Ocala Planning & Zoning Commission Agenda
Monday, July 14, 2025

Meeting Information

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

Time
5:30 PM

Board Members

Jamie Boudreau
Tucker Branson
Elgin Carelock
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School Board Representative

Staff
Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

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

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

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

APPEALS

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

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

1. Call to Order

   a. Pledge of Allegiance

   b. Roll Call for Determination of a Quorum

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

2. Proof of Publication
   It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on June 27th.

   a. Ocala Gazette Ad

   Attachments: P&Z Draft Ad PROOF

3. Approval of Minutes

   a. June Agenda Minutes

   Attachments: June 9, 2025 Final Meeting Minutes

4. Subdivisions

   a. Approve SUB25-0009 Emerson Pointe Phase 3 Conceptual Subdivision Plan

   Attachments: P_Z_Memo.pdf
   Conceptual Subdivison Plan.pdf
   Survey.pdf
   Aerial Map.pdf
   Case Map.pdf

   b. Approve SUB24-0002 Winding Oaks Residential PH 2 Final Plat and Developer's Agreement

   Attachments: P_Z_Memo.pdf
   Final Plat.pdf
   Developer's Agreement.pdf
   Boundary Survey.pdf
   Aerial Map.pdf
   Case Map.pdf

c. Approve SUB25-0004 Winding Oaks Residential PH 4A Final Plat and Developer's Agreement

Attachments:
P_Z_Memo.pdf
Final Plat.pdf
Developer's Agreement.pdf
Boundary Survey.pdf
Aerial Map.pdf
Case Map.pdf

5. Abrogations

a. Public Hearing to abrogate a 30-foot wide portion of NW 13th St right-of-way to the South of Blocks Q and R and North of Block P, Allred's Addition to Ocala, as recorded in Plat Book A, Page 74, of the public records of Marion County, Florida. (Parcels 2572-018-001 and 2572-016-002), approximately 0.144 acres or 6,292 SF. (Case ABR25-0003) (Quasi-Judicial) Request to Table

6. Rezoning

a. A public hearing requesting a rezoning from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road (Parcel 24728-000-00) approximately 7.23 acres (Case ZON25-0010) (Quasi-Judicial)

Attachments:
ZON25-0010 Blitch Plantation Staff Report
ZON25-0010 Blitch Plantation Aerial Map
ZON25-0010 Blitch Plantation Case Map
ZON25-0010 Letter of Opposition

b. Public Hearing to rezone approximately 1.59 acres for the property located at 458 NW 1st Street (Parcel 2855-005-000) including two contiguous parcels to the east (Parcel 2855-009-000 and 2855-006-000) from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business (Case ZON25-0009) (Quasi-Judicial)

Attachments:
ZON25-0009 Staff Report
ZON25_0009_Case
ZON25_0009_Aerial

c. Public Hearing to rezone approximately 0.45 acres for the property located at 3235 SE Maricamp Road (Parcel 29793-002-02) from B-2, Community Business, to SC, Shopping Center (Case ZON25-0011) (Quasi-Judicial)

Attachments: ZON25-0011 Staff Report
ZON25_0011_Case
ZON25_0011_Aerial

d. Public Hearing to rezone approximately 5.93 acres for the property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcel 2572-018-001, 2572-017-004 and 2572-017-005) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial (Case ZON25-0008) (Quasi-Judicial)

Attachments: Staff Report
ZON25_0008_Caserevised
ZON25_0008_Aerialrevised

7. Code Amendment

a. Public Hearing to change the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short Term Rental Residences (COD25-0001).

Attachments: COD25-0001 Ordinance - Redlined
COD25-0001 Permitted Uses Table
Existing Supplemental Regulations
Community Facility Uses Research Matrix
COD25-0001 Impacted Zoning Districts Map

8. Public Comments
9. Staff Comments
10. Board Comments
11. Next meeting: August 11, 2025
12. Adjournment

File #: 2025-1583 Agenda Item #: a.

Ocala Gazette

NOTICE OF PUBLIC HEARING
OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, July 14, 2025, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at** https://www.ocalafl.gov/meetings**.**

NORTHWEST

Petitioner: Magnolia Extension, LLC; Case: ABR25-0003; A request to abrogate a portion of a 30-foot-wide alley lying south of Lot 3, Block Q and lying north of Lot 2, Block P of Allred's Addition to Ocala Plat as recorded in Plat Book A, Page 74, of the public records of Marion County, Florida, approximately 0.14 acres.

Petitioner: Magnolia Extension, LLC; Case: ZON25-0008; A request to rezone from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial, for property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcels 2572-018-001, 2572-017-004, and 2572-017-005), approximately 5.93 acres.

Petitioner: Tatyana Hoenstine and Downtown Baptist Temple, Inc; Agent: James M. Hoenstine; Case: ZON25-0009; A request to rezone from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business, for property located at 458 NW 1st Street along with the two contiguous parcels to the east (Parcels 2855-005-000, 2855-009-000 and 2855-006-000) approximately 1.59 acres.

NORTHEAST

Petitioner: Blitch Plantation, LTD; Case ZON25-0010; A request to rezone from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road (Parcel 24728-000-00) approximately 7.23 acres.

SOUTHEAST

Petitioner: Irvin Homes, LLC; Agent: Fred Roberts, Klein & Klein, PLLC; Case ZON25-0011; a request to rezone from B-2, Community Business, to SC, Shopping Center, for property located at 3235 SE Maricamp Road (Parcel 29793-002-02), approximately 0.45 acre.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

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

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

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

File #: 2025-1630 Agenda Item #: a.

June Agenda Minutes

Ocala
Planning & Zoning Commission
Minutes

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

Monday, June 9, 2025 **5:30 PM**

1. Call to Order

   a. Pledge of Allegiance

   b. Roll Call for Determination of a Quorum

   Present Jamie Boudreau, Tucker Branson, Daniel London, Justin MacDonald, Buck Martin, Allison Campbell, Elgin Carelock, and Kevin Lopez

   c. Agenda Notes:

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

2. Proof of Publication

   It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Star Banner on May 23rd.
   It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471 and published in the Ocala Gazette on May 23, 2025.

   a.

   Attachments: P&Z Ad 06092025 PROOF
   DMA23-45430 Ad PROOF

3. Approval of Minutes

   a.

   Attachments: May 12, 2025 Final Meeting Minutes
   RESULT: APPROVED
   MOVER: Justin MacDonald
   SECONDER: Tucker Branson
   AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

4. Subdivisions

5. Abrogations

   a. Public Hearing to abrogate a 12-foot-wide alley lying east of Lots 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B,

Page 233, of the public records of Marion County, Florida. (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-14), approximately 1.12 acres. (Case ABR24-0019) (Quasi-Judicial).

Attachments: ABR24-0019 Florida Hospital of Ocala Inc Staff Report
ABR24-0019 Florida Hospital of Ocala Inc Case Map
ABR24-0019 Florida Hospital of Ocala Inc Aerial Map
ABR24-0019 Florida Hospital of Ocala Inc Survey
ABR24-0019 Florida Hospital of Ocala Inc Map Exhibit Markup
ABR24- 0019 Florida Hospital of Ocala Inc Meadow View Addition (B.233)
ABR24- 0019 Florida Hospital of Ocala Inc Hillview Addition (A.192)

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ABR24-0019.

Mr. Lopez asked whether Ocala Electric and Utility (OEU) would need to facilitate the move. Breah Miller replied it would be between OEU and the property owner.

George Huddleston of Catalyst Design Group, 1085 North West, Winter Park, FL, stated he was available to answer any questions. He also stated payment has already been made to OEU for the relocation. Also, there will a dedicated easement for the sewer line.

Motion to approve ABR24-0019 to abrogate a 12-foot-wide alley lying east of LOTS 10 through 18 and west of Lots 1 through 9, Block 7 of the Meadow View Plat as recorded in Plat Book B, Page 233, of the public records of Marion County, Florida (Parcel 28574-007-01, 28574-007-03, 28574-07-10 and 28574-007-17), approximately 1.12 acres.

RESULT: APPROVED
MOVER: Buck Martin
SECONDER: Jamie Boudreau
AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

6. Annexation/Land Use/Zoning

There being no further discussion the motion carried by roll call vote.

a. Public Hearing to annex approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) (Case ANX24-45704)

Attachments: ANX24-45704 Staff Report
ANX24-45704 Anna Jo Partnership LLC Case Map
ANX24-45704 Anna Jo Partnership LLC Aerial Map

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ANX24-45704.

Motion to approve ANX24-45704 To annex approximately 39.33 acres for property

located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00).

RESULT: APPROVED
MOVER: Elgin Carelock
SECONDER: Justin MacDonald
AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

b. Public Hearing to change the Future Land Use designation on approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from High Intensity (County) to Medium Intensity/ Special District (City)(Case LUC24-45705) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place, .

PROOF OF PUBLICATION:
N/A

Attachments: LUC24-45705 Anna Jo Partnership LLC Staff Report
LUC24-45705 Anna Jo Partnership LLC Case Map
LUC24-45705 Anna Jo Partnership Aerial Map

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for LUC24-45705.

Motion to approve LUC24-45705 to change Future Land Use designation on approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from High Intensity (County) to Medium Intensity/Special District (City)

RESULT: APPROVED
MOVER: Elgin Carelock
SECONDER: Buck Martin
AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

c. Public Hearing to rezone approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from R-3, Multi- Family Residential (County), to PD, Planned Development (Case PD24-45706)(Quasi-Judicial).

Attachments: PD24-45706 Anna Jo Partnership LLC Staff Report
PD24-45706 Anna Jo Partnership LLC PD Plan
PD24-45706 Anna Jo Partnership LLC Standards Book
PD24-45706 Anna Jo Partnership LLC Case Map
PD24-45706 Anna Jo Partnership LLC Aerial Map

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PD24-45706.

Mr. Macdonald requested that Breah review the setback requirements. In response, Breah provided both the applicable setback standards and the corresponding chart. Mr. Macdonald then inquired whether the applicant was seeking to modify the setbacks. Breah clarified that the setbacks presented are the proposed ones.

Ms. Campbell noted that Breah indicated adequate public resources are available; however, she acknowledged that the City does not manage the school system. Ms. Campbell expressed concern about school capacity, specifically mentioning that the local elementary school is currently operating at 110% capacity, and inquired how schools would be impacted. Breah responded that the information provided was based on data received from the school district and reflects potential impacts associated with the proposed land use.

Denny Tron-Coso, Founder of Coso Capital and Developer of the project located at 2275 SW 53rd Avenue, Ocala, FL, expressed his agreement with staff's recommendation and thanked the board for the opportunity to speak and share the background of the project.

Mr. London noted that the airport has two flight schools, with both left and right traffic patterns, aircraft fly directly over the proposed area. He also raised concerns regarding traffic impacts, stating that if the proposal is approved, the traffic level of service would be E while level F is the highest, which brings gridlock conditions. Given these concerns, Mr. London expressed that he is not comfortable supporting the proposal at this time.

Chief Planning Official, Endira Madraveren, classified that the adopted level of service is E, the existing level of service is C. A methodology has been approved but a traffic study has not been completed for the area. If findings reveal that inefficiencies are caused by the proposed development, the roadways will have to brought up to standard. Mr. Macdonald asked when the traffic study will be complete. Endira said the traffic study is currently in administrative review with traffic engineering and planning and expects it to be completed within the next several months.

Traffic Engineer, Chris Walsh, from DeBary, FL, stated that a traffic study was submitted two weeks ago. He noted that the roadway adjacent to the southwest portion of 20th Street is currently operating at approximately 30% of its capacity from the four-way intersection extending to 38th Street. Upon full build-out of the proposed development, it is projected to operate at around 50% of its capacity..

Motion to approve PD24-45706 to rezone approximately 39.33 acres for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) from R-3, Multi-Family Residential (County), to PD, Planned Development.

RESULT: APPROVED
MOVER: Buck Martin

SECONDER: Elgin Carelock

AYE: Boudreau, Branson, MacDonald, Martin, Carelock, and Lopez

NAY: London

d. Public Hearing to consider a resolution for a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00), approximately 39.33 acres (Case No. PD24-45706) (Quasi-Judicial).

Attachments: PD24-45706 Anna Jo Partnership LLC Staff Report
PD24-45706 Anna Jo Partnership LLC PD Plan
PD24-45706 Anna Jo Partnership LLC Standards Book

Planner II, Breah Miller, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PD24-45706.

Mr. Martin asked if the project were to get approved today, are there things that need to be revised prior to city council. Growth Management Director, Jeff Shrum, classified that the conditions are in the packet.

Motion to consider resolution for a PD Plan and Standards Book for property located at 2275 SW 53rd Avenue along with the property adjacent to the south (Parcels 23817-004-00 and 23311-000-00) approximately 39.33 acres.

RESULT: APPROVED

MOVER: Justin MacDonald

SECONDER: Kevin Lopez

AYE: Boudreau, MacDonald, Martin, Carelock, and Lopez

NAY: Branson, and London

e. Public hearing to amend the PD, Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres (Case No. PD24-45735) (Quasi-Judicial).

Attachments: PD24-45735 Amendment Staff Report
Exhibit A - Amended PD Plan
Exhibit B - Amended PD Standards Book
RESOLUTION 2025-5
PD24-45735 Case Map
PD24-45735 Aerial Map

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for PD24-45735.

Mr. Lopez asked for clarification on the utility easement. Emily stated the easement would run along the proposed right-of-way.

Mr. Macdonald asked the reason for the change. Jon Harvey of Tillman Associates, 1720 SE 16th Ave Building 100, Ocala, FL, explained they aren't increasing the number of units. However, after engineering and geometric designs took place, it was discovered slight reductions needed to take place.

Motion to amend the PD Planned Development, Plan and Standards Book for property located at the northeast corner of the intersection of NE 25th Avenue and NE 28th Street (Parcel 24274-000-00), approximately 12.61 acres.

RESULT: APPROVED
MOVER: Justin MacDonald
SECONDER: Tucker Branson
AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

7. Rezoning

a. Public Hearing to rezone approximately 18.24 acres for the property located southwest of the intersection at SW 48th Avenue and SW 49th Place (Parcel 23832-000-00 and a portion of 23894-002-00) from R-3, Multi-Family Residential, to B-2, Community Business (Case ZON25-0007) (Quasi-Judicial).

Attachments: ZON25-0007 Circle Fore Rezoning Staff Report
ORD 2023-14
ZON25-0007 Case Map
ZON25-0007 Aerial Map

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for ZON25-0007.

Jimmy Gooding, 1531 SE 36th Avenue, Ocala, FL, stated when the property went through the original rezoning several years ago, it was under contract for a proposed expansion, the property owner gave permission for a rezoning at that time. The rezoning was completed prior to the closing or any inspections. The expansion did not move forward. The applicant is trying to reverse the rezoning which was only done to support the proposed expansion.

Motion to approve to rezone approximately 18.24 acres for the property located southwest of the intersection at SE 48th Avenue and SW 49th Place (Parcel 23832-000-00 and a portion of 23894-002-00) from R-3. Multi-Family Residential, to B-2. Community Business.

RESULT: APPROVED
MOVER: Tucker Branson
SECONDER: Daniel London
AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

8. Development Agreement

a Public Hearing to consider an amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statutes (New Old Town Village LLC) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard (Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27028-003-00, and a portion of 2735-000-002) (DMA23-45430). This is the first of two public hearings; the second will be held on June 17, 2025, before the City Council.

Attachments: New Old Town Village Fifth Amendment to Development Agreement
NSC Silver Springs Collective Project Map

Growth Management Director, Jeff Shrum, displayed maps and various photos of the property and adjacent properties while providing staff comments and the findings of fact for DMA23-45430.

Jimmy Gooding, of 1531 SE 36th Avenue, Ocala, FL, stated that this is a property exchange intended to provide additional parking for the property to the west, where Mojo's is located.

Motion to consider and amendment to a Site Concurrency Development Agreement pursuant to Chapter 163, Florida Statues (New Old Town Village LLC) for approximately 38.9 acres located in the 4300-4600 block of E Silver Springs Boulevard (Parcels 27028-004-03, 27028-004-00, 27028-004-01, 27029-000-02, 27025-003-00, and a portion of 2735-000-002.

RESULT: APPROVED
MOVER: Tucker Branson
SECONDER: Buck Martin
AYE: Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

9. Code Amendment

a. Public Hearing to change the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short Term Rental Residences (COD25-0001).

Attachments: COD25-0001 Ordinance - Redlined
COD25-0001 Permitted Uses Table
Existing Supplemental Regulations
Community Facility Uses Research Matrix
COD25-0001 Impacted Zoning Districts Map

Senior Planner, Emily Johnson, displayed maps and various photos of the property and adjacent properties while providing staff comments and the finding of fact for COD25-0001.

Growth Management Director, Jeff Shrum, said the Business Tax Receipt (BTR) requirement is not a new, this is intended to formally codify the requirement to make sure applicable parties obtain a BTR. The issue was initially brought to the attention of

the City Council by citizens. In response, the City Council directed staff to review the code and conduct a comprehensive evaluation to align local terminology and requirements with those of the state.

Mr. MacDonald commended staff summarizing the proposal but noted the proposal was very lengthy and requested to table for further review. Mr. Martin supports the proposal but would also like to table. Jeff stated it would be acceptable to table if the board needed additional time.

Motion to table the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short-Term Rental Residences.

RESULT:	TABLED
MOVER:	Buck Martin
SECONDER:	Justin MacDonald
AYE:	Boudreau, Branson, London, MacDonald, Martin, Carelock, and Lopez

10. Public Comments

    None.

11. Staff Comments

    Chief Planning Official, Endira Madraveren, reminded the board to complete financial statements by July 1st.

12. Board Comments

    None.

13. Next meeting:July 14, 2025

14. Adjournment

    The meeting adjourned at 6:53PM.

File #: 2025-1606 Agenda Item #: a.

Approve SUB25-0009 Emerson Pointe Phase 3 Conceptual Subdivision Plan

Presentation by Karen Cupp

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council at the **Tuesday, August 19, 2025**, City Council meeting.

CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: July 1, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB25-0009 EMERSON POINTE PHASE 3 CONCEPTUAL SUBDIVISION

Presented for your consideration is the conceptual subdivision plan for Emerson Pointe Phase 3. The development is located in the 2200 Block of NE 28th Street and consists of 71 single family residential lots on 16.43 acres. The zoning for the project is Planned Development. Proposed setbacks are 25 ft. front, 5 ft. side (20 ft. for corner lots) and 20 ft. rear. The lots will be a minimum of 40 or 50 feet wide and 120 feet deep. The plan was prepared by Tillman and Associates Engineering, LLC. The developer is Emerson Pointe Development LLC.

The internal rights-of-way, Tract A, will be 30-feet-wide with a 15-foot utility easement on either side. Minimum right-of-way width for city streets is typically 50 feet but the reduced right-of-way width was approved during the rezoning to Planned Development. There is a proposed connection to Emerson Pointe Phase 1 via NE 28th Lane which is within Marion County's jurisdiction and has private road status. A traffic impact statement was submitted for this phase of the development to supplement the previously approved study for Phases 1 and 2.

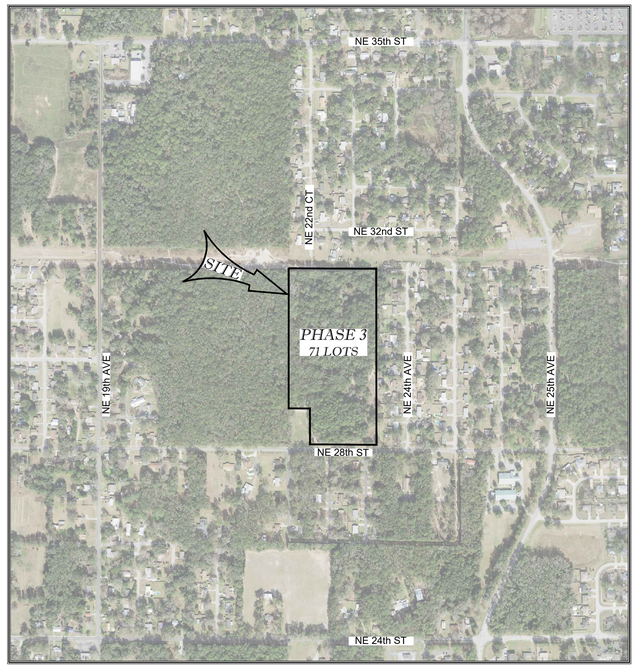
The Homeowners Association will be responsible for the maintenance of the internal roadways and stormwater system that includes the conveyance system and drainage retention areas. The potable water and sanitary sewer systems will be publicly maintained following the standard one-year maintenance period.

The City Engineer's Office is recommending approval of the conceptual subdivision plan.

CONCEPTUAL PLAN
EMERSON POINTE PHASE 3

SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

THIS SITE CONTAINS:
A PORTION OF PARCEL # 24278-000-01
RESIDENTIAL UNITS = 71
TOTAL MILES OF ROADWAY = 0.57 MILES
PROJECT AREA = 715,693 SF (16.43 AC)
EXISTING ZONING: PD, R-1
FLU - NEIGHBORHOOD
EXISTING IMPERVIOUS AREA = 0.00 AC (0.00 S.F.) 0.00%
PROPOSED IMPERVIOUS AREA = 8.19 AC (356,954 SF) 49.87%



VICINITY MAP
1" = 500'

Know what's below. Call before you dig.

Call 48 Hours before you dig. It's the Law! 1-800-432-4770 Sunshine State One Call of Florida, Inc.

City of Ocala Approval Stamp

INDEX OF SHEETS

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01-03.02	CONCEPTUAL PLAN
1-2	BOUNDARY & TOPOGRAPHIC SURVEY (PREPARED BY JCH CONSULTING GROUP, INC)

UTILITY COMPANIES:

WATER/SEWER	CITY OF OCALA
ELECTRIC	OCALA ELECTRIC UTILITIES
GAS	FLORIDA GAS TRANSMISSION TECO PEOPLES GAS
CABLE/PHONE/INTERNET	CENTURY LINK CITY OF OCALA
TELECOMMUNICATIONS	COX

PERMITS:

1. S.J.R.W.M.D. - E.R.P. - PENDING
2. FDEP - POTABLE WATER - PENDING
3. FDEP - SANITARY SEWER - PENDING
4. FDEP - NPDES (BY OTHERS)
5. CITY OF OCALA - IMPROVEMENT AND CONSTRUCTION PLANS

WAIVERS:

NOTES:

1. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0528E. EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING
2. ALL UTILITIES UNDER EXISTING OR PROPOSED PAVEMENT SHALL BE SLEEVED IN ACCORDANCE WITH CITY OF OCALA STANDARDS.
3. SIGHT DISTANCE AT DRIVEWAYS COMPLIES WITH FDOT REQUIREMENTS.
4. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK U 427. ELEVATION 59.81' (NAVD 1988)
5. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, OR BUILDING PERMIT REVIEW.
6. ALL PROPOSED ROADS ARE TO BE LOCAL SUBDIVISION WITH PRIVATE ROAD STATUS.
7. NO CHANGE TO THE WORK AS SHOWN ON THE APPROVED PLANS SHALL BE MADE WITHOUT NOTIFICATION TO AND APPROVAL BY THE CITY ENGINEER OFFICE.
8. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
9. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A PLAN TO INSURE THAT ALL WASTE, SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASH-OUT, CHEMICALS, L, AND SANITARY WASTE, ARE PROPERLY CONTROLLED WHILE ON-SITE AND TRANSPORTED AND DISPOSED OF (OFF SITE) IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS. NO WASTE MATERIAL OF ANY KIND ARE PERMITTED TO BE BURNED ON-SITE OR DISCHARGED TO SURFACE WATERS OF THE STATE OR TO THE CITY STORM WATER SYSTEM.
10. NO SITE WORK SHALL BE CONDUCTED PRIOR TO OBTAINING A SITE PERMIT FROM THE CITY. CALL THE CIP DIVISION OF ENGINEERING @ 352.351.6754 TO SCHEDULE THE PRE-CONSTRUCTION MEETING WHICH MUST BE HELD BEFORE INSTALLING ANY REQUIRED EROSION CONTROLS OR OBTAINING ANY SITE PERMITS.
11. OWNER WILL MAINTAIN STORM SYSTEM.
12. ALL STORM WATER MANAGEMENT SYSTEMS SHALL BE COMPLETED PRIOR TO THE CONSTRUCTION OF IMPERVIOUS AREA.
13. ALL AREAS DISTURBED BY THE CONSTRUCTION OF THIS PROJECT WHICH ARE NOT OTHERWISE PAVED SHALL BE IMMEDIATELY SODDED FOLLOWING FINAL GRADING. ALLOW FOR THICKNESS OF SOD WITH A 2-INCH UNDERCUT. SOD SHALL BE ARGENTINE BAHIA AND SHALL BE REGULARLY WATERED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION DURATION.
14. PROJECT IS LOCATED IN THE PRIMARY SPRINGS PROTECTION ZONE.

HORIZONTAL DATUM:

BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.

VERTICAL DATUM:

THE ELEVATIONS SHOWN HEREIN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

BENCHMARKS:

TEMPORARY BENCHMARK - SET 5/8" IRON ROD & CAP (LB 8071), NORTHING = 1776066.9800' EASTING = 622086.1570' ELEV = 61.33'

TEMPORARY BENCHMARK - SET 5/8" IRON ROD & CAP (LB 8071), NORTHING = 1777335.9750' EASTING = 622079.7760' ELEV = 62.22'

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8386, PAGE 1754)

THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST.

EXCEPT THE SOUTH 40.00 FEET FOR ROAD RIGHT OF WAY

AND EXCEPT THE NORTH 250.00 FEET OF THE SOUTH 290.00 FEET OF THE WEST 150.00 FEET FOR WATER RETENTION BASIN

AND EXCEPT THE EAST 50.00 FEET THEREOF

AND EXCEPT THE NORTHERLY 50.00 FEET THEREOF

ALL LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 4, S.00°06'05"W., 50.00 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8386, PAGE 1754 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°40'50"E., 611.45 FEET TO THE EAST BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°01'51"E., 1,230.89 FEET TO THE SOUTH BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.89°26'09"W., 463.64 FEET TO THE WEST BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES: (1) N.00°03'28"E., 249.93 FEET; (2) THENCE N.89°36'03"W., 149.93 FEET; (3) THENCE N.00°04'10"E., 978.77 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 16.43 ACRES, MORE OR LESS.

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

MATT P. FABIAN, MANAGER
EMERSON POINTE DEVELOPMENT, LLC

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE CITY OF OCALA CONSTRUCTION STANDARDS, EXCEPT AS WAIVED.

JEFFREY McPHERSON, P.E.
REGISTERED ENGINEER NO. 69905
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON
JCH CONSULTING GROUP, INC.
REGISTERED LAND SURVEYOR NO. 6553
STATE OF FLORIDA.

OWNER / DEVELOPER:
EMERSON POINTE DEVELOPMENT, LLC
MATT P. FABIAN, MANAGER
4349 SE 20th STREET
OCALA, FLORIDA 34471
PHONE: (352) 239-0683

CIVIL ENGINEER:
TILLMAN AND ASSOCIATES ENGINEERING, LLC
JEFFREY McPHERSON, P.E.
1720 SE 16TH AVE., BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:
JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M, CFM
426 SW 15th STREET
OCALA, FLORIDA 34471
PHONE: (352) 405-1482

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Tillman & Associates ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS
DATE

CONCEPTUAL PLAN
EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

COVER

DATE 5/28/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8446

SHT. 01.01



City of Ocala Approval Stamp

100' 50' 0 100' 200'

SCALE IN FEET
1" = 100'

Tillman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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DATE

CONCEPTUAL PLAN
EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

AERIAL PHOTOGRAPH

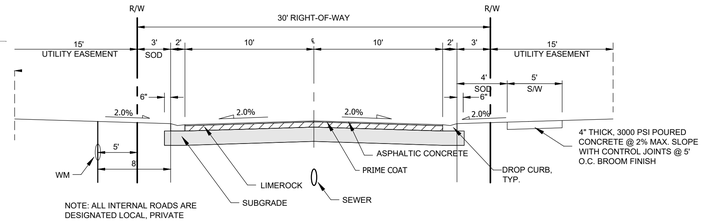
DATE 6/20/2025
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CHKD. BY JMM
JOB NO. 23-8446

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NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

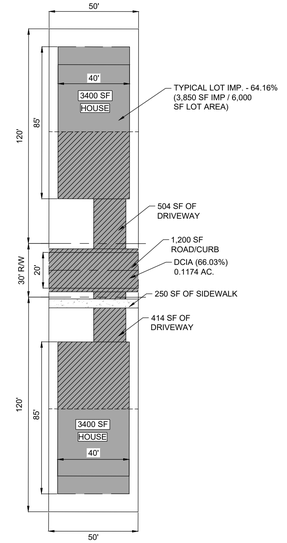
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30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

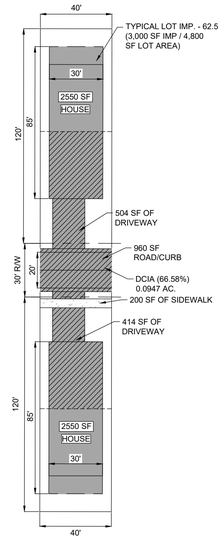
N.T.S



TYPICAL 50' WIDE x 120' DEEP LOT RESIDENTIAL BLOCK IMPERVIOUS CALCULATIONS

N.T.S

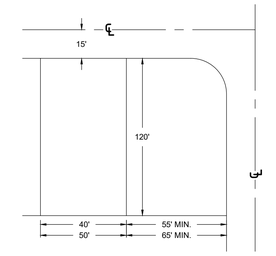
TOTAL RESIDENTIAL BLOCK (270' x 50') - 0.3099 ACRES
IMPERVIOUS AREA - 0.2104 ACRES
(67.91%)



TYPICAL 40' WIDE x 120' DEEP LOT RESIDENTIAL BLOCK IMPERVIOUS CALCULATIONS

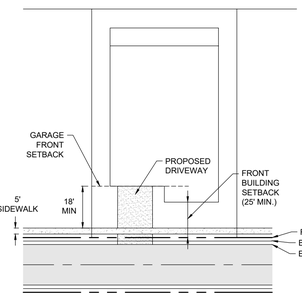
N.T.S

TOTAL RESIDENTIAL BLOCK (270' x 40') - 0.2479 ACRES
IMPERVIOUS AREA - 0.1647 ACRES
(66.46%)



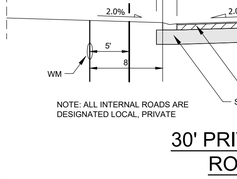
TYPICAL LOT DIMENSIONS

N.T.S



LOT ADJACENT TO SIDEWALK DETAIL

N.T.S



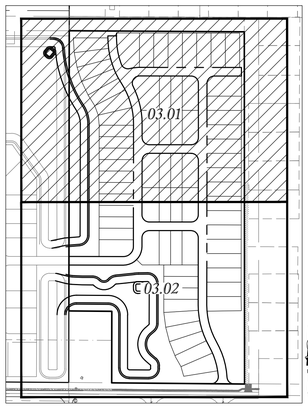
SCALE IN FEET
1" = 40'

LEGEND

D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
CL= CENTERLINE

C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	33°12'54"	275.00'	159.42'	157.20'	N16°32'17"W
C2	3°36'03"	275.00'	17.28'	17.28'	N31°20'42"W
C3	29°51'50"	275.00'	143.34'	141.72'	N14°36'46"W
C4	34°40'14"	100.00'	60.51'	59.59'	S72°44'03"W

CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C5	19°40'13"	260.00'	89.26'	88.82'	S9°30'57"E
C6	1°19'57"	260.00'	6.05'	6.05'	N20°01'02"W
C7	84°48'35"	25.00'	37.01'	33.72'	S63°05'18"E
C8	15°33'45"	115.00'	31.24'	31.14'	N82°17'17"E
C9	90°00'00"	25.00'	39.27'	35.36'	S45°04'10"W
C10	90°00'00"	25.00'	39.27'	35.36'	N44°55'50"W
C11	90°00'00"	25.00'	39.27'	35.36'	S45°04'10"W
C12	12°54'36"	260.00'	58.58'	58.46'	N6°23'08"W
C13	14°19'13"	260.00'	64.98'	64.81'	N20°00'02"W
C14	5°59'05"	260.00'	27.16'	27.15'	N30°09'11"W
C15	4°06'54"	290.00'	20.83'	20.82'	N31°05'17"W
C16	7°16'10"	290.00'	36.79'	36.77'	N25°23'45"W
C17	7°16'10"	290.00'	36.79'	36.77'	N18°07'34"W
C18	7°16'10"	290.00'	36.79'	36.77'	N10°51'24"W
C19	7°16'10"	290.00'	36.79'	36.77'	N3°35'14"W
C20	0°16'18"	290.00'	1.37'	1.37'	N0°11'01"E
C21	117°01'40"	25.00'	51.06'	42.64'	S31°33'20"W
C22	90°00'00"	25.00'	39.27'	35.36'	N44°55'50"W
C23	90°00'00"	25.00'	39.27'	35.36'	N45°04'10"E
C24	90°00'00"	25.00'	39.27'	35.36'	S44°55'50"E
C25	9°33'22"	290.00'	48.37'	48.31'	S4°42'31"E
C26	17°28'19"	290.00'	88.43'	88.09'	S18°13'21"E



KEY MAP
1" : 250' SCALE

REQUIRED OPEN SPACE CALCULATIONS:
-(20% OF PROJECT AREA AS MINIMUM OPEN SPACE)
-PROJECT AREA = 16.43 AC.
-MINIMUM REQUIRED OPEN SPACE PHASE 3 = 0.2 X 16.43 = 3.28 AC.

PROVIDED OPEN SPACE CALCULATIONS					
TRACT	TOTAL TRACT AREA (ACRES)	TOP OF BANK (ACRES)	TRACT OPEN SPACE (TOTAL TRACT MINUS DRA) (ACRES)	ALLOWED RETENTION AREA OPEN SPACE (20% OF DRA) (ACRES)	TOTAL OPEN SPACE (ACRES)
B	2.56	1.33	1.23	0.27	1.50
C	2.42	0.75	1.67	0.15	1.82
				TOTAL	3.32

BUFFER:
TYPE 'E' BUFFER: BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUND COVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

TYPE		MINIMUM		MINIMUM SETBACKS			
		WIDTH	AREA	FRONT	REAR	SIDE	HEIGHT
SFR	STANDARD - PRINCIPLE STRUCTURE	40' 50'	4,800 SF	25'	20'	5'	40'
	ACCESSORY STRUCTURE	N/A	6,000 SF	25'	20'	5'	40'
ACCESSORY STRUCTURE = E.G. POOL, POOL SCREEN ENCLOSURE, ADD-ON SCREEN ENCLOSURE, OR STORAGE SHED, ETC. N/A/ = NOT APPLICABLE X = MISSING OR NOT PROVIDED							

Notes:

1. ALL RIGHT-OF-WAY RADII AT INTERSECTIONS TO BE 25'.
2. PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT.
3. TRACTS A,B,& C ARE RESERVED FOR LANDSCAPING, RECREATION, DRAINAGE & UTILITIES, MAINTENANCE, INGRESS, EGRESS, INGRESS, SIGNAGE AND SUCH OTHER PURPOSES THAT ARE LEGALLY PERMITTED.
4. STREET RIGHT-OF-WAYS, DELINEATED AS TRACT (A) ARE COMMON AREAS.
5. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
6. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
7. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE CITY OF OCALA CONSTRUCTION MANUAL.
8. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
9. WATER/ SEWER UTILITIES PROVIDED BY CITY OF OCALA UTILITIES DEPARTMENT.
10. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
11. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
12. ADDITIONAL PERMITS WILL BE REQUIRED FOR MONUMENT SIGNAGE.

Summary

FUTURE LAND USE	NEIGHBORHOOD
TOTAL SINGLE FAMILY LOTS	71 LOTS
PROJECT AREA	16.43 ACRES
TOTAL RESIDENTIAL AREA	9.41 ACRES
RESIDENTIAL R/W	2.05 ACRES (TRACT A)
TOTAL TRACTS	3 TRACTS
GROSS DENSITY	4.32 UNITS / ACRE
ZONING	PD, R-1
ROAD LENGTH	0.57 MILES
WATER SUPPLY	CENTRAL
SEWAGE DISPOSAL SYSTEM	CENTRAL
FRONT SETBACK	25.00'
SIDE SETBACK	5.00' (20' FOR CORNER LOTS)
REAR SETBACK	20.00'

City of Ocala Approval Stamp

Tilman & Associates
ENGINEERING, LLC.
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #26756

REVISIONS

DATE

CONCEPTUAL PLAN
EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

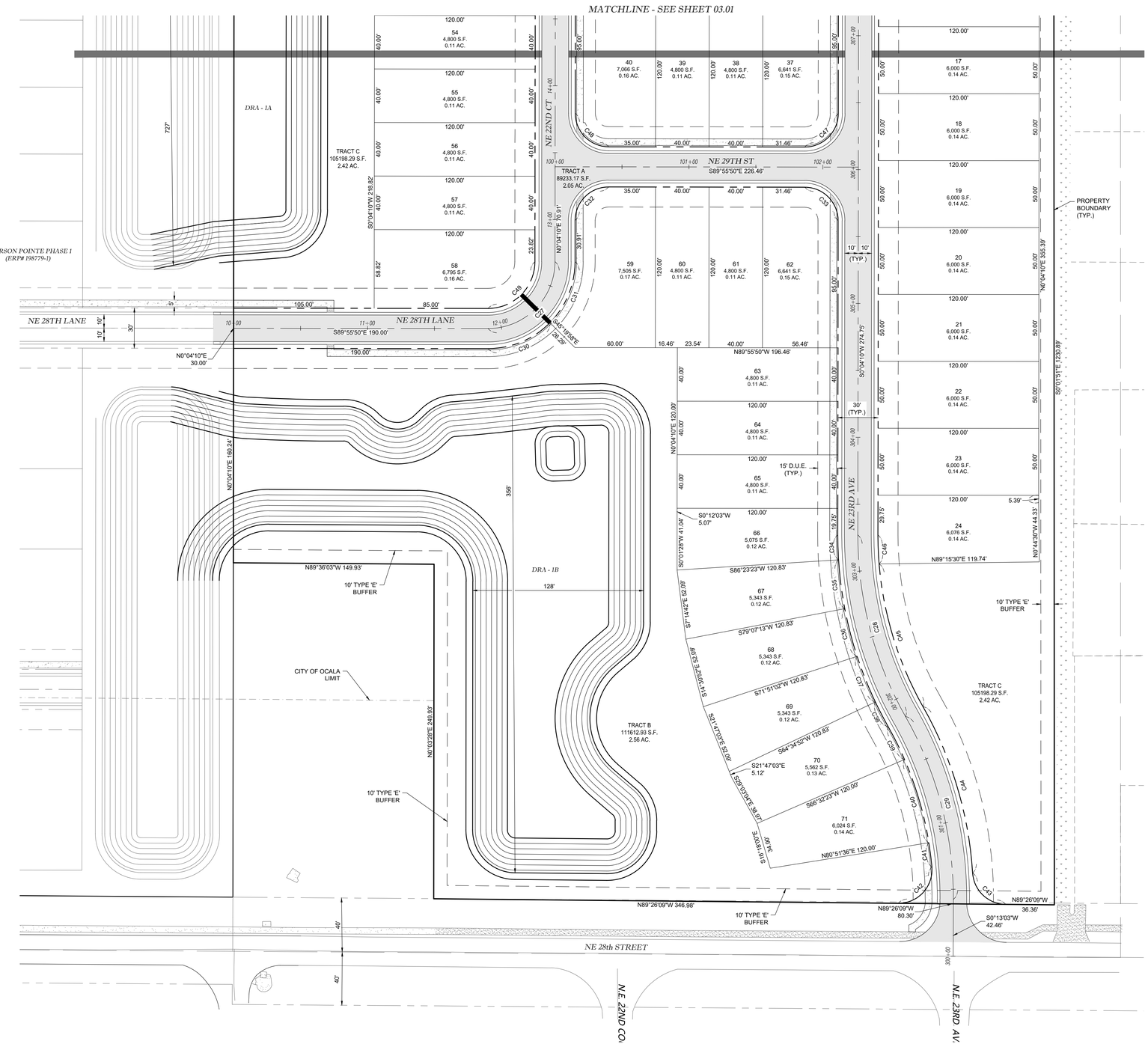
CONCEPTUAL PLAN

DATE 5/28/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8446

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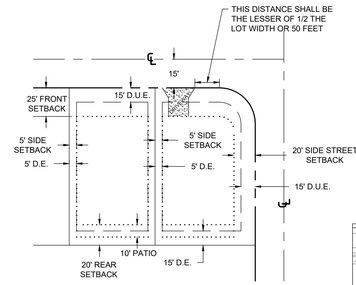
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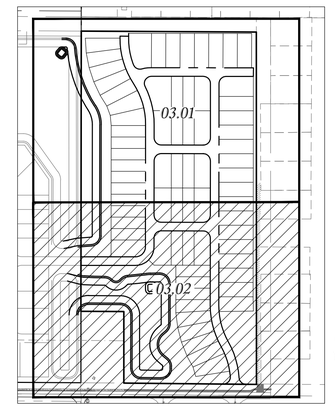
C/L CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C27	90°00'00"	50.00'	78.54'	70.71'	N45°04'10"E
C28	29°34'38"	275.00'	141.96'	140.39'	S14°43'09"E
C29	29°43'32"	275.00'	142.67'	141.08'	S14°38'43"E

CURVE DATA					
SEGMENT	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C30	45°24'08"	65.00'	51.51'	50.17'	S67°22'06"W
C31	44°35'52"	65.00'	50.59'	49.33'	S22°22'06"W
C32	90°00'00"	25.00'	39.27'	35.36'	S45°04'10"W
C33	90°00'00"	25.00'	39.27'	35.36'	N44°55'50"W
C34	3°40'47"	290.00'	18.62'	18.62'	N1°46'13"W
C35	7°16'10"	290.00'	36.79'	36.77'	N7°14'42"W
C36	7°16'10"	290.00'	36.79'	36.77'	N14°30'52"W
C37	7°16'10"	290.00'	36.79'	36.77'	N21°47'03"W
C38	4°05'20"	290.00'	20.70'	20.69'	N27°27'48"W
C39	6°02'52"	260.00'	27.44'	27.43'	N26°29'03"W
C40	14°19'13"	260.00'	64.98'	64.81'	N16°18'00"W
C41	4°00'28"	260.00'	18.19'	18.18'	N7°08'10"W
C42	95°41'47"	25.00'	41.76'	37.07'	N42°42'57"E
C43	85°45'12"	25.00'	37.42'	34.02'	S46°33'33"E
C44	25°49'32"	290.00'	130.71'	129.61'	S16°35'43"E
C45	24°48'00"	260.00'	112.54'	111.66'	S17°06'29"E
C46	4°46'39"	260.00'	21.68'	21.67'	S2°19'09"E
C47	90°00'00"	25.00'	39.27'	35.36'	N45°04'10"E
C48	90°00'00"	25.00'	39.27'	35.36'	S44°55'50"E
C49	90°00'00"	35.00'	54.98'	49.50'	N45°04'10"E



TYPICAL LOT DETAILS

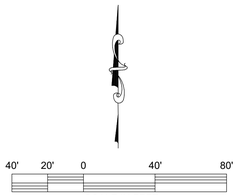
N.T.S



KEY MAP

1" : 250' SCALE

City of Ocala Approval Stamp



SCALE IN FEET

1" = 40'

Tillman & Associates
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DATE

CONCEPTUAL PLAN

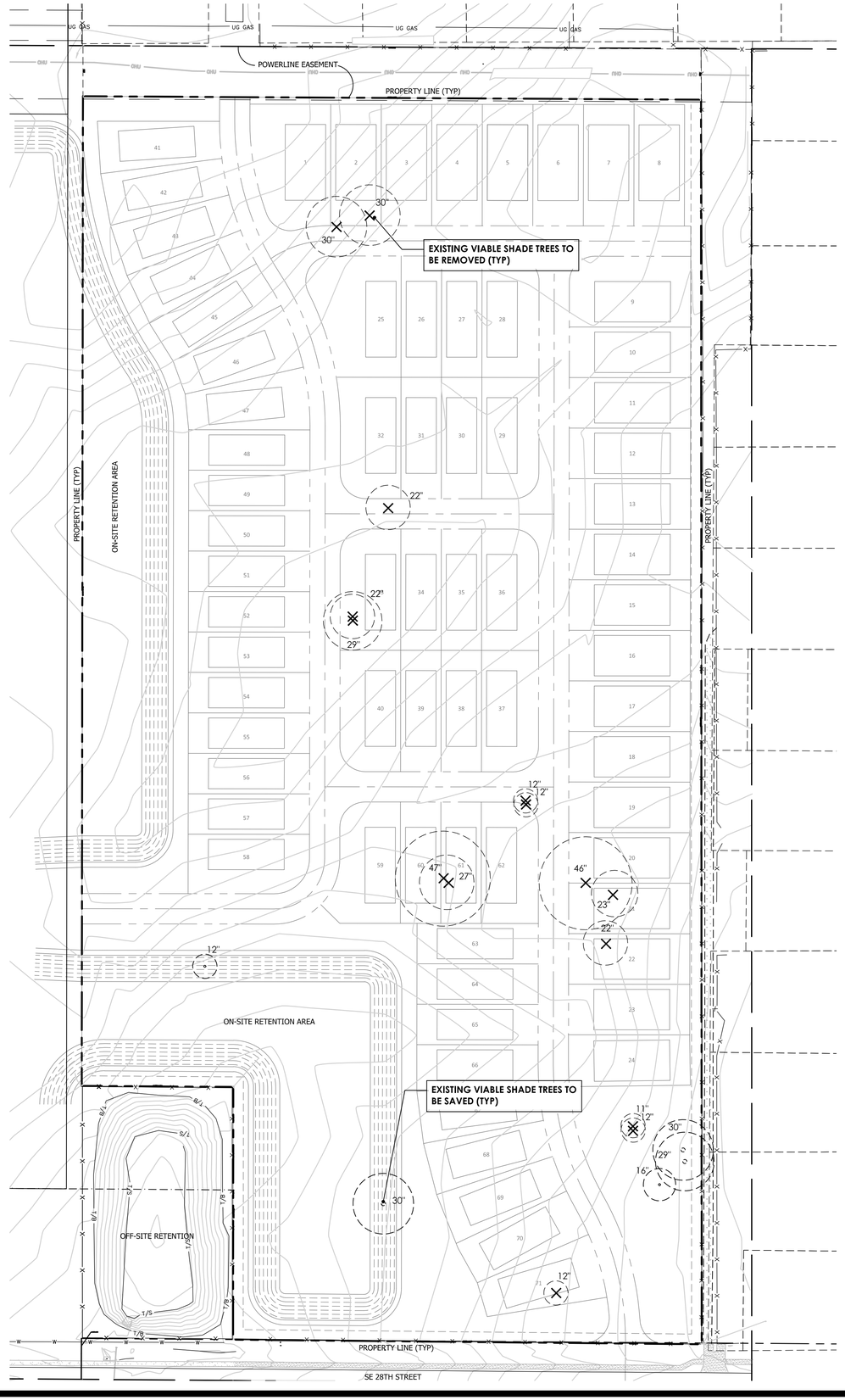
CONCEPTUAL PLAN
EMERSON POINTE PHASE 3
MARION COUNTY, FLORIDA

DATE 5/28/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 23-8446

SHT. 03.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\DR Horton - Emerson Pointe Phase 3\CIVIL\PRELIMINARY_PLAT\03 Preliminary Plat.dwg, 5/28/2025 3:14:22 PM



TREE MITIGATION TABLE CALCULATIONS

- EXISTING VIABLE SHADE TREES WITHIN PROJECT BOUNDARY = 16.43 A.C. / 474 INCHES (20 TREES) = 1.2 TREES PER A.C. / 29" PER A.C.
- 1.20 VIABLE SHADE TREES PER AC
- LESS THAN 3 PER AC REQUIRES 80% OF THE VIABLE SHADE TREES TO BE SAVED: 14 TREES

- 4 TREES TO BE SAVED ; 10 OF THE LARGEST CALCULATED FOR MITIGATION (298")
- 298" / 3.5" = 85 (3.5" CAL.) TREES REQUIRED FOR MITIGATION

TREE INVENTORY TABLE

TYPE	SIZE		
LIVE OAK	47	REMOVE	*
LIVE OAK	46	REMOVE	*
LIVE OAK	30	SAVE	
LIVE OAK	30	SAVE	
LIVE OAK	30	REMOVE	*
LIVE OAK	30	REMOVE	*
LIVE OAK	29	SAVE	
LIVE OAK	29	REMOVE	*
LIVE OAK	27	REMOVE	*
LIVE OAK	23	REMOVE	*
LIVE OAK	22	REMOVE	*
LIVE OAK	22	REMOVE	*
LIVE OAK	22	REMOVE	*
LIVE OAK	16	SAVE	
LIVE OAK	12	REMOVE	
LIVE OAK	12	REMOVE	
LIVE OAK	12	REMOVE	
LIVE OAK	12	REMOVE	
LIVE OAK	12	REMOVE	
LIVE OAK	11	REMOVE	
	474		

* TREE COUNTED FOR MITIGATION

LRDG
407-730-5774

NORTH

0' 30' 60' 120'

SCALE: 1"= 60-0"

NO.	DATE	DESCRIPTION	DWG BY	CHK BY

EMERSON POINTE PH.3

PERMIT / CONSTRUCTION PLANS

CITY OF OCALA, FLORIDA
PREPARED FOR:
EMERSON POINTE DEVELOPMENT, LLC

SHEETS REFERENCE PLAN

Landscape Architect
In Charge:
James H. Bailey
Registration # LA6666883
Certificate of
Authorization LC 26000435

07/11/2024

DATE: 07-01-24
PROJECT NO.: FAB024-04.01
DRAWN BY: JHB
DESIGNED BY: BHR/JHB
CHECKED BY: BHR

SHEET NO.
TR.01

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

HTM DEVELOPERS, LLC.

A PORTION OF SECTION 4 , TOWNSHIP 15 SOUTH, RANGE 22 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA
"EMERSON POINTE PHASE 3"

LEGEND AND ABBREVIATIONS:

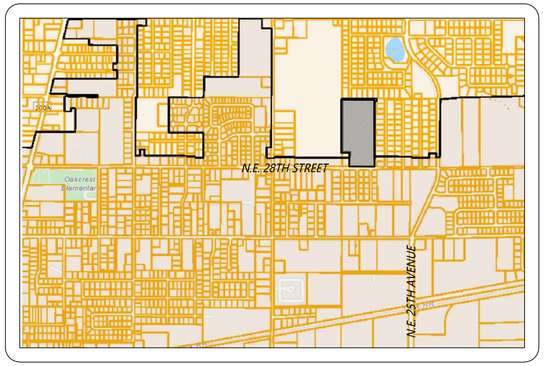
±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(F)	FIELD MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT.	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
◉	FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊡	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
✥	CONTROL/BENCHMARK AS DESCRIBED
▥	CURB INLET GRATE
⊕ ▦	CATCH BASIN
Ⓢ	STORM MANHOLE
▭	MITERED END SECTION
Ⓢ	SANITARY MANHOLE
⊗	SANITARY CLEANOUT
Ⓔ	ELECTRIC MANHOLE
Ⓔ	ELECTRIC METER
▣	ELECTRIC RISER BOX
▣	CABLE TELEVISION RISER BOX
▣	TELEPHONE RISER BOX
▣	UTILITY RISER
◍	WELL
♀	WATER SPIGOT
⋈	IRRIGATION CONTROL VALVE
⊠	WATER METER
⋈	WATER VALVE
♧	FIRE HYDRANT
▭	BACK FLOW PREVENTER
AC	AIR CONDITIONER PAD
⋈	GAS VALVE
⊠	GAS METER
◬	GAS LINE MARKER
◇	CONCRETE UTILITY POLE
◆	METAL UTILITY POLE
◇	WOOD UTILITY POLE
←	UTILITY POLE GUY ANCHOR
☼	LIGHT POLE
◀	SPOT/GROUND LIGHT
▽	ELECTRIC TRANSFORMER
✳	WETLAND FLAG
┬	SIGN
•	BOLLARD
⚑	FLAG POLE
⚐	MAILBOX
▭	HEDGE ROW
——/——/——	LINE BREAK
—X——X—	FENCE LINE AS NOTED
——OHL——	OVERHEAD UTILITY LINE
——T/B——	APPROXIMATE TOP OF BANK
——T/S——	APPROXIMATE TOE OF SLOPE
— — —100— — —	EXISTING CONTOUR
——UG GAS——	UNDERGROUND GAS LINE
——OHL——	OVERHEAD UTILITY LINE

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

- CAMPHOR
- CEDAR
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- LAUREL OAK
- OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- LIVE OAK
- PALM
- PECAN
- PINE TREE
- SUGAR HACKBERRY
- SYCAMORE

VICINITY MAP:

NOT TO SCALE



SURVEY NOTES:

1. DATE OF FIELD SURVEY: JULY 31, 2023.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0528E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOODING.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
8. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
9. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
10. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
11. UNDERGROUND UTILITIES DEPICTED HEREON ARE BASED ON GIS DATA FROM CITY OF OCALA.
12. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY BENCHMARK DESIGNATION U 427, ELEVATION 59.81' (NAVD 1988).
13. TREE LOCATIONS DEPICTED HEREON ARE BASED ON CLIENT SPECIFICATIONS.
14. THE AS SURVEYED LEGAL DESCRIPTION DEPICTED HEREON IS ONE IN THE SAME AS PROVIDED IN TILE COMMITMENT #.....

PARCEL DATA:

PARCEL ID: 24278-000-01
"VACANT LAND"

CERTIFICATIONS:

AKERMAN LLP
FIRST AMERICAN TITLE INSURANCE COMPANY
D.R. HORTON, INC.

LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 8386, PAGE 1754)

THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST,

EXCEPT THE SOUTH 40.00 FEET FOR ROAD RIGHT OF WAY

AND EXCEPT THE NORTH 250.00 FEET OF THE SOUTH 290.00 FEET OF THE WEST 150.00 FEET FOR WATER RETENTION BASIN

AND EXCEPT THE EAST 50.00 FEET THEREOF

AND EXCEPT THE NORTHERLY 50.00 FEET THEREOF

ALL LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

LEGAL DESCRIPTION:

(AS SURVEYED)

A PORTION OF THE WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 4; THENCE ALONG THE EAST BOUNDARY OF THE WEST 1/2 OF THE S.E. 1/4 OF THE N.E. 1/4 OF SAID SECTION 4, S.00°06'05"W., 50.00 FEET TO THE NORTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 8386, PAGE 1754 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LANDS, S.89°40'50"E., 611.45 FEET TO THE EAST BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, S.00°01'51"E., 1,230.89 FEET TO THE SOUTH BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.89°26'09"W., 463.64 FEET TO THE WEST BOUNDARY OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WEST BOUNDARY OF SAID LANDS THE FOLLOWING THREE (3) COURSES: (1) N.00°03'28"E., 249.93 FEET; (2) THENCE N.89°36'03"W., 149.93 FEET; (3) THENCE N.00°04'10"E., 978.77 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 16.43 ACRES, MORE OR LESS.

SHEET 1 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

CHRISTOPHER J HOWSON
License Number 6553
STATE OF FLORIDA
Professional Surveyor and Mapper

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050–.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Christopher J. Howson — 5-15-25

CHRISTOPHER J. HOWSON — DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
FOLDER	6-20-24	MRD	UPDATE ALL VIABLE TREES	CJH
	10-17-24	CJH	REVISE PER ATTORNEY COMMENTS	CJH
	12/9/24	CJH	ADD CERTS	CJH
	4/10/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH
	5/15/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH

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

LOCATED IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY –FOR– HTM DEVELOPERS, LLC.

FB/PG	FIELD DATE	JOB NO.
---	07/31-2023	210834TOPOADDR4 (16.43)
DRAWING DATE	BY	APPROVED
08/24/2023	M.A.	CJH

SCALE 1" = 60'

1 OF 2

Drawing name: \\Johnas\JCH-Data\Projects\210834 Emerson Pointe Rd NE 35th Street\DWG\TOPO\16.43 Acres (East Parcel)\210834_TOPOADDR5 (16.43AC).dwg SHEET 1 May 15, 2025 1:07pm by Jim

BOUNDARY AND TOPOGRAPHIC SURVEY FOR:

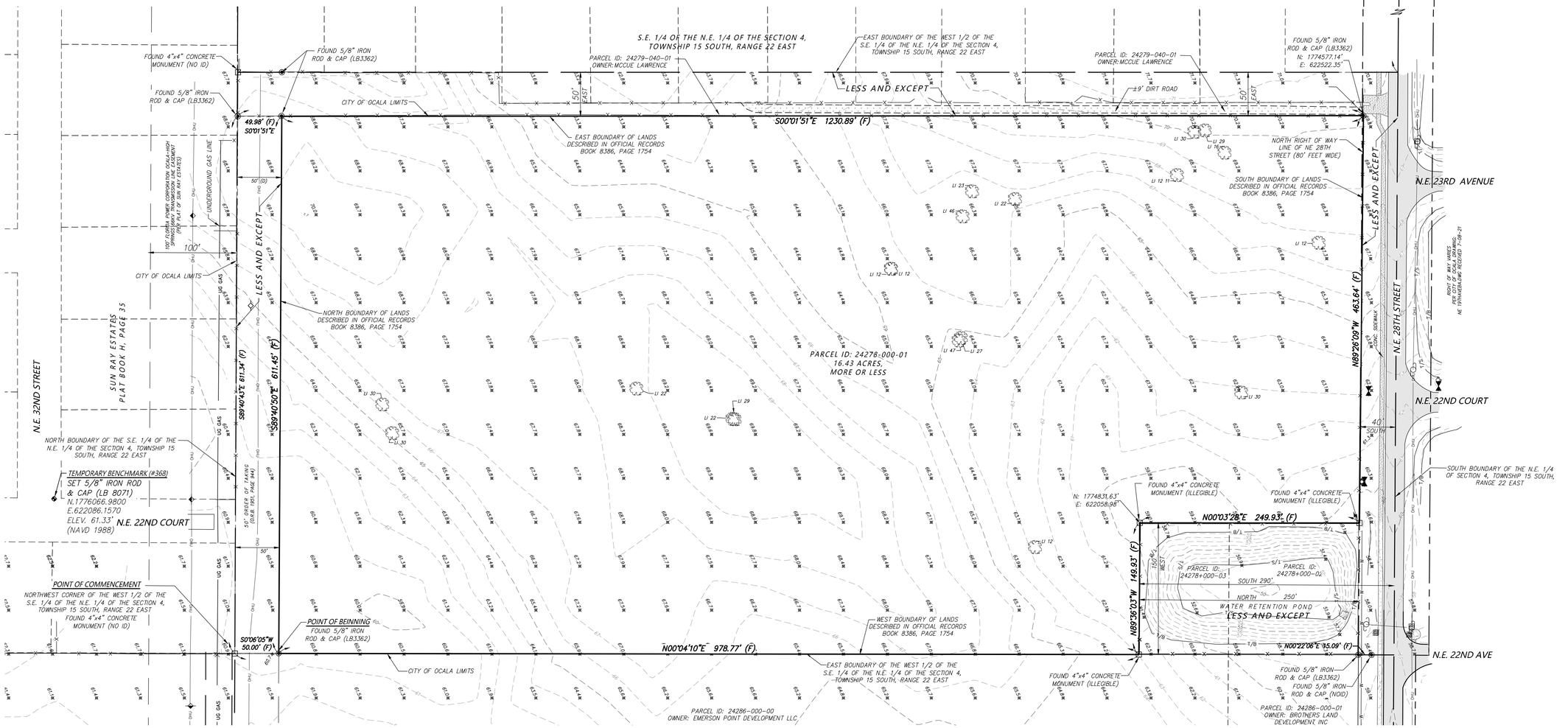
HTM DEVELOPERS, LLC.

A PORTION OF SECTION 4 , TOWNSHIP 15 SOUTH, RANGE 22 EAST

CITY OF OCALA

MARION COUNTY, FLORIDA

"EMERSON POINTE PHASE 3"



SHEET 2 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER

REVISIONS				
FB/PG	DATE	DRAWN	REVISION	CKD
FOLDER	6-20-24	MRD	UPDATE ALL VIABLE TREES	CJH
	10-17-24	CJH	REVISE PER ATTORNEY COMMENTS	CJH
	12/9/24	CJH	ADD CERTS	CJH
	4/2/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH
	5/15/25	JLT	ADDRESS COMMENTS FROM CITY OF OCALA	CJH

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436 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071

LOCATED IN SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST

MARION COUNTY, FLORIDA

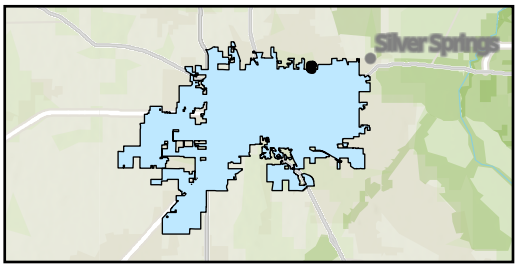
PLAT OF BOUNDARY & TOPOGRAPHIC SURVEY –FOR– HTM DEVELOPERS, LLC.

FB/PG	FIELD DATE	JOB NO.
---	07/31–2023	210834TOPOADDR3 (16.43)
DRAWING DATE	BY	APPROVED
08/24/2023	M.A.	CJH
SCALE 1" = 60'		2 OF 2

Drawing name: \\Johns\JCH-Data\Projects\210834 Emerson Pointe fka NE 35th Street\DWG\TOPO\16.43 Acres (East Parcel)\210834_TOPOADDR5 (16.43AC).dwg SHEET 2 May 15, 2025 1:43pm by Jim

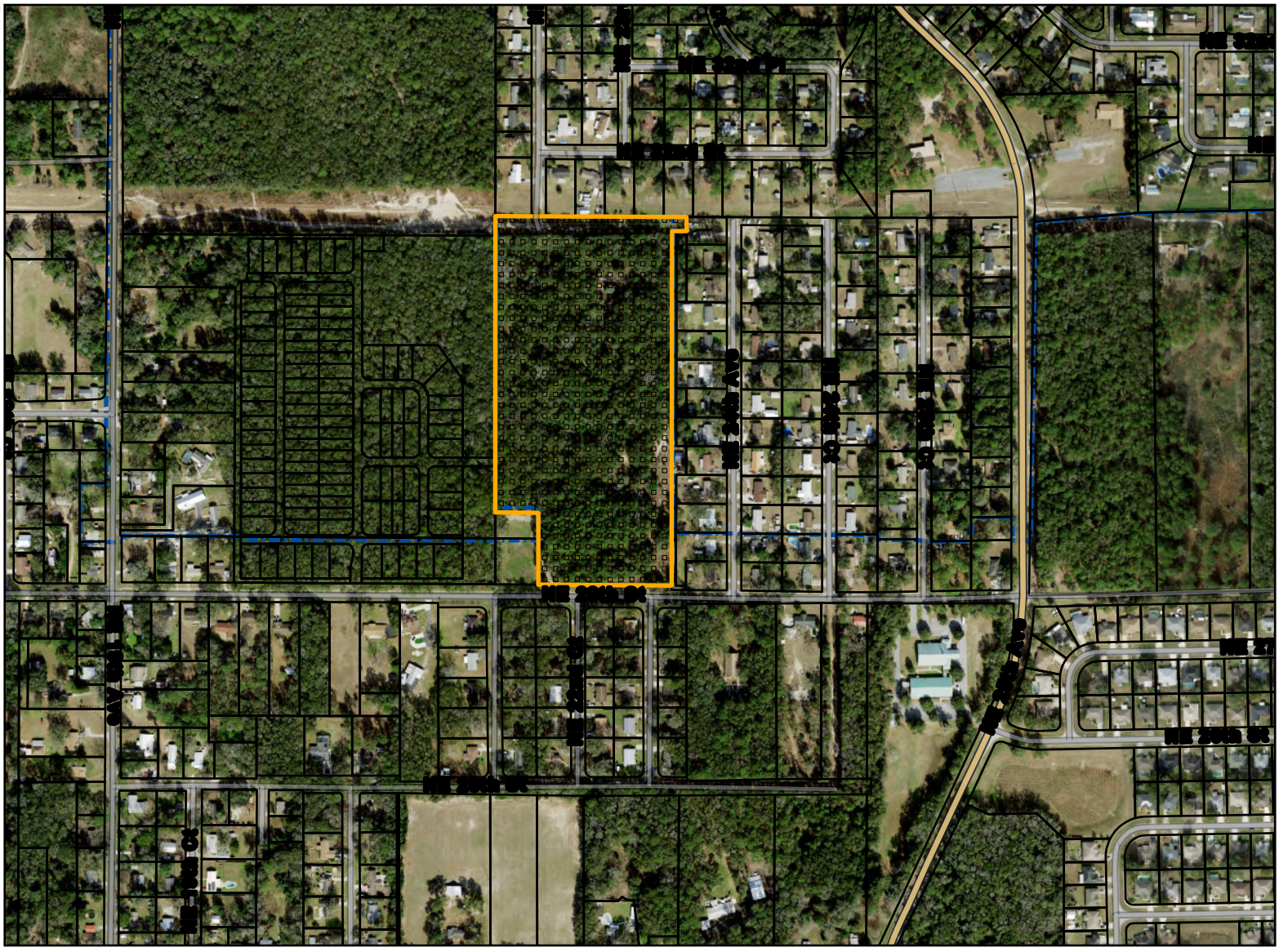
P Meeting 7/1 /2025

M P



Parcel 2 27 000 01

Property i e ppro imately 1 cres
and se Designation eighborhood
oning PD, Planned De elopment



b ect Parcel

Parcels

0 500 1,000 2,000 Feet

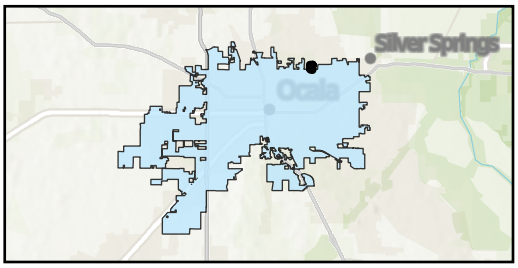
N

his information is pro ided as a is al representation only and is not intended to be sed as a legal or official representation of legal bo ndaries ll G data which is pro ided by the City of Ocala sho ld be considered a generali ed spatial representation which may be s b ect to re isions he feat re bo ndaries are not to be sed to establish legal bo ndaries For specific information contact the appropriate City of Ocala department or agency

Prepared by the City of O a Growth Management Depart t by ekrepps on 7/2/2025

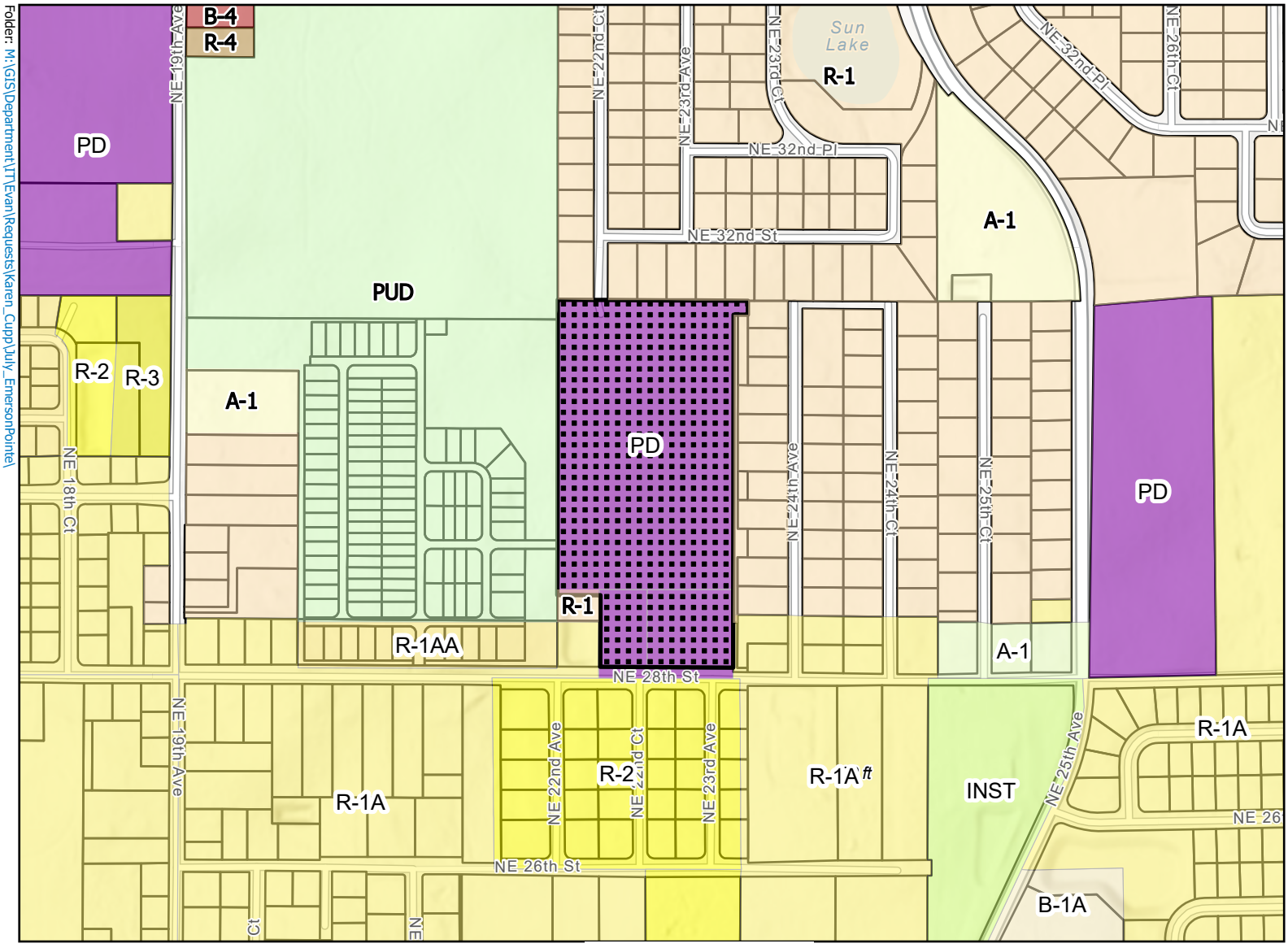
P&Z Meeting: 7/14/2025

CASE MAP



Parcel: 24278-000-01

Property Size: Approximately 16.43 Acres
Land Use Designation: Neighborhood
Zoning: PD, Planned Development



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.

File #: 2025-1609 Agenda Item #: b.

Approve SUB24-0002 Winding Oaks Residential PH 2 Final Plat and Developer's Agreement

Presentation by Karen Cupp

CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: July 1, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB24-0002 WINDING OAKS RESIDENTIAL PH 2
FINAL PLAT & DEVELOPER'S AGREEMENT

Presented for your consideration are the final plat and developer's agreement for Winding Oaks Residential Phase 2. The plat has 77 lots, 3 tracts, and 0.49 miles of road on 17.11 acres. The developer is KL Winding Oaks LLC. The plat was prepared by JCH Consulting Group, Inc.

The road rights of way, identified on the plat as Tract A, are dedicated for public maintenance along with the potable water and sanitary sewer systems. The drainage system outside of the dedicated public rights of way and drainage retention areas will be the responsibility of the Homeowners Association. Tracts B and C are common areas and will also be maintained by the Association.

The developer's agreement addresses the construction and maintenance of the subdivision infrastructure. A requirement to install streetlights on the adjacent roadways is included in the agreement per Chapter 70 of the Code of Ordinances. The developer has questioned the need for construction at this time and will meet with staff to resolve prior to presenting the agreement and plat for City Council consideration. The developer is required to maintain all improvements for a period of one year following the latter of substantial completion of construction or plat recordation. A solid waste service fee is due at the time of plat recordation of $265.00 per lot. Payment of this fee has already been received.

The City Engineer's Office is recommending approval of the final plat and developer's agreement subject to the following:

Satisfaction on outstanding staff comments
Resolve issue of the streetlight installation
Update title opinion if older than 30 days at the time of plat recordation

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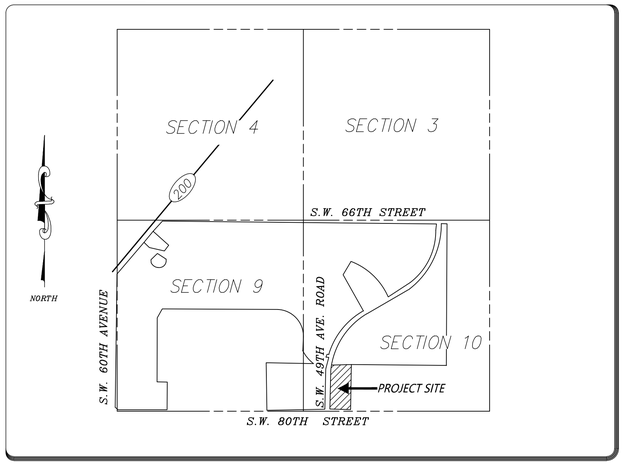
WINDING OAKS RESIDENTIAL PHASE 2

A PLANNED DEVELOPMENT

PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA,
MARION COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___
SHEET 1 OF 4

LOCATION MAP *NOT TO SCALE*



ADVISORY NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114 WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
3. CITY OFFICIALS EMPLOYED BY THE CITY BUILDING AND ZONING DEPARTMENT, CITY ENVIRONMENTAL HEALTH DEPARTMENT, AND CITY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3 AND 4.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.00°38'06"W.
7. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT, STATE PLANE FLORIDA WEST ZONE, SCALE FACTOR: 0.999945934.
8. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
9. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0702E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE "X" SHADED – AN AREA WITH MODERATE FLOOD HAZARD, AND FLOOD ZONE "AE" BASE FLOOD ELEVATION 69.5 – AN AREA WITHIN THE 100 YEAR FLOOD HAZARD. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. THIS PLAT CONTAINS SEVENTY-SEVEN (77) LOTS, THREE (3) TRACTS AND 0.49 MILES OF ROAD.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 10 FOOT PUBLIC UTILITY EASEMENT ALONG THE FRONT, 5 FOOT DRAINAGE AND PUBLIC UTILITY EASEMENT ALONG THE SIDE AND 10 FOOT REAR WALL ACCESS EASEMENT AS SET FORTH ON THE DETAIL IDENTIFIED AS "TYPICAL LOT DETAIL" ON SHEET 2. ALL PUBLIC AND/OR PRIVATE UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
13. THIS PLAT IS SUBJECT TO THE FOLLOWING:
    A) MORTGAGE AS RECORDED AS RECORDED IN OFFICIAL RECORDS BOOK 8380, PAGE 321.
    B) NOTICE OF COMMENCEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 8407, PAGE 527.
    C) RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 173, PAGE 433 AND RELEASED IN OFFICIAL RECORDS BOOK 8619, PAGE 685.
    D) RIGHT OF WAY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 288, PAGE 327 AND RELEASED IN OFFICIAL RECORDS BOOK 8619, PAGE 683.
    E) UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1178, PAGE 875. [THE WORK ORDER DEFINING THE SPECIFIC LOCATION OF THE EASEMENT DOES NOT APPEAR TO BE INCLUDED WITH THE RECORDED INSTRUMENT]
    F) RIGHT-OF-WAY AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6123, PAGE 1155.
    G) RESOLUTION 2021-20 AS RECORDED IN OFFICIAL RECORDS BOOK 7448, PAGE 1653.
    H) RELOCATION AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6849, PAGE 1896.
    I) PERPETUAL UTILITY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6858, PAGE 765.
    J) DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 6933, PAGE 1904 AND BOOK 6933, PAGE 1917.
    K) RESTRICTIVE COVENANTS AND EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 7103, PAGE 337 AND AMENDED IN BOOK 7351, PAGE 1651.
    L) ASSIGNMENT OF TRANSPORTATION IMPACT FEE CREDITS RECORDED IN BOOK 8469, PAGE 888 AND BOOK 8477, PAGE 1387.
    M) ENVIRONMENTAL PERMITS AS RECORDED IN OFFICIAL RECORDS BOOK 6773, PAGE 588 AND BOOK 8381, PAGE 1932.

    ALL OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
14. SEPARATE INSTRUMENTS SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN OFFICIAL RECORDS BOOK 8634, PAGE 1772.
15. ALL BEARINGS ALONG CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.

PLANNING AND ZONING COMMISSION APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THE _____ DAY OF _____ 2025.

ATTEST:

_____ _____
SEAN LANIER, P.E. *KEVIN LOPEZ*
CITY ENGINEER *CHAIRMAN*

COUNCIL APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THE _____ DAY OF _____ 2025.

ATTEST:

_____ _____
ANGEL B. JACOBS *KRISTEN M. DREYER*
CITY CLERK *PRESIDENT, CITY COUNCIL*

COUNCIL SEAL:

DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9 S.89°58'15"E., 2,643.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 S.89°14'12"E, 1313.57 FEET; THENCE N.00°36'16"E, 81.18' TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY N.89°36'20"W., 592.57 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE EASTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) THE FOLLOWING TWO (2) COURSES: (1) N.00°34'55"E, 889.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 11°52'03", AND A CHORD BEARING AND DISTANCE OF N.06°29'39"E., 417.23 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.98 FEET TO A POINT OF CUSP A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND CHORD BEARING AND DISTANCE OF S.38°25'26"E., 38.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF TANGENCY; THENCE S.89°16'33"E., 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF S.70°55'25"E., 78.71 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, DISTANCE OF 80.08 FEET TO END OF SAID CURVE; THENCE S.89°26'18"E., 185.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S.00°38'06"W., 1,246.75 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.11 ACRES, MORE OR LESS.

CITY ATTORNEY APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____ 2025.

_____
BY: WILLIAM E. SEXTON
CITY ATTORNEY

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "WINDING OAKS RESIDENTIAL PHASE 2" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____ , 2025. AT ____ : _____AM/PM AND RECORDED IN PLAT BOOK _____, AT PAGE _____OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

_____
BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

CITY SURVEYOR'S CERTIFICATE OF REVIEW:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF OCALA AND HAS BEEN FOUND TO CONFORM WITH SUCH CHAPTER FOR RECORD ON THE _____ DAY OF _____ 2025.

_____
BY: R. KELLY ROBERTS
FLORIDA CERTIFICATE NO. 5558
CITY OF OCALA – CHIEF LAND SURVEYOR

CITY SURVEYOR SEAL: *CLERK SEAL:*

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: THAT KL WINDING OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WINDING OAKS RESIDENTIAL PHASE 2", BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE:

1. *TO THE CITY OF OCALA, A MUNICIPAL SUBDIVISION OF THE STATE OF FLORIDA, FOR USE BY THE GENERAL PUBLIC FOREVER, THE FOLLOWING:*
   A) ALL RIGHTS-OF-WAY AS SHOWN HEREON AS TRACT "A", TO BE CONVEYED IN FEE SIMPLE TO THE CITY OF OCALA FOR USE AS A PUBLIC RIGHTS-OF-WAY. SUBJECT TO THE CITY'S APPROVAL AND ACCEPTANCE PROCESS, THE CITY OF OCALA SHALL HAVE THE RIGHT AND OBLIGATION TO OPERATE AND MAINTAIN TRACT "A".
   B) THE CITY OF OCALA IS GRANTED AN EASEMENT FOR AND THE RIGHT TO PERFORM EMERGENCY MAINTENANCE ON ALL DRAINAGE RETENTION AREAS AND DRAINAGE EASEMENTS SHOWN HEREON IN THE EVENT OF A LOCAL, STATE, OR FEDERAL STATE OF EMERGENCY WHEREIN THE DECLARATION INCLUDES THIS SUBDIVISION OR AN EMERGENCY WHEREIN THE HEALTH, SAFETY OR WELFARE OF THE PUBLIC IS DEEMED TO BE AT RISK.
2. *TO THE WINDING OAKS PHASE TWO HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION ("THE HOA"), THE FOLLOWING:*
   A) TRACTS "B" AND "C" AS SHOWN HEREON, TO BE CONVEYED IN FEE SIMPLE TO THE HOA AS PRIVATE COMMON AREA FOR THE OPERATION, MAINTENANCE, REPAIR, AND REPLACEMENT OF DRAINAGE RETENTION, STORMWATER IMPROVEMENTS, UTILITIES, LANDSCAPING, BUFFERS, OPEN SPACE, AND SIGNAGE. AN EASEMENT IS HEREBY GRANTED TO THE PUBLIC BY THE DEVELOPER WHICH PROVIDES VOLUME IN THE DRAINAGE RETENTION AREAS FOR STORAGE AND DISPOSAL OF RUNOFF FROM PUBLIC RIGHTS OF WAY LOCATED WITHIN THE DRAINAGE BASIN.
3. *TO SECO ELECTRIC:*
   A) THAT THE PUBLIC UTILITY EASEMENTS SHOWN OR NOTED HEREON ARE GRANTED TO SECO ENERGY FOR INGRESS AND EGRESS, AND THE INITIAL INSTALLATION, OPERATION, MAINTENANCE, AND REPAIR OF ELECTRICAL FACILITIES AND EQUIPMENT.
   B) AN ELECTRIC UTILITY EASEMENT OVER AND ACROSS THE 10 FOOT PUBLIC UTILITY EASEMENT (PUE) SHOWN HEREON AND BEING ALONG THE FRONT OF ALL LOTS AND ADJACENT TO ALL RIGHTS-OF-WAYS; AND WITHIN ALL TRACTS.
4. *TO BLUE STREAM COMMUNICATIONS:*
   A) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO BLUE STREAM COMMUNICATIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.
5. *THE UTILITY EASEMENTS SHOWN OR NOTED HEREON ARE GRANTED TO THE HOA AND TO PUBLIC UTILITY PROVIDERS FOR THE INITIAL INSTALLATION, OPERATION, MAINTENANCE AND REPAIR OF FORCE MAINS, WATER LINES, REUSE WATER LINES, GRAVITY WASTEWATER MAINS AND RELATED WATER, REUSE WATER AND WASTEWATER UTILITY LINES AND EQUIPMENT AND ARE UPON ACCEPTANCE BY THE CITY OF OCALA GRANTED TO THE SAME, AND BEING FURTHER RESERVED FOR SUCH USES BY THE OTHER UTILITIES (MUNICIPAL AND PRIVATE) TO WHOM RIGHTS IN SUCH EASEMENTS MAY BE GRANTED FROM TIME TO TIME BY THE DEDICATOR OR ITS SUCCESSORS IN INTEREST.*

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

_____
WITNESS SIGNATURE

PRINT NAME: _____

DEVELOPER AND OWNER:
KL WINDING OAKS LLC
BY: THE KOLTER GROUP LLC, ITS MANAGER
ADDRESS: 105 N.E. 1ST STREET
DELRAY BEACH, FL 33444

BY: _____
JAMES HARVEY
ITS: AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF ☐ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2025, BY _____. HE EITHER (A) _____ IS PERSONALLY KNOWN TO ME, OR (B) _____ HAS PRODUCED _____ AS IDENTIFICATION.

☐ *PERSONALLY KNOWN BY ME, OR*
☐ *PRODUCED IDENTIFICATION* _____

NOTARY PUBLIC: _____
SIGNATURE

NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: _____.
COMMISSION EXPIRATION: _____.

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

SURVEYOR SEAL:

BY: _____
CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

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WINDING OAKS RESIDENTIAL PHASE 2

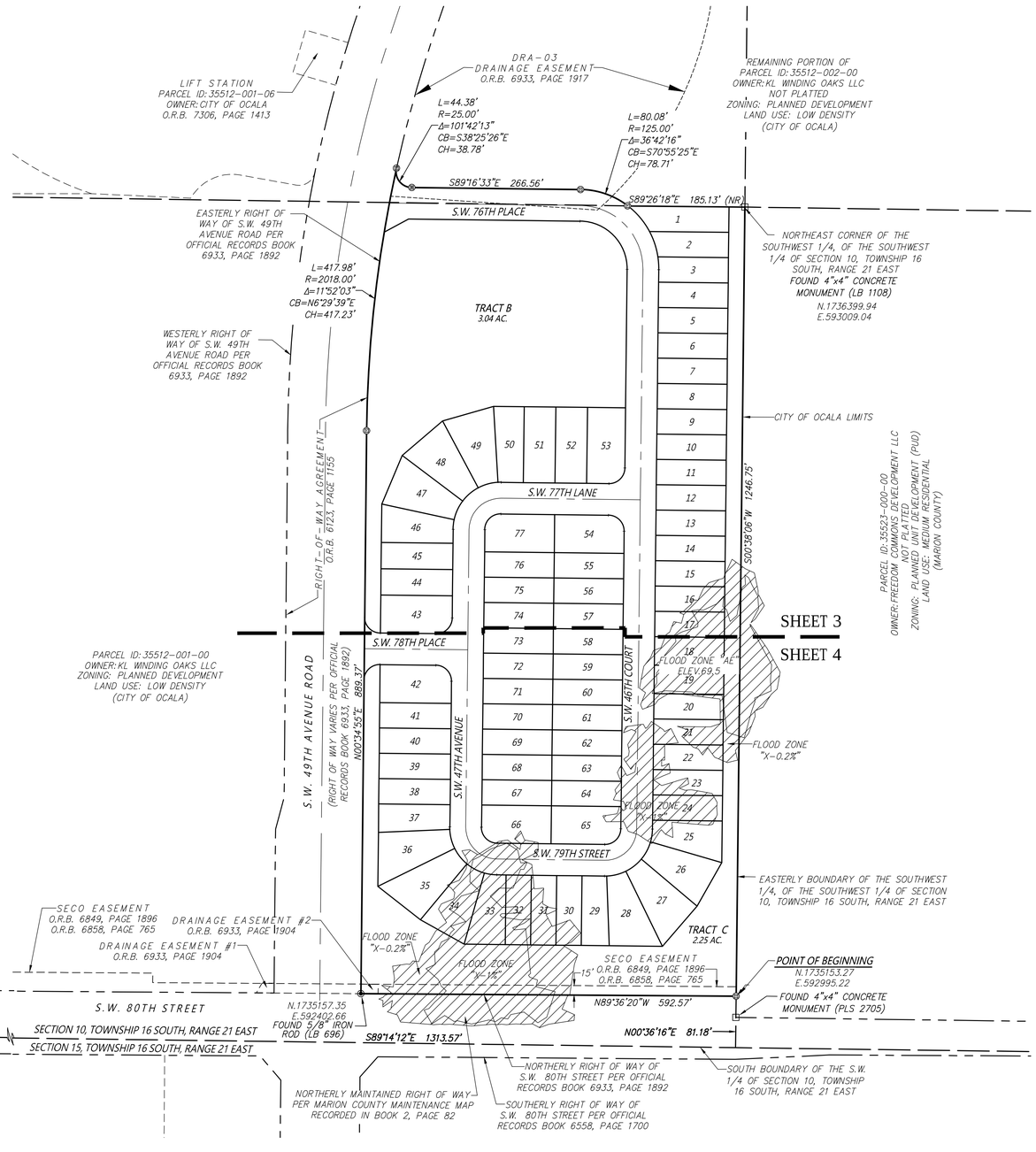
A PLANNED DEVELOPMENT

PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA,
MARION COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___
SHEET 2 OF 4

NOTE:
THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3 AND 4.

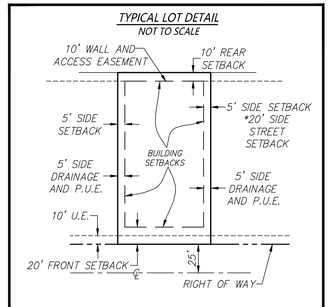
GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.



LEGEND UNLESS OTHERWISE NOTED

-\/-	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
NO.	= NUMBER
N. E.	= NORTHING (STATE PLANE COORDINATES) EASTING
℄	= CENTERLINE OF RIGHT OF WAY
O.R.B.	= OFFICIAL RECORDS BOOK OF MARION COUNTY
R/W	= RIGHT OF WAY LINE
LB	= LICENSE BUSINESS
LS	= LAND SURVEYOR
PLS	= PROFESSIONAL LAND SURVEYOR
PG.	= PAGE
P.B.	= PLAT BOOK
P.T.	= POINT OF TANGENCY
L.E.	= LANDSCAPE EASEMENT
A.E.	= ACCESS EASEMENT
IRF	= FOUND IRON ROD
CMF	= FOUND CONCRETE MONUMENT
D.E.	= DRAINAGE EASEMENT
P.U.E.	= PUBLIC UTILITY EASEMENT
D.U.A.E.	= DRAINAGE, UTILITY, AND ACCESS EASEMENT
AC.	= ACRES
(NR)	= NOT RADIAL
(8,000)	= SQUARE FOOTAGE AREA
⊡	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
◉	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
⊕	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
◎	= PERMANENT CONTROL POINT SET NAIL & DISC (P.C.P. LB 8071)
○	= PERMANENT REFERENCE MONUMENT FOUND NAIL (NO IDENTIFICATION)

TYPICAL LOT DETAIL
NOT TO SCALE



*LOT CORNER STREET SETBACK

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

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WINDING OAKS RESIDENTIAL PHASE 2

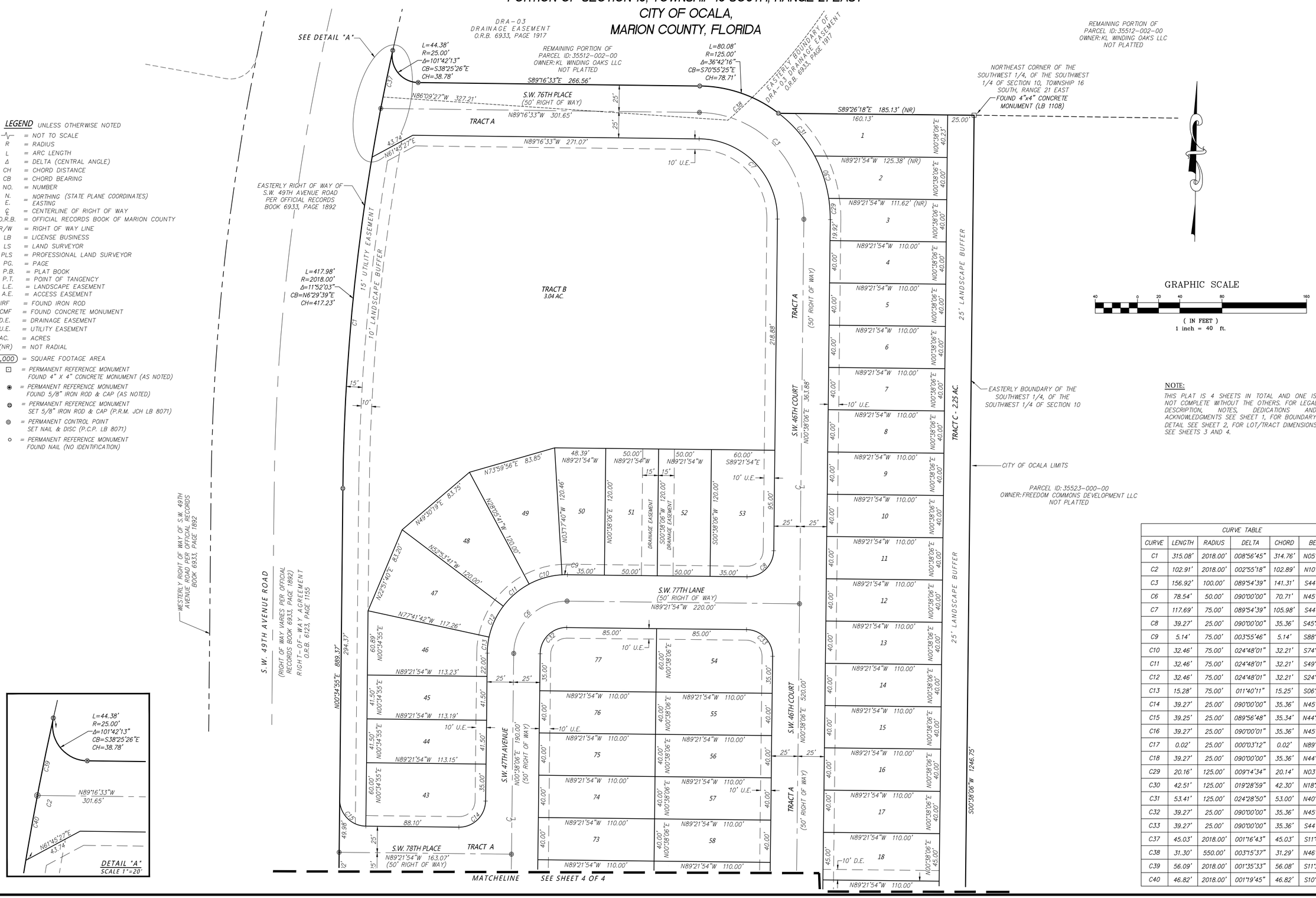
A PLANNED DEVELOPMENT

PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA,
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PLAT BOOK ___ PAGE ___
SHEET 3 OF 4

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GRAPHIC SCALE

40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

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CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	315.08'	2018.00'	008°56'45"	314.76'	N05°02'00"E
C2	102.91'	2018.00'	002°55'18"	102.89'	N10°58'01"E
C3	156.92'	100.00'	089°54'39"	141.31'	S44°19'13"E
C6	78.54'	50.00'	090°00'00"	70.71'	N45°38'06"E
C7	117.69'	75.00'	089°54'39"	105.98'	S44°19'13"E
C8	39.27'	25.00'	090°00'00"	35.36'	S45°38'06"W
C9	5.14'	75.00'	003°55'46"	5.14'	S88°40'13"W
C10	32.46'	75.00'	024°48'01"	32.21'	S74°18'20"W
C11	32.46'	75.00'	024°48'01"	32.21'	S49°30'19"W
C12	32.46'	75.00'	024°48'01"	32.21'	S24°42'18"W
C13	15.28'	75.00'	011°40'11"	15.25'	S06°28'12"W
C14	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C15	39.25'	25.00'	089°56'48"	35.34'	N44°23'30"W
C16	39.27'	25.00'	090°00'01"	35.36'	N45°34'55"E
C17	0.02'	25.00'	000°03'12"	0.02'	N89°21'54"W
C18	39.27'	25.00'	090°00'00"	35.36'	N44°21'54"W
C29	20.16'	125.00'	009°14'34"	20.14'	N03°59'11"W
C30	42.51'	125.00'	019°28'59"	42.30'	N18°20'58"W
C31	53.41'	125.00'	024°28'50"	53.00'	N40°19'52"W
C32	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C33	39.27'	25.00'	090°00'00"	35.36'	S44°21'54"E
C37	45.03'	2018.00'	001°16'43"	45.03'	S11°47'19"W
C38	31.30'	550.00'	003°15'37"	31.29'	N46°58'24"E
C39	56.09'	2018.00'	001°35'33"	56.08'	S11°37'54"W
C40	46.82'	2018.00'	001°19'45"	46.82'	S10°10'15"W

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

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PLAT BOOK ___ PAGE ___
SHEET 4 OF 4

WINDING OAKS RESIDENTIAL PHASE 2

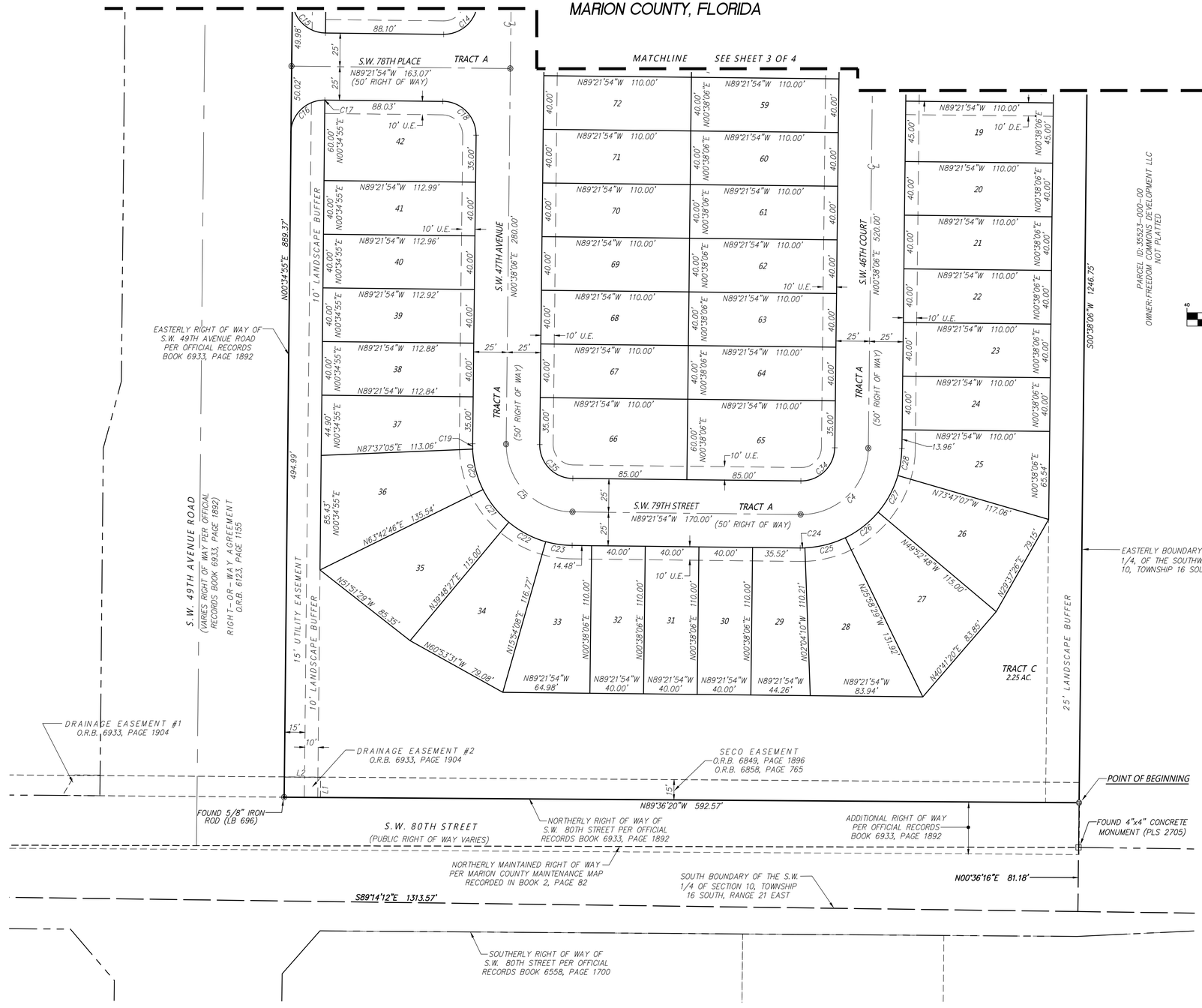
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- D.E. = DRAINAGE EASEMENT
- U.E. = UTILITY EASEMENT
- AC. = ACRES
- (NR) = NOT RADIAL
- (8,000) = SQUARE FOOTAGE AREA
- ⊡ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- ◉ = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (AS NOTED)
- ◎ = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
- ◎ = PERMANENT CONTROL POINT SET NAIL & DISC (P.C.P. LB 8071)
- ○ = PERMANENT REFERENCE MONUMENT FOUND NAIL (NO IDENTIFICATION)

NOTE:
THIS PLAT IS 4 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3 AND 4.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S0°34'55"W	15.00
L2	S89°36'20"E	27.00

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C4	78.54'	50.00'	090°00'00"	70.71'	N45°38'06"E
C5	78.54'	50.00'	090°00'00"	70.71'	N44°21'54"W
C14	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C15	39.25'	25.00'	089°56'48"	35.34'	N44°23'30"W
C16	39.27'	25.00'	090°00'01"	35.36'	N45°34'55"E
C17	0.02'	25.00'	000°03'12"	0.02'	N89°21'54"W
C18	39.27'	25.00'	090°00'00"	35.36'	N44°21'54"W
C19	3.95'	75.00'	003°01'01"	3.95'	N00°52'24"W
C20	31.29'	75.00'	023°54'19"	31.07'	N14°20'04"W
C21	31.29'	75.00'	023°54'19"	31.07'	N38°14'23"W
C22	31.29'	75.00'	023°54'19"	31.07'	N62°08'42"W
C23	19.98'	75.00'	015°16'02"	19.93'	N81°43'53"W
C24	3.54'	75.00'	002°42'17"	3.54'	N89°16'58"E
C25	31.29'	75.00'	023°54'19"	31.07'	N75°58'40"E
C26	31.29'	75.00'	023°54'19"	31.07'	N52°04'21"E
C27	31.29'	75.00'	023°54'19"	31.07'	N28°10'02"E
C28	20.39'	75.00'	015°34'46"	20.33'	N08°25'29"E
C34	39.27'	25.00'	090°00'00"	35.36'	N45°38'06"E
C35	39.27'	25.00'	090°00'00"	35.36'	N44°21'54"W

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

This instrument Prepared by:
Angela B. Rauber
101 E. Kennedy Boulevard
Tampa, Florida 33602
and Return To:
City of Ocala
Growth Management Department
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471
Attn: Karen Cupp, Development Coordinator

DEVELOPER'S AGREEMENT

(Winding Oaks Residential Phase 2)

THIS DEVELOPER'S AGREEMENT is made and entered into on the dates set forth below by and between the **CITY OF OCALA**, a Florida municipal corporation ("City") and **KL WINDING OAKS LLC.**, a Florida limited liability company (hereinafter "Developer"). City and Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, Developer is the owner of the real property described on attached Exhibit "A" (the "Property"), which is located within the jurisdictional boundaries of the City; and

WHEREAS, Developer has previously filed an application for the approval of "**Winding Oaks Residential Phase 2** Subdivision (the "Subdivision"), which is located on SW 49th Avenue Road; and

WHEREAS, Developer has previously submitted to the City a conceptual plan and construction plans for the Subdivision, which depict the construction of the Improvements (as defined below) relating to the Subdivision. Copies of the construction plans shall be kept on record at the Growth Management Department of the City and are, by reference, made a part of this Agreement; and

WHEREAS, City's Planning and Zoning Commission has recommended approval of the conceptual plans for the Subdivision subject to the Parties entering into a Developer's Agreement in accordance with the applicable provisions of the City's Code of Ordinances; and

WHEREAS, the Parties wish to enter into this Developer's Agreement to set out the specific terms and conditions for approval of the Subdivision; and

WHEREAS, the Property described on Exhibit "A" constitutes all of the real property for the Subdivision; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the

Parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **INCORPORATION OF RECITALS.** The Parties agree and confirm that the above recitals are true and correct and incorporate their terms and provisions herein for all purposes.

2. **DEFINITIONS.** The following definitions shall have the following meanings for the purpose of this Agreement:

2.1 "**Agreement**" – shall refer to this Developer's Agreement, as the same may be subsequently amended, modified, or supplemented pursuant to its terms and provisions.

2.2 "**City**" – shall refer to the City of Ocala, a municipal corporation existing under the laws of the State of Florida.

2.3 "**Code**" – shall refer to the City's Code of Ordinances, as the same may be subsequently amended, modified, or supplemented.

2.4 "**Common Elements**" – shall refer to those portions of the Subdivision that will be either owned by or maintained by a Community Development District or Homeowner's Association as set forth in Section 7.

2.5 "**Developer**" – shall refer to **KL WINDING OAKS LLC**, a Florida limited liability company.

2.6 "**Development Regulations**" – shall refer to the Land Development Regulations of City. This definition will include any promulgated construction or design specifications of City.

2.7 "**District**" – shall refer to the Southwest Florida Water Management District, a public entity created under the laws of the State of Florida.

2.8 "**Equivalent Single-Family Residential Unit (ERU)**" – shall refer to each building designed for and occupied by one family (a single-family residence) served by the city through a single sewer service connection, or a five-eighths inch water meter, which shall constitute one equivalent single-family residential unit (i.e., one ERU). By definition, one ERU shall have the following characteristics: (1) Average sewage flow of 250 gallons per day. (2) Nineteen or less fixture units. (3) Average water consumption of 300 gallons per day.

2.9 "**Homeowners' Association**" – shall refer to the Florida not-for-profit Corporation which will be incorporated for the benefit of the owners of Lots in the Subdivision,

and which will become owner of the Private Improvements for the purposes of ownership and maintenance of the Private Improvements

2.10 "**Improvements**" – shall refer to those roadways, stormwater conveyance system improvements, stormwater retention areas, sanitary sewer mains, sanitary sewer lines, water mains, water lines, water meters, fire hydrants, traffic control devices, street lights, , sidewalks and grading and appurtenances which are depicted upon the Plans for the Subdivision which have been filed by the Developer with the City.

2.11 "**Lot**" – shall refer to an individual lot shown on the Plat of the Subdivision.

2.12 "**Plans**" – shall refer to the conceptual plan and construction plans for the Subdivision, which depict the construction of the Improvements. Copies of the Plans shall be kept on record at the offices of the Growth Management Department, and by reference are made a part of this Agreement.

2.13 "**Plat**" – shall refer to the Plat of the Subdivision, after it has been recorded in the Public Records of Marion County, Florida.

2.14 "**Property**" – shall refer to the real property located in Marion County, Florida described on attached Exhibit "A".

2.15 "**Private Improvements**"- shall refer to the drainage retention areas and conveyance system outside of the dedicated public right of way and all common areas for landscaping and pedestrian access and appurtenances related thereto lying within the Subdivision.

2.16 "**Public Improvements**" – shall refer to the water system Improvements, sanitary sewer system Improvements, roadways, and stormwater Improvements within the dedicated right of way. Water system improvements will be Public Improvements with respect to the water mains, water lines, water meters, and fire hydrants. Water system improvements will be Public Improvements only to the point of metering. Sanitary sewer system Improvements will be Public Improvements with respect to the sanitary sewer mains and manholes, lift stations, and sanitary sewer lines and services within the dedicated right of way.

2.17 "**Subdivision**" – shall refer to the proposed residential Phase 2 Subdivision located within the Winding Oaks Planned Development.

2.18 "**Tract**" – shall refer to any individual parcel of property designated as a "*Tract*" on the Plat of the Subdivision.

3. **APPROVAL**. The City hereby approves the Plans for the Subdivision.

4. **COVENANTS OF DEVELOPER**. In addition to the other covenants and agreements of Developer set forth specifically elsewhere in this Agreement, Developer covenants and agrees:

4.1 To construct at its own expense all Improvements for the Subdivision according to the Plans and according to the City's Development Regulations, within a period of two (2) years from the date of this Agreement, unless otherwise provided for herein, provided that additional time may be mutually agreed upon in the event of delays caused or due to Acts of God, strikes, or other circumstances not controlled by Developer.

4.2 To amend or modify the Plans as required to comply with future City standards and specifications for those Improvements which are not constructed within two (2) years of the date of this Agreement, should those standards and specifications change prior to the construction of such Improvements.

4.3 To provide to the City a current title opinion acceptable to the City which attests to Developer's ownership of the Property and its right to enter into this Agreement. Developer further agrees not to enter into any Agreement that would affect the validity of such title opinion until such time as this Agreement has been executed and recorded in the Public Records of Marion County, Florida.

4.4 To retain a professional engineer registered in the State of Florida to (i) provide the required certification of completion in *"As-Built"* drawings; and (ii) act on behalf of and represent the Developer in technical matters in all dealings with the City; and (iii) to complete the transfer of the Water, Sanitary Sewer Improvements, and Right-of-Way Improvements to the City for ownership and maintenance prior to District's and City's acceptance of the system.; and (iv) to complete the transfer of the Stormwater ponds and Stormwater Infrastructure not within the Rights-of-Way to the HOA for ownership and maintenance prior to District's and City's acceptance of the system

4.5 To provide a full set of reproducible *"As-Built"* plans for the Improvements, certified to City by Developer's engineer in detail to the extent required by the City Engineer, together with actual itemized construction and engineering cost summaries for the Improvements, such itemization to be certified by the Developer's engineer and submitted on a form approved by the City Engineer.

4.6 To obtain and abide by all terms of any and all permits which may be required by the State of Florida, Marion County, District or City with respect to the Subdivision and the construction of the Improvements, all at no cost to City.

4.7 To provide City with complete, legally effective, releases or waivers of lien, in form and amount acceptable to City, of any liens, rights, or claims arising out of this Agreement, and the labor and service performed and materials and equipment furnished thereunder.

4.8 To pay City, at the time of the recording of the Plat of the Subdivision, a solid waste system fee in the amount of $20,405.00, representing a fee of $265.00 per residential unit for impact upon the City's solid waste system, calculated at $265.00 times (x) 77 lots.

4.9 To pay all applicable fees in accordance with the City Code.

4.10 To furnish or cause to be furnished to City by Developer's contractor proof of insurance, submitted to the City Engineer, confirming the existence of a liability insurance company insurance coverage to protect City within any dedicated rights-of-way or easements during the construction and maintenance period of this Agreement, which insurance shall satisfy all applicable City insurance standards.

4.11 To execute and deliver to City, at the request of City, a dedication, assignment or deed conveying to City ownership of all Public Improvements, and to maintain and repair all Public Improvements for a period of one (1) year after the completion of construction thereof and acceptance by the City.

4.12 To provide to City adequate assurance, in a form acceptable to City, in an amount equal to twenty percent (20%) of the actual costs of the Public Improvements, that Developer will comply with the maintenance obligations regarding the Public Improvements as required under the terms of this Agreement. Said assurance shall remain in effect for the duration of the one (1) year maintenance period described elsewhere in this Agreement. An eleven (11) month inspection will be conducted, prior to the release of the adequate assurance, of the Public Improvements and should all required corrections not be made prior to the expiration of the one (1) year maintenance period the City shall have the right to utilize the adequate assurance to make the necessary corrections to the Public Improvements.

4.13 To construct SW 71st Place Road from SW 49th Avenue Road to SW 54th Court Road, as described in Exhibit "B". Developer is required to install street lighting along SW 49th Avenue Road or SW 66th Street, Marion County maintained rights-of-way. In addition, Developer is required to install street lighting along SW 54th Court Rd. or SW 71st Pl. Rd, both roadways are City of Ocala maintained rights-of-way. Requirements are per City Ordinances 70-602 and 70-603.

4.14 To construct SW 54th Court Road from SW 60th Avenue to SW 66th Street, as described in Exhibit "B".

4.15 To install two (2) parallel 6-inch conduits along SW 49th Avenue Road from SW 66th Street to Parcel No. 35512-001-05, owned by Marion County Public Schools as part of the electric infrastructure to serve the Subdivision.

4.16 SECO Energy will be responsible for the electric infrastructure for Phase 2.

5. **COVENANTS OF CITY**. City covenants and agrees:

5.1 To accept and perpetually maintain the Public Improvements within the boundaries of the Subdivision upon the acceptance of the Improvements and after the completion of the one (1) year maintenance period.

5.2 That, if the provisions of Sections 7.1, 7.2 and 7.3 below are not applicable, upon completion of the Improvements, and upon approval of the Subdivision by the City, all of which must be in accordance with the provisions of this Agreement, it will permit connections to City's water and sewer systems with respect to the property within the Subdivision, including Lots and commercial parcels.

5.3 That, if the provisions of Sections 7.1, 7.2 and 7.3 below are applicable, it will issue building permits for the construction of residences on Lots located in the Subdivision, and will make all customary building inspections during the construction thereof, but City will be authorized to withhold the issuance of certificates of occupancy for building structures constructed on Lots until (i) all supporting improvements for the Lots have been constructed and approved by City; and (ii) the final Plat has been recorded for the each phase or sub-phase that is under development.

5.4 To provide potable water and sanitary sewer utility service for the Subdivision.

5.5 To provide electrical service as shown for Phase 2 for the Subdivision per Exhibit "C".

5.7 To accept a conveyance by dedication or deed of the segment of 71st Pl. Rd. between Phase 4 and the entrance road to the future Marion County Public School Site (Parcel No. 35512-001-05), as shown on Exhibit "E". The City shall be responsible for ownership and maintenance of this segment of 71st Pl. Rd.

6. **DOMESTIC AND WASTEWATER IMPROVEMENTS**. The Parties agree that domestic water and wastewater improvements will be constructed to serve the Subdivision as follows:

6.1 As more fully detailed in the Memorandum from Kimley-Horm and Associates, Inc. dated May 21, 2024 re: Winding Oaks – Residential Utility Demand Calculations attached hereto as Exhibit "D", the City will complete the following utility extensions to serve the Subdivision with sufficient capacity for the first 500-800 residential homes (currently under construction as of the effective date of this Agreement):

6.1.1 Twelve-inch (12") diameter water main approximately 900 linear feet west along SW 66th Street to connect the SW 49th Avenue Road unconnected water main to the existing system within the Heath Brook PD project.

6.1.2 Six-inch (6") diameter sanitary sewer force main approximately 900 linear feet west along SW 66th Street to connect the SW 49th Avenue Road unconnected force main to the existing force main along SW 61st Road and

the existing City lift station (No. 134), located in the Heath Brook PD project.

6.2 City will complete the following utility extensions to serve the remaining residential homes in the Winding Oaks PD:

6.2.1 City will extend the existing twelve-inch diameter force main and 12-inch diameter water main (the "SW 49th Avenue Road Street Utilities Extension") approximately 4,800 linear feet north of SW 66th Street along the planned Marion County roadway extension of SW 49th Avenue Road (the "SW Avenue Road Extension") in accordance with the completed design plans for the utility extensions, which are on file in the Offices of the City of Ocala as 21301 SW 49th/40th Avenue PH 1 Water and Sewer project. The force main extension will connect to the proposed sanitary sewer system and regional lift station being constructed with the Ridge at Heath Brook PD project.

6.2.2 City will design and construct the Winding Oaks PD regional lift station on Parcel No. 35512-001-06, already dedicated to the City.

6.3 The Parties agree that if Marion County has completed the SW 49th Avenue Road Extension, but City has not provided funding for the SW 49th Avenue Road Utilities Extension by the time at which Residential Phases 2, 3A, 3B, 4A, 4B, and their anticipated amenities are constructed (approximately 650 ERUs, then the Developer may provide funding for the SW 49th Avenue Road Utilities Extension. In exchange for any funds contributed by Developer to pay for the SW 49th Avenue Road Utilities Extension, City shall provide water and wastewater impact fee credits in an amount equal to Developer's contribution. The specific terms and conditions shall be established in an Impact Fee Credit Agreement in substantially the same form as attached hereto as Exhibit "E".

6.4 As more fully detailed in the Memorandum from Kimley-Horn and Associates, Inc. dated May 15, 2024 re: Winding Oaks Master Lift Station attached hereto as Exhibit "F", the Parties agree that if the SW 49th Avenue Road Extension and SW 49th Avenue Road Utilities Extension is not complete by the time at which Residential Phase 2and anticipated amenities are constructed (approximately 650 ERUs)_, then Developer may construct all Improvements necessary to extend the existing utility lines in the Heath Brook PD to accommodate building of all future Winding Oaks PD future phases (the "Heath Brook Utility Expansion"). In exchange for any funds or land contributed for the Heath Brook Utility Expansion, City shall provide water and wastewater impact fee credits in amount equal to Developer's contribution.

7. **RECORDING PLAT**. City will allow the immediate recording of the Plat of the Subdivision, and the conveyance of Lots in the Subdivision (or portions thereof). If Developer complies with the following provisions of this Section. If Developer elects not to provide a Letter of Credit or other acceptable surety to City to guarantee the construction

of the Improvements for the Subdivision, the Plat will be recorded upon the completion of the construction of the Improvements in accordance with the Plans, and the acceptance thereof by City. If Developer elects to provide to City a Letter of Credit, or some other acceptable surety, the following provisions will apply:

7.1 **Cost Estimate.** Developer will submit to City, and City will review and approve, a "*Cost Estimate*" prepared by Developer's Engineer. The Cost Estimate must be certified to City.

7.2 **Letter of Credit**. Upon Developer providing to City a Letter of Credit issued by a financial institution authorized to do business in the State of Florida in the amount of one hundred twenty percent (120%) of the approved Cost Estimate which guarantees to City the performance of Developer's obligations under this Agreement, (which Letter of Credit must be in form and content acceptable to City and City's attorney) City will complete the execution of the Plat of the Subdivision and allow the Plat to be recorded in the Public Records of Marion County, Florida.

7.3 **Sale of Lots or Tracts**. Upon the recording of the Plat for each phase of the Subdivision, Developer will be entitled to convey individual Lots or Tracts in the applicable phase of the Subdivision to third party purchasers. The purchasers of any Lots will be entitled to submit building plans, , procure building plan approvals, procure construction permits, and subject to paragraph 5.3 of this Agreement procure Certificates of Occupancy for improvements constructed on Lots in accordance with the normal approval procedures of City as established under the City Code. No purchaser of a Lot or Tract in the Subdivision will be obligated to complete the obligations of Developer to City under the terms of this Agreement in order to procure the issuance of a final Certificate of Occupancy by City for the purchaser's improvements constructed on a Lot or Tract in the Subdivision but City shall not be required to issue such Certificate of Occupancy until the conditions in paragraph 5.3 of the Agreement have occurred.

8. **DEVELOPMENT STANDARDS.** Subdivision construction shall be in accordance with the approved Winding Oaks PD Plan and Standards Book, and as may be amended.

9. **STORMWATER DRAINAGE FACILITIES**. Installation and maintenance of the stormwater drainage facilities (including, without limitation, the improvements previously referred to as the stormwater conveyance system improvements and stormwater retention areas) located in the Subdivision shall be in accordance with the following provisions.

9.1 **Construction Standards**. All stormwater drainage facilities, whether or not such facilities are to be dedicated to the public, will be constructed to the construction standards and Development Regulations of City, and the regulations of the District.

9.2 **Disclaimer of Responsibility**. City does not assume responsibility for surface stormwater runoff from individual Lots to adjacent Lots or adjacent properties, the responsibility of which shall be solely that of Developer.

10. **SIDEWALKS**. The plans for the Subdivision include an entrance roadway sidewalk providing pedestrian access from the Subdivision to **SW 49th Avenue Road**, and construction of an internal sidewalk system. In addition to those specifications shown on the Plans, the following provisions shall apply with respect to sidewalks to be installed in the Subdivision and along **SW 49th Avenue Road**:

10.1 Developer has completed installation of the sidewalk adjacent to **SW 49th Avenue Road**. Developer shall install the sidewalk connecting the **SW 71st Street and SW 49th Avenue Road** sidewalk to the internal sidewalk system of the Subdivision, at the time of the construction of the Improvements.

10.2 All sidewalks within the Subdivision located in common areas shall be constructed by Developer simultaneous with the construction of road Improvements. All sidewalks within the Subdivision located in front of single family residential lots will be constructed separately for each lot at the time of the construction of the single family structure on the lot.

11. **TRAFFIC CONTROL DEVICES**. All traffic control devices to be constructed by Developer shall be constructed in accordance with the construction standards of City.

12. **ELECTRICAL INFRASTRUCTURE AND SERVICES**. Electric utility infrastructure and service provisions shall follow the policies and procedures in accordance with the City Code of Ordinances, Sec. 70-541 thru Sec. 70-720.

13. **REPAIR OF DEFECTIVE IMPROVEMENTS:** With respect to any of the Improvements which are subject to a one (1) year period of maintenance by Developer, as set forth elsewhere in this Agreement, if during the maintenance period City provides notice to Developer that the Improvement needs repair or replacement, Developer will, at its sole expense, immediately initiate the repair and replacement of the defective Improvement, and pursue the completion of the repair or replacement with due diligence. Such repair or replacement must be completed prior to City assuming responsibility for permanent maintenance (as to any portion of the Improvements for which repair or replacement is underway at the expiration of the one (1) year maintenance period).

14. **BUILDING PERMITS – MODEL UNITS**. Subject to the terms of this Section, the City agrees to issue to Developer, upon submission by Developer to City of the required applications and supporting documentation and any applicable fees, building permits necessary for the construction of the buildings for the attached single family residences, where each unit within the building will be an individual Lot when the final plat of the Subdivision is recorded. With respect to the issuance of these permits Developer agrees as follows:

14.1 Developer acknowledges that City will not issue Certificates of Occupancy with respect to any residence constructed until the conditions in paragraph 5.3 of this Agreement have occurred.

14.2 The actions of City under this Agreement allowing the issuance of building permits to Developer for the construction of a model unit or model units does not in any fashion constitute the acceptance of the Improvements in the Subdivision by City as completed in accordance with the Plans, or the final Plat of the Subdivision. Developer must comply with the applicable City regulations and normal procedures in procuring final City acceptance and final City approval of the Plat for recording.

14.3 Developer agrees that Developer will not sell or convey any interest in that portion of the Property upon which any model unit is constructed pursuant to the terms of this Agreement prior to the final acceptance of the improvements by City (or provisions of a surety to City as set forth above) and the recording of the Plat of the Subdivision.

14.4 When Developer makes application to City for a building permit for this Agreement Developer must submit a sketch showing the lot upon which the residential unit will be constructed and the legal description of said lot. The parcel for which the building permit is issued must correspond to what will be a single lot when the Plat of the Subdivision is recorded.

14.5 The Developer hereby agrees to indemnify and hold City harmless from any and all losses, claims, damages, expenses, judgments, litigation expenses, attorneys' fees or other liabilities of any nature incurred by City as a result of this Agreement by City to issue building or development permits to the Developer as described in this Section. This grant of indemnity will expressly survive the termination of this Agreement and the acceptance and recording of the final Plat of the Subdivision.

15. **GENERAL PROVISIONS**. The following General Provisions shall apply to this Agreement:

15.1 **Notices**. Any notices required or permitted hereunder, and all demands and requests given or required to be given by any party hereto to another party, shall be in writing unless otherwise provided herein and shall be deemed given when received, if personally delivered or sent by telex, telegram, or if sent by Federal Express (which term shall be deemed to include within it any other nationally recognized reputable firm or overnight couriers) or if mailed, if such notice has been delivered to the United States Postal Service with postage prepaid and properly marked for certified or registered mail with a request for return receipt.

15.2 **Developer's Address.** If given to Developer any notice hereunder shall be addressed and given as follows:

KL Winding Oaks, LLC

Attn:
105 NE 1st Street
Delray Beach, Florida 33444

With Copy to:

15.3 **City's Address.** If given to City:

City of Ocala
Attn: City Manager
110 SE Watula Avenue
Ocala, Florida 34471

With copy to

City of Ocala
City Engineer's Office
1805 NE 30th Avenue, Building 600
Ocala, FL 34470

Any party hereto may change the address or addresses to which notice is to be sent by giving written notice of such change to all other parties executing this Agreement, in the manner provided herein.

15.4 **Headings**. The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

15.5 **Litigation**. With respect to any litigation arising out of this Agreement, or to resolve any claims or controversies arising out of or in connection with this Agreement, then the non-prevailing party will pay all reasonable costs incurred by the prevailing party, including reasonable attorneys' fees, suit costs and expenses, which attorneys' fees, suit costs and expenses shall include all such fees, costs and expenses incurred with respect to any trial level activities, bankruptcy proceedings, appellate proceedings, or post-judgment proceedings related thereto.

15.6 **Binding Effect**. The Parties represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.

15.7 **Severability.** In the event any provision or Section of this Agreement is determined to be invalid or unenforceable, such determination shall not affect the enforceability or the validity of the remaining provisions of this Agreement.

15.8 **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the Parties in connection herewith shall survive the execution and delivery of this Agreement.

15.9 **Successors and Assigns**. All covenants and agreements in this Agreement made by or on behalf of any parties hereto shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, whether so expressed or not.

15.10 **Applicable Law**. This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Marion County, Florida.

15.11 **Counterparts**. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

15.12 **Gender**. As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

15.13 **Facsimile Copy**. Any party may rely upon receipt of a signed facsimile or copy of this Amendment, signed by that party as though the same were an original.

15.14 **City Code**. No provision of this Agreement shall supersede or take precedence over any existing ordinances, regulations or codes of the City.

15.15 **Exercise of Rights**. All rights, power and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law, and are intended to be limited to the extent necessary so that they will not render this Agreement invalid, illegal, or unenforceable under any applicable law.

15.16 **Entire Agreement**. This Agreement shall constitute the entire agreement of the Parties hereto; all prior agreements between the Parties, whether written or oral, are merged herein and shall be of no force or effect. This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the Parties against whom enforcement of said change, modification or discharge is sought.

16.. **DEFAULT**. In the event that Developer defaults under this Agreement by, without limitation, failing to construct Improvements or pay amounts as and when required hereunder:

16.1 City may pursue all remedies available at law and equity;

16.2 City may withhold issuance of building permits, certificates of occupancy or other City permits, approvals or development orders; and

16.3 If the default consists of the failure to pay money;

16.3.1 City may declare any remaining payments due under this Agreement immediately due and payable by providing written notice of such acceleration to Developer, and Developer will then immediately pay the full amount owed; and

16.3.2 Any unpaid amount shall accrue interest at the maximum rate allowed by law.

[Signature Page Follows]

IN WITNESS WHEREOF the parties hereto have executed this DEVELOPER'S AGREEMENT on the dates below.

AS TO CITY:

APPROVED AS TO FORM AND LEGALITY:

William E. Sexton,

City Attorney

CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION

By: _____
Kristen M. Dreyer
President
Ocala City Council

Date:

ATTEST:

_____
Angel B. Jacobs, City Clerk

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, this _____day of _____, 20__, by Kristen M. Dreyer, as President of Ocala City Council, on behalf of the City of Ocala, a Florida municipal corporation.

_____
Notary Public, State of Florida

Name: _____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

☐ Personally known OR Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Signed and delivered in our presence as witnesses:

_____

Print Name: _____

AS TO DEVELOPER:

KL WINDING OAKS LLC

BY: _____

Print Name:_____

TITLE: Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by means of __ physical presence or __ online notarization, this _____ day of _____, 20__, by _____, as _____.

_____
Notary Public, State of Florida

Name:_____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

☐ Personally known OR Produced Identification (if this box is checked, fill in blank below)

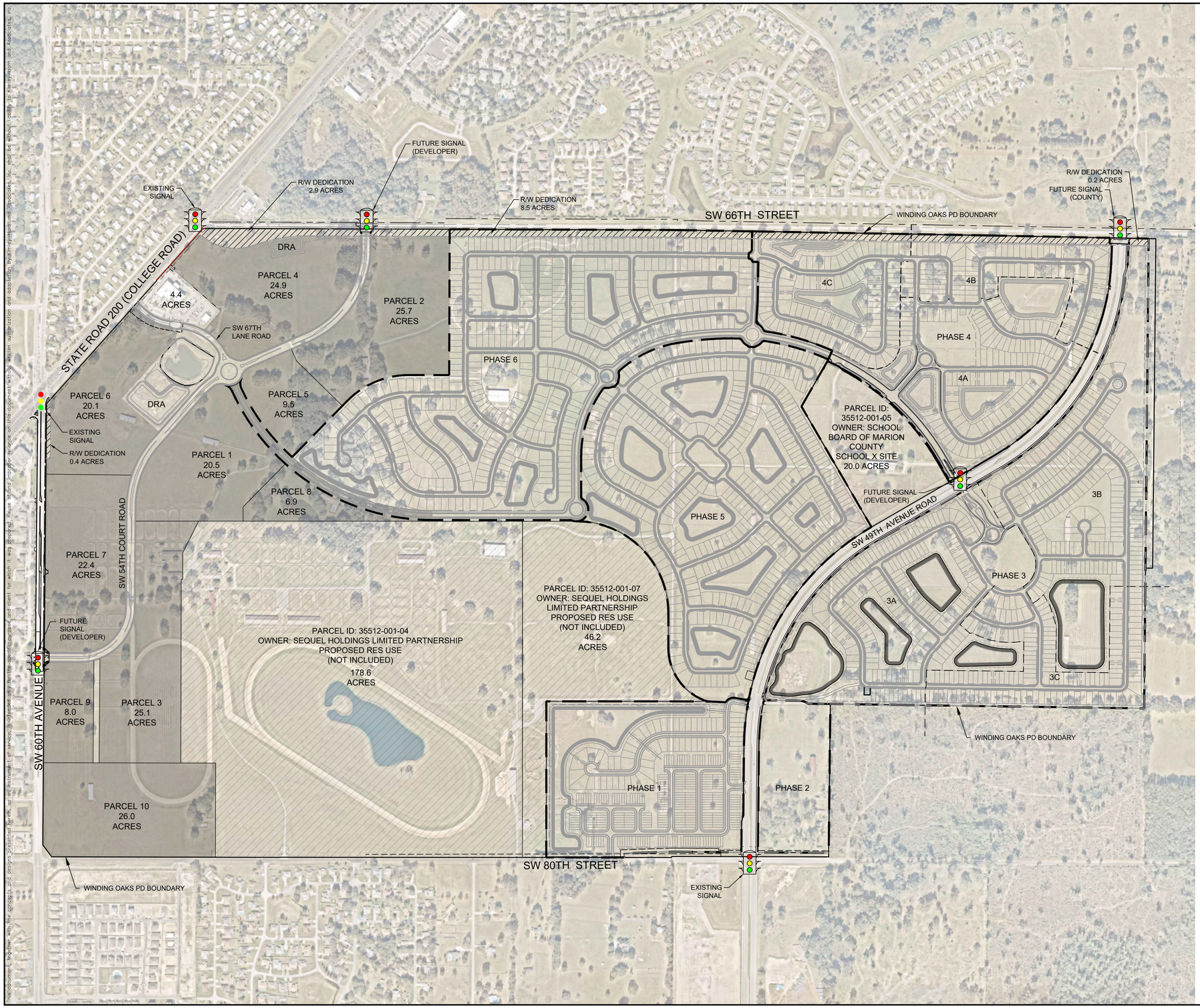
Type of Identification Produced: _____

EXHIBIT A

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9 S.89°58'15"E., 2,643.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 S.89°14'12"E, 1313.57 FEET; THENCE N.00°36'16"E, 81.18' TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET (VARIES RIGHT OF WAY PER OFFICIAL RECORDS BOOK 6933, PACE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY N.89'36'20"W., 592.57 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE EASTERLY RIGHT OF WAY OF S.W 49TH AVENUE ROAD (A 125 RIGHT OF WAY PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) THE FOLLOWING TWO (2) COURSES: (1) N.00°34'55"E, 889.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 11°52'03", AND A CHORD BEARING AND DISTANCE OF N.06°29'39"E., 417.23 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.98 FEET TO A POINT OF CUSP A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND CHORD BEARING AND DISTANCE OF S.38°25'26"E., 38.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF TANGENCY; THENCE S.86°16'33"E., 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF S.70°55'25"E., 78.71 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, DISTANCE OF 80.08 FEET TO A POINT OF TANGENCY; THENCE S.89°26'18"E., 185.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S.00°38'06"W., 1,246.75 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.11 ACRES, MORE OR LESS.

EXHIBIT B



SINGLE FAMILY RESIDENTIAL SUMMARY

PHASE 1	EXPRESS - 40' x 110'	21
	DRH - 50' x 110'	42
	TOWN HOMES FOR SALE	160
	TOWN HOMES FOR RENT	80
	TOTAL	**303**
PHASE 2	EXPRESS - 40' x 110'	77
	TOTAL	**77**
PHASE 3	FREEDOM VILLAS - 37.5' x 110'	114
	FREEDOM - 40' x 110'	206
	FREEDOM - 50' x 110'	183
	TOTAL	**503**
PHASE 4	EXPRESS - 40' x 110'	108
	EXPRESS - 50' x 110'	85
	DRH - 50' x 110'	87
	DRH - 60' x 115'	40
	TOTAL	**320**
PHASE 5	EXPRESS - 40' x 110'	107
	EXPRESS - 50' x 110'	150
	TRADITIONAL - 50' x 110'	98
	TRADITIONAL - 60' x 110'	38
	TOTAL	**393**
PHASE 6	EXPRESS - 50' x 110'	60
	TRADITIONAL - 50' x 110'	234
	TRADITIONAL - 60' x 110'	138
	TOTAL	**432**
	GRAND TOTAL	***2,028***

SUB-PHASE SUMMARY PHASE 3

PRODUCT/SUBPHASE	3A	3B	3C
FREEDOM VILLAS - 37.5' x 110'	38	42	34
FREEDOM - 40' x 110'	66	73	67
FREEDOM - 50' x 110'	56	73	54
TOTAL	**160**	**188**	**155**

SUB-PHASE SUMMARY PHASE 4

PRODUCT/SUBPHASE	4A	4B	4C
EXPRESS - 40' x 110'	39	39	30
EXPRESS - 50' x 110'	36	16	33
DRH - 50' x 110'	32	27	28
DRH - 60' x 115'	16	10	14
TOTAL	**123**	**92**	**105**

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
STEWART L. HILL, P.E.
FLORIDA LICENSE NUMBER
79410
DATE: _____

KHA PROJECT
142800009
DATE
DECEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

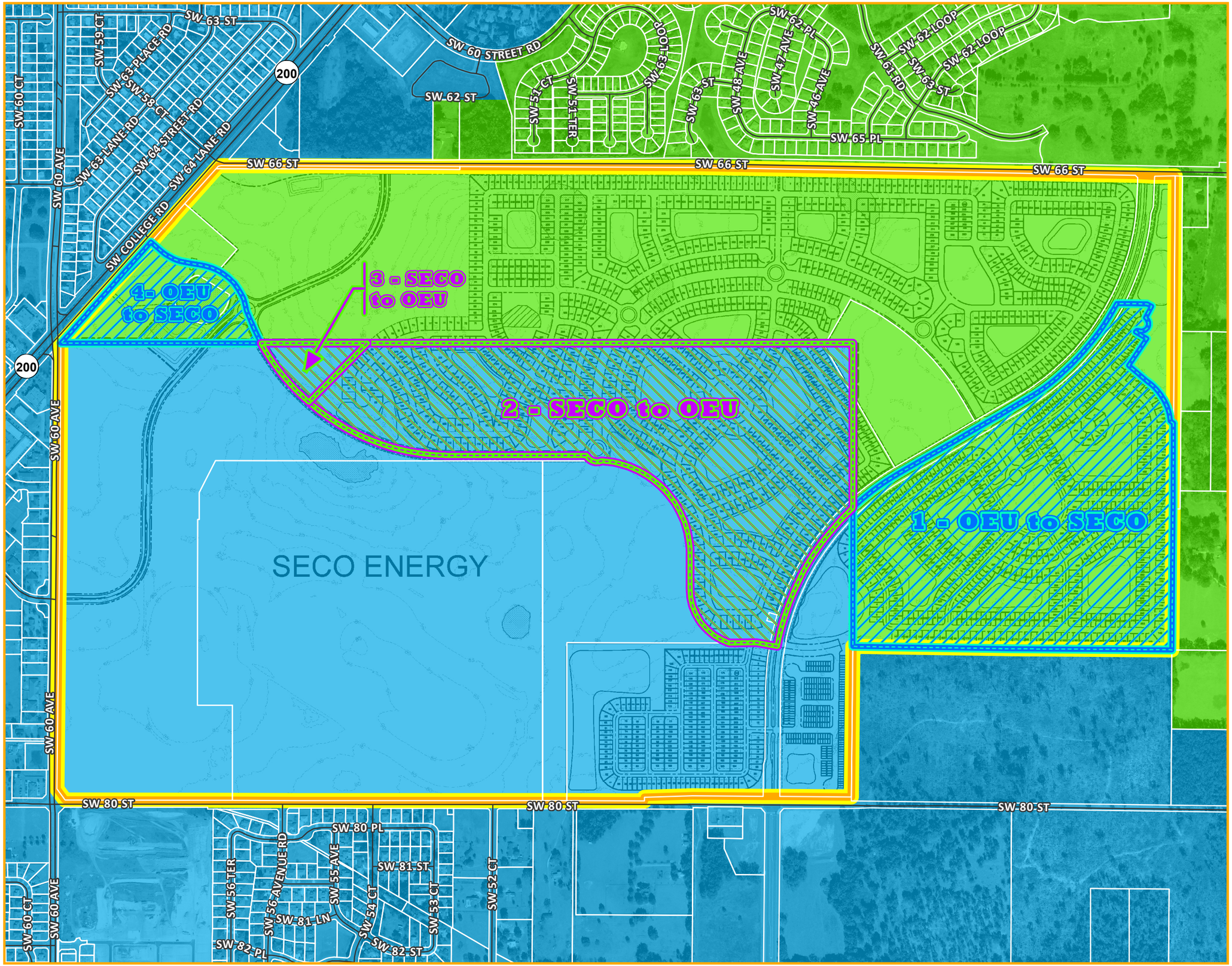
DEVELOPMENT MASTER PLAN

WINDING OAKS
PREPARED FOR
D.R. HORTON, INC
CITY OF OCALA FLORIDA

SHEET NUMBER
1 OF 1

K:\OCA_Civil\142800009-Windley Oaks - DR\HC\42MMaster Plan\142800009 Master Plan.dwg, Layout1.pmp3 Feb 07, 2024 Ximena Ibiricu
XREFS: xBase-Pm1 - 142800009 xBase-Ph2 - 142800009 xBase-Ph4 - 142800009 xBase-Ph5 - 142800009 xBase-Ph6 - 142800009 xBase-Roads-142733001 xBase-POND-040997028 xBase-Roads-142733001 xBase-POND-040997028 xBase-60ave-142733001 xBase-665s-142733001 xBase-Ph3-142800209
The subconsultant, bearing their seals, have contributed portions of the plans prepared under their direction and control and which is relied upon by Kimley-Horn and Associates, Inc.

SECO Energy Proposal: Winding Oaks Planned Development Redraws



Winding Oaks Planned Development Boundary

SECO Energy Redraw Proposal:

OEU to SECO: Area 1 & 4

SECO to OEU: Area 2 & 3

Current Utility Service Territory:

SECO Energy (SECO)

Ocala Electric Utility (OEU)

Parcel

Road

Feet

0 250 500 1,000 1,500 2,000

Disclaimer: Sumter Electric Cooperative Inc., creates and administers information for its own specific needs. The information contained herein may not be suitable for other purposes. This information is provided "as is" with no warranty, expressed or implied, as to its accuracy, completeness or usefulness for any particular purpose. No one other than Sumter Electric Cooperative, Inc. may rely on the accuracy hereof.

Revision: C | 171 | Date Published: 3/1/2022

Kimley»Horn

MEMORANDUM

To: Mr. Brian Mihelich, D.R. Horton

From: Stewart L. Hill, P.E.; Kimley-Horn and Associates, Inc.

Date: May 21, 2024

RE: ***Winding Oaks – Residential Utility Demand Calculations***
Kimley-Horn Project Number 142800009

BACKGROUND

The Winding Oaks Planned Development (PD) project consists of approximately ±735.7 acres of future commercial, office, and residential use development. The eastern portion of the project will consist of single-family residential development (the Project) totaling approximately ±2,028 units. The PD is located within the City of Ocala's (City) utility service area. Utility serviceability letters have been provided by the City to D.R. Horton, Inc. stating the ability to accommodate the development with current treatment plant capacity in the City's water and wastewater systems. The following memo is intended to provide an update of the project utility demand calculations and proposed scenarios for transmission line connection/capacity.

Previous guidance for scenarios to serve the Winding Oaks PD project were provided in:

- "City of Ocala – West Ocala Hydraulic Evaluation" Technical Memorandum, Kimley-Horn and Associates, Inc., March 2019 (provided to the City of Ocala)
- "Winding Oaks Feasibility Analysis," Kimley-Horn and Associates, Inc., February 2022 (internal due diligence document)
- "Winding Oaks Commercial Area Supplement Feasibility Analysis," Kimley-Horn and Associates, Inc., March 2022 (internal due diligence document)

EXISTING SYSTEM

In existing conditions, a 12-inch diameter force main and 12-inch diameter water main exists in the SW 49th Avenue Road right-of-way through the Project limits. These mains were constructed by the City of Ocala in 2020 and are currently "dry" (not connected to City facilities).

The City of Ocala intends to ultimately extend the 12-inch diameter force main and 12-inch diameter water main approximately 4,800 linear feet north of SW 66th Street along the planned Marion County roadway extension of SW 49th Avenue Road. The City has completed design plans for the utility extensions, but Marion County is currently in the design and right-of-way acquisition phase for that roadway segment. The force main extension will connect to the proposed sanitary sewer system and regional lift station being constructed with the Ridge at Heath Brook PD project.

In the interim, there are utility connections available within the existing Heath Brook neighborhood. The City is currently extending a 6-inch force main and 12-inch water main approximately 900 linear feet west along SW 66th Street to connect the SW 49th Avenue Road dry lines to the existing Heath Brook system. The

existing Heath Brook PD sanitary sewer system at this location consists of a 6-inch force main in the SW 61st Road right-of-way that extends from the end of the existing roadway, northwest to a City manhole (Preserve at Heath Brook Phase 1 manhole #37). Flows from the existing manhole then outfall into the existing City Lift Station #134 (LS 134).

In February 2022, Kimley-Horn and Associates, Inc. provided a feasibility analysis for the known scenarios at the time for potable water and sanitary sewer capacity to serve the single-family residential portion of the Winding Oaks PD project. In the analysis, Kimley-Horn identified four scenarios to serve the project. The purpose of this memorandum is to provide an update to Scenario 1 for the currently known conditions.

Summary from "Winding Oaks Feasibility Analysis" February 2022:

> At this time, discussions with the City of Ocala regarding utility service are still ongoing and more discussion is needed. In discussions with D.R. Horton, Kimley-Horn has evaluated four possible scenarios for utility service to the Project. As discussions with the City evolve, these scenarios may need to be updated. Those scenarios are:
>
> 1. The Project or City extends first phase infrastructure connections to existing utility lines in Heath Brook. This should provide capacity for 500-800 +/- residential homes.
> 2. The City of Ocala extends utilities along the planned 49th Avenue extension, improves the downstream system, and improves the planned lift station at The Ridge at Heath Brook.
> 3. The Developer funds all of the improvements in Scenario 2.
> 4. The planned 49th Avenue extension does not happen, the Developer/City funds all improvements needed to the existing utility lines in Heath Brook to accommodate buildout of Winding Oaks.
>
> Due to timing of the proposed Project schedule versus the right of way acquisition timeline, it is expected that Scenario 1 will be needed to provide the initial utility service to the Project, followed by one of the other three scenarios.

SCENARIO 1 UPDATE

Lift Station #134 Existing Influent Flow Calculations

In order to estimate the capacity in the current sanitary sewer system, the existing flows for Lift Station 134 were analyzed. The existing average daily influent flows were estimated using SCADA data for LS 134 provided by the City of Ocala for September-October 2023. The existing pumps in LS 134 have a design point of 780 gallons per minute (gpm) at 99 feet of total dynamic head (TDH) based on the 2019 Technical Memorandum, "City of Ocala – West Ocala Hydraulic System" developed by Kimley-Horn. The force main leaving LS 134 is 8-inches in diameter.

Lift Station #134 Available Flow Calculations

To calculate the available flow to LS 134 in future conditions, the following parameters were used:

1. Average Daily Flow (ADF) into LS 134: 13,215 gallons per day (gpd) or 9.18 gpm

2. Average Daily Flow (ADF) from future Marion County Public School Elementary School X was estimated using the FDOH System Size Determinations. The school flows were based on the projected number of students and teachers and is expected to come online in August 2025.

3. The City's Level of Service of 250 gpd/ERU (equivalent single-family residential unit) was used to calculate the Average Daily Flow (ADF) from the residential uses.

4. A peaking factor of 4.0 was used to calculate peak hour factor (PHF) flow. The factor is based on City of Ocala standards.

Base Analysis

Assuming the City's extension of the 6-inch diameter force main along SW 66th Street to the Heath Brook Neighborhood is complete, this is the base condition for Scenario 1. In the base condition, LS 134 will serve the existing Heath Brook sewer shed, proposed Elementary School X, and a certain number of homes from the Winding Oaks PD project. The analysis indicates the 6-inch diameter force main along SW 66th Street is the limiting factor for the base condition, limiting the flow from Winding Oaks and the school to 625 gpm during peak hour flow. This equates to 849 available ERUs for the Winding Oaks residential Project.

Scenario 1A: Existing LS #134 and Upsize 6-inch Force Main

From the base condition, Scenario 1A upsizes the 6-inch diameter force main into LS 134 to a 12-inch diameter force main (a 12-inch diameter force main is what is required to serve the total residential project). Following this improvement, the LS 134 pumps are now the limiting factor. The pumps will limit the flow from Winding Oaks, the school, and the existing Heath Brook neighborhood to 780 gpm during peak hour flow. This equates to 1,019 available ERUs for the Winding Oaks residential Project.

Scenario 1B: Existing LS #134 Upsized Pumps

From the Scenario 1A analysis, Scenario 1B then upsizes the LS 134 pumps to a flow rate that would equal or exceed the available flow capacity of the 8-inch diameter force main leaving LS 134. Now the existing 8-inch force main is the limiting factor after upsizing the pumps. The 8-inch force main will limit the flow from LS 134 to 1,000 gpm during peak hour flow. This equates to 1,336 available ERUs for the Winding Oaks residential Project.

Scenario 1C: Existing 8-Inch Effluent Force Main from LS#134 Upsized to 12-Inch

From the Scenario 1B analysis, Scenario 1C upsizes the 8-inch effluent force main from LS 134 to a 12-inch force main. The 12-inch force main can accommodate up to 2,500 gpm at peak hour flow rate, providing the capacity for the LS 134 pumps to be upsized to the necessary flow rate needed for the entire Winding Oaks residential Project, proposed school, existing LS 134 sewer shed, plus additional flow from the Winding Oaks PD commercial area, as required. According to the 2022 "Winding Oaks Commercial Area Supplement Feasibility Analysis" provided by Kimley-Horn, any flows greater than 450 gpm peak hour flow rate from the commercial area must be sent to and accommodated by the Winding Oaks residential area sanitary sewer system. This additional flow would need to be accommodated by this scenario. According to the commercial feasibility analysis, this flow could be up to 520 additional gpm during the peak flow hour scenario flow to serve approximately 750 multi-family units from the commercial area.

SUMMARY

The purpose of this memorandum is to provide an analysis of options for Scenario 1 in the event that the City of Ocala's extension of utilities along the future SW 49th Avenue Road (Scenario 2) is delayed. This analysis is an addendum to the 2019 and 2022 analyses. Since 2019, the City of Ocala has made several improvements to the sanitary sewer system serving this area of the City. Prior to Scenario 1A being constructed, the developer and City of Ocala need to update the 2019 study to ensure the system downstream of Lift Station 134 has transmission capacity to serve the increased flows produced with the Scenario 1A, 1B, and 1C improvements.

SLH/TWT/slb

Attachments: Scenario 1 Calculations Summary

"City of Ocala – West Ocala Hydraulic Evaluation" Technical Memorandum, Kimley-Horn and Associates, Inc., March 2019

CC: File

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ATTACHMENTS

Scenario 1 Calculations Summary

Existing Lift Station 134 Base Analysis

Location	Capacity (gpm)
LS 134 Pumps	780
6-inch Force Main	625
8-inch Force Main	1000

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of 6-inch Force Main				625.00
Remaining Capacity	**212,210**	**147.37**	**4.0**	**589.47**
ERUs Available	**849**			

SCENARIO 1A: UPSIZE 6-INCH FORCE MAIN

Location	Capacity (gpm)
LS 134 Pumps	780
12-inch Force Main	2500
8-inch Force Main	1000

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of LS 134				780.00
Remaining Capacity	**254,795**	**176.94**	**4.0**	**707.76**
ERUs Available	**1,019**			

SCENARIO 1B: UPSIZE 6-INCH FORCE MAIN AND LS 134 PUMPS

Location	Capacity (gpm)
LS 134 Pumps	2202
12-inch Force Main	2500
8-inch Force Main	1000

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of 8-inch Force Main				1000.00
Remaining Capacity	**333,995**	**231.94**	**4.0**	**927.76**
ERUs Available	**1,336**			

SCENARIO 1C: UPSIZE 6-INCH FORCE MAIN, LS 134 PUMPS, AND 8-INCH FORCE MAIN

Location	Capacity (gpm)
LS 134 Pumps	2202
12-inch Force Main	2500
12-inch Force Main	2500

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of LS 134				2202
Remaining Capacity	**766,550**	**532.33**	**4.0**	**2129.31**
ERUs Available	**3,066**			

Kimley»Horn

“City of Ocala – West Ocala Hydraulic Evaluation” Technical Memorandum March 2019

Kimley»Horn

TECHNICAL MEMORANDUM

To: Sean Lanier, P.E., City Engineer Director, City of Ocala

From: Alan Garri, P.E., Kimley-Horn and Associates, Inc.

Date: March 25, 2019

RE: ***City of Ocala– West Ocala Hydraulic Evaluation***

BACKGROUND

The City of Ocala's (City) current overall utility service area encompasses 78 square miles within central Marion County and is anticipating future growth due to the Winding Oaks planned development. In response to the anticipated future wastewater flows, the City requested Kimley-Horn and Associates, Inc (Kimley-Horn) to evaluate the available capacity of the City's existing wastewater infrastructure to accept the planned wastewater flows from Winding Oaks.

The Winding Oaks planned development is within the Ocala City limits and consists of approximately 943 acres located near the southeast corner of the intersection of Southwest State Road 200 and Southwest 66th Street. The new development is planned to consist of mixed use commercial buildings, medical and office buildings, assisted living facilities, school(s), multi-family residential neighborhoods, and single family residential neighborhoods. See **Figure 1** for an aerial map of the Winding Oaks planned development.

ANALYSIS

The City requested consulting services from Kimley-Horn to evaluate the capacity of lift station 134 in anticipation of the Winding Oaks planned development. Lift station 134 was evaluated over a 15-year planning period, in which the flows were assumed to increase linearly until full buildout. The analysis also utilized the City's existing InfoSewer steady state hydraulic model when considering improvements for downstream impacts up to Lift Station 91.

Assumptions

The following assumptions were made during the capacity evaluation of the City's sanitary sewer system:

1. The City's level of service (LOS) for wastewater flows of 275 gpd per EDU
2. Linear growth over a 15-year planning period
3. Medical and Office floor area ratio (FAR) = 0.25
4. 2,000 students per school
5. 2.5 EDU per acre for single family residential areas

6. 2.5 people per EDU
7. 14 EDU per acre for multi-family residential areas
8. 45 beds per acre for assisted living facilities

Flow Estimation

To evaluate the potential impacts to the existing capacity of lift station 134, the average daily flows (ADF) and peak hour flows (PHF) from the Winding Oaks development were estimated. Estimated flows were calculated by multiplying the City's LOS or industry standard flowrates (F.A.C. 64E-6-.008) by the total estimated units. Once the ADFs were calculated, the PHF was determined by using the 10 State Standards peaking factor, **Equation 1**. The population used in determining the PHF was calculated by dividing the Total ADF (GPD) by the Cities LOS of 275 gpd/EDU, and then multiplying by 2.5 people per EDU. **Table 1** provides a summary of the calculated flows.

$$\textbf{Equation 1}: PHF = \text{ADF} * \frac{18 + \sqrt{\text{P}}(\text{population in thousands})}{4 + \sqrt{\text{P}}(\text{population in thousands})}$$

Table 1: Winding Oaks Estimated Wastewater Flows

Land Use	Parcel #	Parcel Area (acres)	Unit	Unit/Acre	Total Units	Flowrate (GPD)	Wastewater ADF (GPD)
Multi-Family Residential	1	34	EDU	14	479	275	131,670
	2	18	EDU	14	251	275	68,915
	3	30	EDU	14	426	275	117,040
Single Family Residential	1	145	EDU	2.5	362	275	99,481
	2	142	EDU	2.5	356	275	97,900
	3	87	EDU	2.5	218	275	60,019
	4	99	EDU	2.5	248	275	68,131
	5	90	EDU	2.5	225	275	61,806
	6	104	EDU	2.5	259	275	71,156
Medical/Office	1	29	Building Sqft	10,890	310,365	0.15	46,555
School	1	18	Students	111	2,000	19	38,000
Assisted Living	1	11	Bed	45	509	150	76,275
	2	10	Bed	45	450	150	67,500
						Total ADF (GPD):	**1,004,449**
						Total ADF (GPM):	**698**
						Total EDU's:	**3,653**
						PF:	**2.99**
						Total PHF (GPM) Rounded up to Nearest 100 GPM:	**2,100**

The wastewater flow resulting from the mixed use commercial area, as shown in **Figure 1**, was addressed in the first phase of the development and is under construction. The mixed use commercial area consists of a car dealership (Jaguar) and additional commercial users. These flows are currently being conveyed by the existing lift station 97 and are not included in the Winding Oaks projected flows to lift station 134.

Capacity Evaluation Summary

The general location and force main alignment of the proposed lift station that will pump the Winding Oaks development wastewater flows is unknown, as this is in the initial planning stages of development. To evaluate the potential impacts, the location and elevations of the lift station along with alignment of the force main were assumed using NAVD 88 vertical datum. **Figure 1** provides a map showing the assumed location of the lift station and force main alignment. **Table 2** provides the assumed elevations.

Table 2: Winding Oaks Proposed Lift Station Assumed Model Inputs

Model Attribute	Assumed Value
Wet Well Diameter (ft.)	10.0
Ground Elevation (ft)	70.0
Wet Well Top Elevation (ft)	70.5
Influent Invert Elevation (ft)	60.0
Pump On Elevation (ft)	56.5
Pump Off Elevation (ft)	53.5
Wet Well Invert Elevation (ft)	50.0

The assumed lift station attributes were input into the City's model to evaluate different alternative improvements that would be needed. Three alternatives were considered which are described as follows:

- Alternative 1: Considers pumping the wastewater flows to lift station 134.
- Alternative 2: Considers using lift station 134 to repump the projected Winding Oaks wastewater flows, however it changes the discharge location of lift station 134 to a manifold connection to the force main system that accepts flows from lift stations 97, 80, 151, and 123.
- Alternative 3: Considers a new force main from lift station 134 that will be manifolded into the 18-inch diameter force main at SW 40th St and SW 49th Ave. This alternative also considers connecting lift stations 97, 151, 123, and 127 to a new force main to reduce the contributing flows to lift station 91.

Alternative 1

Alternative 1 considers pumping the wastewater flows to lift station 134. The existing pumps in lift station 134 have a design point of 780 gpm at 99 feet total dynamic head (TDH). To evaluate the capacity of lift station 134, the City's most recent wastewater master plan projected flow data was used. However, the basin in the most recent master plan only included the existing lift station 134 service area. The flow projections in the master plan for lift station 134 are summarized in **Table 3**.

Table 3: Lift Station 134 Projected Wastewater Flows

Existing PHF (GPM)	5-Year PHF (GPM)	10-Year PHF (GPM)	20-Year PHF (GPM)
32	282	564	661

Assuming a linear growth rate over the 15-year planning period for the Winding Oaks development to reach full buildout (estimated at a PHF of 140 gpm per year), lift station 134's estimated PHF at the 5-year planning period will be 982 gpm. This exceeds the current 780 gpm PHF design capacity of lift station 134. In order for lift station 134 to meet the buildout flows from Winding Oaks and the 20-year projected PHF, the lift station will need to be upgraded to achieve a PHF of 2,761 gpm. With this increase in pumping capacity at lift station 134, the following downstream impacts were identified:

- Lift station 134's force main is currently an 8-inch diameter pipe. With the flowrate increased to 2,761 gpm, the force main will need to be a minimum of 16-inches in diameter to maintain velocities below 8.0 feet per second (fps).

- The existing discharge location of lift station 134 is to an existing 12-inch diameter gravity sewer. The gravity sewer diameter will need to be increased to a minimum of 24-inches (assuming a Manning's roughness value of 0.013, slope of 0.08 %, and d/D = 1). The existing 12-inch diameter gravity sewer then conveys flows to lift station 80.

- Lift station 80 has a current design capacity of 910 gpm at 31 ft TDH. The lift station has 423 gpm of remaining available capacity at the 20-year projected PHF, as determined from the flow projections of the most recent master plan. Lift station 80 would need to have the pumping capacity of 3,261 gpm and would require the construction of a new lift station.

- Lift station 80 is part of a manifolded force main system that includes flows from lift stations 97, 151, and 123. These stations will also be impacted by an increase in flows being discharged into the force main from the proposed increase in pumping capacity at lift station 80. As a result, pump improvements will be necessary at the other lift stations that manifold into the force main system.

- The existing force main downstream of lift station 80 is 12-inches in diameter. Increasing the flows in the force main to the projected PHF will exceed the maximum allowable velocity of 8.0

fps. Upgrade of the force main to convey the design PHF will require increasing the force main diameter to a minimum of 18-inches.

- The flows from the manifolded force main system downstream of lift station 80 currently discharge into the existing 12-inch diameter gravity sewer that conveys the wastewater flows to lift station 91. The existing 12-inch gravity sewer is not able to convey the projected PHF and will either need to be increased in size or the force main will need to be extended to discharge directly to lift station 91.

- Finally, the wastewater flows are pumped by lift station 91 to WWRF 3. The most recent wastewater capacity evaluation indicates that lift station 91 will exceed capacity within the 10-year planning period. Improvements to lift station 91 will also need to consider potential impacts to the lift station 17 pumping conditions, as it discharges into the same force main as lift station 91.

Figure 2 provides a map showing the Alternative 1 proposed improvements.

Alternative 2

Alternative 2 considers using lift station 134 to repump the projected Winding Oaks wastewater flows, however it changes the discharge location of lift station 134 to a manifold connection to the force main system that accepts flows from lift stations 97, 80, 151, and 123. This scenario was considered to reduce the need for gravity sewer improvements and to eliminate the need for constructing a new lift station 80. This alternative identified the following improvements:

- Construct a new lift station 134

- Replacement of the existing 8-inch discharge force main of lift station 134 with a 16-inch diameter force main (minimum), and connection of the new force main into the existing manifold system that receives flow from lift stations 97, 80, 151, and 123. The assumed tie in location is shown in **Figure 3**.

- Increase the force main from 8-inches to a minimum of 18-inches from the proposed tie in location of lift station 134 to lift station 91.

- Install new pumps at lift stations 97, 151, 123, and 80.

- Increase lift station 91 capacity and further evaluate potential impacts to lift station 17.

Figure 3 provides a map showing the Alternative 2 proposed improvements.

Alternative 3

Alternative 3 considers a new force main from lift station 134 that will be manifolded into the 18-inch diameter force main at SW 40th St and SW 49th Ave. This alternative also considers connecting lift

stations 97, 151, 123, and 127 to a new force main to reduce the contributing flows to lift station 91. This scenario identified the following improvements:

- Construct a new lift station 134
- Construct a new 16-inch diameter force main from lift station 134 that increases to 18-inches in diameter at the first manifold point, where lift stations 97, 151, and 123 connect.
- Installation of new pumps at lift station 97, 151, 123, and 127

Model results from this alternative indicates that existing pumps in lift station 91 will be unable to pump during PHF conditions and that lift station 17 will have a limited pumping capacity of 1,925 gpm. Improvements should be considered at both lift stations per the most recent master plan. Any improvements made to either lift station 91 or 17 will impact the pump design points shown in **Figure 4**.

The City could also consider using lift station 127 to repump the flows from lift stations 134, 97, 151, and 123 if the pressures began exceeding recommended operating pressures. This would require the construction of a new lift station to be able to accept the additional wastewater flows. Under the current modeled conditions of alternative 4, the highest pressures within the force main were calculated to be 164 ft and it was considered more economical to manifold the lift station into the proposed 18-inch diameter force main.

Attachment A – Figures 1 through 4

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL

- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER
- FORCE MAIN
- WINDING OAKS ASSUMED FORCE MAIN ALIGNMENT
- CITY SERVICE AREA

Feet
0 1,000 2,000

LS 130 PS
LS 50 PS
LS 150 PS
LS 91 PS
LS 54 PS
LS 125 PS
LS 55 PS
LS 59 PS
LS 126 PS
LS 127 PS
LS 80 PS
LS 135 PS
LS 123 PS
LS 151 PS
LS 97 PS
LS 134 PS
P PS

MIXED USE PARCEL 4
MIXED USE PARCEL 3
MULTI-FAMILY RESIDENTIAL PARCEL 2
SINGLE FAMILY RESIDENTIAL PARCEL 3
MIXED USE PARCEL 2
MIXED USE PARCEL 5
SINGLE FAMILY RESIDENTIAL PARCEL 2
MIXED USE PARCEL 1
ASSISTED LIVING PARCEL 1
MULTI-FAMILY RESIDENTIAL PARCEL 3
MIXED USE PARCEL 6
SINGLE FAMILY RESIDENTIAL PARCEL 4
MIXED USE PARCEL 7
SINGLE FAMILY RESIDENTIAL PARCEL 6
MULTI-FAMILY RESIDENTIAL PARCEL 1
SINGLE FAMILY RESIDENTIAL PARCEL 1
PS
MEDICAL/OFFICE PARCEL
SINGLE FAMILY RESIDENTIAL PARCEL 5
SCHOOL PARCEL
ASSISTED LIVING PARCEL 2

OCALA
Find your place

FIGURE 1: WINDING OAKS PLANNED DEVELOPMENT

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL
- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER

PROPOSED GRAVITY SEWER IMPROVEMENTS

- 24-INCH

FORCE MAIN PIPE DIAMETERS

- 4-INCH
- 6-INCH
- 8-INCH
- 10-INCH
- 12-INCH
- 16-INCH
- 18-INCH
- 24-INCH

PROPOSED FORCE MAIN IMPROVEMENTS

- 12-INCH
- 16-INCH
- 18-INCH

Feet
0 1,000 2,000

LS 50 PS
LS 150 PS
LS 54 PS
LS 55 PS
LS 91 PS
LS 125 PS
LS 126 PS
LS 127 PS
LS 59 PS
P PS
LS 80 PS
P PS
LS 135 PS
LS 123 PS
LS 151 PS
LS 97 PS
LS 134 PS
P PS
PS

Replace existing 12-inch diameter force main with 18-inch diameter pipe minimum. Extend force main to lift station 91

Replace existing12-inch gravity sewer with a 24-inch diameter pipe minimum

New pumps at lift station 123 with a capacity of 602 gpm @ 118 ft TDH

Replace existing 8-inch diameter force main with 16-inch diameter pipe minimum

New lift station 80 with a pumping capacity of 3,261 gpm @ 39 ft TDH

New lift station 134 with a pumping capacity of 2,761 gpm @ 63 ft TDH

New pumps at lift station 151 with a capacity of 78 gpm @ 115 ft TDH

New pumps at lift station 97 with a capacity of 720 gpm @ 156 ft TDH

7,670 LF of 12-inch diameter force main

Estimated required pumping capacity = 2,100 gpm @ 108 ft TDH

OCALA Find your place

FIGURE 2: WINDING OAKS ALTERNATIVE 1 IMPROVEMENTS

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL
- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER

FORCE MAIN PIPE DIAMETERS

- 4-INCH
- 6-INCH
- 8-INCH
- 10-INCH
- 12-INCH
- 16-INCH
- 18-INCH
- 24-INCH

PROPOSED FORCE MAIN IMPROVEMENTS

- 12
- 16
- 18

Feet
0 1,000 2,000

LS 50 PS
LS 150 PS
LS 54 PS
LS 55 PS
LS 91 PS
LS 125 PS
LS 126 PS
LS 127 PS
LS 59 PS
P PS
LS 80 PS
P PS
P PS
LS 135 PS
LS 123 PS
LS 151 PS
LS 97 PS
LS 134 PS
PS

New pumps at lift station 80 with a pumping capacity of 905 gpm @ 38 ft TDH

Replace existing 8-inch and 12-inch diameter force main with 18-inch diameter pipe from LS 134 proposed tie in location to LS 91

Tie into proposed 18-inch diameter force main and abondon remaining 8-inch diameter force main

New pumps at lift station 123 with a capacity of 602 gpm @ 66 ft TDH

Replace existing 8-inch diameter force main with 16-inch diameter pipe minimum

New lift station 134 with a pumping capacity of 2,761 gpm @ 76 ft TDH

New pumps at lift station 97 with a capacity of 720 gpm @ 103 ft TDH

7,670 LF of 12-inch diameter force main

Estimated required pumping capacity = 2,100 gpm @ 108 ft TDH

OCALA Find your place

FIGURE 3: WINDING OAKS ALTERNATIVE 2 IMPROVEMENTS

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL
- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER

FORCE MAIN PIPE DIAMETERS

- 4-INCH
- 6-INCH
- 8-INCH
- 10-INCH
- 12-INCH
- 16-INCH
- 18-INCH
- 24-INCH

PROPOSED FORCE MAIN IMPROVEMENTS

- 12-INCH
- 16-INCH
- 18-INCH

Feet
0 1,000 2,000

Proposed 18-inch diameter force main.

Connect 8-inch diameter force main to the proposed 18-inch diameter force main.

New pumps at lift station 123 with a capacity of 602 gpm @ 135 ft TDH

Replace existing 8-inch diameter force main with a 16-inch diameter pipe

New pumps at lift station 127 with a capacity of 1026 gpm @ 93 ft TDH

New pumps at lift station 151 with a capacity of 78 gpm @ 94 ft TDH

New lift station 134 with a pumping capacity of 2,761 gpm @ 142 ft TDH

New pumps at lift station 97 with a capacity of 720 gpm @ 164 ft TDH

7,670 LF of 12-inch diameter force main

Estimated required pumping capacity = 2,100 gpm @ 108 ft TDH

LS 50, LS 54, LS 55, LS 59, LS 91, LS 125, LS 126, LS 127, LS 80, LS 135, LS 123, LS 151, LS 97, LS 134, LS 150

OCALA Find your place

FIGURE 4: WINDING OAKS ALTERNATIVE 3 IMPROVEMENTS

BOUNDARY SURVEY
"WINDING OAKS RESIDENTIAL PHASE 2"
A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, 8-2 ITEMS, FLOOD ZONE DELINEATION
3	PROPERTY DETAILS

VICINITY MAP:

NOT TO SCALE



LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE
◉	FOUND 5/8" IRON ROD & CAP (AS NOTED)
◎	FOUND NAIL & DISC (AS NOTED)
◍	SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
⊡	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
	CURB INLET GRATE
⊕ ▦	CATCH BASIN
Ⓢ	STORM MANHOLE
	MITERED END SECTION
	YARD DRAINAGE
Ⓢ	SANITARY MANHOLE
⊗	SANITARY CLEANOUT
Ⓔ	ELECTRIC MANHOLE
Ⓔ	ELECTRIC METER
E	ELECTRIC RISER BOX
C	CABLE TELEVISION RISER BOX
T	TELEPHONE RISER BOX
U	UTILITY RISER
W	WELL
	WATER SPIGOT
	IRRIGATION CONTROL VALVE
W	WATER METER
	WATER VALVE
	FIRE HYDRANT
	BACK FLOW PREVENTER
AC	AIR CONDITIONER PAD
	GAS VALVE
G	GAS METER
	GAS LINE MARKER
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
←	UTILITY POLE GUY ANCHOR
	LIGHT POLE
	SPOT/GROUND LIGHT
	ELECTRIC TRANSFORMER
EV	ELECTRIC VAULT
	WETLAND FLAG
	SIGN
	BOLLARD
	FLAG POLE
	MAILBOX
	LINE BREAK

SURVEY NOTES:

1. DATE OF FIELD SURVEY: MAY 12, 2025.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATION OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
4. BEARINGS ARE ASSUMED BASED ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, AS BEING S.00°38'06"W.
5. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT
6. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0702E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOOD HAZARD, FLOOD ZONE "X" SHADED – AN AREA WITH MODERATE FLOOD HAZARD, AND FLOOD ZONE "AE" BASE FLOOD ELEVATION 69.5 – AN AREA WITHIN THE 100 YEAR FLOOD HAZARD. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
11. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GRID BEARINGS AND DISTANCES. TO CONVERT TO GROUND DISTANCE APPLY SCALE FACTOR OF 0.999945934, AND A CONVERGENCE OF -00°05'53.56".
12. RIGHT OF WAY FOR S.W. 80TH STREET AS DEPICTED ON MARION COUNTY BOARD OF COUNTY COMMISSIONERS, OFFICE OF THE COUNTY ENGINEER MAINTAINED RIGHT OF WAY MAP FOR S.W. 80TH STREET AS RECORDED IN MAP BOOK 2, PAGES 82 THROUGH 86 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA DID NOT MATCH PERVIOUS BOUNDARY SURVEY COMPLETED BY LAWRENCE E. BLAND WITH BERRYMAN & HENIGAR, JOB NO: 91222.00, DATED 01/22/2002. RIGHT OF WAY DEPICTED HEREON FOR S.W. 80TH STREET IS BASED ON FOUND MONUMENTATION, PREVIOUS SURVEYS AND THE DIRECTION OF MARION COUNTY SURVEYOR JOHN ARCHER.
13. NO INTERIOR IMPROVEMENTS WERE LOCATED AS A PART OF THIS BOUNDARY SURVEY.

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9 S.89°58'15"E., 2,643.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 S.89°14'12"E, 1313.57 FEET; THENCE N.00°36'16"E, 81.18' TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH RIGHT OF WAY N.89°36'20"W., 592.57 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, ALONG THE EASTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA) THE FOLLOWING TWO (2) COURSES: (1) N.00°34'55"E, 889.37 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 11°52'03", AND A CHORD BEARING AND DISTANCE OF N.06°29'39"E., 417.23 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 417.98 FEET TO A POINT OF CUSP A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 101°42'13", AND CHORD BEARING AND DISTANCE OF S.38°25'26"E., 38.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 44.38 FEET TO A POINT OF TANGENCY; THENCE S.89°16'33"E., 266.56 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 125.00 FEET, A CENTRAL ANGLE OF 36°42'16", AND A CHORD BEARING AND DISTANCE OF S.70°55'25"E., 78.71 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, DISTANCE OF 80.08 FEET TO END OF SAID CURVE; THENCE S.89°26'18"E., 185.13 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE ALONG THE EASTERLY BOUNDARY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S.00°38'06"W., 1,246.75 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.11 ACRES, MORE OR LESS.

ENCUMBRANCES PER TITLE OPINION

THE FOLLOWING INFORMATION SHOWN ON PROPERTY INFORMATION REPORT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NO. 110505225, ARE NOTED RELATIVE TO PARCEL:

UNSATISFIED MORTGAGES OR LIENS ENCUMBERING SAID PROPERTY ARE AS FOLLOWS: MORTGAGE RECORDED IN BOOK 8380, PAGE 321. [AFFECTS THE SUBJECT PARCEL]

NOTICE OF COMMENCEMENT IN BOOK 8407, PAGE 527. [AFFECTS THE SUBJECT PARCEL]

UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

EASEMENT RECORDED IN BOOK 173, PAGE 433. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE] [RELEASED IN BOOK 8619, PAGE 685]

EASEMENT RECORDED IN BOOK 288, PAGE 327. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE] [RELEASED IN BOOK 8619, PAGE 683]

EASEMENT RECORDED IN BOOK 1178, PAGE 875. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE] [THE WORK ORDER DEFINING THE SPECIFIC LOCATION OF THE EASEMENT DOES NOT APPEAR TO BE INCLUDED WITH THE RECORDED INSTRUMENT]

AGREEMENT RECORDED IN BOOK 6123, PAGE 1155. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE]

RESOLUTION 2021-20 RECORDED IN BOOK 7448, PAGE 1653. [AFFECTS THE SUBJECT PARCEL]

RELOCATION AGREEMENT RECORDED IN BOOK 6849, PAGE 1896. [AFFECTS THE SUBJECT PARCEL, IS DEPICTED HEREON]

EASEMENT RECORDED IN BOOK 6858, PAGE 765. [AFFECTS THE SUBJECT PARCEL, IS DEPICTED HEREON]

DRAINAGE EASEMENTS RECORDED IN BOOK 6933, PAGE 1904 AND BOOK 6933, PAGE 1917. [AFFECTS THE SUBJECT PARCEL, IS DEPICTED HEREON]

RESTRICTIVE COVENANTS AND EASEMENTS RECORDED IN BOOK 7103, PAGE 337 AND AMENDED IN BOOK 7351, PAGE 1651. [AFFECTS THE SUBJECT PARCEL]

ASSIGNMENT OF TRANSPORTATION IMPACT FEE CREDITS RECORDED IN BOOK 8469, PAGE 888 AND BOOK 8477, PAGE 1387. [AFFECTS THE SUBJECT PARCEL]

OTHER INFORMATION REGARDING SAID PROPERTY INCLUDES:

ENVIRONMENTAL PERMITS RECORDED IN BOOK 6773, PAGE 588 AND BOOK 8381, PAGE 1932. [AFFECTS THE SUBJECT PARCEL]

JOINDER RECORDED IN BOOK 8634, PAGE 1772. [AFFECTS THE SUBJECT PARCEL]

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

_____ _____
CHRISTOPHER J. HOWSON DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

SHEET 1 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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NO.	REVISIONS	BY	DATE
1.	REVISE BOUNDARY FOR PHASES 2 & 2A	M.A.	08/30/24
2.	ADDRESS CITY COMMENTS	J.T.	6/30/25

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
CONSULTING GROUP INC.
LAND SURVEYING • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
CERTIFICATE OF AUTHORIZATION NO. 31611
420 SW 17TH STREET, OCALA, FLORIDA 34471
PHONE (352) 369-1760 FAX (866) 272-4355 www.JCHgis.com

BOUNDARY SURVEY
FOR:
KL WINDING OAKS LLC

REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

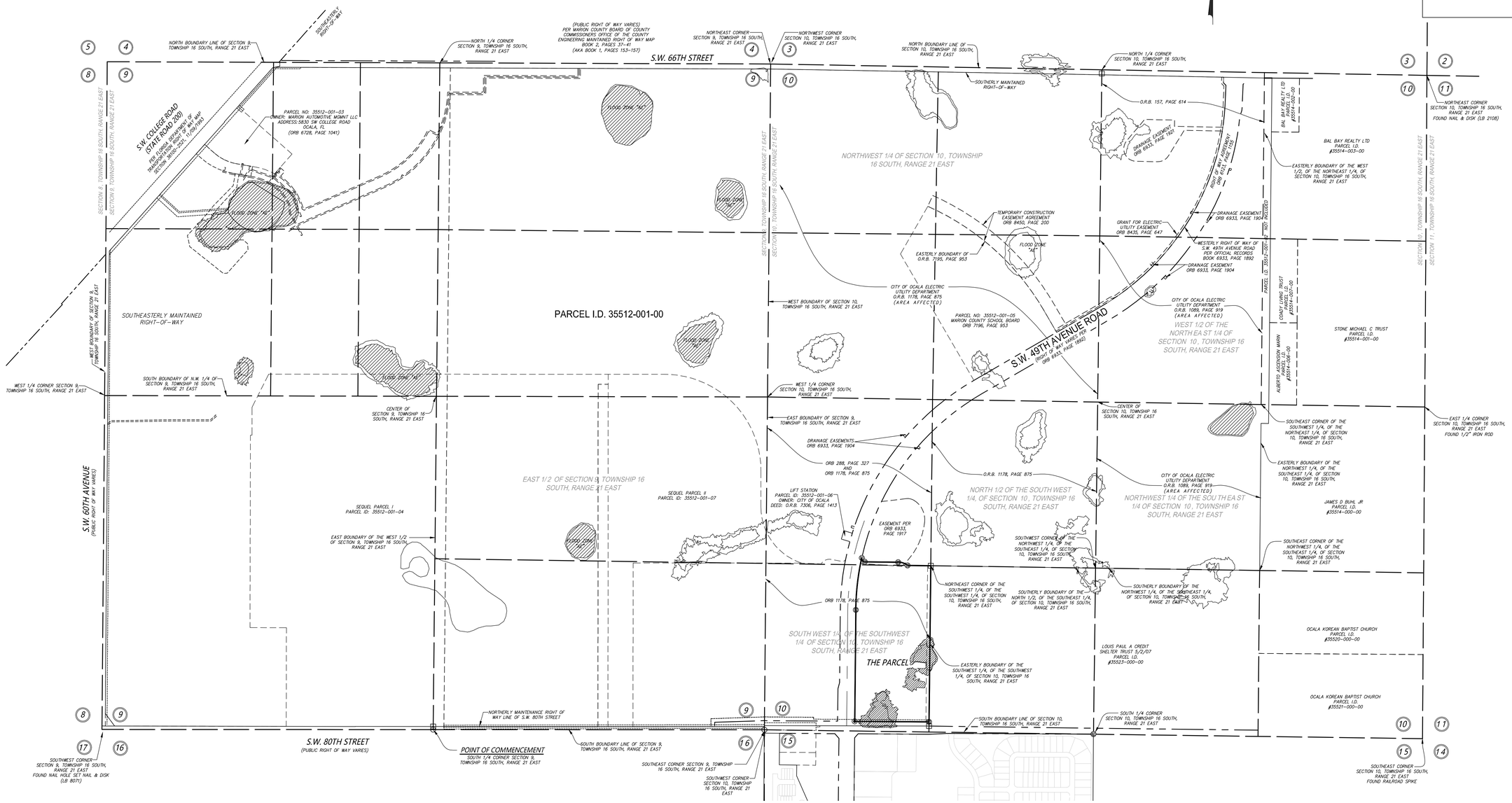
J.O.# 16365
DWG.#16365BNDR (RESIDENTIAL-PHASE 2)
SHEET 1 OF 3

BOUNDARY SURVEY

"WINDING OAKS RESIDENTIAL PHASE 2"

A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, FLOOD ZONE DELINEATION
3	PROPERTY DETAILS



SHEET 2 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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NO.	REVISIONS	BY	DATE
1.	REVISE BOUNDARY FOR PHASE 4A	M.A.	01/16/25
2.	ADDRESS CITY COMMENTS	J.T.	6/30/25

DRAWN: M.A.
REVISED:
REVISED:
CHECKED:
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH CONSULTING GROUP, INC.
CIVIL ENGINEERING • SURVEYING • LAND DEVELOPMENT
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATES OF AUTHORIZATION NO. LB 8071
1724 SW 17TH STREET, OCALA, FLORIDA 34471
PHONE (352) 387-1262 FAX (866) 252-4307 www.JCHgis.com

BOUNDARY SURVEY
FOR:
KL WINDING OAKS LLC

REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365

DWG.#16365BNDR (RESIDENTIAL-PHASE 2)

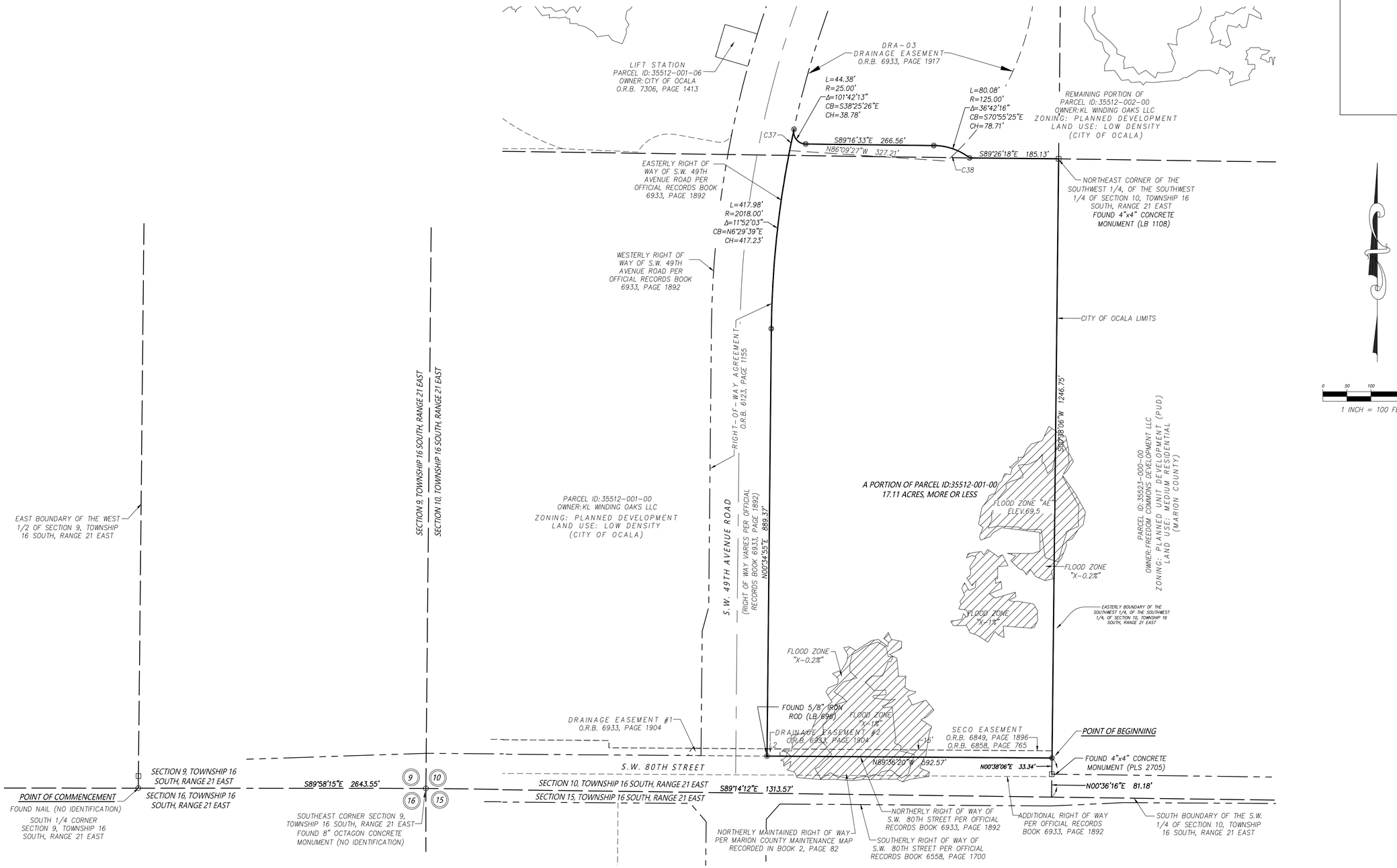
SHEET 2 OF 3

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, FLOOD ZONE DELINEATION
3	PROPERTY DETAILS

BOUNDARY SURVEY

"WINDING OAKS RESIDENTIAL PHASE 2"

A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA



SHEET 3 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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NO.	REVISIONS	BY	DATE
1.	BOUNDARY FOR RESIDENTIAL PHASE 2 PLAT	M.A.	11/04/24
2.	ADDRESS CITY COMMENTS	J.T.	6/30/25

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
CONSULTING GROUP INC.
LAND DEVELOPMENT • SURVEYING • MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 6813
CERTIFICATE OF AUTHORIZATION NO. LB 8213
420 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 867-1342 FAX (866) 272-4355 www.JCHgroup.com

BOUNDARY SURVEY
FOR:
KL WINDING OAKS LLC

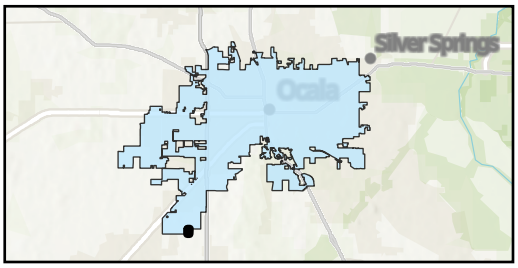
REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

J.O.# 16365
DWG.#16365BNDR
(RESIDENTIAL-PHASE 2)
SHEET 3 OF 3

P&Z Meeting: 7/14/2025

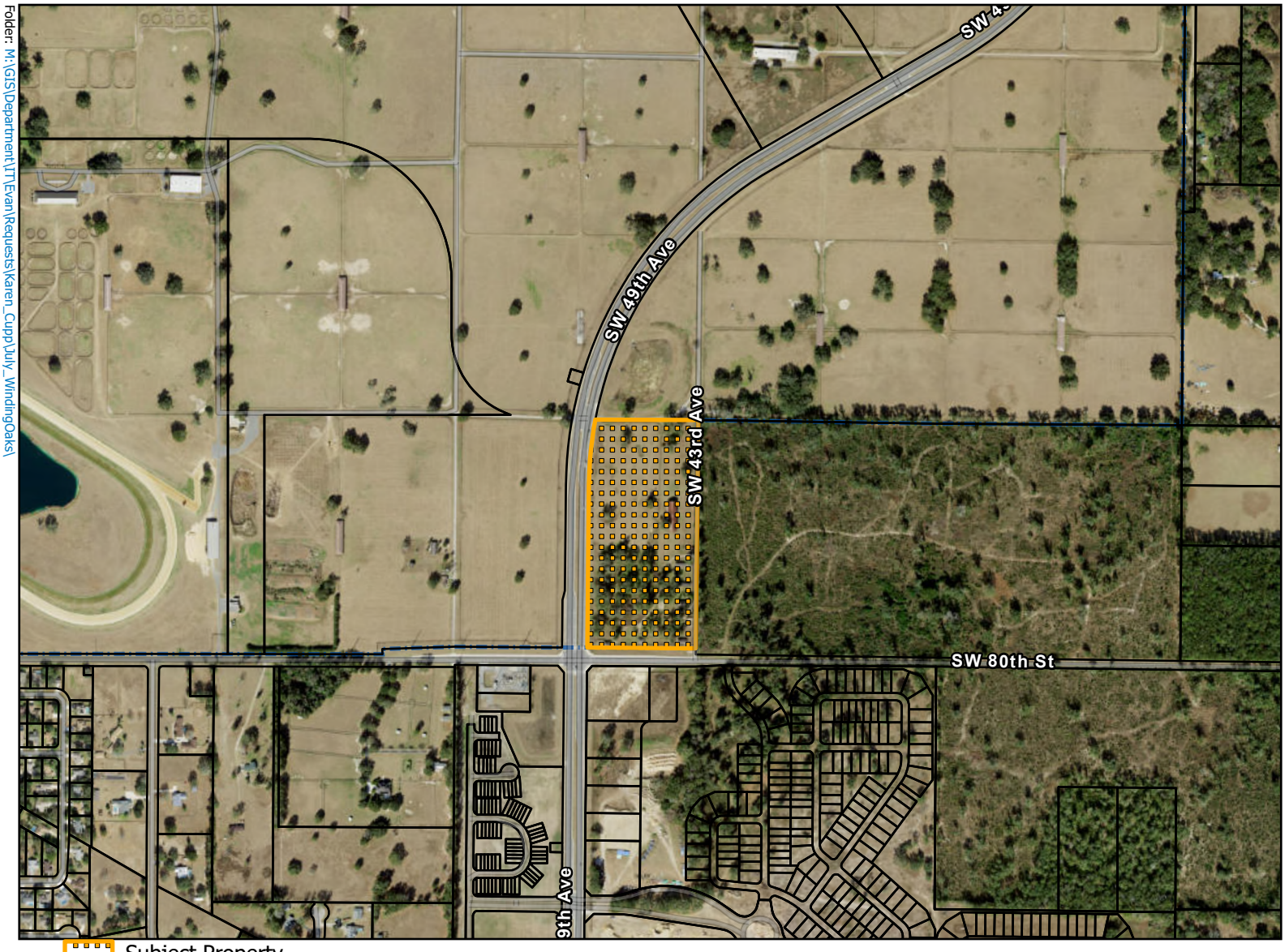
AERIAL MAP



Parcel: 35512-001-00

Property Size: Approximately 17.11 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development

Folder: M:\GIS\Department\JTEvan\Requests\Karen_Cupp\July_WindingOaks\



Subject Property
Parcels

0 500 1,000 2,000 Feet

N

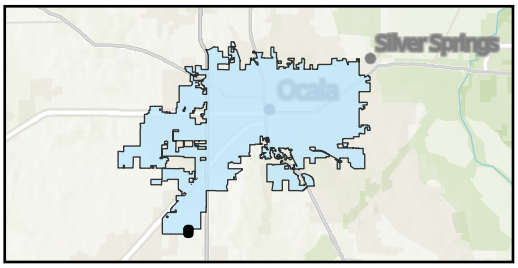
OCALA

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

Prepared by the City of Ocala Growth Management Depart t by ekrepps on 7/2/2025

P&Z Meeting: 7/14/2025

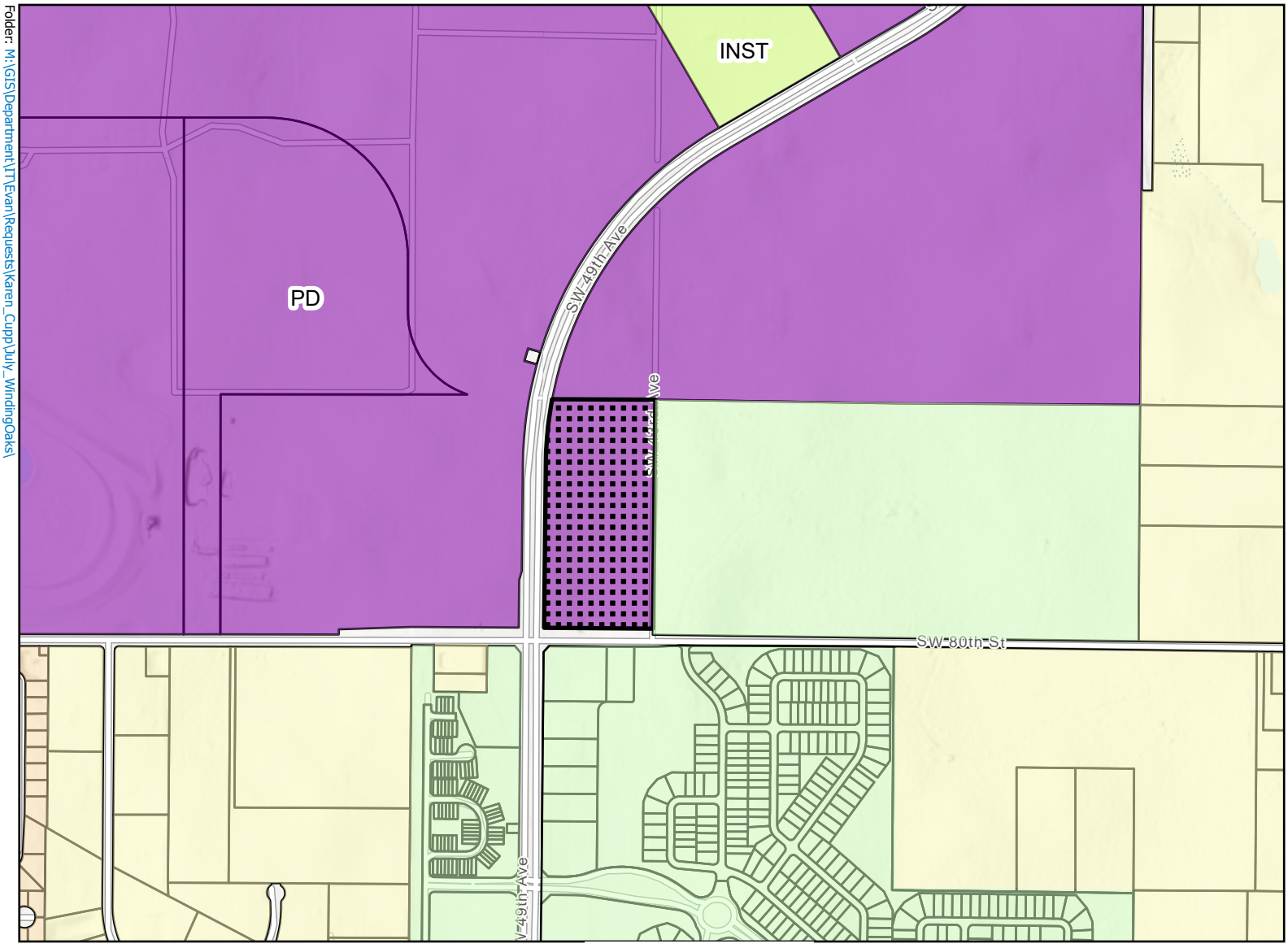
CASE MAP



Parcel: 35512-001-00

Property Size: Approximately 17.11 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development

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



A-1 (County)
PUD (County)
R-1 (County)
Subject Property
INST:Institutional
Planned Development
Parcels

0 500 1,000 2,000 Feet

N

OCALA

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

Prepared by the City of Ocala Growth Management Depart
by ekrepps on 7/2/2025

File #: 2025-1610 Agenda Item #: c.

Approve SUB25-0004 Winding Oaks Residential PH 4A Final Plat and Developer's Agreement

Presentation by Karen Cupp

CITY OF OCALA
Interdepartmental Correspondence
Engineering and Water Resources Department

DATE: July 2, 2025

TO: Planning & Zoning Commission

FROM: Sean Lanier, PE, CFM, City Engineer

SUBJECT: SUB25-0004 WINDING OAKS RESIDENTIAL PH 4A
FINAL PLAT & DEVELOPER'S AGREEMENT

Presented for your consideration are the final plat and developer's agreement for Winding Oaks Residential Phase 4A. The plat has 123 lots, 9 tracts, and 1.33 miles of road on 43.98 acres. The developer is KL Winding Oaks LLC. The plat was prepared by JCH Consulting Group, Inc.

The road rights of way, identified on the plat as Tract A, are dedicated for public maintenance along with the potable water and sanitary sewer systems. Tract C is dedicated to the city as a public lift station site. All internal subdivision roadways, identified as Tract B, and Tract D for future right of way will be dedicated to the Winding Oaks Community Development District, CDD, along with the drainage system outside of the dedicated public right of way and drainage retention areas. Tracts F, G, H, and I are common areas for stormwater, utilities, landscape/hardscape buffers and open space are also the responsibility of the CDD.

The developer's agreement addresses the construction and maintenance of the subdivision infrastructure for the entirety of Phase 4 residential. A requirement to install streetlights on the adjacent roadways is included in the agreement per Chapter 70 of the Code of Ordinances. The developer has questioned the need for construction at this time and will meet with staff to resolve prior to presenting the agreement and plat for City Council consideration. The developer is required to maintain all improvements for a period of one year following the latter of substantial completion of construction or plat recordation. A solid waste service fee is due at the time of plat recordation of $265.00 per lot. Payment of this fee has already been received for the Phase 4A lots. The balance of the solid waste service fee for the remaining lots within Phase 4 will be paid at the time of platting of those lots.

The City Engineer's Office is recommending approval of the final plat and developer's agreement subject to the following:

Satisfaction on outstanding staff comments
Resolve issue of the streetlight installation
Update title opinion if older than 30 days at the time of plat recordation

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 WWW.JCHCG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

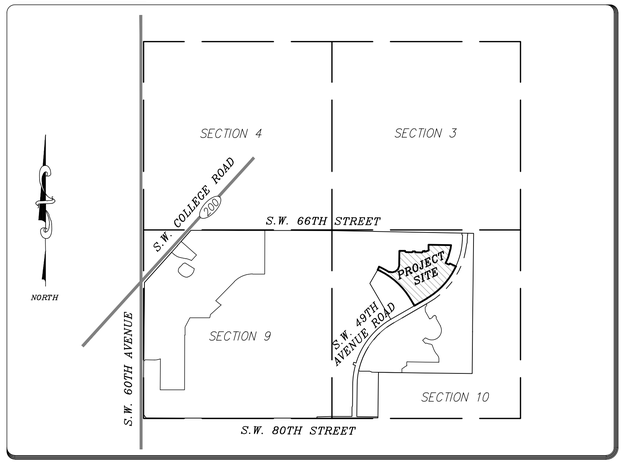
WINDING OAKS RESIDENTIAL PHASE 4A

A PLANNED UNIT DEVELOPMENT

A PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA, MARION COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___
SHEET 1 OF 6

LOCATION MAP *NOT TO SCALE*



ADVISORY NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

SURVEYOR'S NOTES:

1. A 5/8 INCH DIAMETER IRON ROD WITH CAP NO. LB 8071 WILL BE SET AT EACH LOT AND TRACT CORNER AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES AND CITY OF OCALA CODE OF ORDINANCES CHAPTER 114 WITHIN THE TIME ALLOTTED IN SUBSECTION 177.091(9), FLORIDA STATUTES.
2. PERMANENT CONTROL POINTS WILL BE SET AS REQUIRED BY CHAPTER 177, PART 1, FLORIDA STATUTES WITHIN TIME ALLOTTED IN SUBSECTION 177.091(8).
3. CITY OFFICIALS EMPLOYED BY THE CITY BUILDING AND ZONING DEPARTMENT, CITY ENVIRONMENTAL HEALTH DEPARTMENT, AND CITY ENGINEERING DEPARTMENT SHALL HAVE THE RIGHT TO ENTER UPON THE LANDS INCLUDED IN THIS PLAT FOR THE PURPOSES OF INSPECTING ANY AND ALL FACILITIES, STRUCTURES AND CONSTRUCTION OF IMPROVEMENTS IN ORDER TO ASSURE THAT THE SAME ARE IN KEEPING WITH THE PUBLIC SAFETY, HEALTH AND GENERAL WELFARE.
4. THIS PLAT IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR DEDICATIONS, LEGAL DESCRIPTION AND NOTES SEE SHEET 1, FOR DETAIL OF BOUNDARY SEE SHEET 2, FOR DETAIL OF LOT DIMENSIONS SEE SHEETS 3, 4, 5 AND 6.
5. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
6. BEARINGS ARE ASSUMED BASED ON THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET AS BEING S.89°58'09"E.
7. STATE PLANE COORDINATES ARE BASED ON CITY OF OCALA ENGINEERING DEPARTMENT G.P.S. CONTROL POINTS 0004 AND 0013, (NAD-83) 1990 ADJUSTMENT.
8. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
9. ADVISORY NOTICE ~ ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0702E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" - AN AREA OF MINIMAL FLOOD HAZARD, AND AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD - AREAS WITHIN THE 100 YEAR FLOOD HAZARD. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
10. THIS PLAT CONTAINS ONE HUNDRED TWENTY THREE (123) LOTS, NINE (9) TRACTS AND 1.33 MILES OF ROAD.
11. UTILITY EASEMENTS ARE SHOWN BY DASHED LINES OR DETAILS ON THE ATTACHED PLAT. WITHOUT LIMITING THE FOREGOING, EACH LOT SHALL BE SUBJECT TO A 10 FOOT UTILITY EASEMENT ALONG THE FRONT, 5 FOOT DRAINAGE AND UTILITY EASEMENT ALONG SIDE LOT LINES, AND 10 FOOT WALL, ACCESS, DRAINAGE AND UTILITY EASEMENT ALONG THE REAR LOT LINE AS SET FORTH ON THE DETAIL IDENTIFIED AS "TYPICAL LOT DETAIL" AND "TYPICAL CORNER LOT DETAIL" AS SHOWN ON SHEET 2. ALL PUBLIC UTILITY COMPANIES AND GOVERNMENTAL AGENCIES ARE GRANTED THE RIGHT TO CONSTRUCT, INSTALL, MAINTAIN, AND OPERATE UTILITIES AND DRAINAGE FACILITIES IN THE EASEMENTS.
12. SUBDIVISION SHALL BE SERVICED BY CENTRAL WATER AND CENTRAL SEWER SYSTEMS PROVIDED AND MAINTAINED BY THE CITY OF OCALA.
13. THIS PLAT IS SUBJECT TO THE FOLLOWING:
    A) MORTGAGE IN BOOK 8380, PAGE 321.
    B) NOTICE OF COMMENCEMENT IN BOOK 8407, PAGE 527.
    C) ELECTRIC EASEMENT IN BOOK 1089, PAGE 919 (THE WORK ORDER DEFINING THE SPECIFIC LOCATION OF THE EASEMENT DOES NOT APPEAR TO BE INCLUDED WITH THE RECORDED INSTRUMENT).
    D) ELECTRIC EASEMENT IN BOOK 1178, PAGE 875 (THE WORK ORDER DEFINING THE SPECIFIC LOCATION OF THE EASEMENT DOES NOT APPEAR TO BE INCLUDED WITH THE RECORDED INSTRUMENT).
    E) RIGHT OF WAY AGREEMENT [SW 49TH AVENUE PROJECT] IN BOOK 6123, PAGE 1155.
    F) DRAINAGE EASEMENT IN BOOK 6933, PAGE 1904.
    G) DRAINAGE EASEMENT IN BOOK 6933, PAGE 1921.
    H) DECLARATION OF COVENANTS AND RESTRICTIONS IN BOOK 7196, PAGE 835.
    I) AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS IN BOOK 7351, PAGE 1651.
    J) RESOLUTION APPROVING THE PLANNED DEVELOPMENT IN BOOK 7448, PAGE 1653.
    K) CONCURRENCY DEVELOPMENT AGREEMENT IN BOOK 8103, PAGE 1203.
    L) NOTICE OF ESTABLISHMENT OF THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT IN BOOK 8285, PAGE 620.
    M) GRANT FOR ELECTRIC EASEMENT IN BOOK 8435, PAGE 647.
    N) TEMPORARY CONSTRUCTION EASEMENT AGREEMENT IN BOOK 8450, PAGE 200.
    O) COLLATERAL ASSIGNMENT AGREEMENT IN BOOK 8465, PAGE 1002.
    P) WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT DECLARATION OF CONSENT AGREEMENT IN BOOK 8465, PAGE 1015.
    Q) TRUE-UP AGREEMENT IN BOOK 8465, PAGE 1034.
    R) USE, EASEMENT, AND COST SHARING AGREEMENT IN BOOK 8468, PAGE 1318.
    S) TEMPORARY ACCESS, DRAINAGE AND UTILITIES EASEMENT AGREEMENT IN BOOK 8468, PAGE 1356.
    T) ASSIGNMENT OF TRANSPORTATION IMPACT FEE CREDITS IN BOOK 8477, PAGE 1387.

    ALL OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.
14. SEPARATE INSTRUMENTS SERVING AS JOINDER AND CONSENT FOR A MORTGAGE OR OTHER PARTY OF INTEREST OF THE PLAT DEPICTED HEREON HAS BEEN SEPARATELY FILED AND RECORDED IN OFFICIAL RECORDS BOOK 8634, PAGE 1778.
15. ALL BEARINGS ALONG CURVILINEAR LOT LINES ARE RADIAL UNLESS OTHERWISE NOTED.
16. FINAL CONVEYANCE OF ANY ROADWAY AND/OR UTILITIES IMPROVEMENTS IS SUBJECT TO FINAL ACCEPTANCE BY THE CITY COUNCIL AND/OR STAFF, AND, AS PART OF THE ACCEPTANCE PROCESS, SUCH IMPROVEMENTS MAY BE CONVEYED FROM EITHER THE DEVELOPER AND/OR THE CDD.

CITY ATTORNEY APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE ATTORNEY FOR THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND APPROVED AS TO FORM AND LEGALITY ON THIS _____ DAY OF _____ 2025.

_____
BY: WILLIAM E. SEXTON
CITY ATTORNEY

PLANNING AND ZONING COMMISSION APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE PLANNING AND ZONING COMMISSION OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY THE COMMISSION FOR RECORD ON THE _____ DAY OF _____ 2025.

ATTEST:

_____ _____
SEAN LANIER, P.E. *KEVIN LOPEZ*
CITY ENGINEER *CHAIRMAN*

COUNCIL APPROVAL:

THIS CERTIFIES THAT THIS PLAT WAS PRESENTED TO THE COUNCIL OF THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND WAS APPROVED BY THE COUNCIL FOR RECORD ON THE _____ DAY OF _____ 2025.

ATTEST:

_____ _____
ANGEL B. JACOBS *KRISTEN M. DREYER*
CITY CLERK *PRESIDENT, CITY COUNCIL*

COUNCIL SEAL:

DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.31°34'21"E., 4,875.96 FEET TO THE NORTHERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE N.23°58'31"E., 95.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,118.00 FEET, A CENTRAL ANGLE OF 08°35'16", AND A CHORD BEARING AND DISTANCE OF S.61°43'50"E., 317.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 317.46 FEET TO THE END OF SAID CURVE; THENCE N.32°33'48"E., 10.00 FEET; THENCE S.81°02'44"E., 89.50 FEET; THENCE N.73°15'51"E., 90.11 FEET; THENCE N.49°37'43"E., 90.11 FEET; THENCE N.22°32'35"E., 102.54 FEET; THENCE N.02°24'22"W., 63.79 FEET; THENCE N.00°59'39"E., 360.00 FEET; THENCE S.89°00'21"E., 160.00 FEET; THENCE S.00°59'39"W., 8.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°00'21"E., 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.89°00'21"E., 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°59'39"E., 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.89°00'21"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°00'21"E., 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S.89°00'21"E., 178.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 103°30'06", AND A CHORD BEARING AND DISTANCE OF N.39°14'36"E., 39.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.16 FEET TO A POINT OF TANGENCY; THENCE N.77°29'33"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 05°12'48", AND A CHORD BEARING AND DISTANCE OF S.15°06'51"E., 22.74 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.75 FEET TO THE END OF SAID CURVE; THENCE N.72°16'45"E., 115.00 FEET; THENCE N.06°29'36"W., 54.78 FEET; THENCE N.00°59'39"E., 106.88 FEET; THENCE S.88°51'31"E., 628.42 FEET; THENCE S.03°06'11"W., 31.60 FEET; THENCE S.10°02'38"W., 69.32 FEET; THENCE S.15°27'32"W., 227.71 FEET; THENCE S.20°32'16"W., 69.39 FEET; THENCE S.22°40'55"W., 59.48 FEET; THENCE S.26°50'32"W., 70.25 FEET; THENCE S.63°09'28"E., 91.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°34'52", AND A CHORD BEARING AND DISTANCE OF N.71°03'06"E., 35.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,836.99 FEET, A CENTRAL ANGLE OF 00°30'58", AND A CHORD BEARING AND DISTANCE OF N.25°00'11"E., 16.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.55 FEET TO A POINT OF TANGENCY; THENCE S.65°15'18"E., 187.04 FEET TO THE WESTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY VARIES), SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 35°06'39", AND A CHORD BEARING AND DISTANCE OF S.42°18'08"W., 1,220.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 1,239.69 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY, S.59°51'28"W., 399.83 FEET TO THE EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N.30°09'26"W., 200.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 35°52'52", AND A CHORD BEARING AND DISTANCE OF N.48°04'57"W., 1,246.29 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,266.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 43.98 ACRES, MORE OR LESS.

CITY SURVEYOR'S CERTIFICATE OF REVIEW:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177, PART 1, FLORIDA STATUTES, BY THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF OCALA AND HAS BEEN FOUND TO CONFORM WITH SUCH CHAPTER. APPROVED BY THE CITY SURVEYOR FOR RECORD ON THE _____ DAY OF _____ 2025.

_____
BY: R. KELLY ROBERTS
FLORIDA CERTIFICATE NO. 5558
CITY OF OCALA - CHIEF LAND SURVEYOR

CITY SURVEYOR SEAL: *CLERK SEAL:*

DEVELOPER'S ACKNOWLEDGMENT AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT KL WINDING OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY (THE "DEVELOPER"), IS THE FEE SIMPLE OWNER OF THE LAND DESCRIBED AND PLATTED HEREIN AS "WINDING OAKS RESIDENTIAL PHASE 4A," BEING IN THE CITY OF OCALA, MARION COUNTY, FLORIDA, AND HAS CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AND DECLARE AS FOLLOWS:

TRACT A IS HEREBY DEDICATED TO THE CITY OF OCALA AS PUBLIC ROAD RIGHT-OF-WAY. SUBJECT TO THE CITY'S APPROVAL AND ACCEPTANCE PROCESS, THE CITY SHALL HAVE THE RIGHT AND OBLIGATION TO OPERATE AND MAINTAIN SUCH TRACT(S).

TRACTS B AND D ARE HEREBY DEDICATED TO THE WINDING OAKS COMMUNITY DEVELOPMENT DISTRICT AND ITS SUCCESSORS AND ASSIGNS (TOGETHER, THE "CDD") FOR RIGHT-OF-WAY, FUTURE RIGHT-OF-OF WAY, AND OTHER PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

TRACT C IS HEREBY DEDICATED TO THE CITY OF OCALA AS A PUBLIC LIFT STATION. SUBJECT TO THE CITY'S APPROVAL AND ACCEPTANCE PROCESS, THE CITY SHALL HAVE THE RIGHT AND OBLIGATION TO OPERATE AND MAINTAIN SUCH TRACT(S).

A NON-EXCLUSIVE PERPETUAL EASEMENT IS DEDICATED OVER ALL UTILITY EASEMENTS, TRACT A, TRACT B, TRACT C, AND TRACT D TO THE CITY, THE CDD, AND TO ALL PUBLIC UTILITY PROVIDERS FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF WATER, SEWER, RECLAIM, AND OTHER UTILITIES; PROVIDED HOWEVER THAT UPON SUCH INSTALLATION AND ACCEPTANCE, THE CITY SHALL BE RESPONSIBLE FOR THE OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF ALL SUCH UTILITIES IMPROVEMENTS.

TRACTS F, G, H, AND I ARE HEREBY DEDICATED TO THE CDD FOR STORMWATER, UTILITIES, LANDSCAPING/HARDSCAPING, BUFFERS, OPEN SPACE AND OTHER CDD PURPOSES. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH TRACTS.

A NON-EXCLUSIVE, PERPETUAL EASEMENT IS HEREBY GRANTED TO THE PUBLIC OVER, ACROSS, UNDER, AND THROUGH ALL DRAINAGE EASEMENTS AND TRACTS F, G, H, AND I FOR DRAINAGE, STORMWATER RUNOFF, AND FLOWAGE PURPOSES.

TRACT E IS RESERVED BY THE DEVELOPER FOR FUTURE DEVELOPMENT.

A NON-EXCLUSIVE, PERPETUAL EASEMENT IS HEREBY DEDICATED OVER TRACT B AND ALL UTILITY EASEMENTS TO THE CDD FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF STREET LIGHTS AND IRRIGATION IMPROVEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.

A NON-EXCLUSIVE, PERPETUAL EASEMENT IS HEREBY DEDICATED OVER ALL LANDSCAPE BUFFERS TO THE CDD FOR THE INSTALLATION, CONSTRUCTION, ACQUISITION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT OF LANDSCAPE, HARDSCAPE, LIGHTING, AND IRRIGATION IMPROVEMENTS. THE CDD SHALL HAVE THE RIGHT AND OBLIGATION TO MAINTAIN SUCH IMPROVEMENTS.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED ON A NON-EXCLUSIVE BASIS TO BLUE STREAM COMMUNICATIONS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INSTALLATION AND MAINTENANCE OF UNDERGROUND TELEPHONE CABLE, INTERNET, SECURITY LINES AND OTHER TELECOMMUNICATION SERVICES.

IN WITNESS WHEREOF, KL WINDING OAKS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN AUTHORIZED REPRESENTATIVE ON THIS ___ DAY OF _____, 2025.

WITNESSES:

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: _____

_____
WITNESS SIGNATURE

PRINT NAME: _____

ADDRESS: _____

DEVELOPER AND OWNER:
KL WINDING OAKS LLC
BY: THE KOLTER GROUP LLC, ITS MANAGER
ADDRESS: 105 N.E. 1ST STREET
DELRAY BEACH, FL 33444

BY: _____
JAMES HARVEY
ITS: AUTHORIZED SIGNATORY

NOTARY ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF MARION

THE FOREGOING INSTRUMENT WAS SWORN TO AND ACKNOWLEDGED BEFORE ME BY MEANS OF ___ PHYSICAL PRESENCE OR ___ ONLINE NOTARIZATION, THIS ____ DAY OF _____, 2025, BY _____. HE EITHER (A) ____ IS PERSONALLY KNOWN TO ME, OR (B) _____ HAS PRODUCED _____ AS IDENTIFICATION.

PERSONALLY KNOWN BY ME, OR
PRODUCED IDENTIFICATION _____

NOTARY PUBLIC: _____
SIGNATURE

NAME: _____
NOTARY PUBLIC, STATE OF FLORIDA
COMMISSION NUMBER: _____.
COMMISSION EXPIRATION: _____.

CLERK OF THE COURT CERTIFICATE FOR ACCEPTANCE AND RECORDING:

I, CLERK OF CIRCUIT COURT OF MARION COUNTY, FLORIDA, DO HEREBY ACCEPT THIS PLAT OF "WINDING OAKS PHASE 4A" FOR RECORDING. THIS PLAT FILED FOR RECORD THIS _____ DAY OF _____, 2025. AT ___ : _____AM/PM AND RECORDED IN PLAT BOOK _____, AT PAGE _____OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

_____
BY: GREGORY C. HARRELL
CLERK OF THE CIRCUIT COURT

SURVEYOR'S CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA AS A PROFESSIONAL LICENSED SURVEYOR AND MAPPER, DOES HEREBY CERTIFY THAT THE ABOVE PLAT WAS MADE UNDER THE UNDERSIGNED'S RESPONSIBLE DIRECTION AND SUPERVISION, AND THAT THE PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES; CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE AND CHAPTER 114, CITY OF OCALA CODE OF ORDINANCES, AS APPLICABLE.

SURVEYOR SEAL:

BY: _____
CHRISTOPHER J HOWSON, P.S.M.
FLORIDA REGISTERED SURVEYOR NO. LS 6553
JCH CONSULTING GROUP, INC.
CERTIFICATE OF AUTHORIZATION NO. LB 8071
426 SW 15TH STREET, OCALA, FLORIDA 34471

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL. 34471

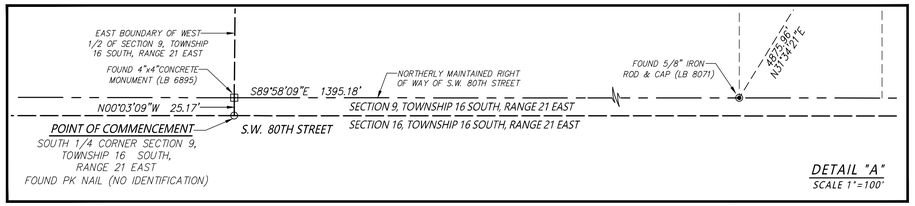
JCH
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 WWW.JCHCG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

WINDING OAKS RESIDENTIAL PHASE 4A

A PLANNED DEVELOPMENT

A PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA,
MARION COUNTY, FLORIDA

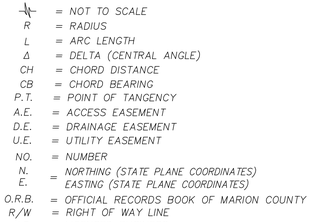
PLAT BOOK ___ PAGE ___
SHEET 2 OF 6



GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

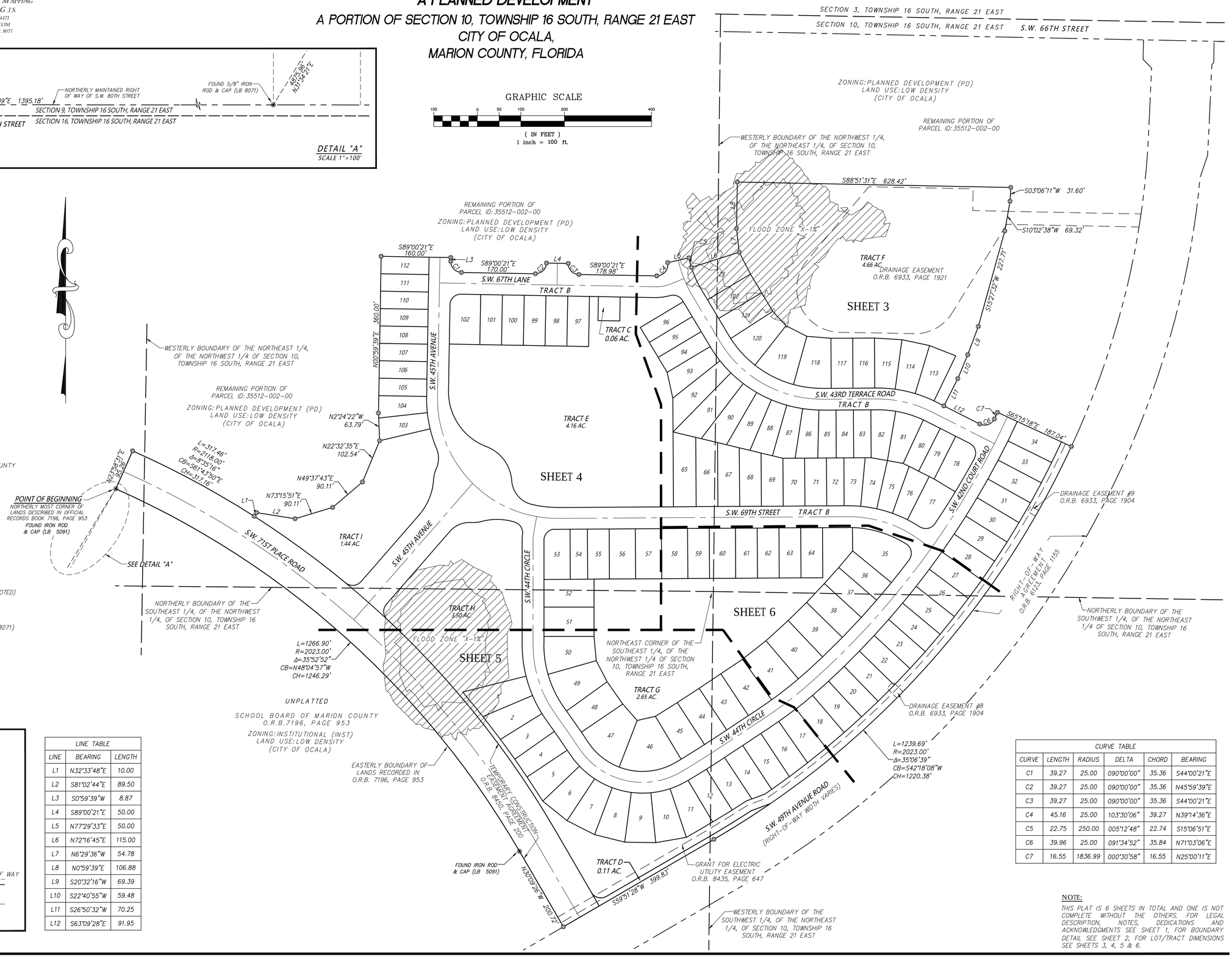
LEGEND UNLESS OTHERWISE NOTED

⊬	= NOT TO SCALE
R	= RADIUS
L	= ARC LENGTH
Δ	= DELTA (CENTRAL ANGLE)
CH	= CHORD DISTANCE
CB	= CHORD BEARING
P.T.	= POINT OF TANGENCY
A.E.	= ACCESS EASEMENT
D.E.	= DRAINAGE EASEMENT
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S.F.	= SQUARE FEET
(NR)	= NOT RADIAL
(NOID)	= NO IDENTIFICATION
(8,000)	= SQUARE FOOTAGE OF LOT
□	= PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
◉	= PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (NOTED)
◎	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
◎	= PERMANENT CONTROL POINT SET NAIL & DISC (P.C.P. LB 8071)



LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°33'48"E	10.00
L2	S81°02'44"E	89.50
L3	S0°59'39"W	8.87
L4	S89°00'21"E	50.00
L5	N77°29'33"E	50.00
L6	N72°16'45"E	115.00
L7	N6°29'36"W	54.78
L8	N0°59'39"E	106.88
L9	S20°32'16"W	69.39
L10	S22°40'55"W	59.48
L11	S26°50'32"W	70.25
L12	S63°09'28"E	91.95

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27	25.00	090°00'00"	35.36	S44°00'21"E
C2	39.27	25.00	090°00'00"	35.36	N45°59'39"E
C3	39.27	25.00	090°00'00"	35.36	S44°00'21"E
C4	45.16	25.00	103°30'06"	39.27	N39°14'36"E
C5	22.75	250.00	005°12'48"	22.74	S15°06'51"E
C6	39.96	25.00	091°34'52"	35.84	N71°03'06"E
C7	16.55	1836.99	000°30'58"	16.55	N25°00'11"E



NOTE:

THIS PLAT IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3, 4, 5 & 6.

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

WINDING OAKS RESIDENTIAL PHASE 4A

A PLANNED DEVELOPMENT

A PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA,
MARION COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___
SHEET 3 OF 6

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CERTIFICATE OF AUTHORIZATION - L.B. 8071

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C13	171.95	275.00	035°49'29"	169.16	S72°25'40"E
C21	280.85	1861.99	008°38'32"	280.59	N31°09'48"E
C22	68.16	1861.99	002°05'51"	68.16	N25°47'37"E
C23	130.47	275.00	027°10'57"	129.25	S76°44'56"E
C24	285.36	275.00	059°27'17"	272.73	S60°36'46"E
C25	44.07	275.00	009°10'57"	44.03	S26°17'39"E
C26	44.14	275.00	009°11'44"	44.09	S17°06'19"E
C27	29.71	75.00	022°41'49"	29.52	N79°38'44"E
C28	224.88	100.00	128°50'40"	180.40	S24°26'56"E
C29	103.82	100.00	059°29'05"	99.22	N61°23'11"E
C81	49.47	1886.99	001°30'08"	49.47	N34°30'33"E
C82	49.47	1886.99	001°30'08"	49.47	N33°00'25"E
C83	49.47	1886.99	001°30'08"	49.47	N31°30'17"E
C84	49.47	1886.99	001°30'08"	49.47	N30°00'09"E
C85	49.47	1886.99	001°30'08"	49.47	N28°30'02"E
C86	49.47	1886.99	001°30'08"	49.47	N26°59'54"E
C87	49.47	1886.99	001°30'08"	49.47	N25°29'46"E
C88	52.41	1999.04	001°30'08"	52.41	N25°30'19"E
C89	52.41	1999.04	001°30'08"	52.41	N27°00'27"E
C90	52.41	1999.04	001°30'08"	52.41	N28°30'35"E
C91	52.41	1999.04	001°30'08"	52.41	N30°00'42"E
C92	52.41	1999.04	001°30'08"	52.41	N31°30'50"E
C93	52.41	1999.04	001°30'08"	52.41	N33°00'58"E
C111	130.84	250.00	029°59'10"	129.35	N73°02'26"W
C132	29.29	300.00	005°35'41"	29.28	N87°32'34"W
C133	37.47	300.00	007°09'22"	37.45	N81°10'02"W
C134	37.47	300.00	007°09'22"	37.45	N74°00'40"W
C135	37.47	300.00	007°09'22"	37.45	N66°51'18"W
C136	33.10	300.00	006°19'15"	33.08	N60°07'00"W
C137	38.89	25.00	089°07'52"	35.09	N78°28'42"E
C138	87.24	1836.99	002°43'16"	87.23	N32°33'08"E
C139	88.75	1836.99	002°46'05"	88.74	N29°48'27"E
C140	39.96	25.00	091°34'52"	35.84	N17°22'01"W
C141	8.33	250.00	001°54'37"	8.33	N64°06'46"W
C142	66.64	250.00	015°16'20"	66.44	N72°42'14"W
C143	43.63	250.00	010°00'01"	43.58	N85°20'24"W
C144	9.41	300.00	001°47'51"	9.41	N89°26'29"W
C145	37.47	300.00	007°09'22"	37.45	N84°57'53"W
C146	37.47	300.00	007°09'22"	37.45	N77°48'31"W
C147	37.47	300.00	007°09'22"	37.45	N70°39'09"W
C148	37.47	300.00	007°09'22"	37.45	N63°29'46"W
C149	37.47	300.00	007°09'22"	37.45	N56°20'24"W
C150	37.47	300.00	007°09'22"	37.45	N49°11'02"W
C151	37.47	300.00	007°09'22"	37.45	N42°01'40"W
C152	39.61	300.00	007°33'51"	39.58	N34°40'03"W
C153	33.26	25.00	076°13'04"	30.86	N68°59'39"W
C154	31.59	100.00	018°05'50"	31.45	N81°56'44"E
C167	6.15	300.00	001°10'30"	6.15	N63°44'42"W
C168	46.81	300.00	008°56'23"	46.76	N68°48'09"W
C169	46.81	300.00	008°56'23"	46.76	N77°44'32"W
C170	42.56	300.00	008°07'41"	42.52	N86°16'34"W
C171	68.16	250.00	015°37'12"	67.94	N82°31'48"W
C172	99.65	250.00	022°50'20"	98.99	N63°18'02"W
C173	83.28	250.00	019°05'08"	82.89	N42°20'18"W
C174	8.33	250.00	001°54'37"	8.33	N31°50'26"W
C175	57.44	250.00	013°09'52"	57.31	N24°18'11"W
C176	164.95	2023.00	004°40'18"	164.90	N27°04'58"E

LINE TABLE		
LINE	BEARING	LENGTH
L13	S60°22'06"E	20.50
L14	N29°37'54"E	15.00
L15	N60°22'06"W	20.50

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

NOTE:
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LEGEND UNLESS OTHERWISE NOTED

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◎	= PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
◎	= PERMANENT CONTROL POINT SET NAIL & DISC (P.C.P. LB 8071)

MATCHLINE - SEE SHEET 4 OF 6
MATCHLINE - SEE SHEET 6 OF 6

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

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PLAT BOOK ___ PAGE ___
SHEET 4 OF 6

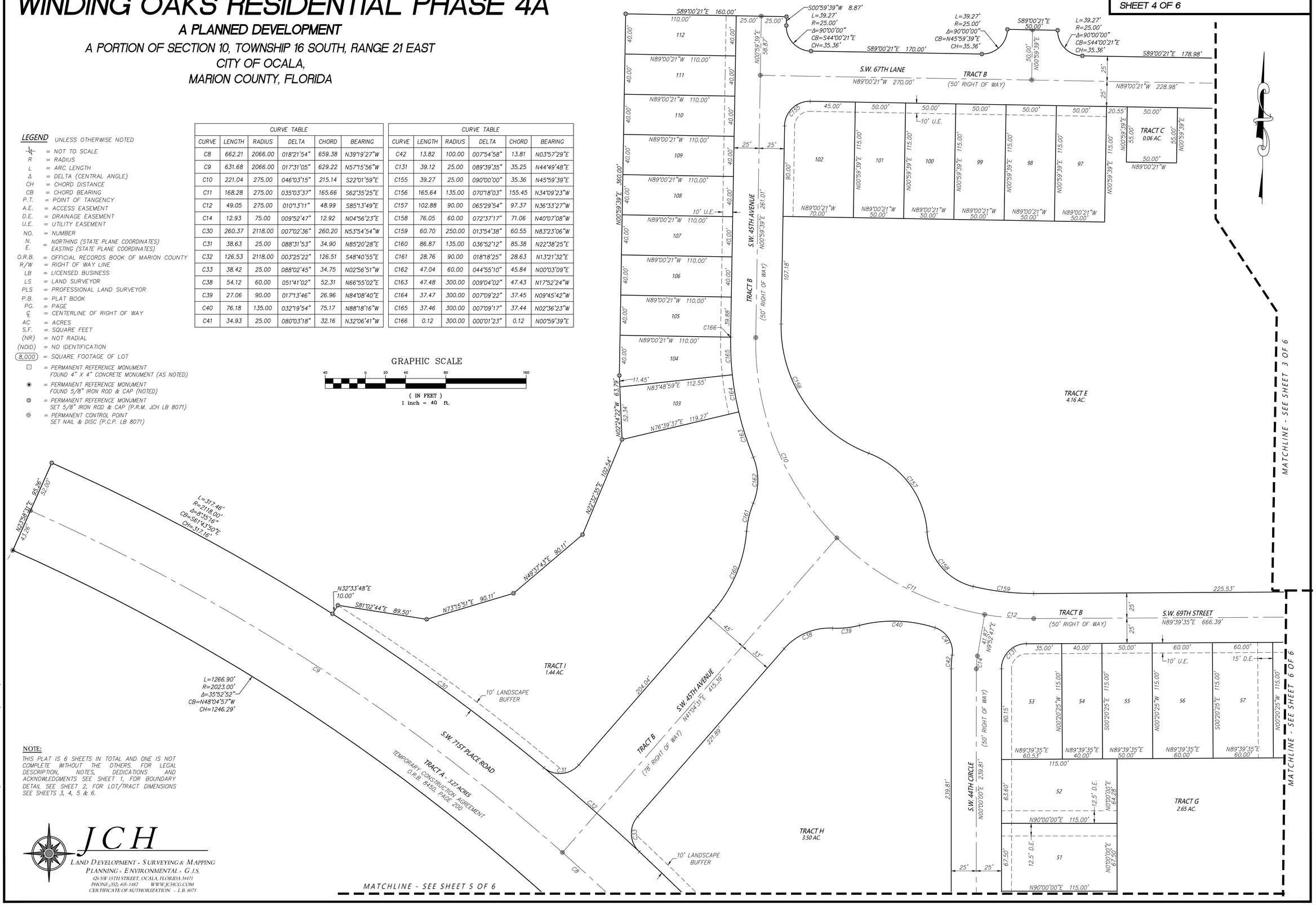
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C8	662.21	2066.00	018°21'54"	659.38	N39°19'27"W
C9	631.68	2066.00	017°31'05"	629.22	N57°15'56"W
C10	221.04	275.00	046°03'15"	215.14	S22°01'59"E
C11	168.28	275.00	035°03'37"	165.66	S62°35'25"E
C12	49.05	275.00	010°13'11"	48.99	S85°13'49"E
C14	12.93	75.00	009°52'47"	12.92	N04°56'23"E
C30	260.37	2118.00	007°02'36"	260.20	N53°54'54"W
C31	38.63	25.00	088°31'53"	34.90	N85°20'28"E
C32	126.53	2118.00	003°25'22"	126.51	S48°40'55"E
C33	38.42	25.00	088°02'45"	34.75	N02°56'51"W
C38	54.12	60.00	051°41'02"	52.31	N66°55'02"E
C39	27.06	90.00	017°13'46"	26.96	N84°08'40"E
C40	76.18	135.00	032°19'54"	75.17	N88°18'16"W
C41	34.93	25.00	080°03'18"	32.16	N32°06'41"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C42	13.82	100.00	007°54'58"	13.81	N03°57'29"E
C131	39.12	25.00	089°39'35"	35.25	N44°49'48"E
C155	39.27	25.00	090°00'00"	35.36	N45°59'39"E
C156	165.64	135.00	070°18'03"	155.45	N34°09'23"W
C157	102.88	90.00	065°29'54"	97.37	N36°33'27"W
C158	76.05	60.00	072°37'17"	71.06	N40°07'08"W
C159	60.70	250.00	013°54'38"	60.55	N83°23'06"W
C160	86.87	135.00	036°52'12"	85.38	N22°38'25"E
C161	28.76	90.00	018°18'25"	28.63	N13°21'32"E
C162	47.04	60.00	044°55'10"	45.84	N00°03'09"E
C163	47.48	300.00	009°04'02"	47.43	N17°52'24"W
C164	37.47	300.00	007°09'22"	37.45	N09°45'42"W
C165	37.46	300.00	007°09'17"	37.44	N02°36'23"W
C166	0.12	300.00	000°01'23"	0.12	N00°59'39"E

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.



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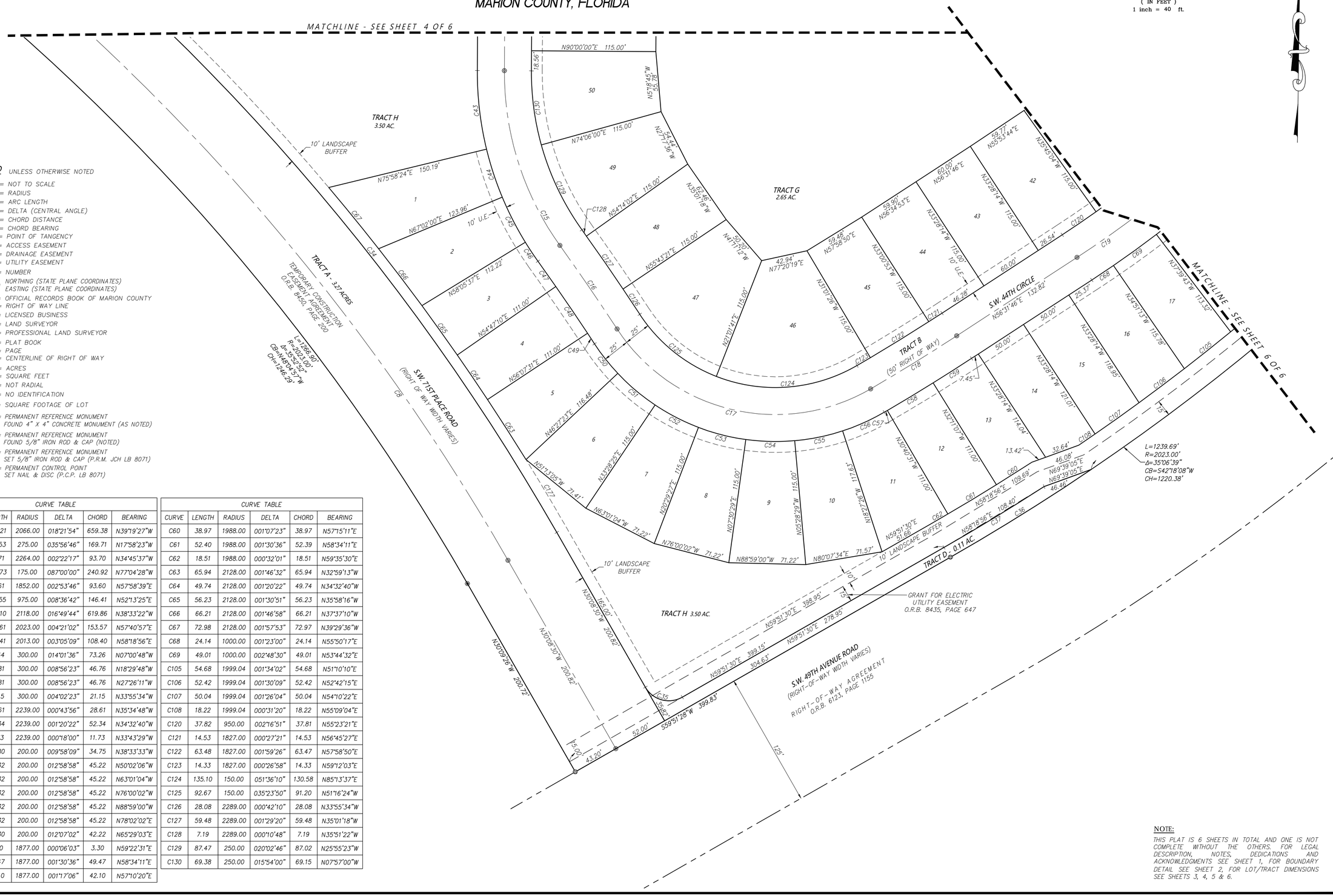
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PLAT BOOK ___ PAGE ___
SHEET 5 OF 6

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- AC = ACRES
- S.F. = SQUARE FEET
- (NR) = NOT RADIAL
- (NOID) = NO IDENTIFICATION
- (8,000) = SQUARE FOOTAGE OF LOT
- ⊡ = PERMANENT REFERENCE MONUMENT FOUND 4" X 4" CONCRETE MONUMENT (AS NOTED)
- ◉ = PERMANENT REFERENCE MONUMENT FOUND 5/8" IRON ROD & CAP (NOTED)
- ⊕ = PERMANENT REFERENCE MONUMENT SET 5/8" IRON ROD & CAP (P.R.M. JCH LB 8071)
- ◎ = PERMANENT CONTROL POINT SET NAIL & DISC (P.C.P. LB 8071)

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C8	662.21	2066.00	018°21'54"	659.38	N39°19'27"W
C15	172.53	275.00	035°56'46"	169.71	N17°58'23"W
C16	93.71	2264.00	002°22'17"	93.70	N34°45'37"W
C17	265.73	175.00	087°00'00"	240.92	N77°04'28"W
C18	93.61	1852.00	002°53'46"	93.60	N57°58'39"E
C19	146.55	975.00	008°36'42"	146.41	N52°13'25"E
C34	622.10	2118.00	016°49'44"	619.86	N38°33'22"W
C36	153.61	2023.00	004°21'02"	153.57	N57°40'57"E
C37	108.41	2013.00	003°05'09"	108.40	N58°18'56"E
C43	73.44	300.00	014°01'36"	73.26	N07°00'48"W
C44	46.81	300.00	008°56'23"	46.76	N18°29'48"W
C45	46.81	300.00	008°56'23"	46.76	N27°26'11"W
C46	21.15	300.00	004°02'23"	21.15	N33°55'34"W
C47	28.61	2239.00	000°43'56"	28.61	N35°34'48"W
C48	52.34	2239.00	001°20'22"	52.34	N34°32'40"W
C49	11.73	2239.00	000°18'00"	11.73	N33°43'29"W
C50	34.80	200.00	009°58'09"	34.75	N38°33'33"W
C51	45.32	200.00	012°58'58"	45.22	N50°02'06"W
C52	45.32	200.00	012°58'58"	45.22	N63°01'04"W
C53	45.32	200.00	012°58'58"	45.22	N76°00'02"W
C54	45.32	200.00	012°58'58"	45.22	N88°59'00"W
C55	45.32	200.00	012°58'58"	45.22	N78°02'02"E
C56	42.30	200.00	012°07'02"	42.22	N65°29'03"E
C57	3.30	1877.00	000°06'03"	3.30	N59°22'31"E
C58	49.47	1877.00	001°30'36"	49.47	N58°34'11"E
C59	42.10	1877.00	001°17'06"	42.10	N57°10'20"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C60	38.97	1988.00	001°07'23"	38.97	N57°15'11"E
C61	52.40	1988.00	001°30'36"	52.39	N58°34'11"E
C62	18.51	1988.00	000°32'01"	18.51	N59°35'30"E
C63	65.94	2128.00	001°46'32"	65.94	N32°59'13"W
C64	49.74	2128.00	001°20'22"	49.74	N34°32'40"W
C65	56.23	2128.00	001°30'51"	56.23	N35°58'16"W
C66	66.21	2128.00	001°46'58"	66.21	N37°37'10"W
C67	72.98	2128.00	001°57'53"	72.97	N39°29'36"W
C68	24.14	1000.00	001°23'00"	24.14	N55°50'17"E
C69	49.01	1000.00	002°48'30"	49.01	N53°44'32"E
C105	54.68	1999.04	001°34'02"	54.68	N51°10'10"E
C106	52.42	1999.04	001°30'09"	52.42	N52°42'15"E
C107	50.04	1999.04	001°26'04"	50.04	N54°10'22"E
C108	18.22	1999.04	000°31'20"	18.22	N55°09'04"E
C120	37.82	950.00	002°16'51"	37.81	N55°23'21"E
C121	14.53	1827.00	000°27'21"	14.53	N56°45'27"E
C122	63.48	1827.00	001°59'26"	63.47	N57°58'50"E
C123	14.33	1827.00	000°26'58"	14.33	N59°12'03"E
C124	135.10	150.00	051°36'10"	130.58	N85°13'37"E
C125	92.67	150.00	035°23'50"	91.20	N51°16'24"W
C126	28.08	2289.00	000°42'10"	28.08	N33°55'34"W
C127	59.48	2289.00	001°29'20"	59.48	N35°01'18"W
C128	7.19	2289.00	000°10'48"	7.19	N35°51'22"W
C129	87.47	250.00	020°02'46"	87.02	N25°55'23"W
C130	69.38	250.00	015°54'00"	69.15	N07°57'00"W

NOTE:
THIS PLAT IS 6 SHEETS IN TOTAL AND ONE IS NOT COMPLETE WITHOUT THE OTHERS. FOR LEGAL DESCRIPTION, NOTES, DEDICATIONS AND ACKNOWLEDGMENTS SEE SHEET 1, FOR BOUNDARY DETAIL SEE SHEET 2, FOR LOT/TRACT DIMENSIONS SEE SHEETS 3, 4, 5 & 6.

PREPARED BY: JCH CONSULTING GROUP, INC. 426 SW 15TH STREET, OCALA, FL 34471

JCH
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 WWW.JCHCG.COM
CERTIFICATE OF AUTHORIZATION - L.B. 8071

WINDING OAKS RESIDENTIAL PHASE 4A

A PLANNED DEVELOPMENT

A PORTION OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA,
MARION COUNTY, FLORIDA

PLAT BOOK ___ PAGE ___
SHEET 6 OF 6

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.


MATCHLINE - SEE SHEET 4 OF 6
S.W. 69TH STREET
N89°39'35"E 666.39'
TRACT B
(50' RIGHT OF WAY)
25'
25'
52.13'
50.00'
50.00'
50.00'
50.00'
50.00'
50.00'
40.00'
58.80'
C132
C133
C134
C135
C136
C137
C13
C110
C111
53.60'
N00°20'25"W
36.84'
N54°30'55"W
15' D.E.
10' U.E.
15' D.E.
60.00'
115.00'
N89°39'35"E
57
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59
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63
64
N00°20'25"W
N89°39'35"E
60.00'
50.00'
TRACT G
2.65 AC.
S.W. 44TH CIRCLE
(50' RIGHT OF WAY)
35
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42
43
69.57'
N39°58'22"E
69.57'
N41°57'20"E
69.48'
N42°26'11"E
59.48'
N45°34'56"E
69.99'
N47°41'38"E
59.77'
N55°53'44"E
60.00'
N56°51'46"E
N50°51'07"W 115.00'
N49°12'09"W 115.00'
N47°33'12"W 115.00'
N45°14'27"W 115.00'
N43°35'41"W 115.00'
N40°28'12"W 115.00'
N38°06'49"E
N51°53'22"E 68.75'
15' D.E.
15' D.E.
N35°49'04"W 115.00'
N33°28'14"W 115.00'
26.54'
60.00'
C114
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C6
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C1
25'
25'
TRACT B
(50' RIGHT OF WAY)
N47°33'12"W 115.00'
10' U.E.
N45°34'27"W 115.00'
N43°35'41"W 115.00'
N40°28'12"W 115.00'
15' D.E.
N38°06'49"E
N47°33'12"W 115.00'
N45°34'27"W 115.00'
N43°35'41"W 115.00'
N40°28'12"W 115.00'
15' D.E.
N38°06'49"E
N56°51'46"E 132.82'
50.00'
50.00'
N33°28'14"W 115.00'
N33°28'14"W 114.04'
25.57'
N34°51'13"W 115.78'
N33°28'14"W 118.95'
N33°28'14"W 121.01'
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N69°39'09"E
N69°39'09"E
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L=1239.69'
R=2023.00'
Δ=35°06'39"
CB=S42°18'08"W
CH=1220.38'
S.W. 49TH AVENUE ROAD
(RIGHT-OF-WAY WIDTH VARIES)
RIGHT-OF-WAY AGREEMENT
O.R.B. 6123, PAGE 1155
10' LANDSCAPE BUFFER
DRAINAGE EASEMENT #8
O.R.B. 6933, PAGE 1904
GRAND FOR ELECTRIC
UTILITY EASEMENT
O.R.B. 8435, PAGE 647
TRACT H 5.50 AC.
MATCHLINE - SEE SHEET 3 OF 6
MATCHLINE - SEE SHEET 5 OF 6
N56°14'31"W 111.94'
N54°44'23"W 111.93'
N53°14'15"W 111.92'
N51°44'07"W 111.92'
N50°13'59"W 111.91'
N48°43'51"W 111.90'
N47°13'43"W 111.89'
N45°43'35"W 111.89'
N44°13'27"W 111.88'
N42°43'20"W 111.87'
N41°13'12"W 112.06'
N39°43'04"W 113.32'
N38°12'56"W 114.59'
N36°42'48"W 115.86'
N35°12'40"W 117.13'
N33°42'32"W 118.40'
N32°12'24"W 119.67'
N30°42'16"W 120.94'
N29°12'08"W 122.21'
N27°42'00"W 123.48'
N26°11'52"W 124.75'
N24°41'44"W 126.02'
N23°11'36"W 127.29'
N21°41'28"W 128.56'
N20°11'20"W 129.83'
N18°41'12"W 131.10'
N17°11'04"W 132.37'
N15°40'56"W 133.64'
N14°10'48"W 134.91'
N12°40'40"W 136.18'
N11°10'32"W 137.45'
N09°40'24"W 138.72'
N08°10'16"W 139.99'
N06°40'08"W 141.26'
N05°10'00"W 142.53'
N03°39'52"W 143.80'
N02°09'44"W 145.07'
N00°39'36"W 146.34'
N00°50'53"E 147.61'
N02°20'45"E 148.88'
N03°50'53"E 150.15'
N05°21'01"E 151.42'
N06°51'09"E 152.69'
N08°21'17"E 153.96'
N09°51'25"E 155.23'
N11°21'33"E 156.50'
N12°51'41"E 157.77'
N14°21'49"E 159.04'
N15°51'57"E 160.31'
N17°22'05"E 161.58'
N18°52'13"E 162.85'
N20°22'21"E 164.12'
N21°52'29"E 165.39'
N23°22'37"E 166.66'
N24°52'45"E 167.93'
N26°22'53"E 169.20'
N27°53'01"E 170.47'
N29°23'09"E 171.74'
N30°53'17"E 173.01'
N32°23'25"E 174.28'
N33°53'33"E 175.55'
N35°23'41"E 176.82'
N36°53'49"E 178.09'
N38°23'57"E 179.36'
N39°54'05"E 180.63'
N41°24'13"E 181.90'
N42°54'21"E 183.17'
N44°24'29"E 184.44'
N45°54'37"E 185.71'
N47°24'45"E 186.98'
N48°54'53"E 188.25'
N50°25'01"E 189.52'
N51°55'09"E 190.79'
N53°25'17"E 192.06'
N54°55'25"E 193.33'
N56°25'33"E 194.60'
N57°55'41"E 195.87'
N59°25'49"E 197.14'
N60°55'57"E 198.41'
N62°26'05"E 199.68'
N63°56'13"E 200.95'
N65°26'21"E 202.22'
N66°56'29"E 203.49'
N68°26'37"E 204.76'
N69°56'45"E 206.03'
N71°26'53"E 207.30'
N72°57'01"E 208.57'
N74°27'09"E 209.84'
N75°57'17"E 211.11'
N77°27'25"E 212.38'
N78°57'33"E 213.65'
N80°27'41"E 214.92'
N81°57'49"E 216.19'
N83°27'57"E 217.46'
N84°58'05"E 218.73'
N86°28'13"E 220.00'
N87°58'21"E 221.27'
N89°28'29"E 222.54'
S89°01'23"E 223.81'
S87°31'15"E 225.08'
S86°01'07"E 226.35'
S84°30'59"E 227.62'
S83°00'51"E 228.89'
S81°30'43"E 230.16'
S80°00'35"E 231.43'
S78°30'27"E 232.70'
S77°00'19"E 233.97'
S75°30'11"E 235.24'
S74°00'03"E 236.51'
S72°29'55"E 237.78'
S70°59'47"E 239.05'
S69°29'39"E 240.32'
S67°59'31"E 241.59'
S66°29'23"E 242.86'
S64°59'15"E 244.13'
S63°29'07"E 245.40'
S61°58'59"E 246.67'
S60°28'51"E 247.94'
S58°58'43"E 249.21'
S57°28'35"E 250.48'
S55°58'27"E 251.75'
S54°28'19"E 253.02'
S52°58'11"E 254.29'
S51°28'03"E 255.56'
S49°57'55"E 256.83'
S48°27'47"E 258.10'
S46°57'39"E 259.37'
S45°27'31"E 260.64'
S43°57'23"E 261.91'
S42°27'15"E 263.18'
S40°57'07"E 264.45'
S39°26'59"E 265.72'
S37°56'51"E 266.99'
S36°26'43"E 268.26'
S34°56'35"E 269.53'
S33°26'27"E 270.80'
S31°56'19"E 272.07'
S30°26'11"E 273.34'
S28°56'03"E 274.61'
S27°25'55"E 275.88'
S25°55'47"E 277.15'
S24°25'39"E 278.42'
S22°55'31"E 279.69'
S21°25'23"E 280.96'
S19°55'15"E 282.23'
S18°25'07"E 283.50'
S16°54'59"E 284.77'
S15°24'51"E 286.04'
S13°54'43"E 287.31'
S12°24'35"E 288.58'
S10°54'27"E 289.85'
S09°24'19"E 291.12'
S07°54'11"E 292.39'
S06°24'03"E 293.66'
S04°53'55"E 294.93'
S03°23'47"E 296.20'
S01°53'39"E 297.47'
S00°23'31"E 298.74'
S01°06'37"W 300.01'
S02°36'45"W 301.28'
S04°06'53"W 302.55'
S05°37'01"W 303.82'
S07°07'09"W 305.09'
S08°37'17"W 306.36'
S10°07'25"W 307.63'
S11°37'33"W 308.90'
S13°07'41"W 310.17'
S14°37'49"W 311.44'
S16°07'57"W 312.71'
S17°38'05"W 313.98'
S19°08'13"W 315.25'
S20°38'21"W 316.52'
S22°08'29"W 317.79'
S23°38'37"W 319.06'
S25°08'45"W 320.33'
S26°38'53"W 321.60'
S28°09'01"W 322.87'
S29°39'09"W 324.14'
S31°09'17"W 325.41'
S32°39'25"W 326.68'
S34°09'33"W 327.95'
S35°39'41"W 329.22'
S37°09'49"W 330.49'
S38°39'57"W 331.76'
S40°10'05"W 333.03'
S41°40'13"W 334.30'
S43°10'21"W 335.57'
S44°40'29"W 336.84'
S46°10'37"W 338.11'
S47°40'45"W 339.38'
S49°10'53"W 340.65'
S50°41'01"W 341.92'
S52°11'09"W 343.19'
S53°41'17"W 344.46'
S55°11'25"W 345.73'
S56°41'33"W 347.00'
S58°11'41"W 348.27'
S59°41'49"W 349.54'
S61°11'57"W 350.81'
S62°42'05"W 352.08'
S64°12'13"W 353.35'
S65°42'21"W 354.62'
S67°12'29"W 355.89'
S68°42'37"W 357.16'
S70°12'45"W 358.43'
S71°42'53"W 359.70'
S73°13'01"W 360.97'
S74°43'09"W 362.24'
S76°13'17"W 363.51'
S77°43'25"W 364.78'
S79°13'33"W 366.05'
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S82°13'49"W 368.59'
S83°43'57"W 369.86'
S85°14'05"W 371.13'
S86°44'13"W 372.40'
S88°14'21"W 373.67'
N89°15'31"W 374.94'
N87°45'23"W 376.21'
N86°15'15"W 377.48'
N84°45'07"W 378.75'
N83°14'59"W 380.02'
N81°44'51"W 381.29'
N80°14'43"W 382.56'
N78°44'35"W 383.83'
N77°14'27"W 385.10'
N75°44'19"W 386.37'
N74°14'11"W 387.64'
N72°44'03"W 388.91'
N71°13'55"W 390.18'
N69°43'47"W 391.45'
N68°13'39"W 392.72'
N66°43'31"W 393.99'
N65°13'23"W 395.26'
N63°43'15"W 396.53'
N62°13'07"W 397.80'
N60°42'59"W 399.07'
N59°12'51"W 400.34'
N57°42'43"W 401.61'
N56°12'35"W 402.88'
N54°42'27"W 404.15'
N53°12'19"W 405.42'
N51°42'11"W 406.69'
N50°12'03"W 407.96'
N48°41'55"W 409.23'
N47°11'47"W 410.50'
N45°41'39"W 411.77'
N44°11'31"W 413.04'
N42°41'23"W 414.31'
N41°11'15"W 415.58'
N39°41'07"W 416.85'
N38°10'59"W 418.12'
N36°40'51"W 419.39'
N35°10'43"W 420.66'
N33°40'35"W 421.93'
N32°10'27"W 423.20'
N30°40'19"W 424.47'
N29°10'11"W 425.74'
N27°40'03"W 427.01'
N26°09'55"W 428.28'
N24°39'47"W 429.55'
N23°09'39"W 430.82'
N21°39'31"W 432.09'
N20°09'23"W 433.36'
N18°39'15"W 434.63'
N17°09'07"W 435.90'
N15°38'59"W 437.17'
N14°08'51"W 438.44'
N12°38'43"W 439.71'
N11°08'35"W 440.98'
N09°38'27"W 442.25'
N08°08'19"W 443.52'
N06°38'11"W 444.79'
N05°08'03"W 446.06'
N03°37'55"W 447.33'
N02°07'47"W 448.60'
N00°37'39"W 449.87'
N00°52'33"E 451.14'
N02°22'41"E 452.41'
N03°52'49"E 453.68'
N05°22'57"E 454.95'
N06°53'05"E 456.22'
N08°23'13"E 457.49'
N09°53'21"E 458.76'
N11°23'29"E 460.03'
N12°53'37"E 461.30'
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N15°53'53"E 463.84'
N17°24'01"E 465.11'
N18°54'09"E 466.38'
N20°24'17"E 467.65'
N21°54'25"E 468.92'
N23°24'33"E 470.19'
N24°54'41"E 471.46'
N26°24'49"E 472.73'
N27°54'57"E 474.00'
N29°25'05"E 475.27'
N30°55'13"E 476.54'
N32°25'21"E 477.81'
N33°55'29"E 479.08'
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N59°27'45"E 500.67'
N60°57'53"E 501.94'
N62°28'01"E 503.21'
N63°58'09"E 504.48'
N65°28'17"E 505.75'
N66°58'25"E 507.02'
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N69°58'41"E 509.56'
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S11°39'23"W 147.02'
S09°69'31"W 148.29'
S08°39'39"W 149.56'
S06°69'47"W 150.83'
S05°40'55"W 152.10'
S03°70'03"W 153.37'
S02°40'11"W 154.64'
S00°70'19"W 155.91'
S00°59'27"E 157.18'
S02°29'35"E 158.45'
S03°59'43"E 159.72'
S05°29'51"E 160.99'
S06°59'59"E 162.26'
S08°30'07"E 163.53'
S10°00'15"E 164.80'
S11°30'23"E 166.07'
S13°00'31"E 167.34'
S14°30'39"E 168.61'
S16°00'47"E 169.88'
S17°30'55"E 171.15'
S19°01'03"E 172.42'
S20°31'11"E 173.69'
S22°01'19"E 174.96'
S23°31'27"E 176.23'
S25°01'35"E 177.50'
S26°31'43"E 178.77'
S28°01'51"E 180.04'
S29°31'59"E 181.31'
S31°02'07"E 182.58'
S32°32'15"E 183.85'
S34°02'23"E 185.12'
S35°32'31"E 186.39'
S37°02'39"E 187.66'
S38°32'47"E 188.93'
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S44°33'19"E 194.01'
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S47°33'35"E 196.55'
S49°03'43"E 197.82'
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S53°34'07"E 201.63'
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S56°34'23"E 204.17'
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S71°35'43"E 216.87'
S73°05'51"E 218.14'
S74°35'59"E 219.41'
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N59°39'59"E 257.51'
N58°10'07"E 258.78'
N56°40'15"E 260.05'
N55°10'23"E 261.32'
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N46°11'11"E 268.94'
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N43°11'27"E 271.48'
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N40°11'43"E 274.02'
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N35°42'07"E 277.83'
N34°12'15"E 279.10'
N32°42'23"E 280.37'
N31°12'31"E 281.64'
N29°42'39"E 282.91'
N28°12'47"E 284.18'
N26°42'55"E 285.45'
N25°13'03"E 286.72'
N23°43'11"E 287.99'
N22°13'19"E 289.26'
N20°43'27"E 290.53'
N19°13'35"E 291.80'
N17°43'43"E 293.07'
N16°13'51"E 294.34'
N14°43'59"

This instrument Prepared by:
Angela B. Rauber
101 E. Kennedy Boulevard
Tampa, Florida 33602
and Return To:
City of Ocala
Growth Management Department
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471
Attn: Karen Cupp, Development Coordinator

DEVELOPER'S AGREEMENT

(Winding Oaks Residential Phase 4)

THIS DEVELOPER'S AGREEMENT is made and entered into on the dates set forth below by and between the **CITY OF OCALA**, a Florida municipal corporation ("City") and **KL WINDING OAKS LLC.**, a Florida limited liability company (hereinafter "Developer"). City and Developer are collectively referred to herein as the "Parties."

WITNESSETH:

WHEREAS, Developer is the owner of the real property described on attached Exhibit "A" (the "Property"), which is located within the jurisdictional boundaries of the City; and

WHEREAS, Developer has previously filed an application for the approval of "**Winding Oaks Residential Phase 4**" a residential subdivision (the "Subdivision") of the Property, which is located on SW 49th Avenue Road; and

WHEREAS, Developer has previously submitted to the City a conceptual plan and construction plans for the Subdivision, which depict the construction of the Improvements (as defined below) relating to the Subdivision. Copies of the construction plans shall be kept on record at the Growth Management Department of the City and are, by reference, made a part of this Agreement; and

WHEREAS, City's Planning and Zoning Commission has recommended approval of the conceptual plans for the Subdivision subject to the parties entering into a Developer's Agreement in accordance with the applicable provisions of the City's Code of Ordinances; and

WHEREAS, the Parties wish to enter into this Developer's Agreement to set out the specific terms and conditions for approval of the Subdivision; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties do hereby agree as follows, which terms shall be binding upon the parties and their respective successors and assigns, as may be applicable:

1. **INCORPORATION OF RECITALS.** The parties agree and confirm that the above recitals are true and correct and incorporate their terms and provisions herein for all purposes.

2. **DEFINITIONS.** The following definitions shall have the following meanings for the purpose of this Agreement:

2.1 "**Agreement**" – shall refer to this Developer's Agreement, as the same may be subsequently amended, modified, or supplemented pursuant to its terms and provisions.

2.2 "**City**" – shall refer to the City of Ocala, a municipal corporation existing under the laws of the State of Florida.

2.3 "**Code**" – shall refer to the City's Code of Ordinances, as the same may be subsequently amended, modified, or supplemented.

2.4 "**Common Elements**" – shall refer to those portions of the Subdivision that will be either owned by or maintained by a Community Development District or Homeowner's Association as set forth in Section 7.

2.5 "**Community Development District ('CDD")**—shall refer to the local unit of special purpose government created under the F.S. Chapter 189.069, *et. seq*. which will become the owner of the Improvements of the Subdivision for the purposes of ownership and maintenance of the Improvements.

2.6 "**Developer**" – shall refer to **KL WINDING OAKS LLC**, a Florida limited liability company.

2.7 "**Development Regulations**" – shall refer to the Land Development Regulations of City. This definition will include any promulgated construction or design specifications of City.

2.8 "**District**" – shall refer to the Southwest Florida Water Management District, a public entity created under the laws of the State of Florida.

2.9 "**Equivalent Single-Family Residential Unit (ERU)**" – shall refer to each building designed for and occupied by one family (a single-family residence) served by the City through a single sewer service connection, or a five-eighths inch water meter, which shall constitute one equivalent single-family residential unit (i.e., one ERU). By definition, one ERU shall have the following characteristics: (1) Average sewage flow of 250 gallons per day. (2) Nineteen or less fixture units. (3) Average water consumption of 300 gallons per day.

2.10 "**Homeowners' Association**" – shall refer to the Florida not-for-profit Corporation which will be incorporated for the benefit of the owners of Lots in the Subdivision, and which will become owner of the Private Improvements within the Subdivision for the purposes of ownership and maintenance of the Private Improvements

2.11 "**Improvements**" – shall refer to those roadways, stormwater conveyance system improvements, stormwater retention areas, sanitary sewer mains, sanitary sewer lines, water mains, water lines, water meters, fire hydrants, traffic control devices, street lights, electrical infrastructure, sidewalks and grading and appurtenances which are depicted upon the Plans for the Subdivision which have been filed by the Developer with the City.

2.12 "**Lot**" – shall refer to an individual lot shown on the Plat of the Subdivision.

2.13 "**Plans**" – shall refer to the conceptual plan and construction plans for the Subdivision, which depict the construction of the Improvements. Copies of the Plans shall be kept on record at the offices of the Growth Management Department, and by reference are made a part of this Agreement.

2.14 "**Plat**" – shall refer to the Plat of the Subdivision, after it has been recorded in the Public Records of Marion County, Florida.

2.15 "**Property**" – shall refer to the real property located in Marion County, Florida described on attached Exhibit "A".

2.16 "**Private Improvements**"- shall refer to the internal private rights of way, drainage retention areas, stormwater conveyance system, and all common areas for landscaping and pedestrian access and appurtenances related thereto lying within the Subdivision.

2.17 "**Public Improvements**" –shall refer to SW 71st Place Road constructed as part of the improvements and associated stormwater conveyance system within the right of way, the water system Improvements, sanitary sewer system Improvements. Water system improvements will be Public Improvements with respect to the water mains, water meters, and fire hydrants. Water system improvements will be Public Improvements only to the point of metering. Sanitary sewer system Improvements will be Public Improvements with respect to the sanitary sewer mains and manholes, lift stations, and sanitary sewer lines and services within the public right of way.

2.18 "**Subdivision**" – shall refer to the proposed residential Subdivision located on the property, which will be named Winding Oaks Residential Phase 4.

2.19 "**Tract**" – shall refer to any individual parcel of property designated as a "*Tract*" on the Plat of the Subdivision.

3. **APPROVAL**. The City hereby approves the Plans the Subdivision.

4. **COVENANTS OF DEVELOPER**. In addition to the other covenants and agreements of Developer set forth specifically elsewhere in this Agreement, Developer covenants and agrees:

4.1 To construct at its own expense all Improvements for the Subdivision according to the Plans and according to the City's Development Regulations, within a period of two (2) years from the date of this Agreement, unless otherwise provided for herein, provided that additional time may be mutually agreed upon in the event of delays caused or due to Acts of God, strikes, or other circumstances not controlled by Developer.

4.2 To amend or modify the Plans as required to comply with future City standards and specification for those Improvements which are not constructed within two (2) years of the date of this Agreement, should those standards and specifications change prior to the construction of such Improvements.

4.3 To provide to the City a current title opinion acceptable to the City which attests to Developer's ownership of the Property and its right to enter into this Agreement. Developer further agrees not to enter into any Agreement that would affect the validity of such title opinion until such time as this Agreement has been executed and recorded in the Public Records of Marion County, Florida.

4.4 To retain a professional engineer registered in the State of Florida to (i) provide the required certification of completion in *"As-Built"* drawings; and (ii) act on behalf of and represent the Developer in technical matters in all dealings with the City; and (iii) to complete the transfer of the water and sanitary system to the City; and to complete the transfer of stormwater system ownership and roads to HOA or CDD maintenance (as applicable) per the District prior to City acceptance of the system.

4.5 To provide a full set of reproducible *"As-Built"* plans for the Improvements, certified to City by Developer's engineer in detail to the extent required by the City Engineer, together with actual itemized construction and engineering cost summaries for the Improvements, such itemization to be certified by the Developer's engineer and submitted on a form approved by the City Engineer.

4.6 To obtain and abide by all terms of any and all permits which may be required by the State of Florida, Marion County, the District or City with respect to the Subdivision and the construction of the Improvements, all at no cost to City.

4.7 To provide City with complete, legally effective, releases or waivers of lien, in form and amount acceptable to City, of any liens, rights, or claims arising out of this Agreement, and the labor and service performed and materials and equipment furnished thereunder.

4.8 To pay City, at the time of the recording of the Plat of the Subdivision, a solid waste system fee in the amount of $84,800.00, representing a fee in the amount of Two Hundred Sixty-Five Dollars ($265.00) per residential unit for the impact upon City's solid waste system calculated at $265.00 per lot times (x) three hundred twenty (320) lots. At the time of recording of the Plat for the sub-phases payment is due for those lots being platted.

4.9 To pay all applicable fees in accordance with the City Code.

4.10 To furnish or cause to be furnished to City by Developer's contractor proof of insurance, submitted to the City Engineer, confirming the existence of a liability insurance company insurance coverage to protect City within any dedicated rights-of-way or easements during the construction and maintenance period of this Agreement, which insurance shall satisfy all applicable City insurance standards.

4.11 To execute and deliver to City, at the request of City, a dedication, assignment or deed conveying to City ownership of all Public Improvements, and to maintain and repair all Public Improvements for a period of one (1) year after the completion of construction thereof and acceptance by the City.

4.12 To provide to City adequate assurance, in a form acceptable to City, in an amount equal to twenty percent (20%) of the actual costs of the Public Improvements, that Developer will comply with the maintenance obligations regarding the Public Improvements as required under the terms of this Agreement. Said assurance shall remain in effect for the duration of the one (1) year maintenance period described elsewhere in this Agreement. An eleven (11) month inspection will be conducted, prior to the release of the adequate assurance, of the Public Improvements and should all required corrections not be made prior to the expiration of the one (1) year maintenance period the City shall have the right to utilize the adequate assurance to make the necessary corrections to the Public Improvements.

4.13 To construct SW 71st Place Road from SW 49th Avenue Road to SW 54th Court Road, as described in Exhibit "B" and to provide street lighting in accordance with City Ordinance Section 70-621 utilizing standard City of Ocala Electric Utility (OEU) LED streetlighting fixtures and poles.

4.14 To construct SW 54th Court Road from SW 60th Avenue to SW 66th Street, as described in Exhibit "B" and to provide street lighting in accordance with City Ordinance Section 70-621 utilizing standard OEU LED streetlighting fixtures and poles.

4.15 To install two (2) parallel 6-inch conduits along SW 49th Avenue Road down to parcel 35512-001-06, City lift station parcel as part of the electric infrastructure to serve the Subdivision. Provide streetlighting along SW 49th Ave Road in accordance with City Ordinance Section 70-621, utilizing standard OEU LED streetlighting fixtures and poles.

4.16 To provide streetlighting along both sides of SW 66th St in accordance with City Ordinance Section 70-621, utilizing standard OEU LED streetlighting fixtures and poles, for the length of the Phase-4 boundary.

4.17 To construct all electric conduit infrastructure as identified by the OEU electrical infrastructure design, pay for all electricity infrastructure installed by OEU, and to

provide all easements necessary to fully protect the City's rights of utilization, construction, access, and maintenance in accordance with Article VI of the City Ordinance.

5. **COVENANTS OF CITY**. City covenants and agrees:

5.1 To accept and perpetually maintain the Public Improvements within the boundaries of the Subdivision upon the acceptance of the Improvements and after the completion of the one (1) year maintenance period.

5.2 That, if the provisions of Sections 7.1, 7.2 and 7.3 below are not applicable, upon completion of the Improvements, and upon approval of the Subdivision by the City, all of which must be in accordance with the provisions of this Agreement, it will permit connections to City's water and sewer systems with respect to the property within the Subdivision, including Lots and commercial parcels.

5.3 That, if the provisions of Sections 7.1, 7.2 and 7.3 below are applicable, it will issue building permits for the construction of residences on Lots located in the Subdivision, and will make all customary building inspections during the construction thereof, but City will be authorized to withhold the issuance of certificates of occupancy for building structures constructed on Lots until (i) all supporting improvements for the Lots have been constructed and approved by City; and (ii) the final Plat has been recorded for the each phase or sub-phase that is under development.

5.4 To provide potable water and sanitary sewer utility service for the Subdivision.

5.5 To provide electrical service for the Subdivision per Exhibit "C".

6. **DOMESTIC AND WASTEWATER IMPROVEMENTS**. The Parties agree that domestic water and wastewater improvements will be constructed to serve the Subdivision as follows:

6.1 As more fully detailed in the Memorandum from Kimley-Horn and Associates, Inc. dated May 21, 2024 re: Winding Oaks – Residential Utility Demand Calculations attached hereto as Exhibit "D", the City will complete the following utility extensions to serve the Subdivision with sufficient capacity for the first 849 ERUs from the Subdivision (a combination of residential homes and amenities requiring sanitary sewer service and residential homes currently under construction as of the effective date of this Agreement:

6.1.1 Twelve-inch (12") diameter water main approximately 900 linear feet west along SW 66th Street to connect the SW 49th Avenue Road unconnected water main to the existing system within the Heath Brook PD project.

6.1.2 Six-inch (6") diameter sanitary sewer force main approximately 900 linear feet west along SW 66th Street to connect the SW 49th Avenue Road

unconnected force main to the existing force main along SW 61st Road and the existing City lift station (No. 134), located in the Heath Brook PD project.

6.1.3 After installation of the infrastructure described in 6.1.1 and 6.1.2, it was determined by the City that these utilities are in conflict with an existing Duke Energy utility easement. To alleviate the conflict for the sanitary sewer force main, the Developer will install a six-inch (6") diameter sanitary sewer force main approximately 990 linear feet west along the south side of SW 66th Street to connect the SW 49th Avenue Road unconnected force main to the existing force main along SW 61st Road and the existing City lift station (No. 134), located in the Heath Brook PD project. This installation includes installation via directional drill under SW 66th Street. The City shall reimburse the Developer One Hundred Thirty Nine Thousand, Nine Hundred Forty Five and No/100 Dollars (**$139,945.00)** for the material and installation to serve the Project.

6.2 City will complete the following utility extensions to serve the remaining residential homes in the Winding Oaks PD:

6.2.1 City will extend the existing twelve-inch diameter force main and 12-inch diameter water main (the "SW 49th Avenue Road Street Utilities Extension") approximately 4,800 linear feet north of SW 66th Street along the planned Marion County roadway extension of SW 49th Avenue Road (the "SW Avenue Road Extension") in accordance with the completed design plans for the utility extensions, which are on file in the Offices of the City of Ocala as 21301 SW 49th/40th Avenue PH 1 Water and Sewer project. The force main extension will connect to the proposed sanitary sewer system and regional lift station being constructed with the Ridge at Heath Brook PD project.

6.2.2 City will design and construct the Winding Oaks PD regional lift station on Parcel No. 35512-001-06, already dedicated to the City.

6.3 The Parties agree that if Marion County has completed the SW 49th Avenue Road Extension, but City has not provided funding for the SW 49th Avenue Road Utilities Extension by the time at which Residential Phases 2, 3A, 3B, 4A, 4B, and their anticipated amenities are constructed (approximately 650 ERUs), then the Developer may provide funding for the SW 49th Avenue Road Utilities Extension. In exchange for any funds contributed by Developer to pay for the SW 49th Avenue Road Utilities Extension, City shall provide water and wastewater impact fee credits in an amount equal to Developer's contribution. The specific terms and conditions shall be established in an Impact Fee Credit Agreement in substantially the same form as attached hereto as Exhibit "E".

6.4 As more fully detailed in the Memorandum from Kimley-Horm and Associates, Inc. dated May 15, 2024 re: Winding Oaks Master Lift Station attached hereto as Exhibit "F", the Parties agree that if the SW 49th Avenue Road Extension and SW

49th Avenue Road Utilities Extension is not complete by the time at which Residential Phases 2, 3A, 3B, 4A, 4B, and their anticipated amenities are constructed (approximately 650 ERUs), then Developer may construct all Improvements necessary to extend the existing utility lines in the Heath Brook PD to accommodate building of all future Winding Oaks PD future phases (the "Heath Brook Utility Expansion"). In exchange for any funds or land contributed for the Heath Brook Utility Expansion, City shall provide water and wastewater impact fee credits in amount equal to Developer's contribution. The specific terms and conditions shall be established in an Impact Fee Credit Agreement in substantially the same form as attached hereto as Exhibit "F".

7. **RECORDING PLAT**. City will allow the immediate recording of the Plat of the Subdivision, and the conveyance of Lots in the Subdivision (or portions thereof). If Developer complies with the following provisions of this Section. If Developer elects not to provide a Letter of Credit or other acceptable surety to City to guarantee the construction of the Improvements for the Subdivision, the Plat will be recorded upon the completion of the construction of the Improvements in accordance with the Plans, and the acceptance thereof by City. If Developer elects to provide to City a Letter of Credit, or some other acceptable surety, the following provisions will apply:

7.1 **Cost Estimate.** Developer will submit to City, and City will review and approve, a "*Cost Estimate*" prepared by Developer's Engineer. The Cost Estimate must be certified to City.

7.2 **Letter of Credit**. Upon Developer providing to City a Letter of Credit issued by a financial institution authorized to do business in the State of Florida in the amount of one hundred twenty percent (120%) of the approved Cost Estimate which guarantees to City the performance of Developer's obligations under this Agreement, (which Letter of Credit must be in form and content acceptable to City and City's attorney) City will complete the execution of the Plat of the Subdivision and allow the Plat to be recorded in the Public Records of Marion County, Florida.

7.3 **Sale of Lots or Tracts**. Upon the recording of the Plat for each phase of the Subdivision, Developer will be entitled to convey individual Lots or Tracts in the applicable phase of the Subdivision to third party purchasers. The purchasers of any Lots will be entitled to submit building plans , procure building plan approvals, procure construction permits, and subject to paragraph 5.3 of this Agreement procure Certificates of Occupancy for improvements constructed on Lots in accordance with the normal approval procedures of City as established under the City Code. No purchaser of a Lot or Tract in the Subdivision will be obligated to complete the obligations of Developer to City under the terms of this Agreement in order to procure the issuance of a final Certificate of Occupancy by City for the purchaser's improvements constructed on a Lot or Tract in the Subdivision but City shall not be required to issue such Certificate of Occupancy until the conditions in paragraph 5.3 of the Agreement have occurred.

8. **DEVELOPMENT STANDARDS.** Subdivision construction shall be in accordance with the approved Winding Oaks PD Plan and Standards Book, and as may be amended.

9. STORMWATER DRAINAGE FACILITIES. Installation and maintenance of the stormwater drainage facilities (including, without limitation, the improvements previously referred to as the stormwater conveyance system improvements and stormwater retention areas) located in the Subdivision shall be in accordance with the following provisions.

9.1 **Construction Standards**. All stormwater drainage facilities, whether or not such facilities are to be dedicated to the public, will be constructed to the construction standards and Development Regulations of City, and the regulations of the District.

9.2 **Disclaimer of Responsibility**. City does not assume responsibility for surface stormwater runoff from individual Lots to adjacent Lots or adjacent properties, the responsibility of which shall be solely that of Developer.

10. SIDEWALKS. The plans for the Subdivision include an entrance roadway sidewalk providing pedestrian access from the Subdivision to **SW 49th Avenue Road**, and construction of an internal sidewalk system. In addition to those specifications shown on the Plans, the following provisions shall apply with respect to sidewalks to be installed in the Subdivision and along **SW 49th Avenue Road**:

10.1 Developer has completed installation of the sidewalk adjacent to **SW 49th Avenue Road**. Developer shall install the sidewalk connecting the **SW 71st Street and SW 49th Avenue Road** sidewalk to the internal sidewalk system of the Subdivision, at the time of the construction of the Improvements.

10.2 All sidewalks within the Subdivision located in common areas shall be constructed by Developer simultaneous with the construction of road Improvements. All sidewalks within the Subdivision located in front of single family residential lots will be constructed separately for each lot at the time of the construction of the single family structure on the lot.

11. **TRAFFIC CONTROL DEVICES**. All traffic control devices to be constructed by Developer shall be constructed in accordance with the construction standards of City.

12.ELECTRICAL INFRASTRUCTURE AND SERVICES. Electric utility infrastructure and service provisions shall follow the policies and procedures in accordance with the City Code of Ordinances, Sec. 70-541 thru Sec. 70-720.

13. REPAIR OF DEFECTIVE IMPROVEMENTS: With respect to any of the Improvements which are subject to a one (1) year period of maintenance by Developer, as set forth elsewhere in this Agreement, if during the maintenance period City provides notice to Developer that the Improvement needs repair or replacement, Developer will, at its sole expense, immediately initiate the repair and replacement of the defective Improvements, and pursue the completion of the repair and replacement with due diligence. Such repair or replacement must be completed

prior to City assuming responsibility for permanent maintenance (as to any portion of the Improvements for which repair or replacement is underway at the expiration of the one (1) year maintenance period).

14. BUILDING PERMITS – MODEL UNITS. Subject to the terms of this Section, the City agrees to issue to Developer, upon submission by Developer to City of the required applications and supporting documentation and any applicable fees, building permits necessary for the construction of the buildings for the attached single family residences, where each unit within the building will be an individual Lot when the final plat of the Subdivision is recorded. With respect to the issuance of these permits Developer agrees as follows:

14.1 Developer acknowledges that City will not issue Certificates of Occupancy with respect to any residence constructed until the conditions in paragraph 5.3 of this Agreement have occurred.

14.2 The actions of City under this Agreement allowing the issuance of building permits to Developer for the construction of a model unit or model units does not in any fashion constitute the acceptance of the Improvements in the Subdivision by City as completed in accordance with the Plans, or the final Plat of the Subdivision. Developer must comply with the applicable City regulations and normal procedures in procuring final City acceptance and final City approval of the Plat for recording.

14.3 Developer agrees that Developer will not sell or convey any interest in that portion of the Property upon which any model unit is constructed pursuant to the terms of this Agreement prior to the final acceptance of the improvements by City (or provisions of a surety to City as set forth above) and the recording of the Plat of the Subdivision.

14.4 When Developer makes application to City for a building permit for this Agreement Developer must submit a sketch showing the lot upon which the residential unit will be constructed and the legal description of said lot. The parcel for which the building permit is issued must correspond to what will be a single lot when the Plat of the Subdivision is recorded.

14.5 The Developer hereby agrees to indemnify and hold City harmless from any and all losses, claims, damages, expenses, judgments, litigation expenses, attorneys' fees or other liabilities of any nature incurred by the City as a result of this Agreement by the City to issue building or development permits to the Developer as described in this Section. This grant of indemnity will expressly survive the termination of this Agreement and the acceptance and recording of the final Plat of the Subdivision.

15. **GENERAL PROVISIONS**. The following General Provisions shall apply to this Agreement:

15.1 **Notices**. Any notices required or permitted hereunder, and all demands and requests given or required to be given by any party hereto to another party, shall be in writing unless otherwise provided herein and shall be deemed given when received, if personally delivered or sent by telex, telegram, or if sent by Federal Express (which term shall be deemed to include within it any other nationally recognized reputable firm or overnight couriers) or if mailed, if such notice has been delivered to the United States Postal Service with postage prepaid and properly marked for certified or registered mail with a request for return receipt.

15.2 **Developer's Address.** If given to Developer any notice hereunder shall be addressed and given as follows:

KL Winding Oaks, LLC
Attn:
105 NE 1st Street
Delray Beach, Florida 33444

With Copy to:

15.3 **City's Address.** If given to City:

City of Ocala
Attn: City Manager
110 SE Watula Avenue
Ocala, Florida 34471

With copy to

City of Ocala
City Engineer's Office
1805 NE 30th Avenue, Building 600
Ocala, FL 34470

Any party hereto may change the address or addresses to which notice is to be sent by giving written notice of such change to all other parties executing this Agreement, in the manner provided herein.

15.4 **Headings**. The headings contained within this Agreement are for identification purposes only, and shall not be construed to amend, modify, or alter the terms of the Agreement.

15.5 **Litigation**. With respect to any litigation arising out of this Agreement, or to resolve any claims or controversies arising out of or in connection with this Agreement, then the non-prevailing party will pay all reasonable costs incurred by the prevailing party, including reasonable attorneys' fees, suit costs and expenses, which attorneys' fees, suit costs and expenses shall include all such fees, costs and

expenses incurred with respect to any trial level activities, bankruptcy proceedings, appellate proceedings, or post-judgement proceeding related thereto.

15.6 **Binding Effect**. The Parties represent to each other that each party fully understands the facts surrounding this Agreement and each is signing this Agreement fully and voluntarily, intending to be bound by it. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their respective spouses, heirs, executors, administrators and assigns. There are no representations or warranties other than those set forth herein.

15.7 **Severability.** In the event any provision or Section of this Agreement is determined to be invalid or unenforceable, such determination shall not effect the enforceability or the validity of the remaining provisions of this Agreement.

15.8 **Survival of Representations and Warranties.** All representations and warranties contained herein are made in writing by the parties in connection herewith shall survive the execution and delivery of this Agreement.

15.9 **Successors and Assigns**. All covenants and agreements in this Agreement made by or on behalf of any parties hereto shall bind and inure to the benefit of the respective successors and assigns of the parties hereto, whether so expressed or not.

15.10 **Applicable Law**. This Agreement is being delivered in the State of Florida, and shall be construed and enforced in accordance with the laws of the State of Florida. The venue for any legal proceeding arising out of this Agreement shall be Marion County, Florida.

15.11 **Counterparts**. This Agreement may be executed simultaneously in several counterparts, each of which shall be deemed an original, and it shall not be necessary in making proof of this Agreement to produce or account for more than one such counterpart.

15.12 **Gender**. As used in this Agreement, the masculine shall include the feminine and neuter, the singular shall include the plural, and the plural shall include the singular as the context may require.

15.13 **Facsimile Copy**. Any party may rely upon receipt of a signed facsimile or copy of this Amendment, signed by that party as though the same were an original.

15.14 **City Code**. No provision of this Agreement shall supersede or take precedent over any existing ordinances, regulations or codes of the City.

15.15 **Exercise of Rights**. All rights, power and remedies provided herein may be exercised only to the extent that the exercise thereof does not violate any law, and

are intended to be limited to the extent necessary so that they will not render this Agreement invalid, illegal, or unenforceable under any applicable law.

15.16 **Entire Agreement**. This Agreement shall constitute the entire agreement of the parties hereto; all prior agreements between the parties, whether written or oral, are merged herein and shall be of no force or effect. This Agreement cannot be changed, modified or released orally, but only by an agreement in writing signed by the parties against whom enforcement of said change, modification or discharge is sought.

16. **DEFAULT**. In the event that Developer defaults under this Agreement by, without limitation, failing to construct improvements or pay amounts as and when required hereunder:

16.1 City may pursue all remedies available at law and equity;

16.2 City may withhold issuance of building permits, certificates of occupancy or other City permits, approvals or development orders; and

16.3 If the default consists the failure to pay money:

16.3.1 City may declare any remaining payments due under this Agreement immediately due and payable by providing written notice of such acceleration to Developer, and Developer will then immediately pay the full amount owed; and

16.3.2 Any unpaid amount shall accrue interest at the maximum rate allowed by law.

[Signature Page Follows]

IN WITNESS WHEREOF the parties hereto have executed this DEVELOPER'S AGREEMENT on the dates below.

AS TO CITY:

APPROVED AS TO FORM AND LEGALITY:

William E. Sexton,

City Attorney

CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION

By: _____
Kristen M. Dreyer
President
Ocala City Council

Date:

ATTEST:

_____
Angel B. Jacobs, City Clerk

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of __ physical presence or __ online notarization, this _____day of _____, 20__, by Kristen M. Dreyer, as President of Ocala City Council, on behalf of the City of Ocala, a Florida municipal corporation.

_____
Notary Public, State of Florida

Name: (Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

☐ Personally known OR Produced Identification (if this box is checked, fill in blank below).

Type of Identification Produced: _____

Signed and delivered in our presence as witnesses:

_____

Print Name: _____

AS TO DEVELOPER:

KL WINDING OAKS LLC

BY: _____

Print Name:_____

TITLE: Manager

STATE OF FLORIDA
COUNTY OF MARION

The foregoing DEVELOPER'S AGREEMENT was acknowledged before me by means of __ physical presence or __ online notarization, this _____ day of _____, 20__, by _____, as _____.

_____
Notary Public, State of Florida

Name:_____
(Please print or type)

Commission Number:
Commission Expires:

Notary: Check one of the following:

☐ Personally known OR Produced Identification (if this box is checked, fill in blank below)

Type of Identification Produced: _____

EXHIBIT A

SKETCH OF DESCRIPTION FOR:

RESIDENTIAL BOUNDARY PHASE 4

SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

DESCRIPTION:

PHASE 4:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 9, S.89°58'15"E., 2,643.55 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE SOUTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 S.89°14'12"E., 1313.57 FEET; THENCE N.00°36'16"E., 81.18' TO THE NORTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET (VARIES RIGHT OF WAY PER OFFICIAL RECORDS BOOK 6933, PAGE 1892 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA); THENCE N.18°08'01"E 3272.80 FEET TO THE EASTERLY BOUNDARY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N.30°09'26"W. 201.80 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 35°51'02", AND A CHORD BEARING AND DISTANCE OF N.48°05'52"W., 1,245.27 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,265.82 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.23°58'31"E., 95.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2,118.00 FEET, A CENTRAL ANGLE OF 15°16'31", AND A CHORD BEARING AND DISTANCE OF N.73°39'44"W., 562.99 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 564.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 52°18'56", AND A CHORD BEARING AND DISTANCE OF N.55°08'31"W., 44.08 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 103.00 FEET, A CENTRAL ANGLE OF 19°19'27", AND A CHORD BEARING AND DISTANCE OF N.38°38'47"W., 34.57 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.74 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE

CONTINUE NEXT PAGE...

NOTES:

1. DATE OF SKETCH: AUGUST 24, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
5. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH:2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
6. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
7. THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.

LEGEND:

—/\/\/—	LINE BREAK
R/W	RIGHT-OF-WAY
CONC.	CONCRETE
LS	LAND SURVEYOR
LB	LICENSED BUSINESS
NO.	NUMBER
℄	CENTERLINE
P.C.	POINT OF CURVATURE
P.I.	POINT OF INTERSECTION
L	ARC LENGTH
R	RADIUS
Δ	DELTA (CENTRAL ANGLE)
CB	CHORD BEARING
CH	CHORD DISTANCE
○	CHANGE IN DIRECTION

NOTE: THIS IS NOT A SURVEY
SHEET 1 OF 3
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON, P.S.M., C.F.M.- LS 6553
OF JCH CONSULTING GROUP, INC.

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

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT + SURVEYING & MAPPING
PLANNING + ENVIRONMENTAL + G.I.S.
CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M.- LS 6553
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com

DRAWN:	M.A.	J.O.# 16365
REVISED:		DWG.# 16365SK
CHECKED:	C.J.H.	SHEET 1 OF 3
APPROVED:	C.J.H.	NOC RES PHASE 4
SCALE: ---		

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Drawing name: Z:\Projects\16365 Winding Oaks Farm; Jenkins\DWG\Kolter Land\Sketch\NOC\Phase 4\16365SK (Residential Phase 4 NOC).dwg SHEET 1 Aug 27, 2024 9:39am by: maric

SKETCH OF DESCRIPTION FOR:

RESIDENTIAL BOUNDARY PHASE 4

SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

CONTINUE...

CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 51°59'33", AND A CHORD BEARING AND DISTANCE OF N.22°18'44"W., 87.66 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.74 FEET TO A POINT OF TANGENCY; THENCE N.03°41'03"E., 109.32 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 02°41'24", AND A CHORD BEARING AND DISTANCE OF N.02°20'21"E., 14.08 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.08 FEET TO A POINT OF TANGENCY; THENCE N.00°59'39"E., 327.87 FEET; THENCE N.89°00'20"W., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.44°00'21"W., 35.36 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N.89°00'21"W., 5.00 FEET; THENCE N.00°59'39"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°59'39"E., 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE N.00°59'39"E., 155.00 FEET TO A POINT ON THE SOUTHERLY MAINTAINED RIGHT OF WAY OF S.W. 66TH STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS MAP BOOK 2, PAGES 37 THROUGH 41, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING TWO (2) COURSES: (1) S.89°00'21"E., 2,019.15 FEET; (2) THENCE S.88°51'31"E., 971.93 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY, ALONG THE WESTERLY RIGHT OF WAY OF S.W. 49 AVENUE ROAD (A 125 FEET RIGHT OF WAY PER OFFICIAL RECORDS BOOK 6933, PAGE 1892) THE FOLLOWING SIX (6) COURSES: (1) THENCE S.01°08'29"W., 44.88 FEET; (2) THENCE S.43°59'16"E., 28.22 FEET; (3) THENCE S.02°36'54"W., 154.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 13°26'23", AND A CHORD BEARING AND DISTANCE OF S.09°19'32"W., 432.96 FEET; (4) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 43°48'46", AND A CHORD BEARING AND DISTANCE OF S.37°57'47"W., 1,509.53 FEET; (5) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,546.95 FEET TO THE END OF SAID CURVE; (6) THENCE S.59°51'28"W., 399.41 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 92.76 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N30°09'26"W	201.80
L2	N23°58'31"E	95.26
L3	N3°41'03"E	109.32
L4	N0°59'39"E	327.87
L5	N89°00'20"W	50.00
L6	N89°00'21"W	5.00
L7	N0°59'39"E	50.00
L8	N0°59'39"E	155.00
L9	S89°00'21"E	2019.15
L10	S88°51'31"E	971.93
L11	S1°08'29"W	44.88
L12	S43°59'16"E	28.22
L13	S2°36'54"W	154.44
L14	S59°51'28"W	399.41

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	1265.82	2023.00	035°51'02"	1245.27	N48°05'52"W
C2	564.67	2118.00	015°16'31"	562.99	N73°39'44"W
C3	45.65	50.00	052°18'56"	44.08	N55°08'31"W
C4	34.74	103.00	019°19'27"	34.57	N38°38'47"W
C5	90.74	100.00	051°59'33"	87.66	N22°18'44"W
C6	14.08	300.00	002°41'24"	14.08	N02°20'21"E
C7	39.27	25.00	090°00'00"	35.36	N44°00'21"W
C8	39.27	25.00	090°00'00"	35.36	N45°59'39"E
C9	433.95	1850.00	013°26'23"	432.96	S09°19'32"W
C10	1546.95	2023.00	043°48'46"	1509.53	S37°57'47"W

NOTE: THIS IS NOT A SURVEY
SHEET 2 OF 3
ONE IS NOT COMPLETE
WITHOUT THE OTHERS

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CERTIFICATE OF AUTHORIZATION NO. LB 8071 CHRISTOPHER J. HOWSON, P.S.M., C.F.M. - LS 6353
426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 FAX (888) 272-8335 www.JCHcg.com

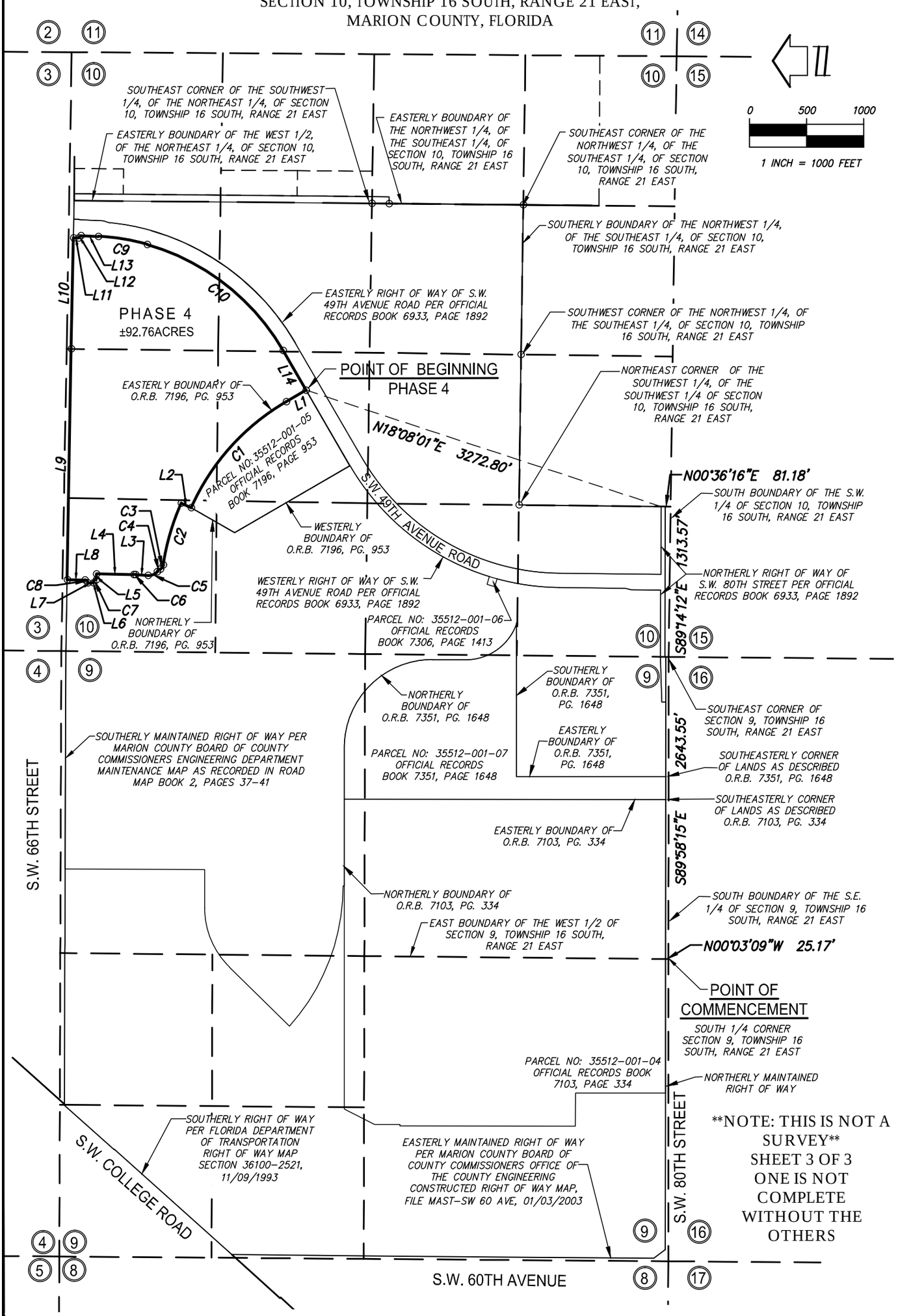
DRAWN:	M.A.	J.O.# 16365
REVISED:		DWG.# 16365SK
CHECKED:	C.J.H.	SHEET 2 OF 3
APPROVED:	C.J.H.	NOC RES PHASE 4
SCALE: ---		

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SKETCH OF DESCRIPTION FOR:

RESIDENTIAL BOUNDARY PHASE 4

SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA

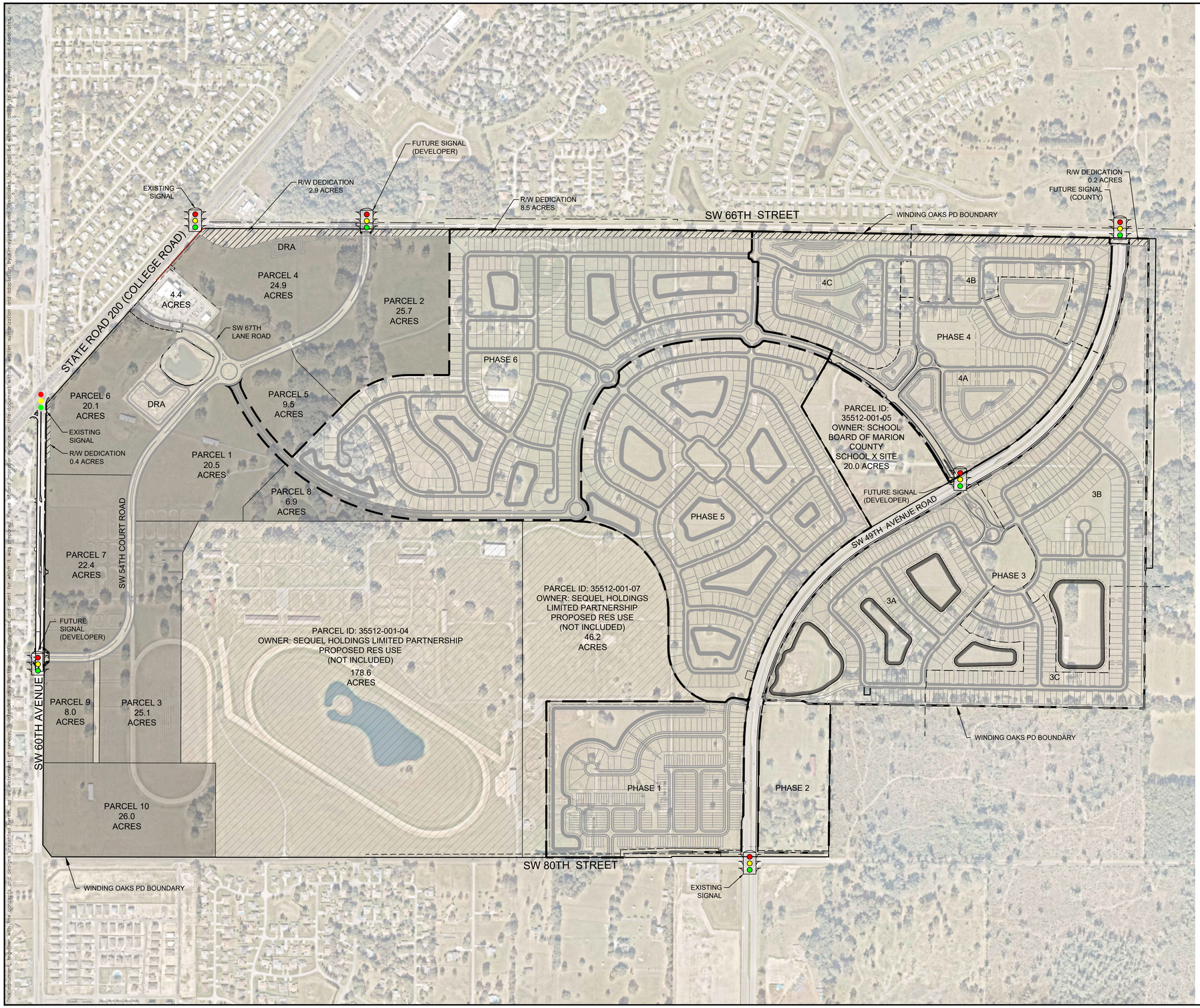


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DRAWN:	M.A.	J.O.# 16365
REVISED:		DWG.# 16365SK
CHECKED:	C.J.H.	SHEET 3 OF 3
APPROVED:	C.J.H.	NOC RES PHASE 4
SCALE: 1" = 1000'		

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EXHIBIT B



SINGLE FAMILY RESIDENTIAL SUMMARY

PHASE 1	EXPRESS - 40' x 110'	21
	DRH - 50' x 110'	42
	TOWN HOMES FOR SALE	160
	TOWN HOMES FOR RENT	80
	TOTAL	**303**
PHASE 2	EXPRESS - 40' x 110'	77
	TOTAL	**77**
PHASE 3	FREEDOM VILLAS - 37.5' x 110'	114
	FREEDOM - 40' x 110'	206
	FREEDOM - 50' x 110'	183
	TOTAL	**503**
PHASE 4	EXPRESS - 40' x 110'	108
	EXPRESS - 50' x 110'	85
	DRH - 50' x 110'	87
	DRH - 60' x 115'	40
	TOTAL	**320**
PHASE 5	EXPRESS - 40' x 110'	107
	EXPRESS - 50' x 110'	150
	TRADITIONAL - 50' x 110'	98
	TRADITIONAL - 60' x 110'	38
	TOTAL	**393**
PHASE 6	EXPRESS - 50' x 110'	60
	TRADITIONAL - 50' x 110'	234
	TRADITIONAL - 60' x 110'	138
	TOTAL	**432**
	GRAND TOTAL	***2,028***

SUB-PHASE SUMMARY PHASE 3

PRODUCT/SUBPHASE	3A	3B	3C
FREEDOM VILLAS - 37.5' x 110'	38	42	34
FREEDOM - 40' x 110'	66	73	67
FREEDOM - 50' x 110'	56	73	54
TOTAL	**160**	**188**	**155**

SUB-PHASE SUMMARY PHASE 4

PRODUCT/SUBPHASE	4A	4B	4C
EXPRESS - 40' x 110'	39	39	30
EXPRESS - 50' x 110'	36	16	33
DRH - 50' x 110'	32	27	28
DRH - 60' x 115'	16	10	14
TOTAL	**123**	**92**	**105**

No.	REVISIONS	DATE	BY

Kimley»Horn

© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
STEWART L. HILL, P.E.
FLORIDA LICENSE NUMBER
79410
DATE: ____

KHA PROJECT 142800009
DATE DECEMBER 2023
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

DEVELOPMENT MASTER PLAN

WINDING OAKS

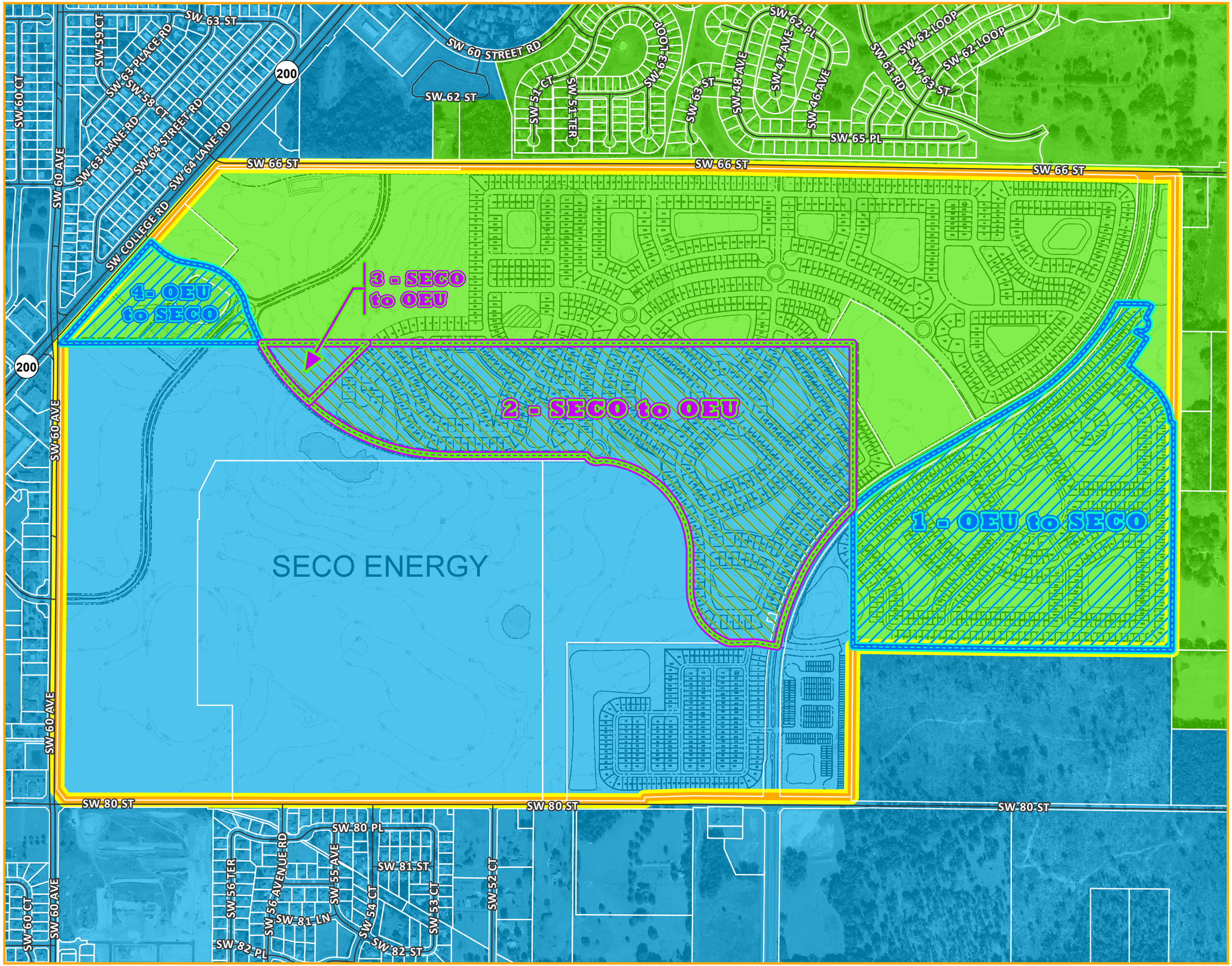
PREPARED FOR
D.R. HORTON, INC

CITY OF OCALA FLORIDA

SHEET NUMBER
1 OF 1

K:\OCA_Civil\142800009-Winding Oaks - DR\HC\42MMaster Plan\142800009-Master Plan.dwg, Layout1.pmp3 Feb 07, 2024 Ximena Ibiricu
XREFS: xBase-Pm1 - 142800009-xBase-Ph2 - 142800009-xBase-Ph2-040997028.xBase Ph3-040997028.xBase-Roads-142733001.xBase-POND-040997028.xsase-60sec-142733001.xBase-665s-142733001.xBase-Ph3-142800209
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SECO Energy Proposal: Winding Oaks Planned Development Redraws



Winding Oaks Planned Development Boundary

SECO Energy Redraw Proposal:

OEU to SECO: Area 1 & 4

SECO to OEU: Area 2 & 3

Current Utility Service Territory:

SECO Energy (SECO)

Ocala Electric Utility (OEU)

Parcel

Road

Feet

0 250 500 1,000 1,500 2,000

Disclaimer: Sumter Electric Cooperative Inc., creates and administers information for its own specific needs. The information contained herein may not be suitable for other purposes. This information is provided "as is" with no warranty, expressed or implied, as to its accuracy, completeness or usefulness for any particular purpose. No one other than Sumter Electric Cooperative, Inc. may rely on the accuracy hereof.

Revision: C | 171 | Date Published: 3/1/2022

Kimley»Horn

MEMORANDUM

To: Mr. Brian Mihelich, D.R. Horton

From: Stewart L. Hill, P.E.; Kimley-Horn and Associates, Inc.

Date: May 21, 2024

RE: ***Winding Oaks – Residential Utility Demand Calculations***
Kimley-Horn Project Number 142800009

BACKGROUND

The Winding Oaks Planned Development (PD) project consists of approximately ±735.7 acres of future commercial, office, and residential use development. The eastern portion of the project will consist of single-family residential development (the Project) totaling approximately ±2,028 units. The PD is located within the City of Ocala's (City) utility service area. Utility serviceability letters have been provided by the City to D.R. Horton, Inc. stating the ability to accommodate the development with current treatment plant capacity in the City's water and wastewater systems. The following memo is intended to provide an update of the project utility demand calculations and proposed scenarios for transmission line connection/capacity.

Previous guidance for scenarios to serve the Winding Oaks PD project were provided in:

- "City of Ocala – West Ocala Hydraulic Evaluation" Technical Memorandum, Kimley-Horn and Associates, Inc., March 2019 (provided to the City of Ocala)
- "Winding Oaks Feasibility Analysis," Kimley-Horn and Associates, Inc., February 2022 (internal due diligence document)
- "Winding Oaks Commercial Area Supplement Feasibility Analysis," Kimley-Horn and Associates, Inc., March 2022 (internal due diligence document)

EXISTING SYSTEM

In existing conditions, a 12-inch diameter force main and 12-inch diameter water main exists in the SW 49th Avenue Road right-of-way through the Project limits. These mains were constructed by the City of Ocala in 2020 and are currently "dry" (not connected to City facilities).

The City of Ocala intends to ultimately extend the 12-inch diameter force main and 12-inch diameter water main approximately 4,800 linear feet north of SW 66th Street along the planned Marion County roadway extension of SW 49th Avenue Road. The City has completed design plans for the utility extensions, but Marion County is currently in the design and right-of-way acquisition phase for that roadway segment. The force main extension will connect to the proposed sanitary sewer system and regional lift station being constructed with the Ridge at Heath Brook PD project.

In the interim, there are utility connections available within the existing Heath Brook neighborhood. The City is currently extending a 6-inch force main and 12-inch water main approximately 900 linear feet west along SW 66th Street to connect the SW 49th Avenue Road dry lines to the existing Heath Brook system. The

existing Heath Brook PD sanitary sewer system at this location consists of a 6-inch force main in the SW 61st Road right-of-way that extends from the end of the existing roadway, northwest to a City manhole (Preserve at Heath Brook Phase 1 manhole #37). Flows from the existing manhole then outfall into the existing City Lift Station #134 (LS 134).

In February 2022, Kimley-Horn and Associates, Inc. provided a feasibility analysis for the known scenarios at the time for potable water and sanitary sewer capacity to serve the single-family residential portion of the Winding Oaks PD project. In the analysis, Kimley-Horn identified four scenarios to serve the project. The purpose of this memorandum is to provide an update to Scenario 1 for the currently known conditions.

Summary from "Winding Oaks Feasibility Analysis" February 2022:

> At this time, discussions with the City of Ocala regarding utility service are still ongoing and more discussion is needed. In discussions with D.R. Horton, Kimley-Horn has evaluated four possible scenarios for utility service to the Project. As discussions with the City evolve, these scenarios may need to be updated. Those scenarios are:
>
> 1. The Project or City extends first phase infrastructure connections to existing utility lines in Heath Brook. This should provide capacity for 500-800 +/- residential homes.
> 2. The City of Ocala extends utilities along the planned 49th Avenue extension, improves the downstream system, and improves the planned lift station at The Ridge at Heath Brook.
> 3. The Developer funds all of the improvements in Scenario 2.
> 4. The planned 49th Avenue extension does not happen, the Developer/City funds all improvements needed to the existing utility lines in Heath Brook to accommodate buildout of Winding Oaks.
>
> Due to timing of the proposed Project schedule versus the right of way acquisition timeline, it is expected that Scenario 1 will be needed to provide the initial utility service to the Project, followed by one of the other three scenarios.

SCENARIO 1 UPDATE

Lift Station #134 Existing Influent Flow Calculations

In order to estimate the capacity in the current sanitary sewer system, the existing flows for Lift Station 134 were analyzed. The existing average daily influent flows were estimated using SCADA data for LS 134 provided by the City of Ocala for September-October 2023. The existing pumps in LS 134 have a design point of 780 gallons per minute (gpm) at 99 feet of total dynamic head (TDH) based on the 2019 Technical Memorandum, "City of Ocala – West Ocala Hydraulic System" developed by Kimley-Horn. The force main leaving LS 134 is 8-inches in diameter.

Lift Station #134 Available Flow Calculations

To calculate the available flow to LS 134 in future conditions, the following parameters were used:

1. Average Daily Flow (ADF) into LS 134: 13,215 gallons per day (gpd) or 9.18 gpm

2. Average Daily Flow (ADF) from future Marion County Public School Elementary School X was estimated using the FDOH System Size Determinations. The school flows were based on the projected number of students and teachers and is expected to come online in August 2025.

3. The City's Level of Service of 250 gpd/ERU (equivalent single-family residential unit) was used to calculate the Average Daily Flow (ADF) from the residential uses.

4. A peaking factor of 4.0 was used to calculate peak hour factor (PHF) flow. The factor is based on City of Ocala standards.

Base Analysis

Assuming the City's extension of the 6-inch diameter force main along SW 66th Street to the Heath Brook Neighborhood is complete, this is the base condition for Scenario 1. In the base condition, LS 134 will serve the existing Heath Brook sewer shed, proposed Elementary School X, and a certain number of homes from the Winding Oaks PD project. The analysis indicates the 6-inch diameter force main along SW 66th Street is the limiting factor for the base condition, limiting the flow from Winding Oaks and the school to 625 gpm during peak hour flow. This equates to 849 available ERUs for the Winding Oaks residential Project.

Scenario 1A: Existing LS #134 and Upsize 6-inch Force Main

From the base condition, Scenario 1A upsizes the 6-inch diameter force main into LS 134 to a 12-inch diameter force main (a 12-inch diameter force main is what is required to serve the total residential project). Following this improvement, the LS 134 pumps are now the limiting factor. The pumps will limit the flow from Winding Oaks, the school, and the existing Heath Brook neighborhood to 780 gpm during peak hour flow. This equates to 1,019 available ERUs for the Winding Oaks residential Project.

Scenario 1B: Existing LS #134 Upsized Pumps

From the Scenario 1A analysis, Scenario 1B then upsizes the LS 134 pumps to a flow rate that would equal or exceed the available flow capacity of the 8-inch diameter force main leaving LS 134. Now the existing 8-inch force main is the limiting factor after upsizing the pumps. The 8-inch force main will limit the flow from LS 134 to 1,000 gpm during peak hour flow. This equates to 1,336 available ERUs for the Winding Oaks residential Project.

Scenario 1C: Existing 8-Inch Effluent Force Main from LS#134 Upsized to 12-Inch

From the Scenario 1B analysis, Scenario 1C upsizes the 8-inch effluent force main from LS 134 to a 12-inch force main. The 12-inch force main can accommodate up to 2,500 gpm at peak hour flow rate, providing the capacity for the LS 134 pumps to be upsized to the necessary flow rate needed for the entire Winding Oaks residential Project, proposed school, existing LS 134 sewer shed, plus additional flow from the Winding Oaks PD commercial area, as required. According to the 2022 "Winding Oaks Commercial Area Supplement Feasibility Analysis" provided by Kimley-Horn, any flows greater than 450 gpm peak hour flow rate from the commercial area must be sent to and accommodated by the Winding Oaks residential area sanitary sewer system. This additional flow would need to be accommodated by this scenario. According to the commercial feasibility analysis, this flow could be up to 520 additional gpm during the peak flow hour scenario flow to serve approximately 750 multi-family units from the commercial area.

SUMMARY

The purpose of this memorandum is to provide an analysis of options for Scenario 1 in the event that the City of Ocala's extension of utilities along the future SW 49th Avenue Road (Scenario 2) is delayed. This analysis is an addendum to the 2019 and 2022 analyses. Since 2019, the City of Ocala has made several improvements to the sanitary sewer system serving this area of the City. Prior to Scenario 1A being constructed, the developer and City of Ocala need to update the 2019 study to ensure the system downstream of Lift Station 134 has transmission capacity to serve the increased flows produced with the Scenario 1A, 1B, and 1C improvements.

SLH/TWT/slb

Attachments: Scenario 1 Calculations Summary

"City of Ocala – West Ocala Hydraulic Evaluation" Technical Memorandum, Kimley-Horn and Associates, Inc., March 2019

CC: File

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ATTACHMENTS

Scenario 1 Calculations Summary

Existing Lift Station 134 Base Analysis

Location	Capacity (gpm)
LS 134 Pumps	780
6-inch Force Main	625
8-inch Force Main	1000

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of 6-inch Force Main				625.00
Remaining Capacity	**212,210**	**147.37**	**4.0**	**589.47**
ERUs Available	**849**			

SCENARIO 1A: UPSIZE 6-INCH FORCE MAIN

Location	Capacity (gpm)
LS 134 Pumps	780
12-inch Force Main	2500
8-inch Force Main	1000

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of LS 134				780.00
Remaining Capacity	**254,795**	**176.94**	**4.0**	**707.76**
ERUs Available	**1,019**			

SCENARIO 1B: UPSIZE 6-INCH FORCE MAIN AND LS 134 PUMPS

Location	Capacity (gpm)
LS 134 Pumps	2202
12-inch Force Main	2500
8-inch Force Main	1000

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of 8-inch Force Main				1000.00
Remaining Capacity	**333,995**	**231.94**	**4.0**	**927.76**
ERUs Available	**1,336**			

SCENARIO 1C: UPSIZE 6-INCH FORCE MAIN, LS 134 PUMPS, AND 8-INCH FORCE MAIN

Location	Capacity (gpm)
LS 134 Pumps	2202
12-inch Force Main	2500
12-inch Force Main	2500

Wastewater Flow	ADF (gpd)	ADF (gpm)	Peaking Factor	PHF (gpm)
Existing LS 134 Inflow	13,215	9.18	4.0	36.71
Future Elementary School	12,790	8.88	4.0	35.53
Total	**26,005**	**18.06**	**4.0**	**72.24**
Capacity of LS 134				2202
Remaining Capacity	**766,550**	**532.33**	**4.0**	**2129.31**
ERUs Available	**3,066**			

Kimley»Horn

“City of Ocala – West Ocala Hydraulic Evaluation” Technical Memorandum March 2019

TECHNICAL MEMORANDUM

To: Sean Lanier, P.E., City Engineer Director, City of Ocala

From: Alan Garri, P.E., Kimley-Horn and Associates, Inc.

Date: March 25, 2019

RE: ***City of Ocala– West Ocala Hydraulic Evaluation***

BACKGROUND

The City of Ocala's (City) current overall utility service area encompasses 78 square miles within central Marion County and is anticipating future growth due to the Winding Oaks planned development. In response to the anticipated future wastewater flows, the City requested Kimley-Horn and Associates, Inc (Kimley-Horn) to evaluate the available capacity of the City's existing wastewater infrastructure to accept the planned wastewater flows from Winding Oaks.

The Winding Oaks planned development is within the Ocala City limits and consists of approximately 943 acres located near the southeast corner of the intersection of Southwest State Road 200 and Southwest 66th Street. The new development is planned to consist of mixed use commercial buildings, medical and office buildings, assisted living facilities, school(s), multi-family residential neighborhoods, and single family residential neighborhoods. See **Figure 1** for an aerial map of the Winding Oaks planned development.

ANALYSIS

The City requested consulting services from Kimley-Horn to evaluate the capacity of lift station 134 in anticipation of the Winding Oaks planned development. Lift station 134 was evaluated over a 15-year planning period, in which the flows were assumed to increase linearly until full buildout. The analysis also utilized the City's existing InfoSewer steady state hydraulic model when considering improvements for downstream impacts up to Lift Station 91.

Assumptions

The following assumptions were made during the capacity evaluation of the City's sanitary sewer system:

1. The City's level of service (LOS) for wastewater flows of 275 gpd per EDU
2. Linear growth over a 15-year planning period
3. Medical and Office floor area ratio (FAR) = 0.25
4. 2,000 students per school
5. 2.5 EDU per acre for single family residential areas

6. 2.5 people per EDU
7. 14 EDU per acre for multi-family residential areas
8. 45 beds per acre for assisted living facilities

Flow Estimation

To evaluate the potential impacts to the existing capacity of lift station 134, the average daily flows (ADF) and peak hour flows (PHF) from the Winding Oaks development were estimated. Estimated flows were calculated by multiplying the City's LOS or industry standard flowrates (F.A.C. 64E-6-.008) by the total estimated units. Once the ADFs were calculated, the PHF was determined by using the 10 State Standards peaking factor, **Equation 1**. The population used in determining the PHF was calculated by dividing the Total ADF (GPD) by the Cities LOS of 275 gpd/EDU, and then multiplying by 2.5 people per EDU. **Table 1** provides a summary of the calculated flows.

$$\textbf{Equation 1}: PHF = \text{ADF} * \frac{18 + \sqrt{\text{P}}(\text{population in thousands})}{4 + \sqrt{\text{P}}(\text{population in thousands})}$$

Table 1: Winding Oaks Estimated Wastewater Flows

Land Use	Parcel #	Parcel Area (acres)	Unit	Unit/Acre	Total Units	Flowrate (GPD)	Wastewater ADF (GPD)
Multi-Family Residential	1	34	EDU	14	479	275	131,670
	2	18	EDU	14	251	275	68,915
	3	30	EDU	14	426	275	117,040
Single Family Residential	1	145	EDU	2.5	362	275	99,481
	2	142	EDU	2.5	356	275	97,900
	3	87	EDU	2.5	218	275	60,019
	4	99	EDU	2.5	248	275	68,131
	5	90	EDU	2.5	225	275	61,806
	6	104	EDU	2.5	259	275	71,156
Medical/Office	1	29	Building Sqft	10,890	310,365	0.15	46,555
School	1	18	Students	111	2,000	19	38,000
Assisted Living	1	11	Bed	45	509	150	76,275
	2	10	Bed	45	450	150	67,500
Total ADF (GPD):							**1,004,449**
Total ADF (GPM):							**698**
Total EDU's:							**3,653**
PF:							**2.99**
Total PHF (GPM) Rounded up to Nearest 100 GPM:							**2,100**

The wastewater flow resulting from the mixed use commercial area, as shown in **Figure 1**, was addressed in the first phase of the development and is under construction. The mixed use commercial area consists of a car dealership (Jaguar) and additional commercial users. These flows are currently being conveyed by the existing lift station 97 and are not included in the Winding Oaks projected flows to lift station 134.

Capacity Evaluation Summary

The general location and force main alignment of the proposed lift station that will pump the Winding Oaks development wastewater flows is unknown, as this is in the initial planning stages of development. To evaluate the potential impacts, the location and elevations of the lift station along with alignment of the force main were assumed using NAVD 88 vertical datum. **Figure 1** provides a map showing the assumed location of the lift station and force main alignment. **Table 2** provides the assumed elevations.

Table 2: Winding Oaks Proposed Lift Station Assumed Model Inputs

Model Attribute	Assumed Value
Wet Well Diameter (ft.)	10.0
Ground Elevation (ft)	70.0
Wet Well Top Elevation (ft)	70.5
Influent Invert Elevation (ft)	60.0
Pump On Elevation (ft)	56.5
Pump Off Elevation (ft)	53.5
Wet Well Invert Elevation (ft)	50.0

The assumed lift station attributes were input into the City's model to evaluate different alternative improvements that would be needed. Three alternatives were considered which are described as follows:

- Alternative 1: Considers pumping the wastewater flows to lift station 134.
- Alternative 2: Considers using lift station 134 to repump the projected Winding Oaks wastewater flows, however it changes the discharge location of lift station 134 to a manifold connection to the force main system that accepts flows from lift stations 97, 80, 151, and 123.
- Alternative 3: Considers a new force main from lift station 134 that will be manifolded into the 18-inch diameter force main at SW 40th St and SW 49th Ave. This alternative also considers connecting lift stations 97, 151, 123, and 127 to a new force main to reduce the contributing flows to lift station 91.

Alternative 1

Alternative 1 considers pumping the wastewater flows to lift station 134. The existing pumps in lift station 134 have a design point of 780 gpm at 99 feet total dynamic head (TDH). To evaluate the capacity of lift station 134, the City's most recent wastewater master plan projected flow data was used. However, the basin in the most recent master plan only included the existing lift station 134 service area. The flow projections in the master plan for lift station 134 are summarized in **Table 3**.

Table 3: Lift Station 134 Projected Wastewater Flows

Existing PHF (GPM)	5-Year PHF (GPM)	10-Year PHF (GPM)	20-Year PHF (GPM)
32	282	564	661

Assuming a linear growth rate over the 15-year planning period for the Winding Oaks development to reach full buildout (estimated at a PHF of 140 gpm per year), lift station 134's estimated PHF at the 5-year planning period will be 982 gpm. This exceeds the current 780 gpm PHF design capacity of lift station 134. In order for lift station 134 to meet the buildout flows from Winding Oaks and the 20-year projected PHF, the lift station will need to be upgraded to achieve a PHF of 2,761 gpm. With this increase in pumping capacity at lift station 134, the following downstream impacts were identified:

- Lift station 134's force main is currently an 8-inch diameter pipe. With the flowrate increased to 2,761 gpm, the force main will need to be a minimum of 16-inches in diameter to maintain velocities below 8.0 feet per second (fps).

- The existing discharge location of lift station 134 is to an existing 12-inch diameter gravity sewer. The gravity sewer diameter will need to be increased to a minimum of 24-inches (assuming a Manning's roughness value of 0.013, slope of 0.08 %, and d/D = 1). The existing 12-inch diameter gravity sewer then conveys flows to lift station 80.

- Lift station 80 has a current design capacity of 910 gpm at 31 ft TDH. The lift station has 423 gpm of remaining available capacity at the 20-year projected PHF, as determined from the flow projections of the most recent master plan. Lift station 80 would need to have the pumping capacity of 3,261 gpm and would require the construction of a new lift station.

- Lift station 80 is part of a manifolded force main system that includes flows from lift stations 97, 151, and 123. These stations will also be impacted by an increase in flows being discharged into the force main from the proposed increase in pumping capacity at lift station 80. As a result, pump improvements will be necessary at the other lift stations that manifold into the force main system.

- The existing force main downstream of lift station 80 is 12-inches in diameter. Increasing the flows in the force main to the projected PHF will exceed the maximum allowable velocity of 8.0

fps. Upgrade of the force main to convey the design PHF will require increasing the force main diameter to a minimum of 18-inches.

- The flows from the manifolded force main system downstream of lift station 80 currently discharge into the existing 12-inch diameter gravity sewer that conveys the wastewater flows to lift station 91. The existing 12-inch gravity sewer is not able to convey the projected PHF and will either need to be increased in size or the force main will need to be extended to discharge directly to lift station 91.

- Finally, the wastewater flows are pumped by lift station 91 to WWRF 3. The most recent wastewater capacity evaluation indicates that lift station 91 will exceed capacity within the 10-year planning period. Improvements to lift station 91 will also need to consider potential impacts to the lift station 17 pumping conditions, as it discharges into the same force main as lift station 91.

Figure 2 provides a map showing the Alternative 1 proposed improvements.

Alternative 2

Alternative 2 considers using lift station 134 to repump the projected Winding Oaks wastewater flows, however it changes the discharge location of lift station 134 to a manifold connection to the force main system that accepts flows from lift stations 97, 80, 151, and 123. This scenario was considered to reduce the need for gravity sewer improvements and to eliminate the need for constructing a new lift station 80. This alternative identified the following improvements:

- Construct a new lift station 134

- Replacement of the existing 8-inch discharge force main of lift station 134 with a 16-inch diameter force main (minimum), and connection of the new force main into the existing manifold system that receives flow from lift stations 97, 80, 151, and 123. The assumed tie in location is shown in **Figure 3**.

- Increase the force main from 8-inches to a minimum of 18-inches from the proposed tie in location of lift station 134 to lift station 91.

- Install new pumps at lift stations 97, 151, 123, and 80.

- Increase lift station 91 capacity and further evaluate potential impacts to lift station 17.

Figure 3 provides a map showing the Alternative 2 proposed improvements.

Alternative 3

Alternative 3 considers a new force main from lift station 134 that will be manifolded into the 18-inch diameter force main at SW 40th St and SW 49th Ave. This alternative also considers connecting lift

stations 97, 151, 123, and 127 to a new force main to reduce the contributing flows to lift station 91. This scenario identified the following improvements:

- Construct a new lift station 134
- Construct a new 16-inch diameter force main from lift station 134 that increases to 18-inches in diameter at the first manifold point, where lift stations 97, 151, and 123 connect.
- Installation of new pumps at lift station 97, 151, 123, and 127

Model results from this alternative indicates that existing pumps in lift station 91 will be unable to pump during PHF conditions and that lift station 17 will have a limited pumping capacity of 1,925 gpm. Improvements should be considered at both lift stations per the most recent master plan. Any improvements made to either lift station 91 or 17 will impact the pump design points shown in **Figure 4**.

The City could also consider using lift station 127 to repump the flows from lift stations 134, 97, 151, and 123 if the pressures began exceeding recommended operating pressures. This would require the construction of a new lift station to be able to accept the additional wastewater flows. Under the current modeled conditions of alternative 4, the highest pressures within the force main were calculated to be 164 ft and it was considered more economical to manifold the lift station into the proposed 18-inch diameter force main.

Attachment A – Figures 1 through 4

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL

- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER
- FORCE MAIN
- WINDING OAKS ASSUMED FORCE MAIN ALIGNMENT
- CITY SERVICE AREA

Feet
0 1,000 2,000

LS 130 PS
LS 50 PS
LS 150 PS
LS 91 PS
LS 54 PS
LS 125 PS
LS 55 PS
LS 59 PS
LS 126 PS
LS 127 PS
LS 80 PS
LS 135 PS
LS 123 PS
LS 151 PS
LS 97 PS
LS 134 PS
P PS

MIXED USE PARCEL 4
MIXED USE PARCEL 3
MULTI-FAMILY RESIDENTIAL PARCEL 2
SINGLE FAMILY RESIDENTIAL PARCEL 3
MIXED USE PARCEL 2
MIXED USE PARCEL 5
SINGLE FAMILY RESIDENTIAL PARCEL 2
MIXED USE PARCEL 1
ASSISTED LIVING PARCEL 1
MULTI-FAMILY RESIDENTIAL PARCEL 3
MIXED USE PARCEL 6
SINGLE FAMILY RESIDENTIAL PARCEL 4
MIXED USE PARCEL 7
SINGLE FAMILY RESIDENTIAL PARCEL 6
MULTI-FAMILY RESIDENTIAL PARCEL 1
SINGLE FAMILY RESIDENTIAL PARCEL 1
PS
MEDICAL/OFFICE PARCEL
SINGLE FAMILY RESIDENTIAL PARCEL 5
SCHOOL PARCEL
ASSISTED LIVING PARCEL 2

FIGURE 1: WINDING OAKS PLANNED DEVELOPMENT

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL
- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER

PROPOSED GRAVITY SEWER IMPROVEMENTS

- 24-INCH

FORCE MAIN PIPE DIAMETERS

- 4-INCH
- 6-INCH
- 8-INCH
- 10-INCH
- 12-INCH
- 16-INCH
- 18-INCH
- 24-INCH

PROPOSED FORCE MAIN IMPROVEMENTS

- 12-INCH
- 16-INCH
- 18-INCH

Feet
0 1,000 2,000

LS 50 PS
LS 150 PS
LS 54 PS
LS 55 PS
LS 91 PS
LS 125 PS
LS 126 PS
LS 127 PS
LS 59 PS
P PS
LS 80 PS
P PS
LS 135 PS
LS 123 PS
LS 151 PS
LS 97 PS
LS 134 PS
P PS
PS

Replace existing 12-inch diameter force main with 18-inch diameter pipe minimum. Extend force main to lift station 91

Replace existing12-inch gravity sewer with a 24-inch diameter pipe minimum

New pumps at lift station 123 with a capacity of 602 gpm @ 118 ft TDH

Replace existing 8-inch diameter force main with 16-inch diameter pipe minimum

New lift station 80 with a pumping capacity of 3,261 gpm @ 39 ft TDH

New lift station 134 with a pumping capacity of 2,761 gpm @ 63 ft TDH

New pumps at lift station 151 with a capacity of 78 gpm @ 115 ft TDH

New pumps at lift station 97 with a capacity of 720 gpm @ 156 ft TDH

7,670 LF of 12-inch diameter force main

Estimated required pumping capacity = 2,100 gpm @ 108 ft TDH

OCALA Find your place

FIGURE 2: WINDING OAKS ALTERNATIVE 1 IMPROVEMENTS

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL
- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER

FORCE MAIN PIPE DIAMETERS

- 4-INCH
- 6-INCH
- 8-INCH
- 10-INCH
- 12-INCH
- 16-INCH
- 18-INCH
- 24-INCH

PROPOSED FORCE MAIN IMPROVEMENTS

- 12
- 16
- 18

Feet
0 1,000 2,000

LS 50 PS
LS 150 PS
LS 54 PS
LS 55 PS
LS 91 PS
LS 125 PS
LS 126 PS
LS 127 PS
LS 59 PS
P PS
LS 80 PS
P PS
P PS
LS 135 PS
LS 123 PS
LS 151 PS
LS 97 PS
LS 134 PS
P PS
PS

New pumps at lift station 80 with a pumping capacity of 905 gpm @ 38 ft TDH

Replace existing 8-inch and 12-inch diameter force main with 18-inch diameter pipe from LS 134 proposed tie in location to LS 91

Tie into proposed 18-inch diameter force main and abondon remaining 8-inch diameter force main

New pumps at lift station 123 with a capacity of 602 gpm @ 66 ft TDH

Replace existing 8-inch diameter force main with 16-inch diameter pipe minimum

New lift station 134 with a pumping capacity of 2,761 gpm @ 76 ft TDH

New pumps at lift station 97 with a capacity of 720 gpm @ 103 ft TDH

7,670 LF of 12-inch diameter force main

Estimated required pumping capacity = 2,100 gpm @ 108 ft TDH

OCALA Find your place

FIGURE 3: WINDING OAKS ALTERNATIVE 2 IMPROVEMENTS

CITY OF OCALA WINDING OAKS CAPACITY EVALUATION

PARCEL LAND USE

- ASSISTED LIVING
- MEDICAL/OFFICE
- MIXED USE
- MULTI-FAMILY RESIDENTIAL
- SCHOOL
- SINGLE FAMILY RESIDENTIAL
- PS — LIFT STATION
- PS — WINDING OAKS ASSUMED LIFT STATION LOCATION
- GRAVITY SEWER

FORCE MAIN PIPE DIAMETERS

- 4-INCH
- 6-INCH
- 8-INCH
- 10-INCH
- 12-INCH
- 16-INCH
- 18-INCH
- 24-INCH

PROPOSED FORCE MAIN IMPROVEMENTS

- 12-INCH
- 16-INCH
- 18-INCH

Feet
0 1,000 2,000

Proposed 18-inch diameter force main.

Connect 8-inch diameter force main to the proposed 18-inch diameter force main.

New pumps at lift station 123 with a capacity of 602 gpm @ 135 ft TDH

New pumps at lift station 127 with a capacity of 1026 gpm @ 93 ft TDH

Replace existing 8-inch diameter force main with a 16-inch diameter pipe

New pumps at lift station 151 with a capacity of 78 gpm @ 94 ft TDH

New lift station 134 with a pumping capacity of 2,761 gpm @ 142 ft TDH

New pumps at lift station 97 with a capacity of 720 gpm @ 164 ft TDH

7,670 LF of 12-inch diameter force main

Estimated required pumping capacity = 2,100 gpm @ 108 ft TDH

LS 50, LS 54, LS 55, LS 59, LS 91, LS 125, LS 126, LS 127, LS 80, LS 123, LS 135, LS 151, LS 97, LS 134, LS 150

OCALA Find your place

FIGURE 4: WINDING OAKS ALTERNATIVE 3 IMPROVEMENTS

Kimley»Horn

MEMORANDUM

To: Mr. Hector Colon, P.E.; City of Ocala

From: Stewart Hill, P.E.; Kimley-Horn and Associates, Inc.

Date: May 15, 2024

RE: ***Winding Oaks Master Lift Station***
Kimley-Horn Project Number 142800009

BACKGROUND

The Winding Oaks Planned Development (PD) project consists of approximately ±735.7 acres of future commercial, office, and residential use development (the Project). The PD is located within the City of Ocala's (City) utility service area. The City is currently in design of a regional lift station (Winding Oaks Master Lift Station) to serve sanitary sewer flow from the Winding Oaks PD project. In March 2019, Kimley-Horn and Associates provided a hydraulic evaluation including the initial build-out sanitary sewer demand projections of this project. The evaluation was used as guidance for the design of the City's lift station. The purpose of this memorandum is to provide an update of the demand projections now that the build-out land uses and densities are better determined.

FLOW PROJECTIONS

It is expected that the City's Winding Oaks Master Lift Station will serve several developments in the surrounding area. These include the Winding Oaks PD residential area, which includes residential phases 1, 2, 3, 5, and 6, and the Marion County Elementary School 'X'. Additionally, it is expected that the lift station will serve additional flows from the Winding Oaks PD commercial area. Per the March 2022 "Winding Oaks Commercial Area Supplement Feasibility Analysis" provided by Kimley-Horn, any flows greater than 450 gpm peak hour flow rate from the commercial area must be sent to and accommodated by the Winding Oaks master lift station. This is projected to be approximately 750 multi-family units. Residential infill from adjacent parcels south of the Winding Oaks PD is also a possibility in the future, with up to 200 single-family residential units contributing to the master lift station.

To calculate the flow projections contributing the master lift station, the following parameters were used:

1. Average Daily Flow (ADF) from future Marion County Public School Elementary School X was estimated using the FDOH System Size Determinations. The school flows were based on the projected number of students and teachers and is expected to come online in August 2025.

2. The City's Level of Service of 250 gpd/ERU (equivalent single-family residential unit) was used to calculate the Average Daily Flow (ADF) from the residential uses. All residential units were assumed to have a value of 1 ERU for these calculations.

3. A peaking factor of 4.0 was used to calculate peak hour factor (PHF) flow. The factor is based on City of Ocala standards.

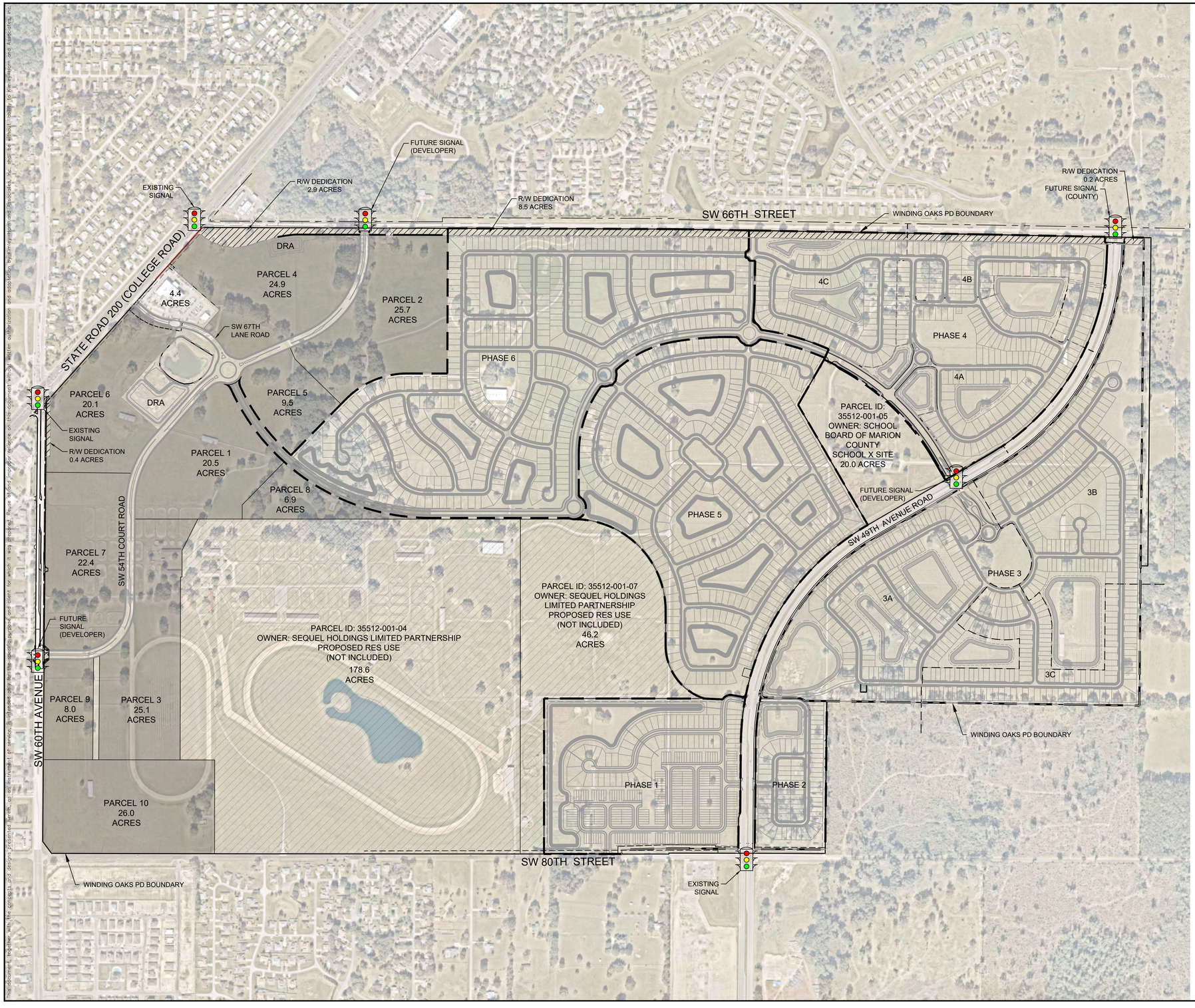
A summary of the flow projections is included below in **Table 1**.

Winding Oaks Master Lift Station Projected Flows								
Type of Development	**Qty**	**Qty Units**	**ERU Factor**	**Level of Service**	**Level of Service Units**	**Avg Daily Sewage Flow (gpd)**	**Peaking Factor**	**Peak Hour Flow (gpd)**
Winding Oaks Phase 1								
Express 40' x 110'	**21**	**Units**	**1**	**250**	**GPD/ERU**	5,250	**4.00**	21,000
DRH 50 50' x 110'	**42**	**Units**	**1**	**250**	**GPD/ERU**	10,500	**4.00**	42,000
Town Homes (For Sale)	**160**	**Units**	**1**	**250**	**GPD/ERU**	40,000	**4.00**	160,000
Town Homes (For Rent)	**80**	**Units**	**1**	**250**	**GPD/ERU**	20,000	**4.00**	80,000
Winding Oaks Phase 2								
Express 40' x 110'	**77**	**Units**	**1**	**250**	**GPD/ERU**	19,250	**4.00**	77,000
Winding Oaks Phase 3								
Freedom Villas 37.5' x 110'	**114**	**Units**	**1**	**250**	**GPD/ERU**	28,500	**4.00**	114,000
Freedom 30 - 40' x 110'	**206**	**Units**	**1**	**250**	**GPD/ERU**	51,500	**4.00**	206,000
Freedom 40 - 50' x 110'	**183**	**Units**	**1**	**250**	**GPD/ERU**	45,750	**4.00**	183,000
Winding Oaks Phase 5								
Express 30 40' x 110'	**107**	**Units**	**1**	**250**	**GPD/ERU**	26,750	**4.00**	107,000
Express 40 50' x 110'	**150**	**Units**	**1**	**250**	**GPD/ERU**	37,500	**4.00**	150,000
Traditional 50 50' x 110'	**98**	**Units**	**1**	**250**	**GPD/ERU**	24,500	**4.00**	98,000
Traditional 60 60' x 110'	**38**	**Units**	**1**	**250**	**GPD/ERU**	9,500	**4.00**	38,000
Winding Oaks Phase 6								
Express 40 50' x 110'	**60**	**Units**	**1**	**250**	**GPD/ERU**	15,000	**4.00**	60,000
Traditional 50 50' x 110'	**234**	**Units**	**1**	**250**	**GPD/ERU**	58,500	**4.00**	234,000
Traditional 60 60' x 110'	**138**	**Units**	**1**	**250**	**GPD/ERU**	34,500	**4.00**	138,000
Elementary School X								
Elementary School X	**1**	**School**	**1**	**12,790**	**gpd/school**	12,790	**4.00**	51,160
Winding Oaks Commercial - Future Residential								
Future Residential	**750**	**Units**	**1**	**250**	**GPD/ERU**	187,500	**4.00**	750,000
Potential Residential Infill								
Residential Infill	**200**	**Units**	**1**	**250**	**GPD/ERU**	50,000	**4.00**	200,000
					Total (gpd)	677,290	4.00	2,709,160
					Total (gpm)	**470.3**	**4.00**	**1,881.4**

Attachment: Winding Oaks Master Plan (March 2024)

SLH/slb CC: File

K:\OCA_Civil\142800009-Winding Oaks - DRH\doc\Mxx20240509slh_Winding Oaks Master Lift Station.docx



SINGLE FAMILY RESIDENTIAL SUMMARY

PHASE 1	EXPRESS - 40' x 110'	21
	DRH - 50' x 110'	42
	TOWN HOMES FOR SALE	160
	TOWN HOMES FOR RENT	80
	TOTAL	**303**
PHASE 2	EXPRESS - 40' x 110'	77
	TOTAL	**77**
PHASE 3	FREEDOM VILLAS - 37.5' x 110'	114
	FREEDOM - 40' x 110'	206
	FREEDOM - 50' x 110'	183
	TOTAL	**503**
PHASE 4	EXPRESS - 40' x 110'	108
	EXPRESS - 50' x 110'	85
	DRH - 50' x 110'	87
	DRH - 60' x 115'	40
	TOTAL	**320**
PHASE 5	EXPRESS - 40' x 110'	107
	EXPRESS - 50' x 110'	150
	TRADITIONAL - 50' x 110'	98
	TRADITIONAL - 60' x 110'	38
	TOTAL	**393**
PHASE 6	EXPRESS - 50' x 110'	60
	TRADITIONAL - 50' x 110'	234
	TRADITIONAL - 60' x 110'	138
	TOTAL	**432**
	GRAND TOTAL	***2,028***

SUB-PHASE SUMMARY PHASE 3

PRODUCT/SUBPHASE	3A	3B	3C
FREEDOM VILLAS - 37.5' x 110'	38	42	34
FREEDOM - 40' x 110'	66	73	67
FREEDOM - 50' x 110'	56	73	54
TOTAL	**160**	**188**	**155**

SUB-PHASE SUMMARY PHASE 4

PRODUCT/SUBPHASE	4A	4B	4C
EXPRESS - 40' x 110'	39	39	30
EXPRESS - 50' x 110'	36	16	33
DRH - 50' x 110'	32	27	28
DRH - 60' x 115'	16	10	14
TOTAL	**123**	**92**	**105**

No.	REVISIONS	DATE	BY

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
STEWART L. HILL, P.E.
FLORIDA LICENSE NUMBER
79410
DATE: _____

KHA PROJECT 142800009
DATE MARCH 2024
SCALE AS SHOWN
DESIGNED BY KHA
DRAWN BY
CHECKED BY

DEVELOPMENT MASTER PLAN

WINDING OAKS
PREPARED FOR
D.R. HORTON, INC
CITY OF OCALA FLORIDA

SHEET NUMBER
1 OF 1

C:\Users\STEWAH~1.HIL\AppData\Local\Temp\AcPublish_13468\142800009 Master Plan.dwg, Layout1.tan2 Apr 15, 2024 stewart.hill
XREFS: xBase-Ph1 - 142800009 xBase-Road - 142800009 xBase-Ph2 - 142800009 xBase-Ph3 - 142800009 xBase-Ph4 - 142800009 xBase-Ph5 - 142800009 xBase-Ph6 - 142800009 xAerial - 142800009 xPhase lines xBorder_Exhibit - 142800009 kh-address-xcel DrawingData xBase-MER-142733001 xBase-Roads-Ph2-142733001 xBase-Ph2-142733001 xBase-Ph3-142733001 xBase-Ph4-142733001 xBase-Ph5-142733001 xBase-Ph6-142733001 xBase-Roads-142733001 xBase-PONDS-040997028 xBase-60ver-142733001 xBase-8635-142733001 xBase-Ph3-142800009
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

BOUNDARY SURVEY
"WINDING OAKS RESIDENTIAL PHASE 4A"
A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA

SHEET 1 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, FLOOD ZONE DELINEATION
3	PROPERTY DETAILS

ENCUMBRANCES PER TITLE OPINION

THE FOLLOWING INFORMATION SHOWN ON PROPERTY INFORMATION REPORT PROVIDED BY CLIENT AND PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FATIC FILE NO. 110559148, ARE NOTED RELATIVE TO PARCEL:

UNSATISFIED MORTGAGES OR LIENS ENCUMBERING SAID PROPERTY ARE AS FOLLOWS:

MORTGAGE IN BOOK 8380, PAGE 321. [AFFECTS THE SUBJECT PARCEL]

NOTICE OF COMMENCEMENT IN BOOK 8407, PAGE 527. [AFFECTS THE SUBJECT PARCEL]

UNDERLYING RIGHTS OF WAY, EASEMENTS OR PLATS AFFECTING SAID PROPERTY ARE AS FOLLOWS:

EASEMENT IN BOOK 1089, PAGE 919. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED]

EASEMENT IN BOOK 1178, PAGE 875. [AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED]

AGREEMENT IN BOOK 6123, PAGE 1155. [AFFECTS THE SUBJECT PARCEL AND NOT SHOWN ON THE MAP OF SURVEY]

EASEMENT IN BOOK 6933, PAGE 1904. [AFFECTS THE SUBJECT PARCEL, IS SHOWN ON THE MAP OF SURVEY]

EASEMENT IN BOOK 6933, PAGE 1921. [AFFECTS THE SUBJECT PARCEL, IS SHOWN ON THE MAP OF SURVEY]

COVENANTS AND RESTRICTIONS IN BOOK 7196, PAGE 835. [AFFECTS THE SUBJECT PARCEL]

COVENANTS AND RESTRICTIONS IN BOOK 7351, PAGE 1651. [AFFECTS THE SUBJECT PARCEL]

RESOLUTION IN BOOK 7448, PAGE 1653. [AFFECTS THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8103, PAGE 1203. [AFFECTS THE SUBJECT PARCEL]

NOTICE IN BOOK 8285, PAGE 620. [AFFECTS THE SUBJECT PARCEL]

EASEMENT IN BOOK 8435, PAGE 647. [AFFECTS THE SUBJECT PARCEL AND SHOWN ON THE MAP OF SURVEY]

EASEMENT IN BOOK 8450, PAGE 200. [AFFECTS THE SUBJECT PARCEL AND SHOWN ON THE MAP OF SURVEY]

AGREEMENT IN BOOK 8465, PAGE 1002. [AFFECTS THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8465, PAGE 1015. [AFFECTS THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8465, PAGE 1034. [AFFECTS THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8468, PAGE 1318. [DOES NOT AFFECT THE SUBJECT PARCEL]

AGREEMENT IN BOOK 8468, PAGE 1356. [DOES NOT AFFECT THE SUBJECT PARCEL]

ASSIGNMENT OF TRANSPORTATION IMPACT FEE CREDITS IN BOOK 8477, PAGE 1387 [AFFECTS THE SUBJECT PARCEL]

LEGEND AND ABBREVIATIONS:

±	MORE OR LESS
EL.	ELEVATION
LB	LICENSED BUSINESS
NO.	NUMBER
LS	LAND SURVEYOR
I.D.	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
℄	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	DELTA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(C)	CALCULATED MEASURE
C.D.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POL	POINT ON LINE
PCC	POINT OF COMPOUND CURVATURE
PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PVC	POLYVINYL CHLORIDE
CMP	CORRUGATED METAL PIPE
RCP	REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE
NAVD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORB	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ESMT	EASEMENT
SEC	SECTION
FND	FOUND
REC	RECOVERED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC	IRON ROD AND CAP
IR	IRON ROD
IP	IRON PIPE
CLF	CHAIN LINK FENCE

◉	FOUND 5/8" IRON ROD & CAP (AS NOTED)
◎	FOUND NAIL & DISC (AS NOTED)
❂	SET 5/8" IRON ROD & CAP (LB 8071)
⊡	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
▥	CURB INLET GRATE
⊕ ▦	CATCH BASIN
Ⓢ	STORM MANHOLE
▭	MITERED END SECTION
▩	YARD DRAINAGE
Ⓢ	SANITARY MANHOLE
⊗	SANITARY CLEANOUT
Ⓔ	ELECTRIC MANHOLE
Ⓔ	ELECTRIC METER
▣	ELECTRIC RISER BOX
▣	CABLE TELEVISION RISER BOX
▣	TELEPHONE RISER BOX
▣	UTILITY RISER
⊛	WELL
⚲	WATER SPIGOT
▶◀	IRRIGATION CONTROL VALVE
⊠	WATER METER
▶◀	WATER VALVE
⚘	FIRE HYDRANT
⟹	BACK FLOW PREVENTER
AC	AIR CONDITIONER PAD
⋈	GAS VALVE
▣	GAS METER
◬	GAS LINE MARKER
◇	CONCRETE UTILITY POLE
◆	METAL UTILITY POLE
◇	WOOD UTILITY POLE
←	UTILITY POLE GUY ANCHOR
☼	LIGHT POLE
◀	SPOT/GROUND LIGHT
▼	ELECTRIC TRANSFORMER
ELEC	ELECTRIC VAULT
✱	WETLAND FLAG
⊣	SIGN
•	BOLLARD
⚑	FLAG POLE
▭	MAILBOX

VICINITY MAP:

NOT TO SCALE



SURVEY NOTES:

1. DATE OF FIELD SURVEY: FEBRUARY 6, 2025.
2. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
3. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATION OF RECORD. PUBLIC RECORDS. PUBLIC RECORDS NOT SEARCH BY JCH CONSULTING GROUP, INC.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE FLORIDA WEST GRID NAD-83, (CORS96)(EPOCH: 2002.0000)(2011 ADJUSTMENT), BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK.
5. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) NO. 12083C0702E, MARION COUNTY, FLORIDA DATED APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES IN FLOOD ZONES "X" – AN AREA OF MINIMAL FLOOD HAZARD, AND AN AREA OF 0.2% ANNUAL CHANGE OF FLOOD – AREAS WITHIN THE 100 YEAR FLOOD HAZARD. ALL PERSONS WITH AN INTEREST IN THE LANDS DESCRIBED HEREON SHOULD EVALUATE THE CURRENT FLOODPLAIN LIMITS AS THEY MAY BE AMENDED FROM TIME TO TIME AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
10. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON GRID BEARINGS AND DISTANCES. TO CONVERT TO GROUND DISTANCE APPLY SCALE FACTOR OF 0.999945934, AND A CONVERGENCE OF –00°05'53.56".
11. RIGHT OF WAY FOR S.W. 80TH STREET AS DEPICTED ON MARION COUNTY BOARD OF COUNTY COMMISSIONERS, OFFICE OF THE COUNTY ENGINEER MAINTAINED RIGHT OF WAY MAP FOR S.W. 80TH STREET AS RECORDED IN MAP BOOK 2, PAGES 82 THROUGH 86 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA DID NOT MATCH PERVIOUS BOUNDARY SURVEY COMPLETED BY LAWRENCE E. BLAND WITH BERRYMAN & HENIGAR, JOB NO: 91222.00, DATED 01/22/2002. RIGHT OF WAY DEPICTED HEREON FOR S.W. 80TH STREET IS BASED ON FOUND MONUMENTATION, PREVIOUS SURVEYS AND THE DIRECTION OF MARION COUNTY SURVEYOR JOHN ARCHER.

LEGAL DESCRIPTION:

A PORTION OF LAND LYING IN SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG EAST BOUNDARY OF THE WEST 1/2 OF SAID SECTION 9, N.00°03'09"W 25.17 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET, S.89°58'09"E., 1395.18 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.31°34'21"E., 4,875.96 FEET TO THE NORTHERLY MOST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE N.23°58'31"E., 95.26 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,118.00 FEET, A CENTRAL ANGLE OF 08°35'16", AND A CHORD BEARING AND DISTANCE OF S.61°43'50"E., 317.16 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 317.46 FEET TO THE END OF SAID CURVE; THENCE N.32°33'48"E., 10.00 FEET; THENCE S.81°02'44"E., 89.50 FEET; THENCE N.73°15'51"E., 90.11 FEET; THENCE N.49°37'43"E., 90.11 FEET; THENCE N.22°32'35"E., 102.54 FEET; THENCE N.02°24'22"W., 63.79 FEET; THENCE N.00°59'39"E., 360.00 FEET; THENCE S.89°00'21"E., 160.00 FEET; THENCE S.00°59'39"W., 8.87 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°00'21"E., 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.89°00'21"E., 170.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF N.45°59'39"E., 35.36 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY; THENCE S.89°00'21"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD BEARING AND DISTANCE OF S.44°00'21"E., 35.36 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE S.89°00'21"E., 178.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 103°30'06", AND A CHORD BEARING AND DISTANCE OF N.39°14'36"E., 39.27 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 45.16 FEET TO A POINT OF TANGENCY; THENCE N.77°29'33"E., 50.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 250.00 FEET, A CENTRAL ANGLE OF 05°12'48", AND A CHORD BEARING AND DISTANCE OF S.15°06'51"E., 22.74 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 22.75 FEET TO THE END OF SAID CURVE; THENCE N.72°16'45"E., 115.00 FEET; THENCE N.06°29'36"W., 54.78 FEET; THENCE N.00°59'39"E., 106.88 FEET; THENCE S.88°51'31"E., 628.42 FEET; THENCE S.03°06'11"W., 31.60 FEET; THENCE S.10°02'38"W., 69.32 FEET; THENCE S.15°27'32"W., 227.71 FEET; THENCE S.20°32'16"W., 69.39 FEET; THENCE S.22°40'55"W., 59.48 FEET; THENCE S.26°50'32"W., 70.25 FEET; THENCE S.63°09'28"E., 91.95 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 91°34'52", AND A CHORD BEARING AND DISTANCE OF N.71°03'06"E., 35.84 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.96 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,836.99 FEET, A CENTRAL ANGLE OF 00°30'58", AND A CHORD BEARING AND DISTANCE OF N.25°00'11"E., 16.55 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 16.55 FEET TO A POINT OF TANGENCY; THENCE S.65°15'18"E., 187.04 FEET TO THE WESTERLY RIGHT OF WAY OF S.W. 49TH AVENUE ROAD (RIGHT OF WAY VARIES), SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 35°06'39", AND A CHORD BEARING AND DISTANCE OF S.42°18'08"W., 1,220.38 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 1,239.69 FEET TO THE END OF SAID CURVE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY, S.59°51'28"W., 399.83 FEET TO THE EASTERLY BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7196, PAGE 953; THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING TWO (2) COURSES: (1) N.30°09'26"W., 200.72 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 35°52'52", AND A CHORD BEARING AND DISTANCE OF N.48°04'57"W., 1,246.29 FEET; (2) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,266.90 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 43.98 ACRES, MORE OR LESS.

PARCEL DATA:

A PORTION OF PARCEL ID: 35512-001-00
"VACANT LAND"
49.93 ACRES MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J17.050-.052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

_____ _____
CHRISTOPHER J. HOWSON DATE
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

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NO.	REVISIONS	BY	DATE
3.	REVISE BOUNDARY	M.A.	05/28/25
2.	REVISE BOUNDARY PER CITY COMMENTS	J.L.T.	04/17/25
1.	REVISE BOUNDARY FOR PHASE 4A	M.A.	01/16/24

DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" = 100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CHRISTOPHER J. HOWSON, P.S.M. #6553
CERTIFICATE OF AUTHORIZATION NO. LB 8071
420 SW 19TH STREET | OCALA, FLORIDA 34471
PHONE: 352.873.0483 | FAX: 352.873.0484 | WWW.JCHGROUP.NET

BOUNDARY SURVEY
FOR:
KL WINDING OAKS LLC

REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/15-18
23-7/2-3

FILE: WINDING OAKS FARM

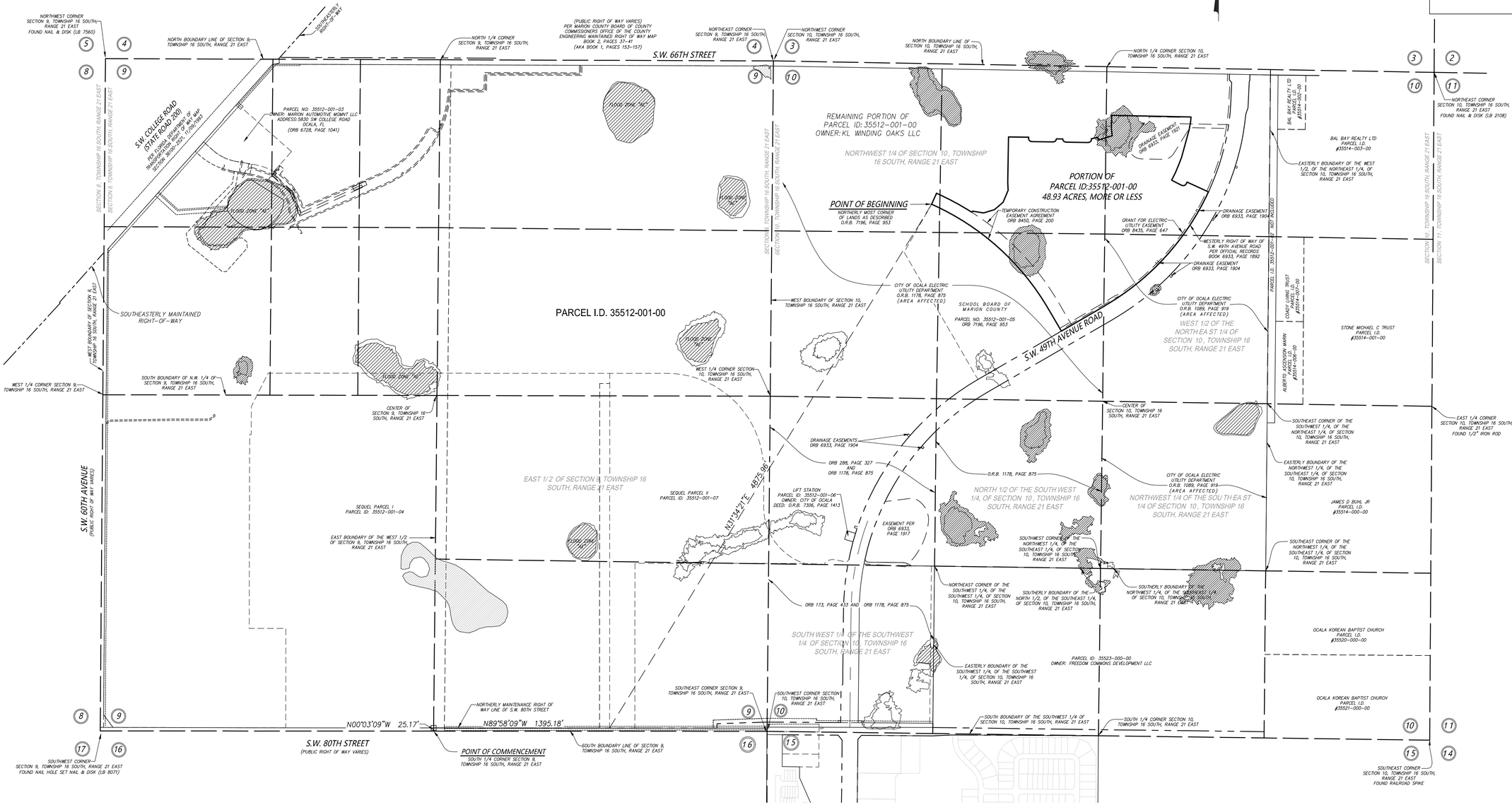
J.O.# 16365
DWG.#16365BNDR1
(RESIDENTIAL-PHASE4A)
SHEET 1 OF 3

BOUNDARY SURVEY

"WINDING OAKS RESIDENTIAL PHASE 4A"

A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET/S	CONTENTS
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3	PROPERTY DETAILS



PARCEL I.D. 35512-001-00

SHEET 2 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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NO.	REVISIONS	BY	DATE
1.	REVISE BOUNDARY FOR PHASE 4A	M.A.	01/16/24
2.	REVISE BOUNDARY PER CITY COMMENTS	J.L.T.	04/17/25
3.	REVISE BOUNDARY	M.A.	05/28/25

DRAWN:	M.A.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	
SCALE:	1" =100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION #LB 3653
CERTIFICATE OF AUTHORIZATION #LC-26000551
630 SW 11TH STREET, OCALA, FLORIDA 34471
PHONE (352) 629-8649 FAX (352) 629-8651
PROJECTS\WINDING OAKS FARM\DWG\WINDING OAKS PH 4A.dwg

BOUNDARY SURVEY
FOR:
KL WINDING OAKS LLC

REFERENCES:
15-5/62
16-2/13-28
21-8/52-54
21-10/75-18
23-7/72-3

FILE: WINDING OAKS FARM

J.O.# 16365

DWG.#16365BNDR1
(RESIDENTIAL-PHASE4A)

SHEET 2 OF 3

BOUNDARY SURVEY

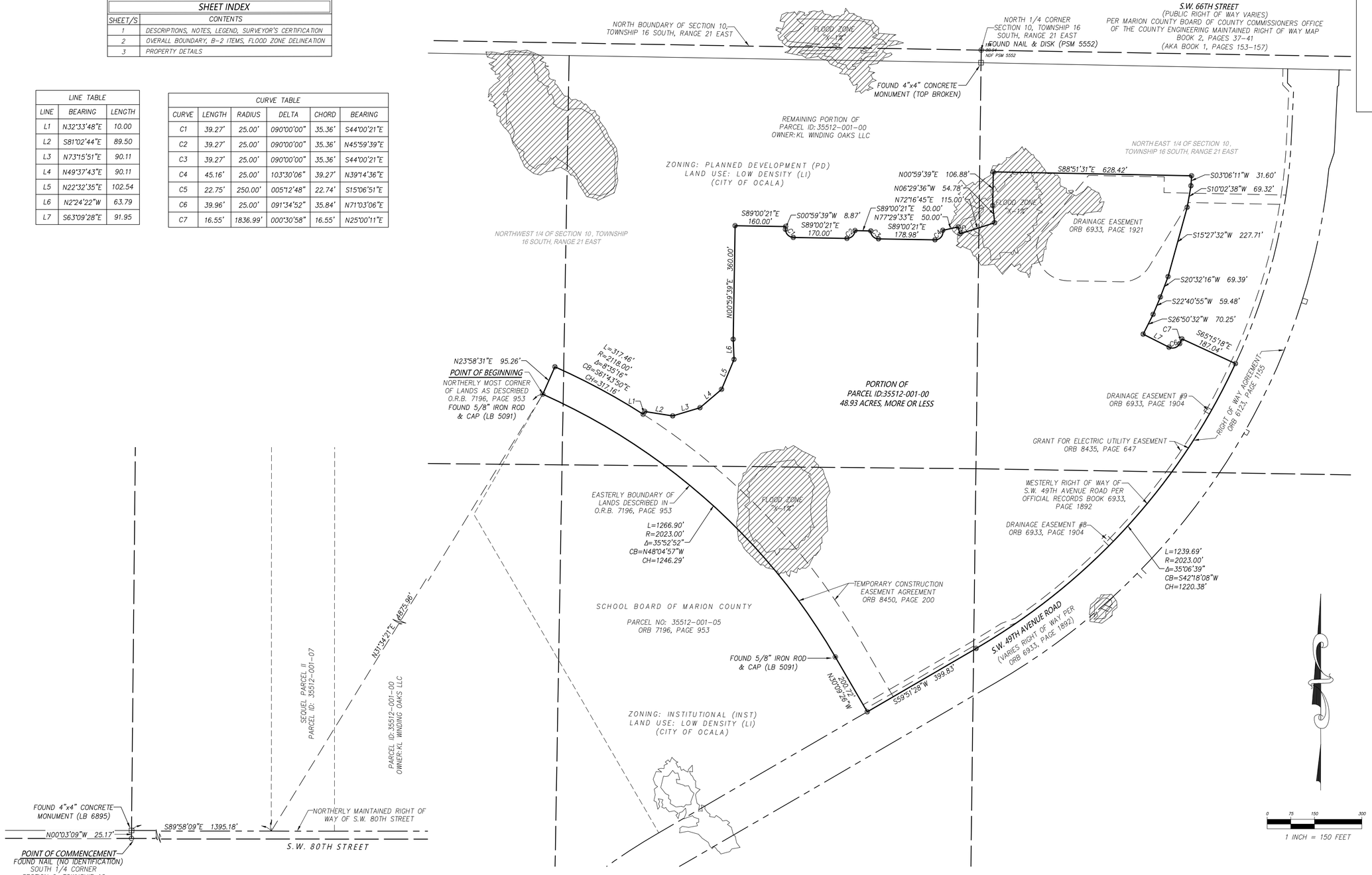
"WINDING OAKS RESIDENTIAL PHASE 4A"

A PORTION OF SECTION 10 , TOWNSHIP 16 SOUTH, RANGE 21 EAST
CITY OF OCALA
MARION COUNTY, FLORIDA

SHEET INDEX	
SHEET/S	CONTENTS
1	DESCRIPTIONS, NOTES, LEGEND, SURVEYOR'S CERTIFICATION
2	OVERALL BOUNDARY, B-2 ITEMS, FLOOD ZONE DELINEATION
3	PROPERTY DETAILS

LINE TABLE		
LINE	BEARING	LENGTH
L1	N32°33'48"E	10.00
L2	S81°02'44"E	89.50
L3	N73°15'51"E	90.11
L4	N49°37'43"E	90.11
L5	N22°32'35"E	102.54
L6	N2°24'22"W	63.79
L7	S63°09'28"E	91.95

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING
C1	39.27'	25.00'	090°00'00"	35.36'	S44°00'21"E
C2	39.27'	25.00'	090°00'00"	35.36'	N45°59'39"E
C3	39.27'	25.00'	090°00'00"	35.36'	S44°00'21"E
C4	45.16'	25.00'	103°30'06"	39.27'	N39°14'36"E
C5	22.75'	250.00'	005°12'48"	22.74'	S15°06'51"E
C6	39.96'	25.00'	091°34'52"	35.84'	N71°03'06"E
C7	16.55'	1836.99'	000°30'58"	16.55'	N25°00'11"E



SHEET 3 OF 3
ONE IS NOT COMPLETE WITHOUT THE OTHERS

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NO.	REVISIONS	BY	DATE
3.	REVISE BOUNDARY	M.A.	05/28/25
2.	REVISE BOUNDARY PER CITY COMMENTS	J.L.T.	04/17/25
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DRAWN: M.A.
REVISED:
REVISED:
CHECKED: C.J.H.
APPROVED: C.J.H.
SCALE: 1" =100'

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
CHRISTOPHER J. HOWARD, P.E. No. 73331
CHRISTOPHER J. HOWARD, P.S.M. No. 6453
420 SW 19TH STREET, OCALA, FLORIDA 34471
PHONE: 352-873-0959 FAX: 352-873-0960 www.JCHgroup.com

BOUNDARY SURVEY
FOR:
KL WINDING OAKS LLC

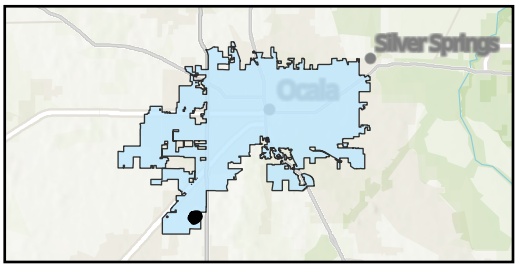
REFERENCES:
15-5,162
16-2,113-28
21-8,52-54
21-10,75-18
23-7,2-3

FILE: WINDING OAKS FARM

J.O.# 16365
DWG.#16365BNDR1
(RESIDENTIAL-PHASE4A)
SHEET 3 OF 3

P&Z Meeting: 7/14/2025

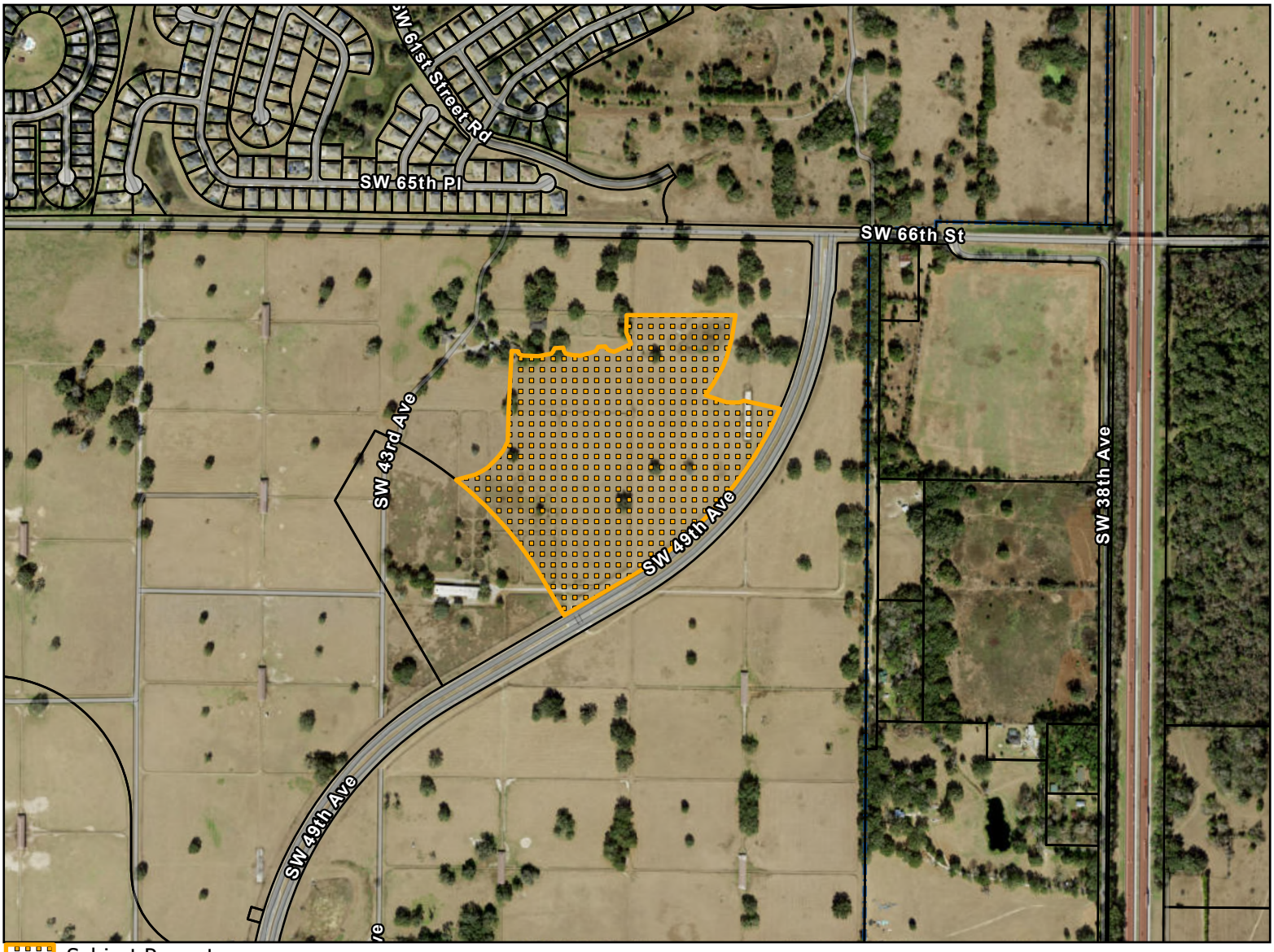
AERIAL MAP



Parcel: 35512-001-00

Property Size: Approximately 43.98 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development

Folder: M:\GIS\Department\JTEvan\Requests\Karen_Cupp\July_WindingOaks\



Subject Property

Parcels

0 500 1,000 2,000 Feet

N

OCALA

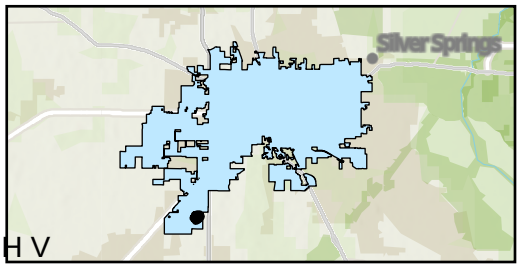
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature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

Prepared by the City of Ocala Growth Management Dept

by ekrepps on 7/2/2025

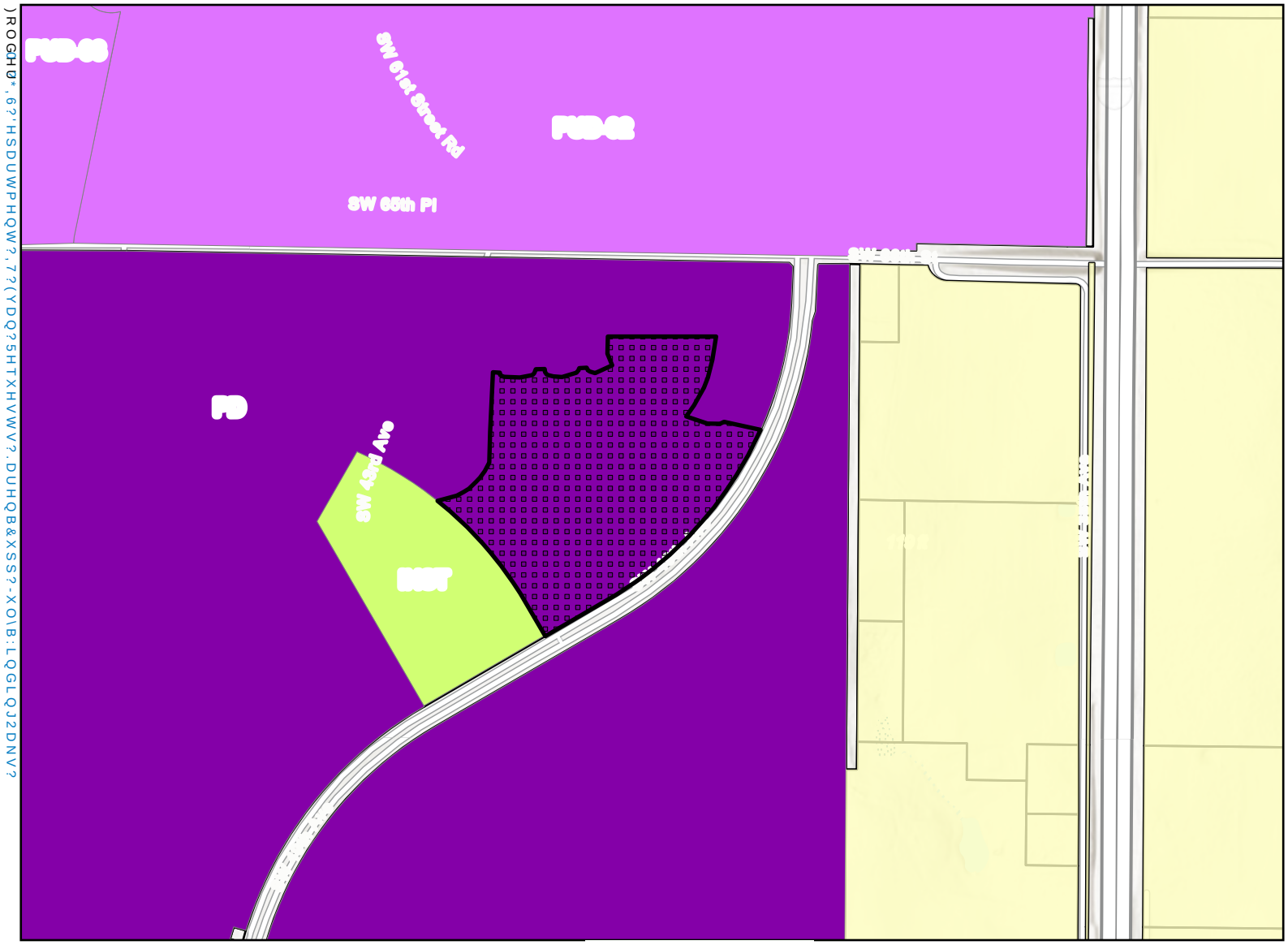
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E\ HNUHSSV RQ

File #: 2025-1603 Agenda Item #: a.

File #: 2025-1598 Agenda Item #: a.

Submitted By: Breah Miller, Planner II

Presentation By: Breah Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
A public hearing requesting a rezoning from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, for property located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road (Parcel 24728-000-00) approximately 7.23 acres (Case ZON25-0010) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place, Economic Hub

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant/Property Owner: Blitch Plantation, LTD
- Agent: Paolo Mastroserio, Mastroserio Engineering, Inc.

Key Points:

The petitioner is requesting to rezone the subject property from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, to allow for future single family detached homes. If approved, the proposed zoning change will reduce the minimum lot area from 13,500 square feet to 6,000 square feet, lot width from 100-feet to 60-feet, and setback requirements, as provided for in the Ocala Code of Ordinances, Section 122-286. Staff analysis of surrounding residentially zoned properties, within a 300-foot radius indicate an average lot area of 16,132 square feet and an average lot width of 101-feet. Also, within the same radius, there are two R-1AA zoned properties with a combined total of 19.97-acres under common ownership.

Zoning and Land Use Details:

The subject property was annexed into the City of Ocala in 2016. The property was previously rezoned from R-

1, Single Family Dwelling (County) and R-4, Residential Mixed Use (County), to R-1, Single-Family Residential (City), via Ordinance 5636 for the potential development of single-family residences.

Additionally, the properties were designated as Neighborhood Future Land Use Category after the 2013 Comprehensive Plan Updated.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the Neighborhood Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding single-family residential area.
- The R-1AA, Single-Family Residential, zoning district is appropriate for the intended residential use of the subject property.
- Two properties within a 300 radius of the subject property have the same R-1AA zoning requested with this amendment.
- No level of service issues has been identified for public facilities because of the zoning amendment.

Staff recommends Approval.

FISCAL IMPACT:
N/A
PROCUREMENT REVIEW:
N/A

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

ALTERNATIVE:

- Approve with changes
- Deny
- Table

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM R-1, SINGLE FAMILY RESIDENTIAL, TO R-1AA, SINGLE FAMILY RESIDENTIAL, FOR CERTAIN PROPERTY LOCATED APPROXIMATELY 320-FEET EAST OF THE INTERSECTION AT NE 31ST STREET AND NE JACKSONVILLE ROAD (PARCEL 24728-000-00), APPROXIMATELY 7.23 ACRES (CASE NO. ZON25-0010); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR

SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE

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

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as R-1AA, Single Family Residence:

(PER FINAL JUDGEMENT RECORDED IN OFFICIAL RECORDS BOOK 3605, PAGE 0145)

PARCEL #10

SECTION 5, TOWNSHIP 15 SOUTH, RANGE 22 EAST: COMMENCE 5 CHAINS WEST OF S.E. CORNER OF N.E. 1/4 OF N.E. 1/4; THENCE WEST 1337.81 FEET TO HARD ROAD; THENCE NORTHERLY WITH HARD ROAD 344.92 FEET; THENCE EAST 1255.58 FEET TO POINT DUE NORTH OF POINT OF BEGINNING; THENCE SOUTH 335.86 FEET TO POINT OF BEGINNING; EXCEPT, COMMENCE AT THE S.E. CORNER OF N.E. 1/4 OF N.E. 1/4, THENCE WEST ALONG THE SOUTH BOUNDARY, 743.41 FEET TO POINT OF BEGINNING. THENCE CONTINUE WEST 924.40 FEET TO A POINT ON THE EASTERLY BOUNDARY OF U.S. HIGHWAY 301; THENCE N.13°09'55"E., ALONG THE EASTERLY BOUNDARY 39.07 FEET; THENCE EAST 915.51 FEET; THENCE SOUTH 38.04 FEET TO POINT OF BEGINNING; EXCEPT, COMMENCE AT THE S.E. CORNER OF THE N.E. 1/4 OF N.E. 1/4, THENCE WEST ALONG THE SOUTH BOUNDARY OF SAID N.E. 1/4 OF N.E. 1/4, 1615.90 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 301 (100 FOOT RIGHT OF WAY); THENCE ALONG SAID RIGHT OF WAY, N.13°09'55"E. 39.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.13°09'55"E. 305.65 FEET; THENCE EAST 250 FEET; THENCE SOUTH 297.62 FEET; THENCE WEST 319.62 FEET TO POINT OF BEGINNING; SUBJECT TO AN EASEMENT FOR THE 230KV TRANSMISSION SYSTEM DESCRIBED AS COMMENCE N.89°17'31"W. 330.40 FEET FROM S.E. CORNER OF N.E. 1/4 OF N.E. 1/4, N.89°17'31"W. 957.85 FEET, N.00°44'04"E. 37.35 FEET TO POINT OF BEGINNING; N.00°44'04"E. 5.56 FEET TO SOUTHERLY RIGHT OF WAY FLORIDA POWER CORPORATION RIGHT OF WAY LINE, S.69°55'28"E. 16.74 FEET, N.89° 18'45"W. 15.79 FEET TO POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions

hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-1, Single Family Residential, to R-1AA Single Family Residential, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2025-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Rezoning Staff Report

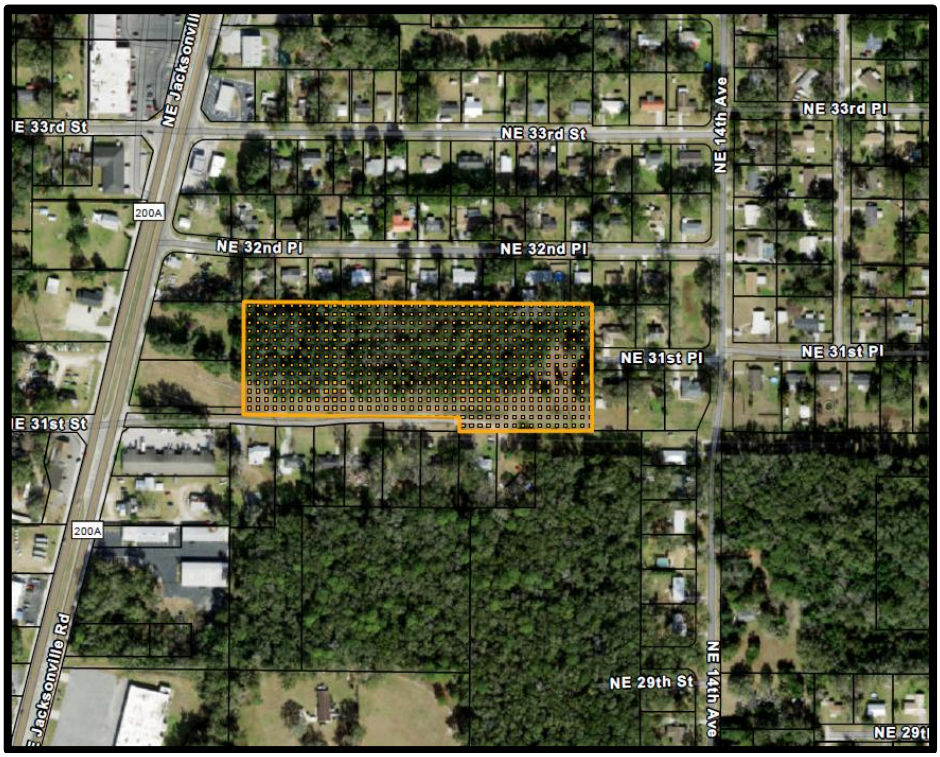
Case No. ZON25-0010
Planning & Zoning Commission: July 14, 2025
City Council (1st Reading): August 19, 2025
City Council (Adoption): September 2, 2025

Applicant/Property Owner:	Blitch Plantation, LTD
Agent:	Paolo Mastroserio, Mastroserio Engineering, Inc.
Project Planner:	Breah Miller, Planner II
Amendment Request:	Rezone the subject property from R-1, Single-Family Residential, to R-1AA, Single-Family Residential.

Parcel Information

Acres:	±7.23 acres
Parcel(s)#:	24728-000-00
Location:	located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road
Existing use:	Undeveloped
Future Land Use Designation:	Neighborhood
Zoning Designation(s):	R-1, Single-Family Residential
Overlay(s):	N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Medium Residential (County)	R-1, Single Family Dwelling (County)	Single-Family Residences
East	Neighborhood	R-1, Single- Family Residential	Single- Family Residences
South	Neighborhood	R-1, Single- Family Residential R-3, Multi- Family Residential MH, Mobile Home Park R-1AA, Single Family Residential	Single Family Residences Duplex Undeveloped
West	Neighborhood	R-3, Multi- Family Residential	Undeveloped (Green Multi- Family Apartments permit in progress)

Applicant Request

The petitioner is requesting a rezoning from R-1, Single-Family Residential, to R-1AA, Single-Family Residential, to allow for future single family detached homes. The subject property contains approximately 7.23 acres.

Background

Parcel 23832-000-00 was annexed into the City in 2006. Upon annexation, the parcel was designated with Low Density Residential Future Land Use and R-1, Single Family Residential, zoning district. In 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Low Density Residential future land use. The property was then designated with Neighborhood future land use.

A portion of the property is subject to an easement for a 230-kilovolt transmission system for Duke Energy (formerly Florida Power Corporation. In 2007, an after-the-fact permit was applied for through the Florida Fish and Wildlife Conservation Commission (FWC) for improperly removing Gopher Tortoises from the property. There are no concurrent applications.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Lot Width

Existing	R-1, Single Family Residential	The single-family residential (R-1, R-1A, R-1AA) districts are intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	13,500	100-feet
Proposed	R-1AA, Single Family Residential	The single-family residential (R-1, R-1A, R-1AA) districts are intended to preserve established single-family neighborhoods and to provide for new areas of low and moderate density single-family development.	6,000	60-feet

Staff Analysis

The property owner is proposing a zoning map amendment for the subject property, changing the zoning from R-1, Single-Family Residential, District to R-1AA, Single-Family Dwelling, District. If approved, the proposed zoning change will reduce the minimum lot area from 13,500 square feet to 6,000 square feet and the lot width from 100-feet to 60-feet. Setback requirements are as provided for in the Ocala Code of Ordinances, Section 122-286- Lot Requirements. All other regulations governing principal permitted uses and uses allowed by special exception will remain the same.

Staff conducted an analysis of the adjacent properties within a 300-foot radius of the subject property to determine average lot sizes and widths for residentially zoned properties. Overall, the average lot size in the surrounding area is 16,132 square feet, while the average lot width is 101-feet. The properties to the north of the subject property are part of the Brentwood Estates subdivision within Marion County's jurisdiction; to the east and southeast are part of the Virginia Square and Kays Oakcrest subdivisions; and the properties to the south across NE 31st Street are metes and bounds lots. Within the 300-foot radius, there are two R-1AA zoned properties totaling 19.97-acres under common ownership.

Factual Support

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

    a. Future Land Use Element Policy 6.4: Neighborhood: The intent of the Neighborhood category is to identify and reserve predominantly residential and ancillary uses. Existing street pattern, tree canopy cover, character, and residential occupancy shall be considered when designating areas with the Neighborhood category. The form of buildings and development may be regulated by a Corridor Overlay. Residential is the primary use. Single family uses are allowed based on the Land Development Code, up to the maximum density permitted by the Comprehensive Plan. Multifamily uses shall be reviewed through the development process to determine compatibility, with specific approval criteria being further defined in the Land Development Code.

    Concentrated areas of neighborhood-serving non-residential (e.g., commercial, office, institutional, educational facilities, recreational or cultural) facilities, at intensities compatible with surrounding neighborhoods, may be permitted. These uses are intended for locations on

thoroughfares and collectors within the edges of the neighborhood districts. The type, size, location and justification for such non-residential facilities shall be based upon the existing and planned availability of supporting street networks, transit and other public facilities to promote convenience, reduced travel distance, conservation of energy, building and site design, as well as market demand for use as support to the surrounding neighborhood area and impact on the neighborhood residents.

As depicted in Figures G and H, the Neighborhood category is generally characterized as a walkable form with unique and identifiable neighborhoods where the predominant land use is residential and the primary modes of transportation include walking, bicycles, automobiles, and bus transit. Buildings are generally low and mid-rise in character. Housing types associated with this category are predominately single family detached homes, attached homes like row houses or townhomes, and garden style multifamily buildings. The history, character, and connectivity of existing neighborhoods should be considered when evaluating development proposals. Higher densities on existing small lots may be allowed in order to create a mix and diversity of housing types, as depicted in Figure I.

Parks and open spaces ranging in size should be provided throughout the Neighborhood land use category areas. Stormwater management facilities should be designed as recreational amenities and included in parks and open spaces. Public parks or open spaces should be located within walking distance of the majority of housing units within neighborhoods. Parking for non-residential uses will be limited and located on the street and in the rear of the building screened from surrounding residential uses. Non-residential uses should be accessible by sidewalks, bikeways and public transit.

There is no minimum density and intensity in this future land use category. The maximum density before any incentives is 5 dwelling units per gross acre for single family residential and 12 dwelling units per gross acre for multifamily residential. The maximum intensity before any incentives for non-residential development is 0.25 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff comment: The proposed R-1AA zoning district and the intended use are consistent with the intention of the Neighborhood Future Land Use designation.

b. Future Land Use Element Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

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

Neighborhood	R-1, R-1A, **R-1AA**, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3,

	OH, RO, O-1, OP, B-1, B-1A, G-U, INST, A-1, PD, FBC

The requested R-1AA zoning district is consistent with the existing Neighborhood FLU designation.

Level of Service Analysis

Transportation: The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
CR200A/ Jacksonville Road	4	MPH	Arterial	E	35.820	10,700	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review. The affected segment of CR200A/ Jacksonville Road is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location. Any new connections will be determined during the site plan review process. City water mains run along NE Jacksonville Road and from the western property line to the center of property.

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

Sanitary Sewer: City utilities are available at this location. Any new connections will be determined during the site plan review process. City gravity mains run along NE 28th Street, approximately .24 miles away from the subject property.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

Solid Waste: The subject property is located within the City's service area; any future changes in refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for non-residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the city.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).

- *Available Capacity:* Capacity is available. The City's 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject property is not located within FEMA Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 1.30 miles from the subject property, located approximately 320-feet east of the intersection at NE 31st Street and NE Jacksonville Road. This distance fall within the desired industry standard of 1.5 miles for fire service.

Schools:
The subject property is serviced by Oakcrest Elementary (operating at 73.65% capacity), Howard Middle (70.42%) and Vanguard High Schools (89.33%). The proposed development may generate up to 5 additional Elementary School-aged students, 3 additional Middle School-aged students, and 4 additional High School-aged students.

Project Dwelling Units (SFR)		
School Level	**SFR Student Generation Rate**	**36 SFR (max. 5 d.u./acre permitted by FLU)**
E	0.13	5
M	0.064	3
H	0.094	4

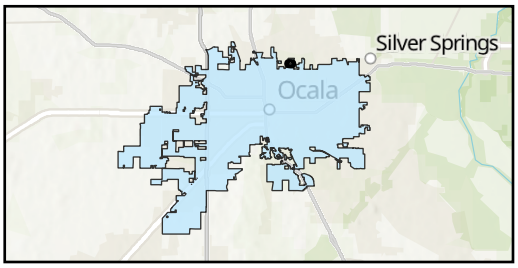
Staff Findings and Recommendation

- The proposed rezoning is consistent with the Neighborhood Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding single-family residential area.
- The R-1AA, Single-Family Residential, zoning district is appropriate for the intended residential use of the subject property.
- Two properties within a 300-foot radius have the same R-1AA zoning requested with this amendment.
- No level of service issues has been identified for public facilities as a result of the zoning amendment.

Staff Recommendation:	***Approval***

Permitted Use Type	R-1, Single- Family Residential	R-1AA, Single- Family Residential
Residential Operation	• Community residential home, maximum of six unrelated residents per single-family residential dwelling. • Home occupation	• Community residential home, maximum of six unrelated residents per single-family residential dwelling. • Home occupation
Residential Uses	• Single-family dwelling.	
General Retail	• None permitted	• None permitted
Vehicular Sales	• None permitted	• None permitted
Business Service	• Parking lot*	• Parking lot*
Eating or Drinking Establishment	• None permitted	• None permitted
Hospitality and tourism	• None permitted	• None permitted
Office Use	• None permitted	• None permitted
Personal Service	• None permitted	• None permitted
Vehicular Service	• None permitted	• None permitted
Community Service	• Church/place of worship. * • Day care facility.*	• Church/place of worship. * • Day care facility.*
Educational Use	• None permitted	• None permitted
Recreational Use	• None permitted	• None permitted
Public Use	• None permitted	• None permitted
Health Care Use	• None permitted	• None permitted
Low Impact Industrial Use	• None permitted	• None permitted

AERIAL MAP

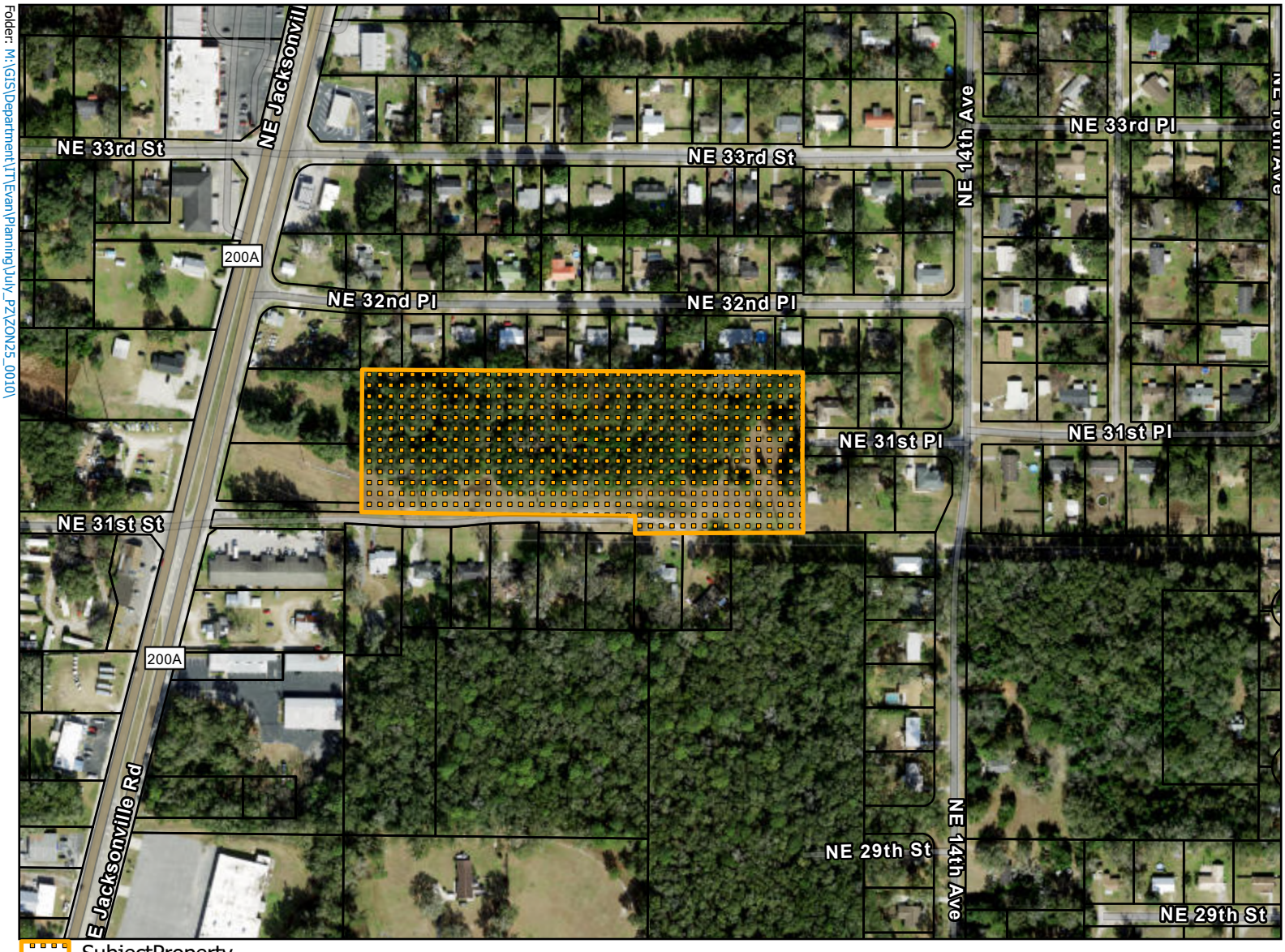


Case Number: ZON25-0010

Parcel: 24728-000-00

Property Size: Approximately 7.23 Acres
Land Use Designation: Neighborhood
Zoning: R-1, Single-Family Residential

Proposal: Request to rezone from R-1 to R-1AA



0 375 750 1,500 Feet

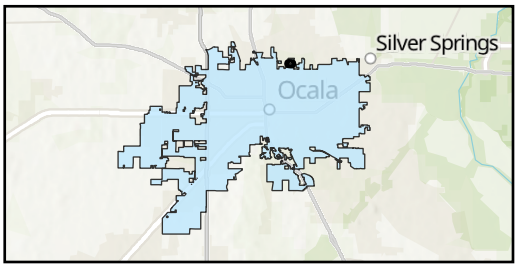
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OCALA

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P&Z Meeting: 7/14/2025

CASE MAP

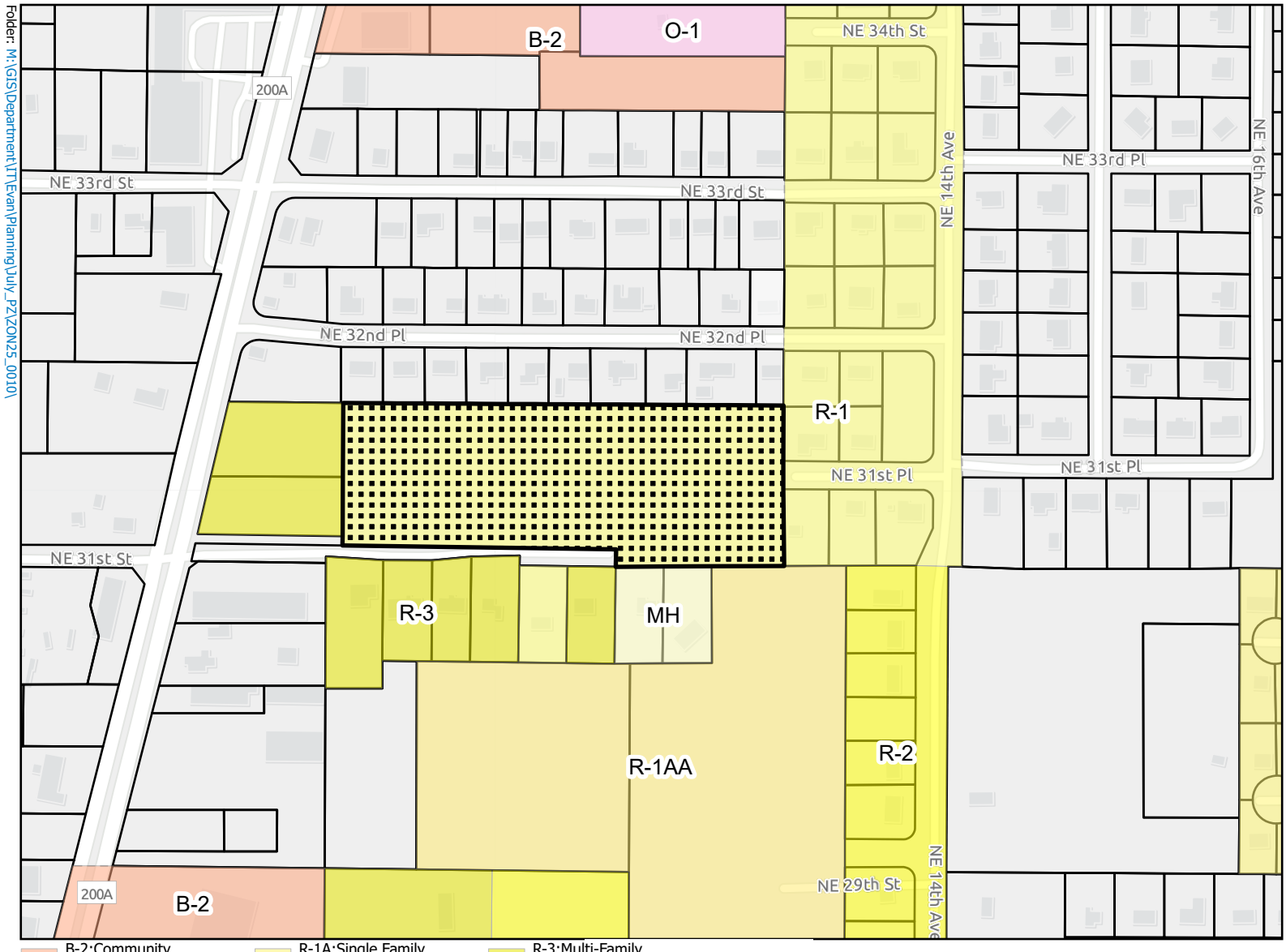


Case Number: ZON25-0010

Parcel: 24728-000-00

Property Size: Approximately 7.23 Acres
Land Use Designation: Neighborhood
Zoning: R-1, Single-Family Residential

Proposal: Request to rezone from R-1 to R-1AA



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7-5-25

Linda Schultz
1340 NE 31st PL
Ocala FL 34479
352 867 7202

TO: Ja Niece
Re: ZON 25-0010

I am 100% AGAINST the rezoning of this property for the following reasons:

1: The area has been designated as a Gopher Turtle habitat.

2: I am against any entrance or exit onto NE 31st PL. We have 5 homes on a very short 2 lane road, which is next to NE 14th Ave, another 2 lane road.

3. There has been 1 housing development on NE 35th St, and 2 more housing development under construction within 2 miles.

4. The electric grid will be over loaded. Rates may increase

as need for more electricity increase.

5. We have one elementary school, one fire station, and one major grocery store in the area.

6. There are no sidewalks in this area. Children walk to school and the increase in traffic is a safety issue.

7. I am not sure, but I have septic tank, as does everyone on NE 31st PL.

Is there city sewer and city water proposed for that parcel? If so could cause utility rates to increase.

8. Property values may go down in the area, which can hurt those who have had their property for over 20 years.

9. I do not want any construction crews using NE 31st PL to access the parcel. As I stated earlier, no entrance or exit from this

Zon 25-0010

parcel onto NE 31st Pl, or if this does go forward no entrance or exit from the development onto NE 31st Pl.

Please call me when you receive this letter. I do not have an IPhone, internet, or cell phone.

Sincerely,
Linda Schott
7340 NE 31st Pl
Ocala FL 34479
352 867 7202

File #: 2025-1580 Agenda Item #: b.

Submitted By: Emily W. Johnson, AICP

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Public Hearing to rezone approximately 1.59 acres for the property located at 458 NW 1st Street (Parcel 2855-005-000) including two contiguous parcels to the east (Parcel 2855-009-000 and 2855-006-000) from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business (Case ZON25-0009) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant/Agent: James M. Hoenstine
- Property Owners: Tatyana Hoenstine & Downtown Baptist Temple, Inc

Key Points:

The applicant is requesting to rezone from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business to allow for future commercial development. The Property Appraiser's records indicate that the building on Parcel 2855-005-000 was constructed in 1935 and has been utilized as a church since 2020.

Zoning and Land Use Details:

The subject properties are designated as High Intensity/Central Core Future Land Use Category (FLUC). The intent of the High Intensity/Central Core Future Land Use Category (FLUC) is to identify the area suitable for the most intense residential and non-residential development within the city. The proposed B-4 zoning district and the intended use are consistent with the intent of the High Intensity/Central Core FLUC.

All three parcels are located within the West Ocala Community Redevelopment Area (CRA) and are identified within the West Ocala Community Vision Plan (2011) as part of the Downtown District.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing High Intensity/Central Core Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The B-4, General Business, zoning district is appropriate with the intended use of the subject property. Adjacent properties to the north and west have existing B-4 zoning.
- The existing church use is permitted by-right within the requested B-4 zoning district.
- No level of service issues have been identified for public facilities as a result of the zoning amendment.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

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

ALTERNATIVE:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM R-3, MULTI-FAMILY RESIDENTIAL, AND B-3C, COMMUNITY REDEVELOPMENT AREA MIXED USE 2 DISTRICT, TO B-4, GENERAL BUSINESS, FOR CERTAIN PROPERTY LOCATED AT 458 NW 1ST STREET ALONG WITH THE TWO CONTIGUOUS PARCELS TO THE EAST (PARCEL 2855-005-000, 2855-009-000 AND 2855-006-000), APPROXIMATELY 1.59 ACRES (CASE NO. ZON25-0009); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE

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

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as B-4, General Business:

THE SOUTH 1.92 CHAINS OF THE WEST 2 CHAINS OF LOT 7, SCOTTS RAILROAD LOTS IN THE TOWN OF OCALA, ACCORDING TO THE MAP OT PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 5, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

LESS AND EXCEPT THAT PART DEEDED TO THE STATE OF FLORIDA BY DEED RECORDED IN OFFICIAL RECORDS BOOK 544, PAGE 63, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

THE NORTH 105 FEET OF THE WEST 85 FEET OF LOT 7, SCOTTS RAILROAD IN THE TOWN OF OCALA, AS PER PLAT BOOK E, PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

AND

LOT 8, LYING EAST OF RAILROAD, SCOTTS SURVEY, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK E, PAGE 5, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, EXCEPT STATE ROAD 40 RIGHT OF WAY.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any

scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No:	2025-XX
Introduced:	Click or tap to enter a date.
Adopted:	Click or tap to enter a date.
Legal Ad No:	Click or tap here to enter text.

Rezoning Staff Report

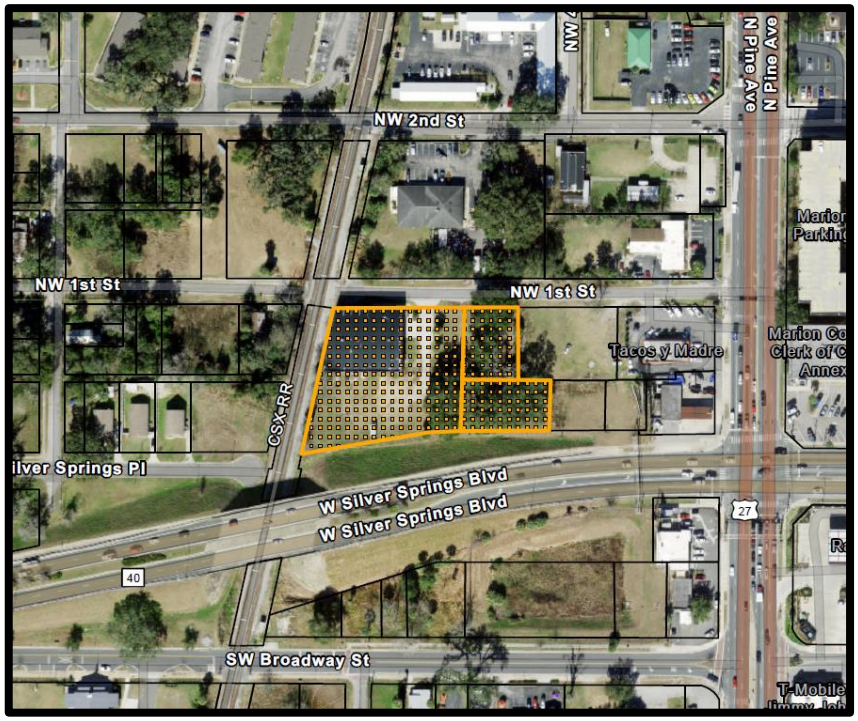
Case No. ZON25-0009
Planning & Zoning Commission: July 14, 2025
City Council (1st Reading): August 19, 2025
City Council (Adoption): September 2, 2025

Applicant/Agent:	James M. Hoenstine
Property Owner:	Tatyana Hoenstine & Downtown Baptist Temple, Inc
Project Planner:	Emily W. Johnson, AICP
Amendment Request:	Rezone the subject properties from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business.

Parcel Information

Acres:	±1.59 acres
Parcel(s)#:	2855-005-000, 2855-009-000 and 2855-006-000
Location:	458 NW 1st Street along with the two contiguous parcels to the east
Existing use:	Church/place of worship and undeveloped, vacant land
Future Land Use Designation:	High Intensity/Central Core
Zoning Designation(s):	R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District
Special District(s)/Plans(s):	West Ocala Community Redevelopment Area (CRA)
Overlay(s):	Flood Zone AE

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	High Intensity/ Central Core	B-4, General Business	Emergency shelter (Interfaith Emergency Services)
East	High Intensity/ Central Core	B-4, General Business	Vacant, undeveloped commercial Restaurant (Tacos y Madre) Automotive repair shop (Family Tire)
South	High Intensity/ Central Core	FBC, Form Based Code	Drainage retention area and vacant, undeveloped commercial, adjacent to W Silver Springs Boulevard
West	High Intensity/ Central Core	R-3, Multi-Family Residential	Single-family residences, adjacent to CSX railroad right-of-way

Applicant Request

The petitioner is requesting a rezoning from R-3, Multi-Family Residential, and B-3C, Community Redevelopment Area Mixed Use 2 District, to B-4, General Business, to allow for future commercial development. The subject properties are comprised of Parcels 2855-005-000, 2855-009-000 and 2855-006-000 and contain approximately 1.59 acres.

Background

Parcel 2855-005-000 was zoned B-5, Wholesale Business, in 1964. In 1991, the property was designated by the Comprehensive Plan as Wholesale and Other Business Future Land Use and subsequently rezoned to B-2A, Limited Community Business. Ordinance 2018-6 rezoned the property from B-2A, Limited Community Business, to B-3C, Community Redevelopment Area Mixed Use 2 District, to facilitate use of the existing building as a warehouse. The Property Appraiser's records indicate that the building was constructed in 1935 and has been utilized as a church since 2020.

Parcels 2855-009-000 and 2855-006-000 were incorporated into City Limits in 1846, and zoned B-4, General Business, in 1964. In 1991, the properties were designated by the Comprehensive Plan as Medium Density Residential Future Land Use, and subsequently rezoned to R-3, Multi-Family Residential. Both properties are currently vacant and undeveloped.

On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the 2035 Vision, which eliminated the Medium Density Residential and Wholesale and Other Business Future Land Use Classifications while assigning the new designation of High Intensity/Central Core to all three parcels. The intent of the High Intensity/Central Core Future Land Use Category (FLUC) is to identify the area suitable for the most intense residential and non-residential development within the City.

All three parcels are located within the West Ocala Community Redevelopment Area (CRA) and are identified within the West Ocala Community Vision Plan (2011) as part of the Downtown District.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	R-3, Multi-Family Residential	Intended to be a multi-family area, including higher residential densities in accordance with the comprehensive plan.	10,000	50-feet
Existing	B-3C, Community Redevelopment Area Mixed Use 2 District	Allows for more intensive development or redevelopment and the existing industrial uses, within community redevelopment areas.	N/A	35-feet
Proposed	B-4, General Business	Intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks.	10,000	60-feet

Staff Analysis

Factual Support

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

   a. Future Land Use Element Policy 6.1: High Intensity/Central Core: The intent of this designation is to identify the area suitable for the most intense residential and non-residential development within the City, generally represented as "High Intensity" on the Ocala 2035 Vision. It is anticipated to provide a broad mix of residential, retail, office, governmental, cultural, and entertainment activities that allow residents to live, work, shop, and play within the same area. Specialty shops, restaurants, and residential development shall line the streets, creating a unique environment distinct from suburban retail centers. The High Intensity/Central Core is located in the central area of the City as depicted on the 2035 Future Land Use Map and includes the historic downtown square, central business district, municipal administration buildings, and the hospital district. This intense mix is intended to promote a compact and walkable urban form that supports multi-modal transportation, including bicycles and transit.

   The High Intensity/Central Core category facilitates developments with a variety of uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities and institutional. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the High Intensity/Central Core category, including form and design guidelines as applicable.

   The minimum density and intensity before any incentives in this future land use category is 12 dwelling units per gross acre or 0.20 FAR. The maximum density and intensity before any

incentives is 60 dwelling units per acre or 8.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.

Staff comment: Rezoning the subject properties would unify the zoning designations for the subject properties, promoting a more consistent and cohesive development pattern with the surrounding area. The proposed B-4 zoning district and the intended use are generally consistent with the intention of the High Intensity/Central Core FLU. The adoption of the Form Based Code (FBC) zoning district in 2018 has eliminated the majority of B-3C zoning within the city.

b. Future Land Use Element Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation, and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

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

High Intensity/Central Core	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-3C, **B-4**, SC, G-U, INST, PD, FBC

The requested B-4 zoning district is consistent with the existing High Intensity/Central Core FLU designation.

Level of Service Analysis

Transportation: The frontage roadway of NW 1st Street is an unclassified roadway under the Ocala-Marion TPO Congestion Management Plan. Automotive traffic will likely access the properties via N. Pine Avenue or W. Silver Springs Boulevard. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
N Pine Avenue (US 441/301)	6	35 MPH	Arterial	D	59,640	29,500	C
W Silver Springs Boulevard (SR 40)	4	40 MPH	Arterial	D	37,905	20,900	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review. The affected segments of N Pine Avenue (US 441/301) and W Silver Springs Boulevard (SR 40) are currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location. Any new connections will be determined during the site plan review process. City water mains run along N Pine Avenue, with existing connection on NW 1st Street.

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

Sanitary Sewer: City utilities are available at this location. Any new connections will be determined during the site plan review process. City gravity mains run along NW 1st Street.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

Solid Waste: The subject property is located within the City's service area; any future changes in refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for non-residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the city.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject properties are fully located within FEMA Flood Zone "AE", defined by the Flood Insurance Rate Map (FIRM) as a high-risk area with a 1% annual chance of flooding. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #3 is located approximately 1 mile from the subject properties, at 320 NE 8th Avenue. This distance falls within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed rezoning is not anticipated to affect schools.

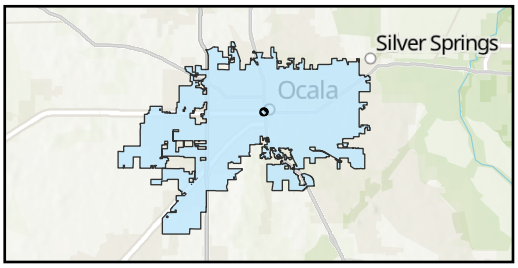
Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing High Intensity/Central Core Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The B-4, General Business, zoning district is appropriate with the intended use of the subject property. Adjacent properties to the north and west are existing B-4 zoned properties.
- The existing church use is permitted by-right within the requested B-4, General Business, zoning district.
- No level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: ***Approval***

P&Z Meeting: 7/14/2025

CASE MAP

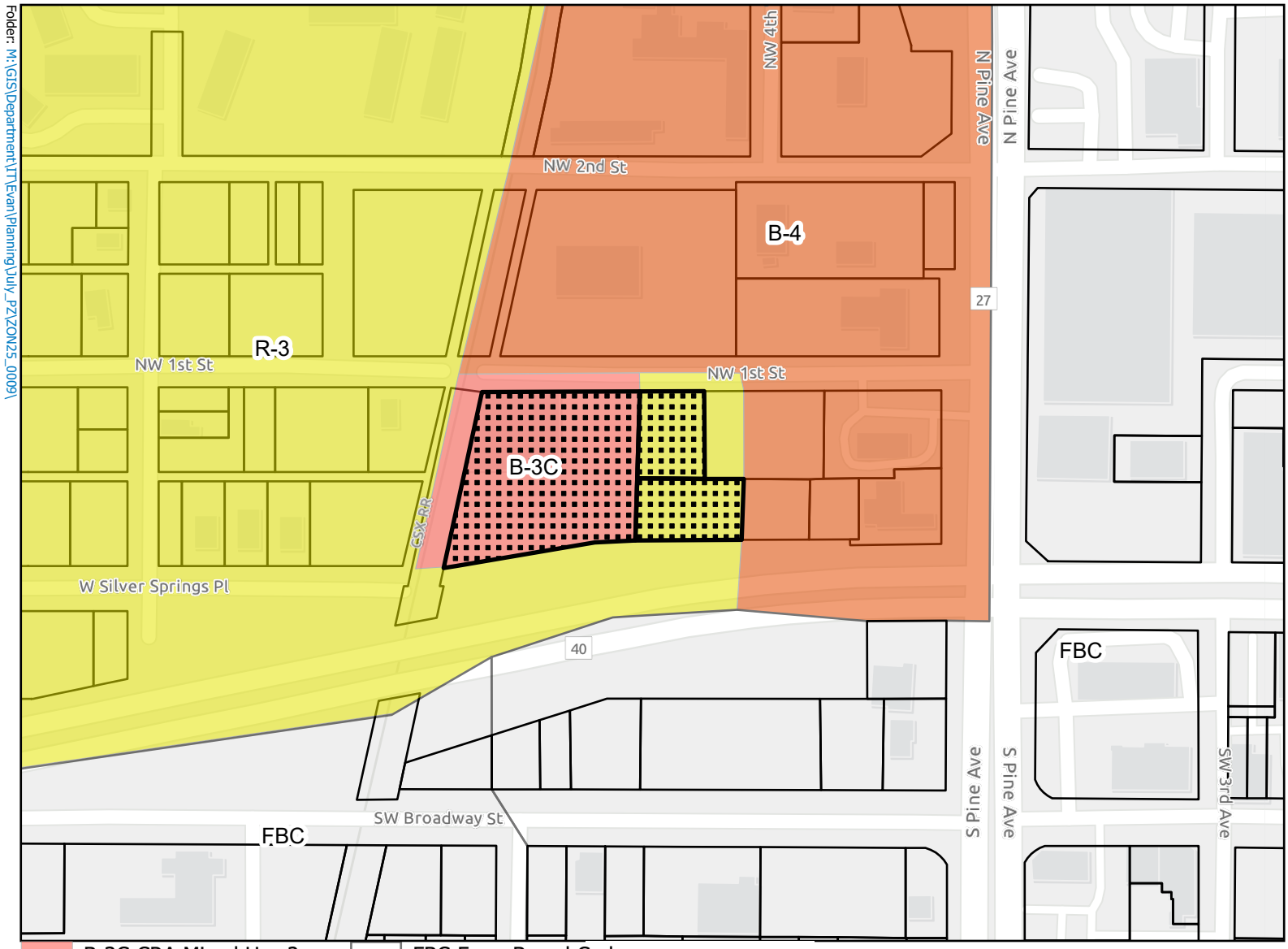


Case Number: ZON25-0009

Parcel: 2855-009-000, 2855-006-000, and 2855-005-000

Property Size: Approximately 1.59 Acres
Land Use Designation: High Intensity/Central Core
Zoning: R3, Multi-Family Residential
B-3C, Community Redevelopment Area Mixed Use 2

Proposal: Request to rezone properties from R3 and B-3C to B4



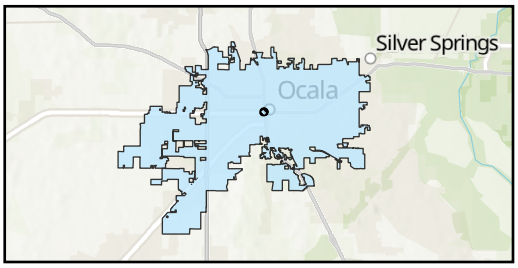
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OCALA

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AERIAL MAP

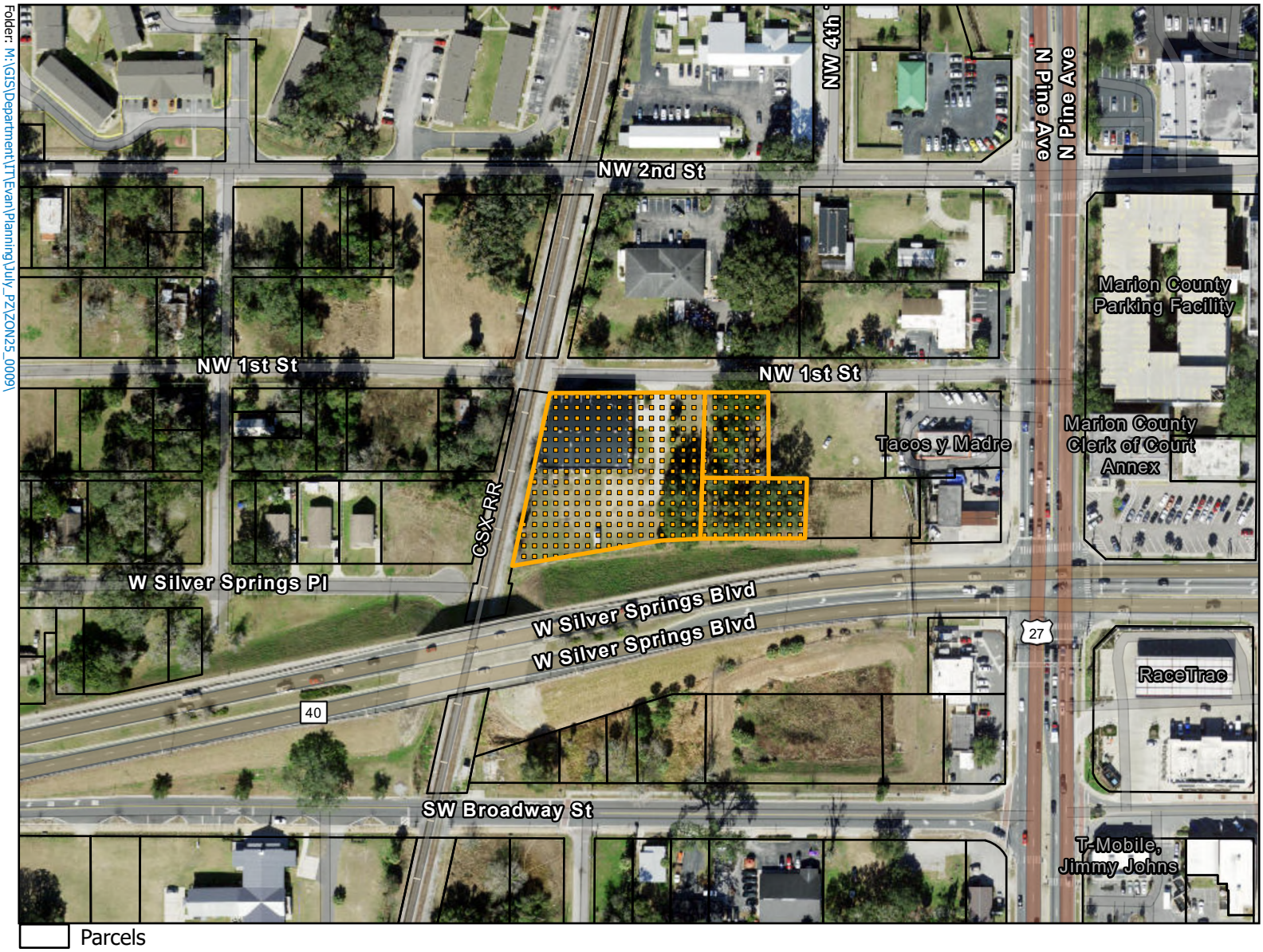


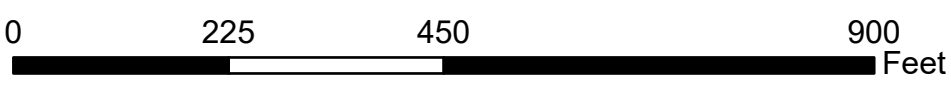
Case Number: ZON25-0009

Parcel: 2855-009-000, 2855-006-000, and 2855-005-000

Property Size: Approximately 1.59 Acres
Land Use Designation: High Intensity/Central Core
Zoning: R3, Multi-Family Residential
B-3C, Community Redevelopment Area Mixed Use 2

Proposal: Request to rezone properties from R3 and B-3C to B4







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File #: 2025-1602 Agenda Item #: c.

Submitted By: Emily W. Johnson, AICP

Presentation By: Emily Johnson

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Public Hearing to rezone approximately 0.45 acres for the property located at 3235 SE Maricamp Road (Parcel 29793-002-02) from B-2, Community Business, to SC, Shopping Center (Case ZON25-0011) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant: Irvin Homes, LLC
- Agent: Fred Roberts, Klein & Klein, PLLC
- Property Owner: Sumner Real Estate Investments, LLC

Key Points:

The applicant is requesting to rezone from B-2, Community Business, to SC, Shopping Center, to allow for future development of a drive-through restaurant with shared access and parking facilities. Records indicate that the existing baseball batting cages were developed in 1996, and that the business tax receipt for Batter Up of Ocala LLC expired on September 30, 2024.

Zoning and Land Use Details:

The subject property is designated as Low Intensity Future Land Use Category (FLUC), which is intended to identify areas that are generally oriented towards the automobile as the primary mode of transportation.

Incorporating the subject property into the shopping center to the north and west, necessitates the rezoning of the subject property to SC, Shopping Center, pursuant to Subsection 122-904(b) of the Code of Ordinances.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The proposed rezoning is consistent with the existing Shopping Center (SC) zoning of the adjacent properties.
- The proposed SC, Shopping Center, zoning district has similar permitted uses in comparison to the existing B-2, Community Business zoning of the subject property.
- No level of service issues have been identified for public facilities as a result of the zoning amendment.
- An update to the shopping center master plan will be required prior to development.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

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

ALTERNATIVE:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM B-2, COMMUNITY BUSINESS, TO SC, SHOPPING CENTER, FOR CERTAIN PROPERTY LOCATED AT 3235 SE MARICAMP ROAD (PARCEL 29793-002-02), APPROXIMATELY 0.45 ACRES (CASE NO. ZON25-0011); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE

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

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as SC, Shopping Center:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 0 DEGREES 03' 30" WEST ALONG THE EAST BOUNDARY OF SAID SECTION 27, A DISTANCE OF 660.25 FEET TO THE SOUTH BOUNDARY OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 49' 10" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 81.67 FEET TO THE WEST RIGHT OF WAY LINE OF SOUTHEAST 36TH AVENUE; THENCE CONTINUE SOUTH 89 DEGREES 49' 10" WEST ALONG SAID SOUTH BOUNDARY, A DISTANCE OF 1336.81 FEET TO A POINT 100 FEET WEST OF THE WEST BOUNDARY OF THE EAST 1/4 OF SAID SECTION 27; THENCE SOUTH 0 DEGREES 06' 19" WEST PARALLEL TO SAID WEST BOUNDARY, A DISTANCE OF 425.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0 DEGREES 06' 19" WEST PARALLEL TO SAID WEST BOUNDARY A DISTANCE OF 190 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 464 (200 FEET WIDE), ALSO KNOWN AS MARICAMP ROAD; THENCE NORTH 55 DEGREES 24'10" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 200 FEET; THENCE NORTH 34 DEGREES 35' 50" EAST, 93.11 FEET; THENCE SOUTH 89 DEGREES 53' 41" EAST 112.11 FEET TO THE POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from B-2, Community Business, to SC, Shopping Center, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of

this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No:	2025-XX
Introduced:	Click or tap to enter a date.
Adopted:	Click or tap to enter a date.
Legal Ad No:	Click or tap here to enter text.

Rezoning Staff Report

Case No. ZON25-0011
Planning & Zoning Commission: July 14, 2025
City Council (1st Reading): August 19, 2025
City Council (Adoption): September 2, 2025

Applicant:	Irvin Homes, LLC
Property Owner:	Sumner Real Estate Investments, LLC
Agent:	Fred Roberts, Klein & Klein, PLLC
Project Planner:	Emily W. Johnson, AICP
Amendment Request:	Rezone the subject property from B-2, Community Business, to SC, Shopping Center.

Parcel Information

Acres:	±0.45 acres
Parcel(s)#:	29793-002-02
Location:	3235 SE Maricamp Road
Existing use:	Commercial recreation, outdoor (baseball batting cages)
Future Land Use Designation:	Low Intensity
Zoning Designation(s):	B-2, Community Business
Special District(s)/Plans(s):	N/A
Overlay(s):	N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	SC, Shopping Center	Maricamp Square Shopping Center
East	Medium Intensity/Special District	B-2, Community Business	Vacant, undeveloped commercial
South	Low Intensity	M-1, Light Industrial	Marion County Fire Rescue Operation & Training
West	Low Intensity	SC, Shopping Center	Maricamp Square Shopping Center

Applicant Request

The applicant is requesting to rezone from B-2, Community Business, to SC, Shopping Center. The rezoning application has been submitted to incorporate the subject property into the existing Shopping Center (Maricamp Square) located to the north and west. The proposed rezoning will allow for development of a drive-through restaurant with shared parking facilities.

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

Background

The subject property, Parcel 29793-002-02, was annexed into the City in 1967 as part of a larger tract which included the adjacent shopping center parcel. In 1996, the subject property was developed with commercial batting cages, which are classified as a commercial recreation, outdoor use. Records indicate that the business tax receipt expired on September 30, 2024, for Batter Up of Ocala LLC, the last known operator of the facility.

The adjacent shopping center, Parcel 29793-002-00, was originally developed in 1985 under a B-2, Community Business, zoning district. In 2020, the property was rezoned to SC, Shopping Center, via Ordinance 2020-38. Although the subject property shares access with the adjacent shopping center, it was under separate ownership and was not included in the original rezoning.

Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	B-2, Community Business	Intended for community businesses, including retail sales, personal and business services, and all office uses.	10,000 square feet	50-feet

Proposed	SC, Shopping Center	Intended to ensure that shopping centers and single retail store developments are designed and located to make efficient use of the land and minimize the impacts on infrastructure, adjacent and nearby properties, and the environment.	4 acres	50-feet

Staff Analysis

Incorporating the subject property into the shopping center to the north and west, necessitates the rezoning of the subject property to SC, Shopping Center, pursuant to Subsection 122-904(b) of the Code of Ordinances.

Redevelopment of the subject property will require an update to the shopping center master plan. Access to the subject property will continue to be from an internal roadway network within the shopping center, and parking will be provided via a shared parking agreement. The SC zoning district standards require the same design and improvement standards to be applied uniformly throughout the shopping center.

Factual Support

1. The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

    a. Future Land Use Element Policy 6.3: Low Intensity: The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

    The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of- way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non- residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

    The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Staff Comment: Incorporating the subject property into the existing, adjacent shopping center development will allow for application of uniform design and improvement standards as part of the site's redevelopment.

b. Future Land Use Element Objective 7: The City intends to promote quality urban design in the development and redevelopment of automobile-oriented suburban corridors.

Staff Comment: While the subject property only constitutes a small portion of the development, its inclusion in the shopping center plan contributes toward a compact and unified design along an arterial roadway.

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

Staff Comment: The shopping center is located along an arterial roadway, which is an appropriate location for a mixed-use shopping center. Subsequent redevelopment of the site will necessitate continued shared access with the existing shopping center must address shared parking . Additionally, rezoning the subject property provides for a more uniform shopping center boundary relative to the roadway, providing for a more appropriate transition between adjacent land uses.

c. Future Land Use Element Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.

As identified in the Level of Service Analysis below, there appears to be adequate public facilities to service the subject properties.

2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

a. Subsection 122-133(b)(2): The application requests to rezone parcel or parcels to the same zoning classification as an adjoining parcel not separated by a right-of-way for a street, a street, or a drainage retention area.

Staff Comment: The subject property is adjacent to the SC, Shopping Center, zoning district. The parcels are not separated by any right-of-way, street, or drainage retention area.

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

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, **SC**, M-1, M-2, G-U, INST, A-1, PD, FBC

The requested SC zoning district is consistent with the existing Low Intensity Future Land Use Category.

c. Subsection 122-902(a): The purpose of this division is to ensure that shopping centers and single retail store developments are designed and located to make efficient use of the land and minimize the impacts on infrastructure, adjacent and nearby properties, and the environment.

Staff Comment: The subject property abuts an existing shopping center; access is proposed via an internal roadway network. Architectural standards and signage for the shopping center will be reviewed as part of the site plan, to ensure uniformity in the overall design.

d. Subsection 122-904(b): Property to be developed or redeveloped as a shopping center must be zoned shopping center (SC), unless development meeting the definition of a shopping center or single retail store development is included within a planned development (PD).

Staff Comment: The rezoning has been requested to incorporate the subject property into the shopping center located to the north and west. Subsection 122-906(c): Property outside the 300-foot radius that abuts a shopping center or single retail store development may be developed provided all motor vehicle access is from the abutting development. The construction of a service road, or extension of an existing service road, is allowed provided one end of the service road is within the 300-foot radius, or provides access to property that is within the 300-foot radius, provided there are no more than two connections between the service road and each public road frontage, subject to the other limitations in this division and the land development regulations.

Staff Comment: The subject property is located outside of the 300-foot radius described within the location requirements for a shopping center. However, the requested rezoning is still supported by the Code as the subject property abuts an existing shopping center, and the proposed internal roadway access falls within said radius.

Level of Service Analysis

Transportation: The subject segment of SE Maricamp Road is classified as an arterial roadway under the Ocala-Marion TPO Congestion Management Plan; however, access to the site will be from an internal roadway as part of the shopping center. The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SE Maricamp Road (SR 464)	4	55 MPH	Arterial	D	38,430	34,800	D
SE 24th Street	2	35 MPH	Collector	E	11,232	10,300	D

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the subdivision review. The affected segment of SE Maricamp Road is currently operating at the adopted Level of Service.

Potable Water: City utilities are available at this location. Any new connections will be determined during the site plan review process. A City water main runs along SE Maricamp Road.

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

Sanitary Sewer: City utilities are available at this location. Any new connections will be determined during the site plan review process. A City gravity main runs along SE 24th Street.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

Solid Waste: The subject property is located within the City's service area; any future changes in refuse pickup will be determined during the site plan review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for non-residential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the city.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject property is not located within a Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #2 is located approximately 1 mile from the subject property, at 2701 SE 36th Avenue. This distance falls within the desired industry standard of 1.5 miles for fire service.

Schools: The proposed rezoning is not anticipated to affect schools.

Staff Findings and Recommendation

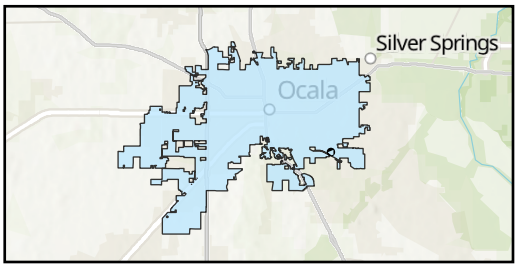
- The proposed rezoning is consistent with the existing Low Intensity Future Land Use classification, pursuant to Section 122-244 of the Code of Ordinances, and is compatible with the surrounding area.
- The proposed rezoning is consistent with the existing Shopping Center (SC) zoning for the adjacent properties.
- The proposed SC, Shopping Center, zoning district has similar permitted uses in comparison to the existing B-2, Community Business, zoning of the subject property.

- No level of service issues has been identified for public facilities as a result of the zoning amendment.
- An update to the shopping center master plan will be required prior to development.

Staff Recommendation:	***Approval***

P&Z Meeting: 7/14/2025

CASE MAP

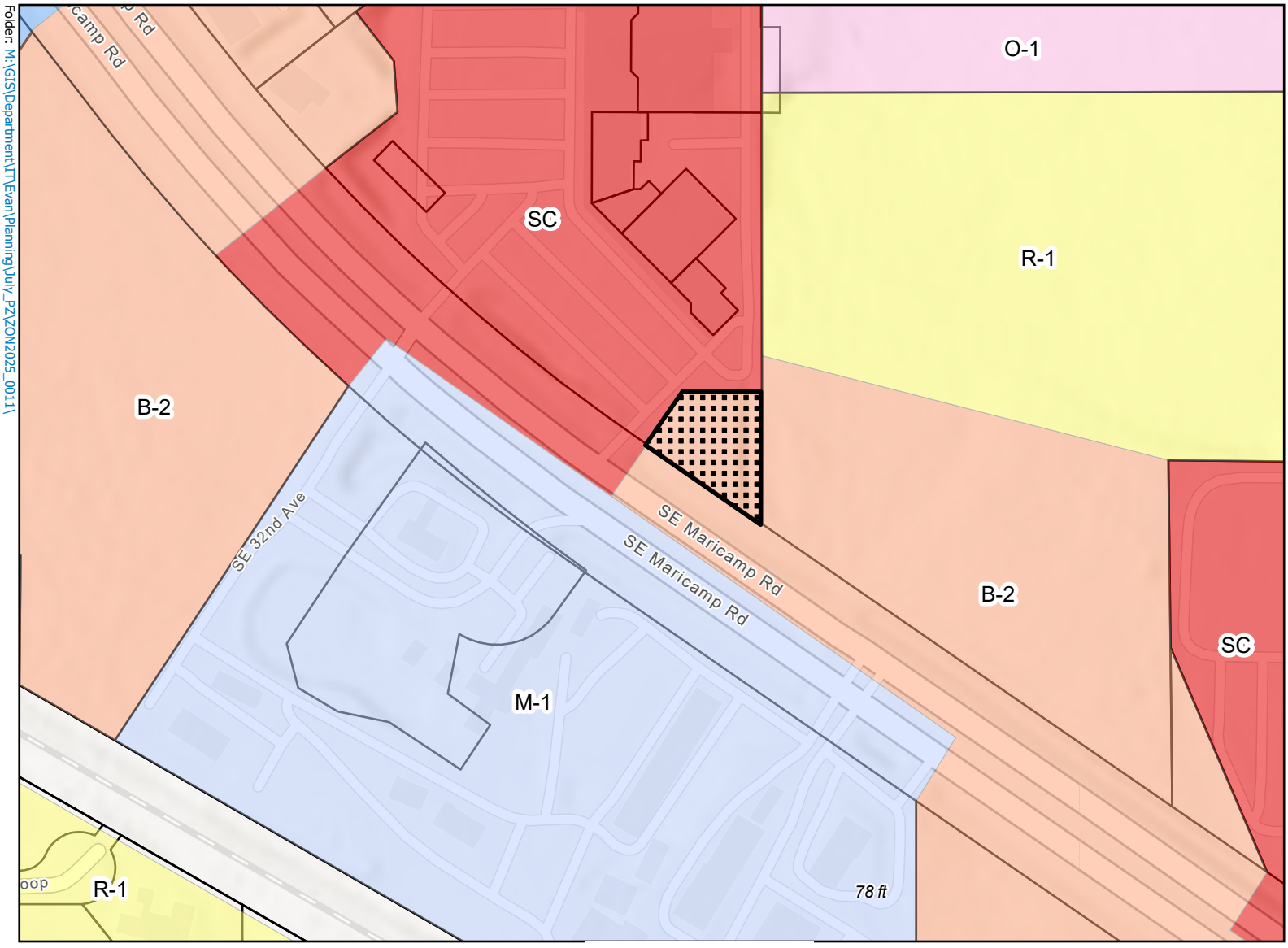


Case Number: ZON25-0011

Parcel: 29793-002-02

Property Size: Approximately .45 Acres
Land Use Designation: Medium Intensity
Zoning: B-2, Community Business

Proposal: Request to rezone from B-2 to SC

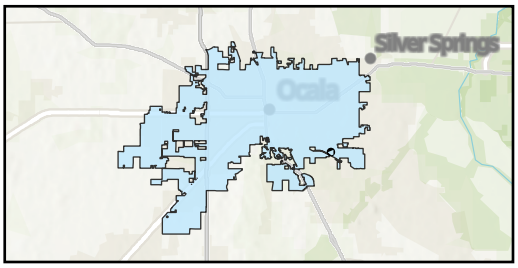


OCALA

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

P&Z Meeting: 7/14/2025

AERIAL MAP



Case Number: ZON25-0011

Parcel: 29793-002-02

Property Size: Approximately .45 Acres
Land Use Designation: Medium Intensity
Zoning: B-2, Community Business

Proposal: Request to rezone from B-2 to SC

Folder: M:\GIS\Department\JTEvan\Planning\July_PZ\ZON2025_0011\



SubjectProperty

Parcels

0 250 500 1,000 Feet

N

OCALA

Prepared by the City of Ocala Growth Management Dep t by ekrepps on 6/27/2025

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.

File #: 2025-1604 Agenda Item #: d.

Submitted By: Ngozi Ajufo MURP

Presentation By: Endira Madraveren

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Public Hearing to rezone approximately 5.93 acres for the property located at 314 and 28 NW 14th Street and 1332 NW Magnolia Terrace (Parcel 2572-018-001, 2572-017-004 and 2572-017-005) from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial (Case ZON25-0008) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant/Property Owner: Magnolia Extension, LLC
- Agent: Kendall Drake, Drake Construction Services

Key Points:

Parcel 2572-018-001 includes several warehouse buildings. The property was purchased by the applicant in 2021.The first two buildings were existing structures at the time of purchase, while the third was developed two years later. Two minor site plans (SPLM21-44330 and SPLM22-44964) have been approved for development of warehouse uses since the time of purchase. The other two properties (Parcel 2572-017-004 and 2572-017-005) are currently undeveloped.

Zoning and Land Use Details:

The subject properties are currently zoned B-4 with the western portion of Parcel 2572-018-001already zoned M-1, Light Industrial. The intent of the proposed rezoning request is to provide for a unified M-1, Light Industrial zoning district for all of the subject properties.. It is also noted that a minor site plan was approved in

2022. The subject properties have a future land use designation of Low Intensity.

FINDINGS AND CONCLUSIONS:

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The requested M-1, Light Industrial zoning is compatible with the existing development of the surrounding area.
- The request is consistent with the Comprehensive Plan and Land Development Regulations .
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

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

ALTERNATIVE:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- Case Map
- Aerial Map

ORDINANCE 2025-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM M-1, LIGHT INDUSTRIAL, AND B-4, GENERAL BUSINESS, TO M-1, LIGHT INDUSTRIAL, FOR CERTAIN PROPERTY LOCATED 314 AND 28 NW 14TH STREET AND 1332 NW MAGNOLIA TERRACE (A PORTION OF 2572-018-001 AND 2572-017-004, 2572-017-005), APPROXIMATELY 5.93 ACRES (CASE NO. ZON25-0008); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Section 1. The lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as M-1, Light Industrial:

A PORTION OF SECTIONS 07, TOWNSHIP 15 SOUTH, RANGE 22 PLAT BOOK A PAGE 137 ALLREDS ADD OCALA BLK 1 LOTS 5.6 & BLK 2 LOTS 5.6 &ALL OF BLKS 3.4 & E 150 FT OF LOT 1 BLK R LYING N OF RR & BEGIN AT THE NW COR OF BLK R ALLREDS TH N 89-33-58 E 43.28 FT TH S 18-56-02 E 100.17 FT TH S 69-47-02 E 184.71 FT TH S 10.26 FT TO THE POC OF A CURVE CONCAVE NELY HAVING A CENTRAL ANGLE OF 14-03-04 A RADIUS OF 542.99 FT A CHORD BEARING & DISTANCE OF S 79-22-09 E 132.83 FT TH SELY ALONG ARC OF CURVE 133.16 FT TH S 00-00-46 E 223.94 FT TH S 89-44-14 W 20.23 FT TH N 52-28-11 W 453.59 FT TH N 140.73 FT TO THE POB & BEGIN AT A PT ON THE S LINE OF NW 14TH ST 20 FT NELY MEASURED AT RIGHT ANGLES FROM CENTER LINE OF NW 4TH AVE TH ELY 200 FT TH SLY AT RIGHT ANGLES FROM PRECEDING COURSE 158.30 FT TH NWLY FORMING AN INTERIOR ANGLE OF 69-21 179.80 FT TO A PT 20 FT NELY MEASURED AT RIGHT ANGLES FROM CENTER LINE OF SAID AVE TH NWLY PARALLEL WITH SAID LAST MENTIONED CENTER LINE AND FORMING AN INTERIOR ANGLE OF 129-09 WITH THE PRECEDING COURSE 100.17 FT TO THE POB & ALL OF NW 1ST AVE ADJACENT TO LOT 3 OF BLK Q ALLREDS ADD TO OCALA & ALL OF NW 1ST AVE ADJACENT TO LOT 6 BLK 2 OF THE SUBDIVISION OF LOT 1, 2 & 4 IN BLK Q ALLREDS ADD & ALL MAGNOLIA TERR ADJACENT TO LOT 6 BLK 1 AND LOTS 2,3 AND 6 OF BLK 4 OF THE SUBDIVISION OF LOTS 1,2 AND 4 IN BLK Q ALLRED ADD TO OCALA EXC COM A THE SE COR OF LOT 5 BLK 4 TH S 89-57-09 W 43 FT TH N 45-06-54 E 35.46 FT TH N 00-16-38 E 255 FT TH N 89-57-09 E 18 FT TH S 00-16-38 W 280 FT TO THE POB

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from B-4, General Business, to M-1, Light Industrial, as to lands described in Section 1 of this ordinance; (2)

the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No:	2025-XX
Introduced:	Click or tap to enter a date.
Adopted:	Click or tap to enter a date.
Legal Ad No:	Click or tap here to enter text.

Staff Report: Rezoning

Case No. ZON25-0008
Planning & Zoning Commission: July 14, 2025
City Council (1st Reading): August 19, 2025
City Council (Adoption): September 2, 2025

Applicant/Property Owner:	Magnolia Extension, LLC
Agent:	Kendall Drake, Drake Construction Services
Project Planner:	Ngozi Ajufo, Planner I
Amendment Request:	Rezone the subject properties from B-4, General Business and M-1, Light Industrial, to M-1, Light Industrial.

Subject Property Information

Acres:	±5.93 acres
Parcel(s)#:	2572-018-001, 2572-017-004, and 2572-017-005
Location:	314 and 28 NW 14th Street and 1332 NW Magnolia Terrace
Existing use:	Industrial Warehouse
Future Land Use Designation:	Low Intensity
Zoning Designation(s):	M-1, Medium Light Industrial, B-4, General Business
Special District(s)/Plans(s):	North Magnolia Community Redevelopment Area
Approved Agreement(s):	N/A

Figure 1. Aerial Location Map



Adjacent Property Information

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	B-2, Community Business R-1A, Single- Family Residential	Office (Ocala Lumber Sales) Residences
South	Low Intensity	B-5, Wholesale Business M-1, Light Industrial	Multi-Tenant Office and Warehouse CSX Transportation ROW and storage
East	Low Intensity	B-4, General Business	Undeveloped
West	Low Intensity	M-1, Light Industrial	CSX Transportation ROW and Storage

Applicant Request

The applicant is requesting to rezone the subject properties from M-1, Light Industrial, and B-4, General Business, to M-1, Light Industrial.

Kendall Drake, Drake Construction Services, is acting as the agent, and is representing the applicant in this request.

Background:

Parcel 2572-018-001 includes a 5,670 square-foot office building and warehouse constructed in 1962, a 9,600 square-foot warehouse built in 1981, and a 4,500-square-foot warehouse completed in 2023. The property was purchased by the applicant in 2021. Two minor site plans (SPLM21-44330 and SPLM22-44964) have been approved for development of warehouse uses since the time of purchase. The other two properties are currently undeveloped.

The subject property is located within the boundaries of the North Magnolia Community Redevelopment Area (CRA). The North Magnolia Community Redevelopment Area Plan envisions corridors that provide inviting spaces for residents, businesses, visitors, and investors to shop, conduct business, interact socially, and pursue economic opportunities. The plan is aimed at enhancing the appearance, function, and market value of key commercial corridors to restore economic vitality. There is a community redevelopment agency grant application under review by city staff (CRA24-0020).

Staff Analysis

Factual Support

Comparison of Zoning District Standards

	Zoning	Intent and Purpose	Minimum	Maximum

	District		Lot Area	Building Height
Existing	B-4, General Business	Intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a high volume of truck deliveries.	0	60 feet
Proposed	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 12-763.	10,000 square feet	60 feet

Also see Exhibit A: Permitted Uses Table below.

Consistency with Comprehensive Plan and Land Development Regulations

1. The requested zoning change is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

   a. Future Land Use Element Policy 6.3: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

   The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of-way than other mixed-use. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for nonresidential uses. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.
   The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.75 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

   Staff Comment: The Low Intensity Future Land Use classification identifies that light industrial uses shall only be allowable in locations specified by the Land Development Code. The subject

properties are adjacent to the north and south to M-1 zoned properties. The proposed M-1, Light Industrial, zoning district is compatible with the existing Low Intensity future land use classification.

2. The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

   a. Section 122-133(b)(1): The application requests to rezone parcel or parcels that are a minimum of 30,000 square feet of area not separated by a right-of-way for a street, a street, or a drainage retention area.

      Staff Comment: The subject property contains approximately 5.93 acres and meets the requirements for consideration of rezoning set forth by the Code of Ordinances.

   b. Section 122-244 – *District criteria:* Zoning districts allowed under the current land use classification.

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, **M-1**, M-2, G-U, INST, A-1, PD, FBC

Staff Comment: As indicated in Section 122-244 above, the M-1 zoning district is a permitted district within the subject property's current Low Intensity future land use.

Level of Service (LOS)

Transportation: The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway is provided below.

- **Adopted LOS / Available Capacity:**

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SR492	4	45 MPH	Arterial	D	39,800	20,200	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the site plan review. The affected segment of SR 492/NE 14th Street is currently operating above the adopted Level of Service.

Potable Water: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City water main runs along NE 14th Street in front of the subject property.

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

Sanitary Sewer: City utilities are available at this location; connections will be determined during the site plan or subdivision review process. A City gravity main runs along NE 14th Street in front of the subject property.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the site plan or subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 0.0112 pounds per square foot of occupied building space per day for nonresidential development.
- *Available Capacity:* Solid waste is transported to facilities outside of the City.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's 69,283 population requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Fall 2024 Activity Guide released by the Recreation and Parks Department.

Other Public Facilities:

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

Stormwater: The subject properties are not located within a FEMA Flood Zone. For any future redevelopment, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.

Electric: The subject property is currently serviced by Ocala Electric Utility.

Fiber: Service is not available along NE 14th Street and North of NE 22nd Avenue.

Fire Service: Ocala Fire Rescue Station #5 is located approximately 0.68 miles from the subject property.

Schools: This amendment is not anticipated to affect any schools.

Conclusions

Property History: The parcels have been under the ownership of the Magnolia Extension for 4 years. Parcel 2572-018-001 has gone through several land acquisitions and is comprised of two zoning categories. The proposed rezoning will provide a unified zoning district for the entirety of the subject properties .

It is noted that there is a community redevelopment agency grant application under review by city staff (CRA24-0020).

Land Development Code / Comprehensive Plan Consistency: Pursuant to Code of Ordinances Section 122-286 properties in the requested M-1, Light Industrial zoning district shall be at least 100-feet-wide and contain at least 10,000 square feet. The subject property meets the minimum lot width and area requirements of the M-1, Light Industrial zoning district. The requested M-1 zoning is consistent with the existing Low Intensity future land use classification pursuant to Code of Ordinances Section 122-244. The underlying Low Intensity land use designation has a maximum intensity of 0.75

Floor Area Ratio (FAR). Based on the 5.93-acre size of the subject property and the maximum FAR, there would be a potential for 193,733 square feet of building area. However, any future development will be required to meet the standards for site plan approval process.

Zoning Comparison: The existing B-4 zoning district is primarily intended for larger retail establishments, businesses catering to highway trade and motorists' needs, and businesses that receive a large number of delivery trucks. Whereas the proposed M-1 zoning district is primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use if it complies with design criteria in Code of Ordinances Section 122-763.

Surrounding Area / Compatibility: The proposed rezoning to M-1 is consistent with the existing land use patterns and zoning designations in the surrounding area. The subject property is bordered by residential uses to the north, institutional and general business uses to the east, light industrial developments to the west, and wholesale business operations to the south.

Notably, four properties adjacent to the subject site located to the south and west are currently zoned M-1 (Light Industrial). The proposed rezoning would align the subject property with these existing properties, creating a more consistent and unified zoning pattern.

This zoning change supports the intent of the adopted Comprehensive Plan by promoting land use compatibility, enhancing economic development opportunities, and minimizing land use conflicts. The proposed rezoning will also facilitate the efficient use of infrastructure and services consistent with surrounding development.

Staff Findings and Recommendation

- The proposed rezoning is consistent with the existing Low Intensity Future Land Use designation, pursuant to Code of Ordinances Section 122-244.
- The requested M-1, Light Industrial zoning is compatible with the existing development of the surrounding area.
- The request is consistent with the Comprehensive Plan and Land Development Regulations .
- No Level of Service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation:	***Approval***

Exhibit A. Permitted Uses Table

Permitted Use Type	B-4, General Business	M-1, Light Industrial
Residential Operation	• Community residential home, maximum of 14 unrelated residents per single-family residential dwelling. • Fraternity or sorority house (reference section 122-1219).	
Residential Uses		
General Retail	• Auto supply store. • Bakery store. • Building material sales. • Department store. • Drug store. • Electronic cigarette/vaporizer store. • Electronics store. • Furniture store. • Garden and nursery sales (reference section 122-1212). • Grocery store. • Hardware store. • Home decorating store. • Pawn shop. • Pharmacy (reference section 122-1227). • Playground equipment sales, outdoor (reference section 122-1209). • Roadside fruit and vegetable sales (reference section 122-1184). • Specialty retail store. • Swimming pool sales (enclosed). • Used merchandise store (reference section 122-283). • Videotape store.	• Furniture store, minimum of 10,000 square feet of warehouse space • Home garden / hobby farm equipment sales • Used merchandise store
Vehicular Sales	• Automobile rental sales • Automobile sales, new or used. • Automobile specialty sales, new or used.	• Construction / farm equipment sales* • Truck and rental sales*
Business Service	• Construction service establishment (reference section 122-722). • Equipment rental and leasing. • General business service. • Maintenance and cleaning service. • Parking garage.	• Advertising services (on-site / off-site signs) • Construction service establishment • Day labor service establishment (permitted by special exception in M-1) • Equipment rental and leasing

	• Parking lot. • Pest control service. • Radio/TV broadcasting facility. • Security systems service.	• General business service • Maintenance and cleaning service • Parking garage (or structure) • Parking lot • Pest control service • Radio / TV broadcasting facilities • Security systems service
Eating or Drinking Establishment	• Alcoholic beverage establishment (off-premises consumption). • Alcoholic beverage establishment (on-premises consumption). • Drive-in or drive-through restaurant. • Fast-food restaurant. • Restaurant (enclosed), (drive-through window permitted as an accessory use).	• Alcoholic Beverage Establishment (off-premises) • Restaurant (enclosed)
Hospitality and tourism	• Antique gallery/art gallery/museum. • Conference center. • Hotel/convention center. • Motel.	
Office Use	• Bail bonds agency. • Commercial photography (art and graphic design service). • Computer maintenance and repair. • Financial institution. • Photocopying and duplicating service. • Photofinishing laboratory. • Prepackaged software services. • Print shop. • Professional and business office.	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office
Personal Service	• Bail bonds agency. • Check cashing establishment. • Coin-operated laundry. • Emergency shelter. • Funeral home/crematory. • Hairstyling shop. • Laundry and dry-cleaning pickup establishment. • Laundry and dry-cleaning service. • Major household repair establishment. • Mini warehouse (reference section 122-1214). • Minor household repair establishment.	• Laundry and dry-cleaning service • Bail bonds agency • Kennel • Major household repair establishment • Mini- warehouse • Minor household repair establishment • Recycling collection point

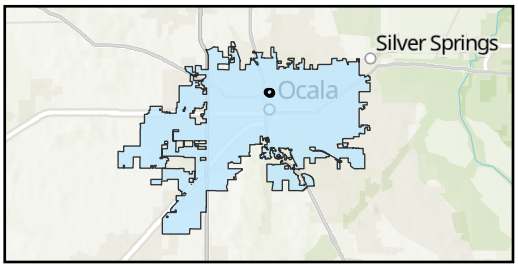
	• Recreational vehicle park (reference section 122-1218). • Recycling collection point. • Tattoo or body piercing establishment.	
Vehicular Service	• Auto repair, minor. • Automobile cleaning, detailing service. • Drive-through facility (non-restaurant), accessory use only. • Full-service station (reference article IX, division 3 of this chapter). • Self-service station/convenience store (reference section 122-1196).	• Auto repair, minor • Repair garage Self-service station / convenience store
Community Service	• Church/place of worship. • Day care facility (reference article IX, division 5 of this chapter). • Library. • Private club.	Day care facilities*
Educational Use	• College/university. • Community education center. • School, private elementary and secondary. • Speech and language center/school. • Vocational/professional school.	• Community education center Vocational / professional school
Recreational Use	• Bowling center. • Commercial recreation, indoor. • Dance/art/music studio. • Drive-in theatre. • Motion picture theatres, except drive-in. • Multipurpose facility. • Physical fitness center. • Recreation facility, indoor.	• Recreation facility, indoor*
Public Use	• Post office • Public transportation	
Health Care Use	• Assisted living facility, subject to the requirement of section 122-1198 • Medical and dental laboratory. • Medical and dental office on major and minor arterials. • Medical and dental office on local and collector streets. • Transitional recovery facility,	• Medical and dental laboratory • Veterinarian office

	subject to the requirements of section 122-1198. • Transitional treatment facility, subject to the requirements of section 122-1207. • Veterinarian office. • Satellite hospital emergency room.	
Low Impact Industrial Use	• Low-impact industrial: Microbrewery/microdistillery	• Assembly of electronics components • Carpet and upholstery cleaning • Manufacturing, light • Newspaper printing facilities • Packing and crating • Recycling center • Research and testing laboratory • Truck / freight terminal • Warehouse • Wholesale and distribution

*****Permitted by Special Exception

P&Z Meeting: 7/14/2025

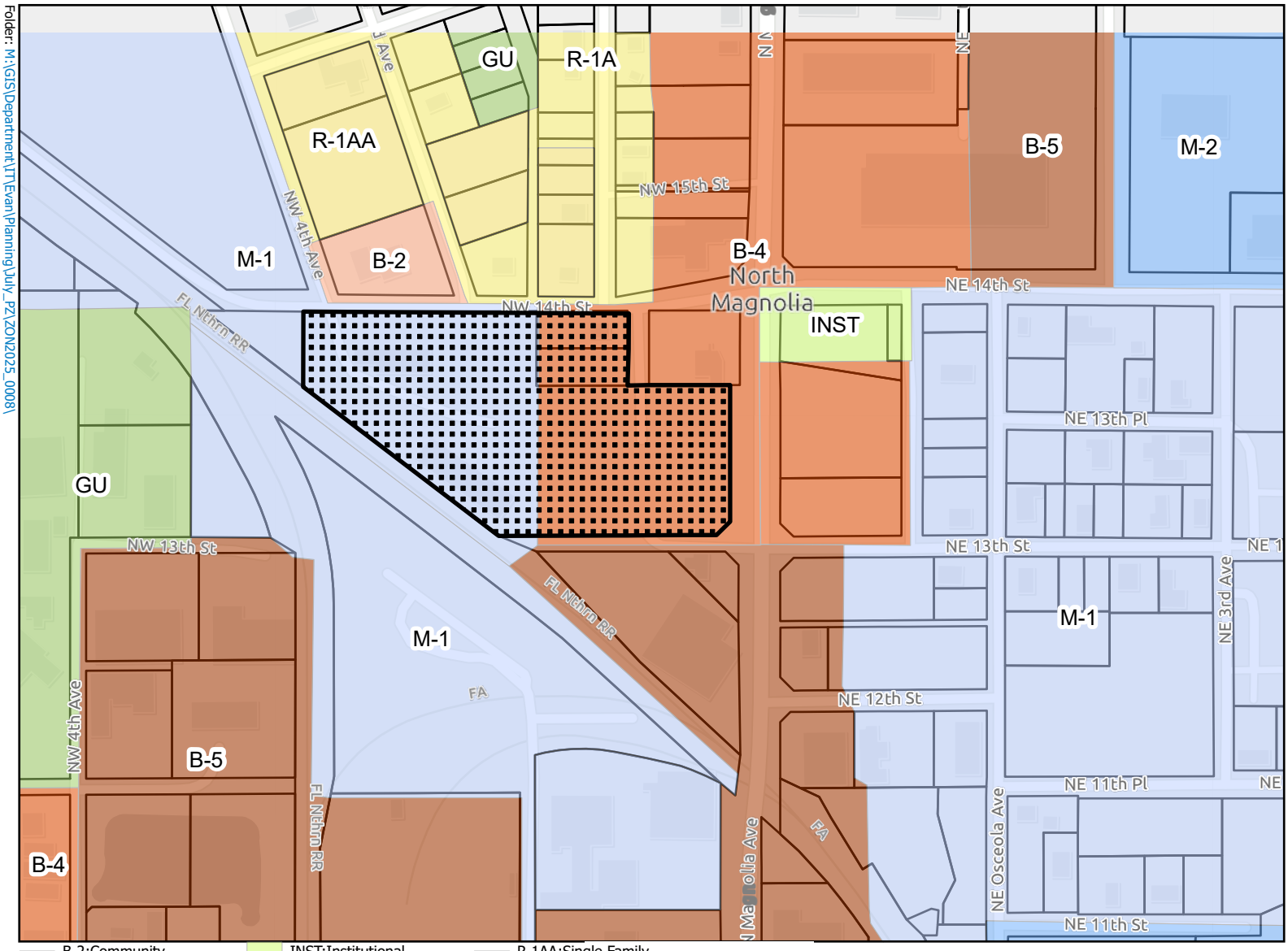
CASE MAP



Case Number: ZON2025-0008

Parcel: 2572-018-001

Property Size: Approximately 5.93 Acres
Land Use Designation: Low Intensity
Zoning: B4, General Business & M-1, Light Industrial
Proposal: Request to rezone to M-1



B-2:Community Business
B-4:General Business
B-5:Wholesale Business
GU:Governmental Use
INST:Institutional
M-1:Light Industrial
M-2:Medium Industrial
R-1A:Single Family Residential
R-1AA:Single Family Residential
Parcels
SubjectProperty

0 325 650 1,300 Feet

N

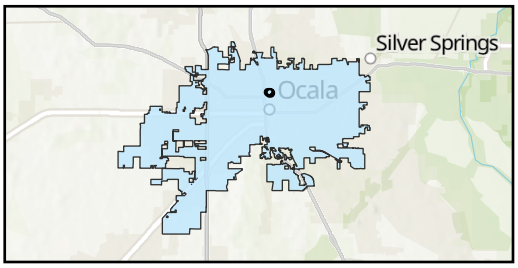
OCALA

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

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

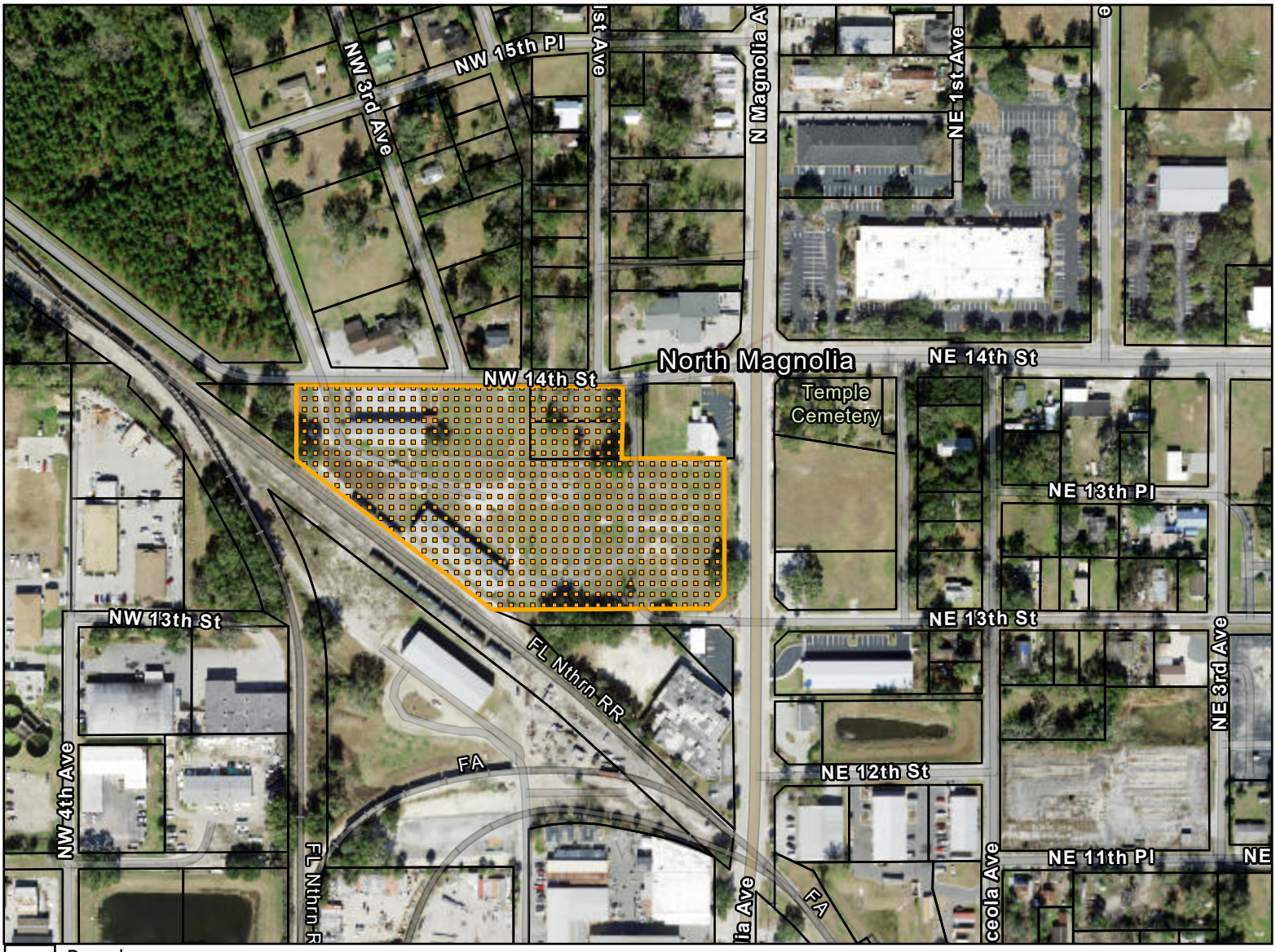
P&Z Meeting: 7/14/2025

AERIAL MAP



Case Number:	ZON2025-0008
Parcel:	2572-018-0001
Property Size:	Approximately 2.92 Acres
Land Use Designation:	Low Intensity
Zoning:	B4, General Business
Proposal:	Request to rezone the sections of B-4 property to match existing. M-1

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0 325 650 1,300 Feet

N

OCALA

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

Prepared by the City of Ocala Growth Management Dep

by ekrepps on 7/1/2025

File #: 2025-1392 Agenda Item #: a.

Submitted By: Emily W. Johnson, AICP

Presentation By: Aubrey Hale

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Public Hearing to change the code of ordinances by amending the definitions, permitted uses chart, and supplemental regulations pertaining to Congregate Living Facilities and Short Term Rental Residences (COD25 -0001).

OCALA'S RELEVANT STRATEGIC GOALS:
Economic Hub, Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:

The Planning and Zoning Commission continued this agenda item to a date certain (July 14, 2025) at their June 9, 2025, meeting.

City staff prepared an amendment to the Code of Ordinances in response to questions and concerns raised by the general public pertaining to community residential homes (often referred to as "sober homes" and "halfway houses"), fraternity or sorority houses, rooming/boarding houses, community work release facilities, transitional recovery facilities/recovery residences, transitional treatment facilities/residential treatment facilities, and addictions receiving facilities (therein collectively referred to as "congregate living facilities"), as well as short term rental residences.

The Ordinance proposes changes to the use definitions, permitted uses chart, and supplemental regulations as further outlined below. The Ordinance revises terminology pertaining to recovery residences and residential treatment facilities and incorporates exemptions to be consistent with state statutes. For ease of reference, staff has incorporated color coding to the redlined Ordinance; blue indicates proposed changes, red indicates deletions, while green indicates that the use is remaining unchanged but relocated.

Additionally, recent changes in state law, including the adoption of Senate Bill (SB) 954, are anticipated to take effect on July 1, 2025. SB 954 requires the city council to adopt an ordinance establishing procedures for the

review and approval of recovery residences which receive voluntary certification from the Florida Association of Recovery Residences (FARR) pursuant to F.S. 397.487. Additionally, SB 954 stipulates that the ordinance must grant reasonable accommodations from the strict application of the Code of Ordinances to such facilities; the ordinance cannot require a public hearing as part of the procedure. The proposed Ordinance incorporates a waiver process consistent with SB 954.

Short term rental residences:

- Creates a use and definition under Section 122-3 for short term rental residences and categorizes the use as a residential operation permitted in any zone designated for single-family or multi-family residential development.
- Establishes supplemental district regulation under a new Section 122-1231 which requires the owner of any short term rental residence to obtain a business tax receipt, as appropriate.
- Table of permitted uses and legend (Section 122-287) updated to reflect the short term rental residences and reference supplemental regulations.
- Applicable zoning districts updated to reflect short term rental residences.

Congregate Living Facilities:

- Creates a new district use category under Section 122-2A for "congregate living facilities" which includes the following uses:
    - Community work release facilities
    - Community residential homes
    - Fraternity or sorority house
    - Rooming/boarding house
    - Recovery residence
    - Residential treatment facility
- Establishes definitions under Section 122-3 for an addictions receiving facility, recovery residence (previously "transitional recovery facility"), and residential treatment facility (previously "transitional treatment facility").
- Amends the definitions under Section 122-3 of assisted living facility, bed and breakfast, community residential home, fraternity or sorority house, and rooming/boarding house.
- Updates the table of permitted uses and legend (Section 122-287) to reflect:
    - Reclassification of uses from residential operation and health care uses to the congregate living facility district use category.
    - Recovery residences and residential treatment facilities to require a special exception in the B-2A, Limited Community Business, zoning district.
    - Residential treatment facilities to be allowed by special exception in the OP, Office Park, zoning

district.

- References to supplemental regulations for congregate living facilities.

- Amends the supplemental regulations pertaining to assisted living facilities and transitional recovery facilities to remove references to transitional recovery facilities (Section 122-1198). Regulations for assisted living facilities will remain in place.

- Repeals and reserves supplemental regulations pertaining to transitional treatment facilities, rooming/boarding houses, and fraternity or sorority houses (Sections 122-1207, 122-1210, and 122-1219).

- Establishes standardized supplemental regulations under a new Section 122-1230 for congregate living facilities, including applicability, general requirements, special exception requirements, separation requirements, waivers for certified recovery residences pursuant to F.S. 397.487, and existing/non-conforming uses.

- Requires special exceptions for congregate living facilities to be considered by City Council instead of Board of Adjustment.

- Allows for the City Manager, or designee, to administratively grant a waiver from the strict application of the code for recovery residences which receive voluntary certification under F.S. 397.487. This process is consistent with SB 954.

FINDINGS AND CONCLUSIONS:

- Existing regulations for assisted living facilities and community work release facilities will remain in place and are unaffected by this Ordinance.

- The proposed amendments to the uses, definitions, and supplemental regulations are consistent with state statutes pertaining to community residential homes, recovery residences, residential treatment facilities, and transient public lodging establishments.

- The proposed amendment will require recovery residences and residential treatment facilities to obtain a special exception in the B-2A, Limited Community Business, zoning district.

- The proposed amendment will require any special exception required for a congregate living facility use to be considered by City Council, instead of the Board of Adjustment.

- The proposed amendment allows for the City Manager, or designee, to administratively grant a waiver for reasonable accommodations from the strict application of the Code of Ordinances for recovery residences certified under F.S. 397.487, consistent with recent legislation (Senate Bill 954).

- The proposed amendment would allow for residential treatment facilities to be allowed by special exception in the OP, Office Park, zoning district.

- The proposed amendment would allow for addictions receiving facilities to be allowed by-right in the INST, Institutional, zoning district, and by special exception in the OP, Office Park, zoning district, consistent with the zoning applicable to hospitals and health care uses providing acute inpatient

healthcare services.

- The proposed amendment would permit short term rental residences in any zoning district designated for single-family or multi-family residential development.

- The proposed amendment requires short term rental residences and congregate living facilities to obtain a business tax receipt pursuant to Chapter 62, Article 3 of the Code of Ordinances.

- The proposed amendment addresses provisions for existing and non-conforming uses and does not conflict with the Property Rights Element of the Comprehensive Plan.

Staff recommends approval.

FISCAL IMPACT: N/A

PROCUREMENT REVIEW: N/A

LEGAL REVIEW:
The ordinance has been reviewed by the City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with changes
- Deny
- Table

ORDINANCE 2025-XX

AN ORDINANCE OF THE CITY OF OCALA, FLORIDA, CONCERNING ZONING; AMENDING SECTION 122-2A PROVIDING FOR DISTRICT USE CATEGORIES BY ADDING A DEFINITION OF "CONGREGATE LIVING FACILITY" AND REVISING THE DEFINITIONS OF "HEALTH CARE USE", AND "RESIDENTIAL OPERATION"; AMENDING SUBSECTION 122-3 PROVIDING FOR DISTRICT USE DEFINITIONS BY ADDING DEFINITIONS FOR "ADDICTIONS RECEIVING FACILITY", "SHORT TERM RENTAL RESIDENCE", "RECOVERY RESIDENCE", AND "RESIDENTIAL TREATMENT FACILITY" AND REVISING THE DEFINITIONS OF "ASSISTED LIVING FACILITY", "BED AND BREAKFAST", "COMMUNITY RESIDENTIAL HOME", "FRATERNITY OR SORORITY HOUSE", "ROOMING/BOARDING HOUSE"; AMENDING THE TABLE OF PERMITTED USES, SECTION 122-287, TO SPECIFY USES AS PERMITTED, PERMITTED BY SPECIAL EXCEPTION, OR PROHIBITED WITHIN CERTAIN DISTRICT USES AND ZONING DISTRICTS; AMENDING THE TABLE OF PERMITTED USES, SECTION 122-287, BY REVISING THE LEGEND FOR CERTAIN PERMITTED AND SPECIAL EXCEPTION USES; AMENDING SUBSECTION 122-312(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE SINGLE-FAMILY RESIDENTIAL (R-1, R-1A, AND R-1AA) DISTRICTS; AMENDING SUBSECTION 122-332(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE TWO-FAMILY RESIDENTIAL (R-2) DISTRICT; AMENDING SECTION 122-352 PERTAINING TO USES PERMITTED IN THE MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT; AMENDING SECTION 122-353 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE MULTI-FAMILY RESIDENTIAL (R-3) DISTRICT; AMENDING SUBSECTION 122-373(1) PERTAINING TO USES PERMITTED IN THE RESIDENTIAL OFFICE (RO) DISTRICT; AMENDING SECTION 122-423 PERTAINING TO USES PERMITTED IN THE RESIDENTIAL BUSINESS (RBH-1, RBH-2, AND RBH-3) DISTRICTS; AMENDING SUBSECTION 122-462(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE AGRICULTURAL (A-1) DISTRICT; AMENDING SUBSECTION 122-502(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE INSTITUTIONAL (INST) DISTRICT; AMENDING SECTION 122-522 PERTAINING TO USES PERMITTED IN THE OFFICE (O-1) DISTRICT; AMENDING SUBSECTION 122-544 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE OFFICE PARK (OP) DISTRICT; AMENDING SECTION 122-562 PERTAINING TO USES PERMITTED IN THE OFFICE HISTORIC (OH) DISTRICT; AMENDING SUBSECTION 122-583(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE NEIGHBORHOOD

BUSINESS (B-1) DISTRICT; AMENDING SUBSECTION 122-603(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE LIMITED NEIGHBORHOOD BUSINESS (B-1A) DISTRICT; AMENDING SUBSECTION 122-622(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE COMMUNITY BUSINESS (B-2) DISTRICT; AMENDING SUBSECTION 122-622(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE COMMUNITY BUSINESS (B-2) DISTRICT; AMENDING SUBSECTION 122-625(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE LIMITED COMMUNITY BUSINESS (B-2A) DISTRICT; AMENDING SUBSECTION 122-625(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE LIMITED COMMUNITY BUSINESS (B-2A) DISTRICT; AMENDING SUBSECTION 122-626 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE LIMITED COMMUNITY BUSINESS (B-2A) DISRICT; AMENDING SUBSECTION 122-702(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE COMMUNITY REDEVELOPMENT AREA MIXED USE 2 (B-3C) DISTRICT; AMENDING SUBSECTION 122-702(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE COMMUNITY REDEVELOPMENT AREA MIXED USE 2 (B-3C) DISTRICT; AMENDING SUBSECTION 122-723(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE GENERAL BUSINESS (B-4) DISTRICT; AMENDING SUBSECTION 122-723(6) PERTAINING TO HEALTH CARE USES PERMITTED IN THE GENERAL BUSINESS (B-4) DISTRICT; AMENDING SUBSECTION 122-724(1) PERTAINING TO RESIDENTIAL USES PERMITTED BY SPECIAL EXCEPTION IN THE GENERAL BUSINESS (B-4) DISTRICT; AMENDING SUBSECTION 122-743(1) PERTAINING TO RESIDENTIAL USES PERMITTED IN THE WHOLESALE BUSINESS (B-5) DISTRICT; AMENDING SECTION 122-744 PERTAINING TO USES PERMITTED BY SPECIAL EXCEPTION IN THE WHOLESALE BUSINESS (B-5) DISTRICT; AMENDING SECTION 122-1198 PROVIDING SUPPLEMENTAL REGULATIONS FOR ASSISTED LIVING FACILITIES AND TRANSITIONAL RECOVERY FACILITIES TO REMOVE REFERENCES AND REGULATIONS PERTAINING TO TRANSITIONAL RECOVERY FACILITIES; REPEALING SECTION 122-1207 PROVIDING FOR SUPPLEMENTAL REGULATIONS FOR TRANSITIONAL TREATMENT FACILITIES AND PLACING THE SECTION NUMBER IN RESERVE STATUS; REPEALING SECTION 122-1210 PROVIDING FOR SUPPLEMENTAL REGULATIONS FOR ROOMING AND BOARDING HOUSES AND PLACING THE SECTION NUMBER IN RESERVE STATUS; REPEALING SECTION 122-1219 PROVIDING FOR SUPPLEMENTAL REGULATIONS FOR FRATERNITY AND SORORITY HOUSES AND PLACING THE SECTION NUMBER IN RESERVE STATUS; ADDING SECTION 122-1230 PROVIDING FOR SUPPLEMENTAL REGULATIONS PERTAINING TO THE “CONGREGATE

LIVING FACILITY" DISTRICT USE CATEGORY; ADDING SECTION 122-1231 PROVIDING FOR SUPPLEMENTAL REGULATIONS PERTAINING TO SHORT TERM RENTAL RESIDENCES; PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATION AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; AND PROVIDING AN EFFECTIVE DATE.

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

Section 1. That Section 122-2A of the Code of Ordinances, City of Ocala, Florida is hereby amended by revising the following district use categories, which shall be codified such that all definitions in such section are in alphabetical order (all other district use categories and their definitions shall remain unchanged):

Sec. 122-2A District use categories.

Congregate living facility includes the uses: community work release facility; community residential home; fraternity or sorority house; rooming/boarding house; recovery residence; and residential treatment facility.

Health care use includes the uses: addictions receiving facility; assisted living facility; ~~community work release facility;~~ dental laboratory; hospital; satellite hospital emergency room; medical and dental office; medical laboratory; neighborhood wellness center; ~~transitional/recovery facility;~~ and veterinarian office.

Residential operation includes the uses: bed and breakfast; ~~community residential home;~~ downtown residence, commercial; ~~fraternity or sorority house;~~ home occupation; residence-gallery; residence-office; and ~~rooming/boarding house~~ short term rental residence.

Section 2. That Section 122-3 of the Code of Ordinances, City of Ocala, Florida is hereby amended by adding the following definitions, which shall be codified such that all definitions in such section are in alphabetical order (all other uses and their definitions shall remain unchanged):

Sec. 122-3 District uses definitions.

Addictions receiving facility means a secure, acute care facility that provides, at a minimum, detoxification and stabilization services; is operated 24 hours per day, 7 days per week; and is designated to serve individuals found to be substance use impaired as described in state statutes.

Assisted living facility means a facility providing 24-hour, year-round social and personal care and adult supervision for children, the elderly, and disabled adults. Such

residents occupying this type of facility are usually unable to care for themselves without the assistance of others. This category shall include nursing homes. This category shall not include a facility or dwelling defined as a community residential home, recovery residence, or ~~transitional recovery~~ residential treatment facility.

Bed and breakfast means a residential structure, with no more than 15 sleeping rooms, which has been modified to provide accommodation and meal services ~~or portion thereof where short-term lodging rooms are provided~~ to overnight guests for commercial purposes. This category shall not include a building defined as a short term rental residence, recovery residence, residential treatment facility, ~~transitional/recovery facility (including a halfway house),~~ rooming/boarding house, fraternity/sorority house, assisted living facility or a community residential home.

Community residential home means a single-family residential dwelling licensed to serve clients of the state department of children and family services, which provides a living environment for a maximum of 14 unrelated residents (as defined in F.S. § 419.001(1)(a)) who operate as the functional equivalent of a family, including such supervision and personal care by supportive staff that meets the physical, emotional and social needs of the residents. For purposes of this subsection, the term "resident" means any of the following: A frail elder as defined in F.S. § 429.65(9), a physically disabled or handicapped person as defined in F.S. § 760.22(7)(a), a developmentally disabled person as defined in F.S. § 393.063(9), a nondangerous mentally ill person as defined in F.S. § 394.455(18), or a child as defined in F.S. §§ 39.01(14), 984.03(9) and (12), and 985.03(7). This category shall not include a facility defined as an assisted living facility, recovery residence, or residential treatment facility ~~transitional recovery facility~~.

Fraternity or sorority house means a building in which sleeping rooms are provided for occupancy by~~,~~ and maintained as a place of residence exclusively for students affiliated with an academic college or university seeking an associates, bachelors or higher education degree, with or without meals, when approved and regulated by such institution. A fraternity or sorority house may include living quarters containing independent cooking facilities designed for the resident manager only. This category shall not include a building defined as a ~~transitional/recovery facility (including a halfway house)~~ recovery residence, residential treatment facility, community work release facility, rooming/boarding house or community residential home.

Rooming/boarding house means a building, or portion thereof, having at most one kitchen and used for the purpose of providing meals or lodging, ~~for pay or compensation of any kind~~ to more than two people, other than members of the family occupying such a dwelling. This category shall not include a building defined as a ~~transitional recovery facility (including a halfway house)~~recovery residence, residential treatment facility, community work release facility, fraternity or sorority house or community residential home.

Short term rental residence means any dwelling or portion thereof that is available for use or is used for accommodations or lodging of guests paying a fee or other compensation more than three times in a calendar year for periods of less than 30 consecutive days or one calendar month, whichever is less; or any operation requiring licensure as a vacation rental by the state department of business and professional regulation.

~~*Transitional/recovery facility*~~ *Recovery residence* means: (1) a facility providing lodging for persons progressing from treatment or incarceration for alcoholism, drug addiction, criminal conduct, delinquency, mental or emotional illness or similar conditions, with the intention of returning its residents to normal participation in community life; or (2) a building that provides housing and a living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, anti-social or criminal conduct, and is operated to facilitate their reintegration into the community, but does not provide treatment for alcohol or drug abuse ~~(commonly referred to as a "halfway house")~~. This category shall not include a facility or dwelling defined as an addictions receiving facility, assisted living facility, hospital, medical/dental office, community work release facility, fraternity or sorority house, residential treatment facility, or community residential home.

~~*Transitional treatment facility*~~ *Residential treatment facility* means a building that provides housing and a highly-structured living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, mental or emotional illness or similar conditions, and is operated to facilitate their reintegration into the community with treatment services including counseling and medically assisted treatment services. Includes facilities providing intensive inpatient treatment as defined by State Statutes. This use shall not include a facility or dwelling defined as an addictions receiving facility, assisted living facility, ~~transitional recovery facility~~ recovery residence, hospital, medical/dental office, community work release facility, fraternity or sorority house, or community residential home.

Section 3. That Section 122-287 (Table of Permitted Uses) of the Code of Ordinances, City of Ocala, Florida, is hereby amended as follows (all other rows of the Table and its Legend shall remain unchanged):

Sec. 122-287. Table of permitted uses.

The following table identifies what uses are permitted without exception, permitted with conditions, and permitted by special exception in the various zoning districts. The uses are listed on the vertical axis and the zoning districts are listed on the horizontal axis. Any section number associated with a use refers to a location in this chapter that contains the conditions associated with the permitted use or special exception.

Symbols within cells have the following meaning: Blank cell = Prohibited X = Permitted SE = Special Exception X# = Permitted use with conditions SE# = Special exception with conditions																								
Use Category	Use Type	A-1	R-1	R-2	R-3	RZL	RBH	OH	MH	RO	O-1	OP	B-1	B-1A	B-2	B-2A	B-3C	B-4	B-5	SC	M-1	M-2	M-3	INST

RESIDENTIAL USES																									
Residential Operation	Bed and breakfast				X30		SE23/X30A	X30							X	X	X								
	~~Community residential home~~	~~X11C~~	~~X11A~~	~~X11B~~	~~X11C~~								~~X11C~~	~~X11C~~	~~X11D~~	~~X11D~~	~~X11C~~	~~X11D~~							~~X11C~~
	Downtown residence, commercial																X								
	~~Fraternity or sorority house~~				~~SE51~~										~~X51~~	~~X51~~		~~X51~~							
	Home occupation	X18	X18	X18	X18	X18	X9 X18		X18																
	Residence-gallery	X		SE	SE	SE		X		X	X32	X3B	X	X	X	X		SE	SE						
	Residence-office	X		SE	SE	SE		X		X	X32	X3B	X	X	X	X		SE	SE						
	~~Rooming/boarding house~~				~~SE13~~										~~X~~	~~X~~	~~X~~	~~SE~~							
	Short term rental residence	X57	X57	X57	X57	X57	X57	X57	X57	X57	X57		X57	X57	X57	X57	X57	X57	X57						
Congregate Living Facility	Community residential home	X11C X56	X11A X56	X11B X56	X11C X56								X11C X56	X11C X56	X11D X56	X11D X56	X11C X56	X11D X56							X11C X56
	Community work release facility																		SE47						
	Fraternity or sorority house				SE53										X56	X56		X56							
	Rooming/boarding house				SE53										X	X	X	SE53							
	Recovery residence				SE53										X56	SE53		X56							
	Residential treatment facility											SE53			X56	SE53		X56							
HEALTH CARE USES																									
Health Care Use	Addictions receiving facility											SE													X
	Assisted living facility			SE17	X20						X20 X32	X20			X20	X20	X20	X20							
	~~Community work release facility~~																		~~SE47~~						
	Hospital											SE													X
	Medical and dental laboratory										X32	X			X	X	X	X	X	X	X	X			
	Medical and dental office on major and minor arterials									X	X32	X	X	X	X	X	X	X	X	X					
	Medical and dental office on local and collector streets									SE	X32	X	X	X	X	X	X	X	X	X					
	Neighborhood wellness center				SE24																				
	Satellite Hospital Emergency Room																	X	X	X					X
	~~Transitional/recovery facility~~				~~SE17~~										~~X20~~	~~X20~~		~~X20~~							
	~~Transitional treatment facility~~														~~X43~~	~~X43~~		~~X43~~							
	Veterinarian office	X									X32	SE	X7	X7	X	X	X	X	X	X	X	X	X		

Legend

Reference	**Citation**
X	*Permitted use.*
X11A	Maximum of six unrelated residents per single-family residential dwelling.

X11B		Maximum of eight unrelated residents per single-family residential dwelling.
X11C		Maximum of 12 unrelated residents per single-family residential dwelling.
X11D		Maximum of 14 unrelated residents per single-family residential dwelling.
X20	122-1198	Assisted living facilities ~~and transitional recovery facilities~~.
X32	122-526(2)	Architectural review.
~~X43~~	~~122-1207~~	~~Transitional treatment facility.~~
~~X51~~	~~122-1219~~	~~Fraternity or sorority house.~~
X56	122-1230	Congregate Living Facilities.
X57	122-1231	Short term rental residences.
SE		*Special exception*
~~SE13~~	~~122-1210~~	~~Criteria for a rooming/boarding house.~~
SE17	122-1198	Assisted living facilities ~~and transitional recovery facilities~~.
SE47	122-1216	Community work release facility.
~~SE51~~	~~122-1219~~	~~Fraternity or sorority house.~~
SE53	122-1230	Congregate Living Facilities.

Section 4. That Subsection 122-312(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-312 Permitted Uses.

The following uses are permitted in the single-family residential (R-1, R-1A, R-1AA) districts:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home, maximum of six unrelated residents per single-family residential dwelling.~~ Short term rental residence (reference section 122-1231).

2. Home occupation (reference article IX, division 4 of this chapter).

b. *Residential type:* Single-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of six unrelated residents per single-family residential dwelling.

Section 5. That Subsection 122-332(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-332 Permitted Uses.

The following uses are permitted in the two-family residential (R-2) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home, maximum of eight unrelated residents per single-family residential dwelling~~ Short term rental residence (reference section 122-1231).
2. Home occupation (reference article IX, division 4 of this chapter).

b. *Residential type:*

1. Single-family dwelling.
2. Two-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of eight unrelated residents per single-family residential dwelling.

Section 6. That Section 122-352 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-352 Permitted uses.

The following uses are permitted in the multi-family residential (R-3) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast (reference section 122-1211)
2. ~~Community residential home, maximum of twelve unrelated residents per single-family residential dwelling~~ Short term rental residence (reference section 122-1231).
3. Home occupation (reference article IX, division 4 of this chapter).

b. *Residential type:*

1. Multi-family dwelling (subject to architectural review requirements in subsection 122-216(t)).
2. Single-family dwelling.
3. Single-family (attached) dwelling unit (reference section 122-357).
4. Two-family dwelling.

c. *Congregate Living Facilities:* Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.

(2) *Retail uses:* None permitted.

(3) *Service uses:* Conference center (reference section 122-1213).

(4) *Education/recreation/social uses*: None permitted.

(5) *Public uses:* None permitted.

(6) *Health care uses:* Assisted living facility (reference section 122-1198)

(7) *Industrial uses:* None permitted.

Section 8. That Section 122-353 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-353 Special Exceptions.

The following uses are permitted by special exception in the multi-family residential (R-3) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Fraternity or sorority house (reference section 122-1219).~~
2. Residence – Gallery.
3. Residence – Office.
4. ~~Rooming/boarding house (reference section 122-1210).~~

b. *Residential type:* None permitted.

c. *Congregate Living Facilities:*

1. Fraternity or sorority house (reference section 122-1230).
2. Rooming/boarding house (reference section 122-1230).
3. Recovery residence (reference section 122-1230).

(2) *Retail uses:* None permitted.

(3) *Service uses:*

a. *Agricultural use:* None permitted.

b. *Business service:* Parking lot.

c. *Eating and drinking establishment:* None permitted.

d. *Hospitality and tourism:* Antique gallery/art gallery/museum.

e. *Office use:* Professional and business office.

f. *Personal service:* None permitted.

g. *Vehicular service:* None permitted.

(4) *Education/recreation/social uses*:

a. *Adult use establishment*: None permitted.

b. *Community service*:

1. Church/place of worship (reference section 122-1195).
2. Day care facility (reference article IX, division 5 of this chapter).
3. Private club.

c. *Educational use*: None permitted.

d. *Recreational use*: Recreation facility, indoor.

(5) *Public uses:* Park/open space area.

(6) *Health care uses:*

a. *Health care use:* Neighborhood Wellness Center (reference section 122-1222).

~~1. Neighborhood Wellness Center (reference section 122-1222).~~

~~2. Transitional recovery facility (reference section 122-1198).~~

(7) *Industrial uses:* None permitted.

Section 9. That Subsection 122-373(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-373 Permitted uses.

The following uses are permitted in the residential office (RO) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.
2. Residence—Office.
3. Short term rental residence (reference section 122-1231).

b. *Residential type:*

1. Single-family dwelling.
2. Two-family dwelling.

Section 10. That Section 122-423 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-423 Permitted uses.

(a) Uses permitted in the residential business historic district are subdivided into three use groups, RBH-1, RBH-2 and RBH-3, according to function and intensity. Permitted uses are as follows:

(1) *RBH-1.*

a. Bed and breakfast in the medium and high-density residential land use classification (reference section 122-1211).

b. Multi-family dwellings limited to a maximum of eight units per gross acre.

c. Single-family dwelling.

d. Two-family dwellings.

e. Short term rental residence (reference section 122-1231).

(2) *RBH-2.*

a. Bed and breakfast in the medium and high-density residential land use classification (reference section 122-1211).

b. Multi-family dwellings limited to a maximum of eight units per gross acre.

c. Professional offices.

d. Single-family dwelling.

e. Two-family dwellings.

f. Short term rental residence (reference section 122-1231).

(3) *RBH-3.*

a. Antique gallery/shop.

b. Art gallery/shop.

c. Barbershop (limited to three stations).

d. Bed and breakfast in the medium and high-density residential land use classification (reference section 122-1211).

e. Beauty shop (limited to three stations).

f. Books and stationery.

g. Bridal shop.

h. Dressmaker.

i. Gift shop.

j. Handcrafted items shop.

k. Interior decorator.

l. Multi-family dwellings limited to a maximum of eight units per gross acre.

m. Photography studio.

n. Professional offices.

o. Shoeshine and shoe repair shop.

p. Single-family dwelling.

q. Soap and candle shop.

r. Tailor.

s. Two-family dwellings.

t. Short term rental residence (reference section 122-1231).

(b) The following uses are permitted by special exception in the residential business historic (RBH) district:

(1) Bed and breakfast in the low density residential land use classification (reference section 122-1211).

(2) Parking lot (free of charge).

(c) Property zoned residential business historic (RBH) before the effective date of Ordinance No. 2154 shall be considered RBH-3.

Section 11. That Subsection 122-462(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-462 Permitted uses.

The following uses are permitted in the agricultural (A-1) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home, maximum of 12 unrelated residents per single-family residential dwelling.~~ Short term rental residence (reference section 122-1231).
2. Home occupation (reference article IX, division 4 of this chapter).
3. Residence—Gallery.
4. Residence—Office.

b. *Residential type:* Single-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.

Section 12. That Subsection 122-502(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-502 Permitted uses.

The following uses are permitted in the institutional (INST) district:

(6) *Health care uses:*

a. Hospital.

b. Satellite hospital emergency room.

c. Addictions receiving facility.

Section 13. That Section 122-522 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-522 Permitted uses.

The following uses are permitted in the office (O-1) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.
2. Residence—Office.
3. Short term rental residence (reference section 122-1231).

b. *Residential type:* Single-family dwelling.

c. *Congregate Living Facilities:* None permitted.

(2) *Retail uses:*

a. *General retail:* Pharmacy (reference section 122-1227).

b. *Vehicular sales:* None permitted.

(3) *Service uses:*

a. *Agricultural use:* None permitted.

b. *Business service:* None permitted.

c. *Eating or drinking establishment:* None permitted.

d. *Hospitality and tourism:* None permitted.

e. *Office Use:*

1. Financial institution.
2. Professional and business offices.

f. *Personal service:* None permitted.

g. *Vehicular service:* None permitted.

(4) *Education/recreation/social uses*:

a. *Adult use establishment*: None permitted.

b. *Community service*: None permitted.

c. *Educational use*: Speech and language center/school.

d. *Recreational use*: None permitted.

(5) *Public uses:* None permitted.

(6) *Health care uses:*

a. *Health care use:*

1. Assisted living facility (reference section 122-1198).
2. Medical and dental laboratories.
3. Medical and dental offices.
4. Veterinarian office (reference section 122-526).

(7) *Industrial uses:* None permitted.

Section 14. That Subsection 122-544 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-544 Special Exceptions.

The following uses are permitted by special exception in the office park (OP) district:

(1) *Residential uses:* Residential treatment facility (reference section 122-1230).

(2) *Retail uses:* None permitted.

(3) *Service uses:* None permitted.

(4) *Education/recreation/social uses:* None permitted.

(5) *Public uses:* Parks/open space areas.

(6) *Health care uses:*

a. *Health care uses:*

1. Hospital.
2. Veterinarian office.
3. Addictions receiving facility.

(7) *Industrial uses:* None permitted.

Section 15. That Section 122-562 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-562 Permitted principal uses.

The following uses are permitted without exception in the office historic (OH) zoning district:

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast (reference section 122-1211).
2. Residence—Gallery.
3. Residence—Office.
4. Short term rental residence (reference section 122-1231).

b. *Residential type:*

1. Single-family dwelling.

(2) *Retail uses:* None permitted.

(3) *Service uses:* Professional and business office.

(4) *Education/recreational/social uses*: None permitted.

(5) *Public uses:* None permitted.

(6) *Health care uses:* None permitted.

(7) *Industrial uses:* None permitted.

Section 16. That Subsection 122-583(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-583 Permitted principal uses.

The following uses are permitted without exception in the neighborhood business (B-1) district:

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home (maximum of 12 unrelated residents per single-family residential dwelling)~~ Short term rental residence (reference section 122-1231).

2. Residence—Gallery.

3. Residence—Office.

b. *Residential type:*

1. Single-family dwelling.

2. Two-family dwelling.

c. *Congregate Living Facilities:* Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.

Section 17. That Subsection 122-603(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-603 Permitted principal uses.

The following uses are permitted in the limited neighborhood business (B-1A) district, with a maximum of 6,000 square feet.

(1) *Residential uses:*

a. *Residential operation:*

1. ~~Community residential home (maximum of 12 unrelated residents per single-family residential dwelling)~~ Short term rental residence (reference section 122-1231).

2. Residence—Gallery.

3. Residence—Office.

b. *Residential type:*

1. Single-family dwelling.

2. Two-family dwelling.

c. *Congregate Living Facilities:* Community residential home, maximum of twelve unrelated residents per single-family residential dwelling.

Section 18. That Subsection 122-622(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-622 Permitted principal uses.

The following uses are permitted without exception in the community business (B-2) district.

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
2. ~~Community residential home, maximum of 14 unrelated residents per single-family residential dwelling~~ Short term rental residence (reference section 122-1231).
3. Residence—Gallery.
4. Residence—Office.
5. ~~Rooming/boarding house.~~

b. *Residential type:*

1. Single-family dwelling.
2. Single-family dwellings (attached).
3. Two-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
2. Recovery residence (reference section 122-1230).
3. Residential treatment facility (reference section 122-1230).
4. Rooming/boarding house (reference section 122-1230).

Section 19. That Subsection 122-622(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-622 Permitted principal uses.

The following uses are permitted without exception in the community business (B-2) district.

(6) *Health care:*

a. *Health care use:*

1. Assisted living facility (reference section 122-1198).
2. Medical and dental laboratory.
3. Medical and dental office.
4. ~~Transitional recovery facility (reference section 122-1198).~~
5. ~~Transitional treatment facility (reference section 122-1207).~~
6. Veterinarian office.

Section 20. That Subsection 122-625(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-625 Permitted uses.

The following uses are permitted without exception in the limited community business (B-2A) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
2. ~~Community residential home, maximum of 14 unrelated residents per single-family residential dwelling~~ Short term rental residence (reference section 122-1231).
3. Residence—Gallery.
4. Residence—Office.
5. ~~Rooming/boarding house.~~

b. *Residential type:*

1. Single-family dwelling.
2. Single-family dwellings (attached).
3. Two-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
2. Rooming/boarding house (reference section 122-1230).

Section 21. That Subsection 122-625(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-625 Permitted uses.

The following uses are permitted without exception in the limited community business (B-2A) district:

(6) *Health care:*

a. Assisted living facility (reference section 122-1198).
b. Medical and dental laboratory.
c. Medical and dental office.
d. ~~Transitional recovery facility (reference section 122-1198).~~
e. ~~Transitional treatment facility (reference section 122-1207).~~
f. Veterinarian office.

Section 22. That Subsection 122-626 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-626 Special Exceptions.

The following uses are permitted as special exceptions in the limited community business (B-2A) district:

(1) *Residential uses:*

a. Multi-family dwelling, (a maximum of 20 units per acre) subject to architectural review requirements in subsection 122-216(t).

b. Recovery residence (reference section 122-1230).

c. Residential treatment facility (reference section 122-1230).

(2) *Retail uses:* None permitted.

(3) *Service uses:* None permitted.

(4) *Education/recreation/social uses:* None.

(5) *Public uses:* Park/open space area.

(6) *Health care uses:* None permitted.

(7) *Industrial uses:* None permitted.

Section 23. That Subsection 122-702(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-702 Permitted principal uses.

The following uses are permitted without exception in the community redevelopment area mixed use 2 (B-3C) district:

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
2. ~~Community residential home, maximum of 12 unrelated residents per single-family residential dwelling.~~ Short term rental residence (reference section 122-1231).
3. Downtown residence, commercial.
4. ~~Rooming/boarding house.~~

b. *Residential type:*

1. Multi-family dwelling unit (maximum 50 units per acre).
2. Single-family dwelling.
3. Two-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of 12 unrelated residents per single-family residential dwelling.
2. Recovery residence (reference section 122-1230).
3. Residential treatment facility (reference section 122-1230).
4. Rooming/boarding house (reference section 122-1230).

Section 24. That Subsection 122-702(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-702 Permitted uses.

The following uses are permitted without exception in the community redevelopment area mixed use 2 (B-3C) district:

(6) *Health care uses:*

a. *Health care use:*

1. Assisted living facility (reference section 122-1198).
2. Medical and dental laboratories.
3. Medical and dental office.
4. Veterinarian office.

Section 25. That Subsection 122-723(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-723 Permitted uses.

The following uses are permitted without exception in the general business (B-4) district:

(1) *Residential uses:*

a. *Residential operation:* Short term rental residence (reference section 122-1231).

1. ~~Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.~~
2. ~~Fraternity or sorority house (reference section 122-1219).~~

b. *Residential type:*

1. Single-family dwelling (reference section 122-1194).
2. Two-family dwelling.

c. *Congregate Living Facilities:*

1. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
2. Fraternity or sorority house (reference section 122-1230).
3. Recovery residence (reference section 122-1230).
4. Residential treatment facility (reference section 122-1230).

Section 26. That Subsection 122-723(6) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-723 Permitted uses.

The following uses are permitted without exception in the general business (B-4) district:

(6) *Health care uses:*

b. *Health care use:*

1. Assisted living facility, subject to the requirements of section 122-1198.
2. Medical and dental laboratory.
3. Medical and dental office on major and minor arterials.
4. Medical and dental office on local and collector streets.
5. ~~Transitional recovery facility, subject to the requirements of section 122-1198.~~
6. ~~Transitional treatment facility, subject to the requirements of section 122-1207.~~
7. Veterinarian office.
8. Satellite hospital emergency room.

Section 27. That Subsection 122-724(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-724 Special exceptions.

The following uses are permitted in the general business (B-4) district by special exception:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.
2. Residence—Office.
3. ~~Rooming/boarding house.~~

b. *Residential type:*

1. Multi-family dwelling (a maximum of 30 units per acre) subject to architectural review requirements in subsection 122-216(t).

c. *Congregate Living Facilities:*

1. Rooming/boarding house (reference section 122-1230).

Section 28. That Subsection 122-743(1) of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-743 Permitted uses.

The following uses are permitted without exception in the wholesale business (B-5) district:

(1) *Residential uses:*

a. *Residential operation:* ~~None permitted.~~ Short term rental residence (reference section 122-1231).

b. *Residential type:* Single-family dwelling (reference section 122-1194).

Section 29. That Section 122-744 of the Code of Ordinances, City of Ocala, Florida

is hereby amended to read as follows:

Sec. 122-744 Special exceptions.

The following uses are permitted in the wholesale business (B-5) district by special exception:

(1) *Residential uses:*

a. *Residential operation:*

1. Residence—Gallery.

2. Residence—Office.

b. *Residential type:*

1. Multi-family dwelling (a maximum of 30 units per acre) subject to architectural review requirements in subsection 122-216(t).

c. *Congregate Living Facilities:* Community work release facility (reference section 122-1216).

(2) *Retail uses:* None permitted.

(3) *Service uses:*

a. *Agricultural use:* None permitted.

b. *Business service:* None permitted.

c. *Eating or drinking establishment:* None permitted.

d. *Hospitality and tourism:* None permitted.

e. *Office use:* None permitted.

f. *Personal service:* None permitted.

g. *Vehicular service:* None permitted.

(4) *Education/recreation/social uses:*

a. *Adult use establishment:* None permitted.

b. *Community service:* Open pavilion engagement center (reference section 122-1226).

c. *Educational use:* None permitted.

d. *Recreational use:*

1. Golf course.

2. Shooting ranges, indoor.

3. Temporary commercial amusement (reference section 122-1201).

(5) *Public uses:* Park/open space area.

(6) *Health care uses:* ~~Community work release facility (reference section 122-1216)~~ None permitted.

(7) Industrial uses:

a. *High-impact industrial use:* None permitted.

b. *Low-impact industrial use:* Assembly or electronic components (reference section 122-1190).

Section 30. That Section 122-1198 of the Code of Ordinances, City of Ocala, Florida is hereby amended to read as follows:

Sec. 122-1198 Assisted living facilities ~~and transitional recovery facilities~~.

(a) An assisted living facility shall be permitted in the R-2 district as a special exception, per section 122-1182, subject to the following provisions:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

(2) Occupancy of the structure is not to exceed eight persons, including the owner or resident operator of the facility.

(3) An assisted living facility with R-2 zoning is allowed in the city's low, medium and high density residential land use designations.

(4) Parking requirements shall be as follows:

a. One parking space for each three persons occupying the structure;

b. One parking space for each employee; and

c. One parking space for each owner or resident operator of the structure.

(5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.

(6) The board of adjustment may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the residential character of the neighborhood; especially, the prevailing dwelling unit density, the anticipated number of nonresident employees, the availability of parking, and the use of fencing and landscaping of service areas to shield the facility from the surrounding neighborhood.

(7) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.

(b) An assisted living facility shall be a permitted use in the R-3, 0-1, OP, B-2, B-2A and B-4 districts, subject to the following provisions:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

(2) Parking requirements shall be as follows:

a. One parking space for each three beds; and

b. One parking space for each two employees.

(3) An assisted living facility with R-3 zoning is allowed in the city's medium and high density residential land use designations.

(4) The number of units for an assisted living facility is based on the following: Two persons equals one unit for a facility with elderly residences that have some limitations for social and personal care, and three beds equals one unit for a facility for children, disabled adults and the elderly in nursing homes.

(5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.

(6) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.

~~(c) A transitional recovery facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:~~

~~(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.~~

~~(2) Parking requirements shall be as follows:~~

~~a. One parking space for each three beds; and~~

~~b. One parking space for each two employees.~~

~~(3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~

~~(4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.~~

~~(5) A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.~~

~~(d) A transitional recovery facility shall be permitted in the R-3 zoning district as a special exception, subject to the following provisions:~~

~~(1) The city council shall consider the application for a special exception pursuant to the provisions of:~~

~~a. This subsection; and~~

~~b. Article II, division 3 of this chapter but all references therein to the "zoning board of adjustment" or the "board of adjustment" shall be deemed to refer to the city council.~~

~~(2) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.~~

~~(3) Minimum parking requirements shall be as follows:~~

~~a. One parking space for each three beds; and~~

~~b. One parking space for each two employees.~~

~~(4) A transitional recovery facility shall not be permitted in the city's low density residential land use designation.~~

~~(5) A transitional recovery facility shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by United States Department of Interior National Park Service.~~

~~(6) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~

~~(7) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.~~

~~(8) No transitional recovery facility shall be located within 1,000 feet of any other transitional recovery facility. The expansion of a facility under the same ownership that is permitted under subsection 122-1198(c) and contiguous (i.e., not separated by public right-of-way) to an R-3 zoned property, is not subject to this requirement. The distance requirements between two transitional recovery facilities shall be measured from property line to property line.~~

~~(9) City council may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: The prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.~~

~~(10) A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.~~

~~(11) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.~~

Section 31. That Section 122-1207 of the Code of Ordinances, City of Ocala, Florida is hereby repealed and amended to read as follows:

Sec. 122-1207 ~~Transitional treatment facility.~~ Reserved.

~~(a) A transitional treatment facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:~~

~~(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.~~

~~(2) Parking requirements shall be as follows:~~

~~(3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~

~~(4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility or be in the posture to receive a license. Under no circumstances will permits be issued by any city department until such license is presented to the building official.~~

~~(5) A transitional treatment facility shall adhere to all site plan requirements as per article IV of this chapter.~~

~~(6) No transitional treatment facility shall be located within 300 feet of any other transitional treatment facility or transitional recovery facility. This does not include a medical campus that may include these uses. The distance requirements shall be measured from property line to property line.~~

~~(7) A new transitional treatment facility shall not be located within 500 feet of any school. The distance requirements shall be measured from property line to property line.~~

~~(8) A transitional treatment facility shall adhere to the requirements of chapter 15, article 1 (Sexual predators and offenders).~~

Section 32. That Section 122-1210 of the Code of Ordinances, City of Ocala, Florida is hereby repealed and amended to read as follows:

Sec. 122-1210 ~~Criteria for rooming/boarding house.~~ Reserved.

~~(a) A rooming/boarding house shall be permitted, subject to the other provisions of this chapter and the following provisions:~~

~~(1) The owner or manager must live on premises or provide sufficient supervision to ensure compliance with applicable laws.~~

~~(2) The building must pass annual inspections by the building official.~~

~~(3) The owner obtains an occupational license pursuant to this code. Such license:~~

~~a. Shall only be issued and maintained if the building passes its annual inspections;~~

~~b. Shall state the number of occupants allowed in the building; and~~

~~c. Shall be conspicuously displayed in the building.~~

~~(b) A rooming/boarding house shall be permitted in the R-3 zoning district as a special exception, subject to the provisions in subsection (a) of this section and the following:~~

~~(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.~~

~~(2) Minimum parking requirements shall be as follows:~~

~~a. One parking space for each three beds; and~~

~~b. One parking space for each two employees.~~

~~(3) A rooming/boarding house shall not be permitted in the city's low density residential land use designation.~~

~~(4) A rooming/boarding house shall not be permitted in a historic district created or designated as such under chapter 94 of this code or by United States Department of Interior National Park Service.~~

~~(5) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~

~~(6) No rooming/boarding house shall be located within 1,000 feet of any other rooming/boarding house. The distance requirements between two rooming/boarding houses shall be measured from property line to property line.~~

~~(7) The board of adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: the prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.~~

~~(8) A rooming/boarding house shall adhere to all site plan requirements as per article IV of this chapter.~~

~~(9) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.~~

Section 33. That Section 122-1219 of the Code of Ordinances, City of Ocala, Florida is hereby repealed and amended to read as follows:

Sec. 122-1219 ~~Fraternity or sorority house criteria.~~ Reserved.

~~(a) A fraternity or sorority house shall be a special exception in the R-3 zoning district and a permitted use in the B-2, B-2A and B-4 zoning districts subject to the following:~~

~~(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.~~

~~(2) The applicant must identify the maximum number of occupants and provide a plan showing the size and location of the building, the proposed parking area, any outdoor area, the floor plan of the indoor living space, and the type of security.~~

~~(3) Minimum parking requirements shall be as follows:~~

~~a. One parking space for each three beds; and~~

~~b. One parking space for each two employees.~~

~~(4) A fraternity or sorority house shall not be permitted in the city's low density residential land use designation.~~

~~(5) A fraternity or sorority house must be within a two-mile radius of the academic college or university campus affiliated with the fraternity or sorority. A fraternity or sorority house cannot be affiliated with a school that has only an internet presence or is primarily a correspondence, vocational or technical school.~~

~~(6) A fraternity or sorority house shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by the United States Department of Interior National Park Service.~~

~~(7) A fraternity or sorority house must comply with the city's noise regulations per section 34-171 of this Code.~~

~~(8) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.~~

~~(9) A fraternity or sorority house shall adhere to all site plan requirements as per article IV of this chapter.~~

~~(10) If required, the Board of Adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3 of this chapter, on the special exception to ensure that the proposed use conforms with the surrounding area; especially concerning the size of the building, the proposed outdoor areas, buffers, the number of occupants and security.~~

~~(11) The special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.~~

~~(b) Any fraternity or sorority house that, on the effective date of the adoption of this section:~~

~~(1) Shall be a "nonconforming use of a structure pursuant to section 122-175 of this Code".~~

~~(2) Notwithstanding the provisions of sections 122-171 and 122-176 of this Code:~~

~~a. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.~~

~~b. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.~~

~~c. If the use of the structure discontinues for a period of more than one month, the structure shall cease to be a legal nonconforming use.~~

~~d. If, pursuant to the foregoing, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a), of this section.~~

Section 34. That Section 122-1230 of the Code of Ordinances, City of Ocala, Florida is hereby established to read as follows:

Sec. 122-1230 Congregate Living Facilities.

(a) Applicability. This section shall apply to any use listed or described under the Congregate Living Facilities district use category, with the exception of:

1. Any facility housing 6 or fewer residents, which when exempted by State or Federal laws, may be considered a single-family use, and shall be considered a permitted use in all zoning districts and housing types where residential dwelling units are allowed.

2. Any facility meeting the definition of a Community Residential Home, and licensed by the state department of elderly affairs, agency of persons with disabilities, department of juvenile justice, department of children and family services, or agency for health care administration.

3. Any facility licensed by the state department of corrections and meeting the definition of a Community Work Release Facility shall meet the provisions of section 122-1216 of this chapter.

(b) General requirements for those uses described under the Congregate living facility use category.

1. *Intensity of development.* In order to ensure that the intensity of congregate living facilities remains in keeping with the other development allowed by this chapter, all congregate living facilities must conform to the density and intensity requirements of the future land use category.

   a. The first 6 residents are considered one dwelling unit, and each additional 3 residents thereafter are deemed to equal one additional dwelling unit.

   b. Facilities located within an institutional or business district may utilize a Floor Area Ratio (FAR) calculation for intensity, in lieu of residential density.

2. A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

3. Parking requirements shall be as follows:

   a. One parking space for each three beds; and

   b. One parking space for each two employees.

4. All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

5. If a license to operate the facility is required by federal, state, or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.

6. Any facility shall adhere to all site plan requirements as per article IV of this chapter.

7. Any facility shall adhere to the requirements of chapter 15, article 1 (sexual predators and offenders)

8. Any facility must comply with the city's noise regulations per section 34-171 of this code.

9. An owner or manager of any facility must live on premises or provide sufficient supervision to ensure compliance with applicable laws.

10. The owner of any facility shall obtain a business tax receipt pursuant to chapter 62, article 3 of this code.

11. No congregate living facility shall be permitted in a historic district created or designated as such under chapter 94 of this code, or by the United States Department of Interior National Park Service.

(c) Standards for review of Special Exceptions pertaining to Congregate living facilities.

1. The city council shall consider the application for a special exception pursuant to the provisions of:
    a. This subsection; and
    b. Article II, division 3 of this chapter but all references therein to the "zoning board of adjustment" or the "board of adjustment" shall be deemed to refer to the city council.
2. The city council may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the surrounding area and/or residential character of the neighborhood; especially:
    a. The prevailing dwelling unit density.
    b. Proximity to residential uses, schools, churches, libraries, and other congregate living facilities.
    c. Design of the facility.
    d. The size of the building.
    e. The number of occupants.
    f. The anticipated number of nonresident employees.
    g. The availability of parking.
    h. Security of any proposed outdoor areas, and the activities and time limits for use of these areas.
    i. The use of fencing and landscaping to shield the facility from the surrounding neighborhood.
    j. Lighting.
    k. Signage.
3. This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.
4. When the city council finds that a proposed location for a congregate living facility would substantially alter the nature and character of an area, the special exception may be denied, except when such denial would violate protections provided under the state or federal Fair Housing Acts, the Americans with Disabilities Act, the Rehabilitation Act, or other state and federal laws regarding these types of uses.

(d) Separation requirements for Congregate living facilities.

1. No recovery residence shall be located within 1,000 feet of any other recovery residence. The expansion of an existing facility under the same ownership is not subject to this requirement. The distance between recovery residences shall be measured from property line to property line.
2. No residential treatment facility shall be located within 300 feet of any other residential treatment facility or recovery residence. This does not include a medical campus which may include these uses. The distance requirements shall be measured from property line to property line.
3. A new residential treatment facility shall not be located within 500 feet of any school.
4. No rooming/boarding house shall be located within 1,000 feet of any other rooming/boarding house. The distance requirements between two rooming/boarding houses shall be measured from property line to property line.
5. A fraternity or sorority house must be located within a 2-mile radius of the academic college or university campus affiliated with the fraternity or sorority. A fraternity or sorority house cannot be affiliated with a school that only has an internet presence or is primarily a correspondence, vocational, or technical school.

(e) Procedures for the review and approval of certified recovery residences.

The city manager, or designee, may administratively grant a waiver from the strict application of this chapter when pertaining to recovery residences certified under F.S. 397.487.

1. *Appeals.* The board of adjustment shall hear and decide appeals when it is alleged there is an error in any requirement, decision or determination made by the city manager, or designee, in the administration and enforcement of this chapter. Any person aggrieved by the decision may appeal such decision to the circuit court, as provided by Florida Statutes.
2. *Application for waiver.* A written application shall be made to the growth management department. The application shall be date stamped upon receipt, and must include:
    a. The name and contact information of the property owner, applicant, and the applicant's authorized agent, if applicable;
    b. The name and contact information of the certified recovery residence administrator who will be actively managing the applicant recovery residence;
    c. The property address and parcel identification number;
    d. A site plan or sketch of the subject property drawn to scale, including the location of any parking and outdoor areas;
    e. The number of occupants and anticipated number of nonresident employees;
    f. Demonstration that the applicant is certified, or actively undergoing the process of being certified, by a state-approved credentialing agency; and
    g. A description of the accommodation requested and the specific regulation or policy from which relief is sought.

    If additional information is required, the city manager, or designee, shall notify the applicant in writing within the first 30 days after the receipt of the application.

3. *Determination of waiver.* The city manager, or designee, shall review the application and provide a final written determination on the application within 60 days after receipt of a completed application. The determination shall approve the request, in whole or in part, with or without conditions; or deny the request, stating with specificity the objective, evidence-based reasons for denial and identifying any deficiencies or actions for reconsideration. If a final written determination is not issued within 60 days, the request shall be deemed approved unless the city and the applicant agree in writing to a reasonable extension of time.

    a. The city manager, or designee, may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the surrounding area and/or residential character of the neighborhood; especially:

        1. The prevailing dwelling unit density.
        2. Proximity to residential uses, schools, churches, libraries, and other congregate living facilities.
        3. Design of the facility.
        4. The size of the building.
        5. The number of occupants.
        6. The anticipated number of nonresident employees.
        7. The availability of parking.
        8. Security of any proposed outdoor areas, and the activities and time limits for use of these areas.
        9. The use of fencing and landscaping to shield the facility from the surrounding neighborhood.
        10. Lighting.
        11. Signage.

4. *Revocation of waiver.* A granted accommodation for a certified recovery residence may be revoked for cause including, but not limited to, a violation of the conditions of approval or the lapse, revocation, or failure to maintain certification required under F.S. 397.487, if not reinstated within 180 days.

(f) Existing and nonconforming uses.

Any legally existing congregate living facility use or operation prior to the effective date of this Ordinance (2025-___) shall be deemed conforming.

Any such facility or operation that does not comply with the provisions of this section shall be a nonconforming use of a structure pursuant to section 122-175 of this code. Not withstanding the provisions of sections 122-171 and 122-176 of this code:

1. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.
2. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.

3. If the use of the structure discontinues for a period of more than one month, the structure shall cease to be a legal nonconforming use.
4. If, pursuant to the foregoing, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a) of this section.

Section 35. That Section 122-1231 of the Code of Ordinances, City of Ocala, Florida is hereby established to read as follows:

Sec. 122-1231 Short term rental residences.

Short term rental residences are permitted in any zone designated for single-family or multi-family residential development. The owner of any short term rental residence shall obtain a business tax receipt pursuant to chapter 62, article 3 of this code, as appropriate.

Section 36. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 37. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 38. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 39. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 40. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) this ordinance shall become and be made a part of the City of Ocala Code of Ordinances (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the

authorization of the City Manager or their designee and without the need for additional public hearings or consideration by the City Council.

Section 41. Effective Date of Ordinance. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

By: _____

Angel B. Jacobs
City Clerk

CITY OF OCALA

By: _____
Kristen M. Dreyer
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2025.

By: _____

Ben Marciano
Mayor

Approved as to form and legality:

By: _____

William E. Sexton
City Attorney

Symbols within cells have the following meaning: Blank cell = Prohibited X = Permitted SE = Special Exception X# = Permitted use with conditions SE# = Special exception with conditions																							
Use Category	**Use Type**	**A-1**	**R-1**	**R-2**	**R-3**	**RZL**	**RBH**	**OH**	**MH**	**RO**	**O-1**	**OP**	**B-1**	**B-1A**	**B-2**	**B-2A**	**B-3C**	**B-4**	**B-5**	**SC**	**M-1**	**M-2**	**M-3**	**INST**
RESIDENTIAL USES																								
Residential Operation	Bed and breakfast				X30		SE23/X30A	X30							X	X	X							
	~~Community residential home~~	~~X11C~~	~~X11A~~	~~X11B~~	~~X11C~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~X11C~~	~~X11C~~	~~X11D~~	~~X11D~~	~~X11C~~	~~X11D~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~X11C~~
	Downtown residence, commercial																X							
	~~Fraternity or sorority house~~	~~-~~	~~-~~	~~-~~	~~SE51~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~X51~~	~~X51~~	~~-~~	~~X51~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~
	Home occupation	X18	X18	X18	X18	X18	X9 X18		X18															
	Residence-gallery	X		SE	SE	SE		X		X	X32	X3B	X	X	X	X		SE	SE					
	Residence-office	X		SE	SE	SE		X		X	X32	X3B	X	X	X	X		SE	SE					
	~~Rooming/boarding house~~	~~-~~	~~-~~	~~-~~	~~SE13~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~X~~	~~X~~	~~X~~	~~SE~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~	~~-~~

	Short term rental residence	X57	X57	X57	X57	X57	X57	X57	X57	X57	X57		X57	X57	X57	X57	X57	X57	X57					
Congregate Living Facility	Community residential home	X11C X56	X11A X56	X11B X56	X11C X56								X11C X56	X11C X56	X11D X56	X11D X56	X11C X56	X11D X56						X11C X56
	Community work release facility																		SE47					
	Fraternity or sorority house				SE53										X56	X56		X56						
	Rooming/boarding house				SE53										X	X	X	SE53						
	Recovery residence				SE53										X56	SE53		X56						
	Residential treatment facility											SE53			X56	SE53		X56						
HEALTH CARE USES																								
Health Care Use	Addictions receiving facility											SE												X
	Assisted living facility			SE17	X20						X20 X32	X20			X20	X20	X20	X20						
	~~Community work~~																		~~SE47~~					

	~~release facility~~																							
	Hospital											SE												X
	Medical and dental laboratory										X32	X			X	X	X	X	X	X	X	X		
	Medical and dental office on major and minor arterials									X	X32	X	X	X	X	X	X	X	X	X	X			
	Medical and dental office on local and collector streets									SE	X32	X	X	X	X	X	X	X	X	X	X			
	Neighborhood wellness center				SE24																			
	Satellite Hospital Emergency Room																	X	X	X				X
	~~Transitional/recovery facility~~				~~SE17~~										~~X20~~	~~X20~~		~~X20~~						

	~~Transitional treatment facility~~														~~X43~~	~~X43~~		~~X43~~							
	Veterinarian office	X									X32	SE	X7	X7	X	X	X	X	X	X	X	X			

Sec. 122-1198. Assisted living facilities and transitional recovery facilities.

(a) An assisted living facility shall be permitted in the R-2 district as a special exception, per section 122-1182, subject to the following provisions:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

(2) Occupancy of the structure is not to exceed eight persons, including the owner or resident operator of the facility.

(3) An assisted living facility with R-2 zoning is allowed in the city's low, medium and high density residential land use designations.

(4) Parking requirements shall be as follows:

a. One parking space for each three persons occupying the structure;

b. One parking space for each employee; and

c. One parking space for each owner or resident operator of the structure.

(5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.

(6) The board of adjustment may place any reasonable special conditions on the applicant to ensure that the proposed use conforms with the residential character of the neighborhood; especially, the prevailing dwelling unit density, the anticipated number of nonresident employees, the availability of parking, and the use of fencing and landscaping of service areas to shield the facility from the surrounding neighborhood.

(7) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.

(b) An assisted living facility shall be a permitted use in the R-3, 0-1, OP, B-2, B-2A and B-4 districts, subject to the following provisions:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

(2) Parking requirements shall be as follows:

a. One parking space for each three beds; and

b. One parking space for each two employees.

(3) An assisted living facility with R-3 zoning is allowed in the city's medium and high density residential land use designations.

(4) The number of units for an assisted living facility is based on the following: Two persons equals one unit for a facility with elderly residences that have some limitations for social and personal care, and three beds equals one unit for a facility for children, disabled adults and the elderly in nursing homes.

(5) The structure shall meet the city building code requirements, life safety code requirements and housing code requirements pertaining to the intended use.

(6) The applicant must either be in possession of any license required by the state to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such state license is presented to the building official.

(c) A transitional recovery facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

(2) Parking requirements shall be as follows:

a. One parking space for each three beds; and

b. One parking space for each two employees.

(3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

(4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.

(5) A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.

(d) A transitional recovery facility shall be permitted in the R-3 zoning district as a special exception, subject to the following provisions:

(1) The city council shall consider the application for a special exception pursuant to the provisions of:

a. This subsection; and

b. Article II, division 3 of this chapter but all references therein to the "zoning board of adjustment" or the "board of adjustment" shall be deemed to refer to the city council.

(2) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.

(3) Minimum parking requirements shall be as follows:

a. One parking space for each three beds; and

b. One parking space for each two employees.

(4) A transitional recovery facility shall not be permitted in the city's low density residential land use designation.

(5) A transitional recovery facility shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by United States Department of Interior National Park Service.

(6) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

(7) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility, or be in the posture to receive a license. Under no circumstances will permits or occupational licenses be issued by any city department until such license is presented to the building official.

(8) No transitional recovery facility shall be located within 1,000 feet of any other transitional recovery facility. The expansion of a facility under the same ownership that is permitted under subsection 122-1198(c) and contiguous (i.e., not separated by public right-of-way) to an R-3 zoned property, is not subject to this requirement. The distance requirements between two transitional recovery facilities shall be measured from property line to property line.

(9) City council may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: The prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.

(10) A transitional recovery facility shall adhere to all site plan requirements as per article IV of this chapter.

(11) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.

(Ord. No. 1616, § 22-8(17), 12-13-83; Code 1985, § 7-1018; Ord. No. 2275, § 74, 5-5-92; Ord. No. 2730, § 12, 6-3-97; Ord. No. 4053, § 2, 6-5-01; Ord. No. 5043, § 16, 4-9-02; Ord. No. 2015-36, § 4, 6-2-15)

Sec. 122-1207. Transitional treatment facility.

(a) A transitional treatment facility shall be a permitted use in the B-2, B-2A and B-4 districts, subject to the following provisions:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

(2) Parking requirements shall be as follows:

a. One parking space for each three beds; and

b. One parking space for each two employees.

(3) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

(4) If a license to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license to operate such a facility or be in the posture to receive a license. Under no circumstances will permits be issued by any city department until such license is presented to the building official.

(5) A transitional treatment facility shall adhere to all site plan requirements as per article IV of this chapter.

(6) No transitional treatment facility shall be located within 300 feet of any other transitional treatment facility or transitional recovery facility. This does not include a medical campus that may include these uses. The distance requirements shall be measured from property line to property line.

(7) A new transitional treatment facility shall not be located within 500 feet of any school. The distance requirements shall be measured from property line to property line.

(8) A transitional treatment facility shall adhere to the requirements of chapter 15, article 1 (Sexual predators and offenders).

(Ord. No. 2020-20, § 7, 2-18-20)

Sec. 122-1210. Criteria for rooming/boarding house.

(a) A rooming/boarding house shall be permitted, subject to the other provisions of this chapter and the following provisions:

(1) The owner or manager must live on premises or provide sufficient supervision to ensure compliance with applicable laws.

(2) The building must pass annual inspections by the building official.

(3) The owner obtains an occupational license pursuant to this code. Such license:

a. Shall only be issued and maintained if the building passes its annual inspections;

b. Shall state the number of occupants allowed in the building; and

c. Shall be conspicuously displayed in the building.

(b) A rooming/boarding house shall be permitted in the R-3 zoning district as a special exception, subject to the provisions in subsection (a) of this section and the following:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of a structure.

(2) Minimum parking requirements shall be as follows:

a. One parking space for each three beds; and

b. One parking space for each two employees.

(3) A rooming/boarding house shall not be permitted in the city's low density residential land use designation.

(4) A rooming/boarding house shall not be permitted in a historic district created or designated as such under chapter 94 of this code or by United States Department of Interior National Park Service.

(5) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

(6) No rooming/boarding house shall be located within 1,000 feet of any other rooming/boarding house. The distance requirements between two rooming/boarding houses shall be measured from property line to property line.

(7) The board of adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with the residential character of the neighborhood; especially concerning: the prevailing dwelling unit density, the anticipated number of nonresident employees, lighting, service facilities, the type of activities and time limits regarding outdoor activities.

(8) A rooming/boarding house shall adhere to all site plan requirements as per article IV of this chapter.

(9) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.

(Ord. No. 5043, § 17, 4-9-02)

Sec. 122-1216. Community work release facility criteria.

(a) A community work release facility shall be a special exception in the B-5 zoning district subject to the following:

(1) A minimum of 100 square feet of indoor living space shall be provided for each occupant of the structure.

(2) The maximum number of occupants must be identified as part of the special exception application. The applicant must also provide a plan showing the size and location of the building, the proposed parking area, any outdoor area, the floor plan of the indoor living space, and the type of security.

(3) Parking requirements shall be as follows:

a. One parking space for each five beds; and

b. One parking space for each two employees.

(4) If a license, or contract with the state, to operate the facility is required by federal, state or local law, the applicant must either be in possession of such a license or contract to operate such a facility, or be in the posture to receive such a license or contract. Under no circumstances will permits or occupational licenses be issued by any city department until such license or contract is presented to the building official.

(5) The license or contract to operate a community work release facility by federal, state or local law must be consistent with the approved special exception.

(6) A community work release facility shall be separated by a distance of at least 1,500 feet from any other community work release facility. The distance requirements between uses shall be measured from property line to property line.

(7) A community work release facility shall be separated by a distance of at least 1,500 feet from a residential use, assistant living facility, transitional recovery facility, school, park, playground or day care. The distance requirements between uses shall be measured from property line to property line.

(8) A community work release facility must comply with the city's noise regulations per section 34-171 of this Code.

(9) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

(10) A community work release facility shall adhere to all site plan requirements as per article IV of this chapter.

(11) The board of adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3, of this chapter, on the special exception to ensure that the proposed use conforms with surrounding area; especially concerning the size of the building, the proposed outdoor areas, buffers, the number of occupants and security.

(12) This special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.

(b) Any transitional recovery facilities that, on the effective date of the adoption of Ordinance No. 5550, meet the definition of a community work release facility under section 122-3:

(1) Shall be deemed a community work release facility but shall not be required to obtain a special exception under subsection (a) of this ordinance or meet the requirements of subsections (2), (3), (5), (7), (11), and (12) of subsection (a) of this section; and

(2) Shall be a "nonconforming use of a structure pursuant to section 122-175 of this Code". Notwithstanding the provisions of sections 122-171 and 122-176 of this Code:

a. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.

b. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.

c. If the use of the structure discontinues for a period of more than one month (or 18 months in the event the discontinuance of use is as a result of a fire, storm or other catastrophe), the structure shall cease to be a legal nonconforming use.

d. If, pursuant to the foregoing subparagraphs, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a) of this section.

(Ord. No. 5550, § 6, 8-8-06)

Sec. 122-1219. Fraternity or sorority house criteria.

(a) A fraternity or sorority house shall be a special exception in the R-3 zoning district and a permitted use in the B-2, B-2A and B-4 zoning districts subject to the following:

(1) A minimum of 300 square feet of indoor living space shall be provided for each occupant of the structure.

(2) The applicant must identify the maximum number of occupants and provide a plan showing the size and location of the building, the proposed parking area, any outdoor area, the floor plan of the indoor living space, and the type of security.

(3) Minimum parking requirements shall be as follows:

a. One parking space for each three beds; and

b. One parking space for each two employees.

(4) A fraternity or sorority house shall not be permitted in the city's low density residential land use designation.

(5) A fraternity or sorority house must be within a two-mile radius of the academic college or university campus affiliated with the fraternity or sorority. A fraternity or sorority house cannot be affiliated with a school that has only an internet presence or is primarily a correspondence, vocational or technical school.

(6) A fraternity or sorority house shall not be permitted in a historic district created or designated as such under chapter 94 of this Code or by the United States Department of Interior National Park Service.

(7) A fraternity or sorority house must comply with the city's noise regulations per section 34-171 of this Code.

(8) All structures shall meet the city building code requirements, life safety code requirements, and housing code requirements pertaining to the intended use.

(9) A fraternity or sorority house shall adhere to all site plan requirements as per article IV of this chapter.

(10) If required, the Board of Adjustment may place any reasonable special conditions, in addition to those provided in this subsection and article II, division 3 of this chapter, on the special exception to ensure that the proposed use conforms with the surrounding area; especially concerning the size of the building, the proposed outdoor areas, buffers, the number of occupants and security.

(11) The special exception shall be limited to the proposed applicant or owner to whom the special exception is granted and shall be subject to the requirements of this subsection and article II, division 3 of this chapter. Any changes in ownership or to the use of the property will require a new special exception application.

(b) Any fraternity or sorority house that, on the effective date of the adoption of this section:

(1) Shall be a "nonconforming use of a structure pursuant to section 122-175 of this Code".

(2) Notwithstanding the provisions of sections 122-171 and 122-176 of this Code:

a. If the use of the structure changes, the structure shall cease to be a legal nonconforming use.

b. If the ownership of the structure changes, the structure shall cease to be a legal nonconforming use.

c. If the use of the structure discontinues for a period of more than one month, the structure shall cease to be a legal nonconforming use.

d. If, pursuant to the foregoing, the structure ceases to be a legal nonconforming use, it may thereafter only be used in conformance with the provisions of subsection (a), of this section.

(Ord. No. 5846, § 9, 4-25-08)

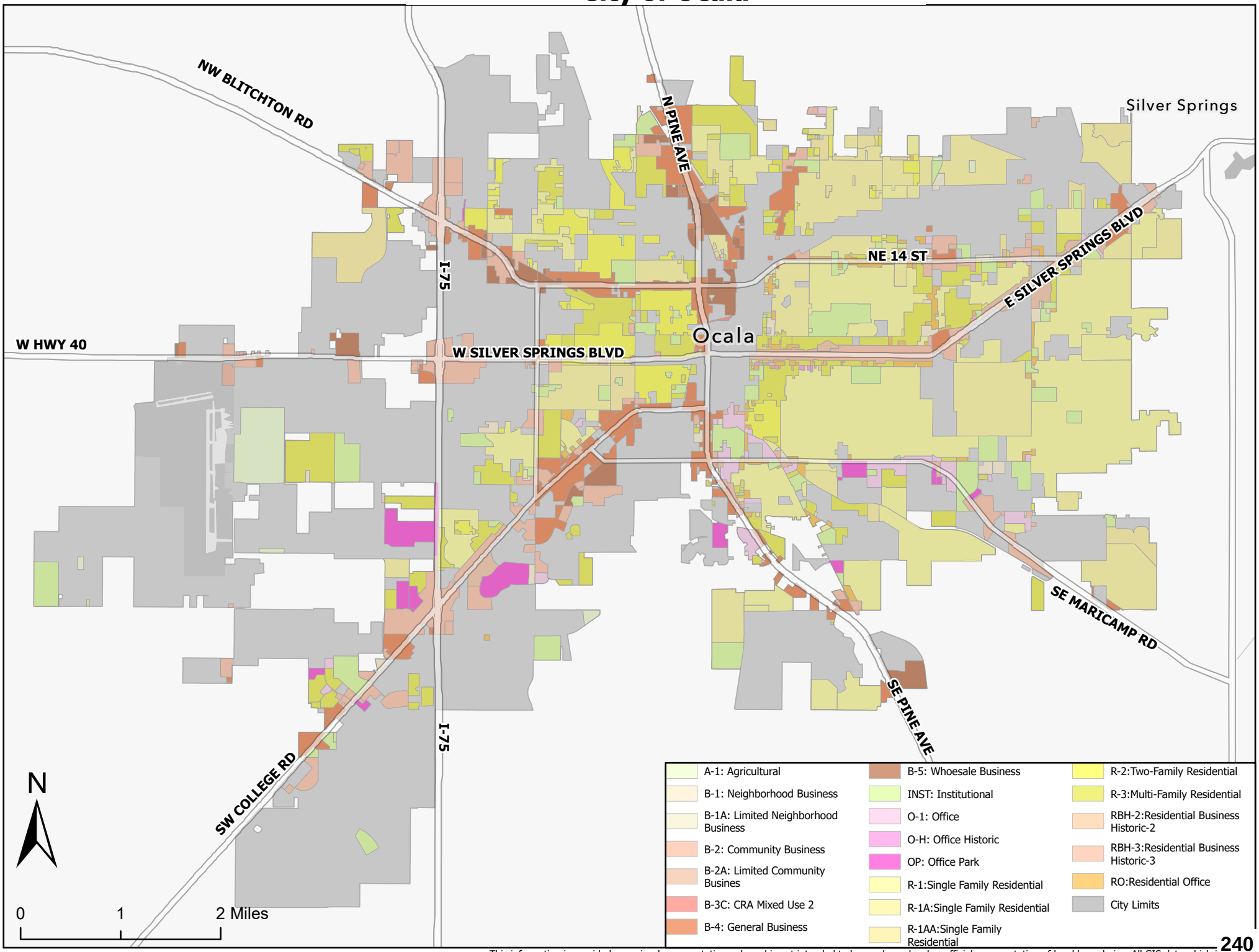
Community Facility Uses

Use	District Use Category (Sec. 122-2A)	Definition under Sec. 122-3	Definition under State Statutes	Occupancy Limit	Zoning Districts (Sec. 122-287)	Agency	State Statute
City: Assisted Living Facility **State:** Assisted Living Facility	Health care use	A facility providing 24-hour, year-round social and personal care and adult supervision for children, the elderly, and disabled adults. Such residents occupying this type of facility are usually unable to care for themselves without the assistance of others. This category shall include nursing homes. This category shall not include a facility or dwelling defined as a community residential home or transitional recovery facility.	Any building or buildings, section or distinct part of a building, private home, boarding home, home for the aged, or other residential facility, regardless of whether operated for profit, which through its ownership or management provides housing, meals, and one or more personal services for a period exceeding 24 hours to one or more adults who are not relatives of the owner or administrator. Exceptions listed under F.S. 429.04. **Licensing and Inspection Requirements fall under Rule 59A-35.060, F.A.C and are overseen by AHCA**.	See supplemental Regulations Sec. 122-1198.	R-2*, R-3, O-1, OP, B-2, B-2A, B-3C, B-4	Department of Elder Affairs; Agency for Health Care Administration	Chapter 429, F.S.
City: Bed and breakfast **State:** Bed and breakfast inn	Residential operation	A residential structure or portion thereof where short-term lodging rooms are provided to overnight guests for commercial purposes. This category shall not include a building defined as a transitional/recovery facility (including a halfway house), boarding house, fraternity/sorority house, assisted living facility or a community residential home	A bed and breakfast inn is a family home structure, with no more than 15 sleeping rooms, which has been modified to serve as a transient public lodging establishment, which provides the accommodation and meal services generally offered by a bed and breakfast inn, and which is recognized as a bed and breakfast inn in the community in which it is situated or by the hospitality industry. **Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.**	See supplemental Regulations Sec. 122-1211.	R-3, RBH*, OH, B-2, B-2A, B-3C	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.242, F.S.
City: Community residential home **State:** Residential Group Care Facility	Residential operation	A single-family residential dwelling licensed to serve clients of the state department of children and family services, which provides a living environment for a maximum of 14 unrelated residents (as defined in F.S. § 419.001(1)(a)) who operate as the functional equivalent of a family, including such supervision and personal care by supportive staff that meets the physical, emotional and social needs of the residents. For purposes of this subsection, the term "resident" means any of the following: A frail elder as defined in F.S. § 429.65(9), a physically disabled or handicapped person as defined in F.S. § 760.22(7)(a), a developmentally disabled person as defined in F.S. § 393.063(9), a nondangerous mentally ill person as defined in F.S. § 394.455(18), or a child as defined in F.S. §§ 39.01(14), 984.03(9) and (12), and 985.03(7). This category shall not include a facility defined as an assisted living facility or transitional recovery facility.	A dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Families or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet the physical, emotional, and social needs of the residents. **Licensing and Inspection Requirements appear to be handled by each agency; these facilites are frequently referred to as "Residential Group Care Facilities" and "Group Homes".**	6 (R-1); 8 (R-2); 12 (R-3, B-1, B-1A, B-3C, INST); 14 (B-2, B-2A, B-4)	A-1, R-1, R-2, R-3, B-1, B-1A, B-2, B-2A, B-3C, B-4, INST	Department of Elderly Affairs; Agency for Persons with Disabilities; Department of Juvenile Justice; Department of Children and Families; Agency for Health Care Administration	Chapter 419, F.S.
City: Community work release facility **State:** Community Release Center	Health care use	A (a) "work release center" as defined in Rule 33-601.602(1)(h), Florida Administrative Code, (b) a federal "Residential Re-Entry Center", (c) a facility that provides conditions that afford a prisoner with a reasonable opportunity to adjust to and prepare for the prisoner's re-entry into the community pursuant to 18 U.S.C. 3624, (d) a facility that provides "community confinement" pursuant to 28 CFR § 570.21, or (e) a facility that serves a substantially similar function as the foregoing.	Florida Administrative Code does not define a "work release center" but does define a **Community Release Center** as a correctional or contracted facility that houses community custody inmates participating in a community release program.	See supplemental Regulations Sec. 122-1216.	B-5*	Department of Corrections	Rule: 33-601.602, F.A.C.
City: Day care facility **State:** Child Care Facility	Community service	An establishment which provides child care for more than five children not remaining overnight and not related by blood or marriage or adoption to the operator, and which receives a payment, fee or grant for any of the children receiving care, whether or not operated for profit. The term includes nursery schools, pre-kindergartens and kindergartens, but does not include family day care homes as defined in F.S. § 402.302.	**Child Care Facility**: Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. Statute includes exceptions. **Licensing Requirements fall under Rule 65C-20, 65C-22, and 65C-25, F.A.C and are overseen by DCF.**	5+	A-1*, R-1*, R-2*, R-3*, O-1*, OP, B-1, B-1A, B-2, B-2A, B-3C, B-4, SC, M-1&, M-2*, INST	Department of Children and Families	s. 402.302, F.S.

City: Emergency shelter **State:** Emergency Shelter	Personal service	A facility providing temporary housing for one or more individuals who are otherwise homeless. An example of this type of facility is the Salvation Army	Emergency shelter, designed to provide safe temporary shelter while the household is in the process of obtaining permanent housing (provided under "Continuum of Care").	Not specified	B-2, B-2A, B-3C*, B-4, B-5	Department of Children and Families; State Office on Homelessness	s. 420.6225, F.S.
City: Family day care home **State:** Family day care home	Not specified	Has the meaning given in F.S. §§ 402.302, as contained therein or subsequently modified: Per statute means an occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include household children under 13 years of age: (a) A maximum of four children from birth to 12 months of age. (b) A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children. (c) A maximum of six preschool children if all are older than 12 months of age. (d) A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age.	An occupied residence in which child care is regularly provided for children from at least two unrelated families and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit. Household children under 13 years of age, when on the premises of the family day care home or on a field trip with children enrolled in child care, shall be included in the overall capacity of the licensed home. A family day care home shall be allowed to provide care for one of the following groups of children, which shall include household children under 13 years of age: (a) A maximum of four children from birth to 12 months of age. (b) A maximum of three children from birth to 12 months of age, and other children, for a maximum total of six children. (c) A maximum of six preschool children if all are older than 12 months of age. (d) A maximum of 10 children if no more than 5 are preschool age and, of those 5, no more than 2 are under 12 months of age. **Licensing Requirements fall under Rule 65C-20, 65C-22, and 65C-25, F.A.C and are overseen by DCF.**	Varies based on ages, see statute.	Not specified	Department of Children and Families	s. 402.302, F.S.
Fraternity or sorority house	Residential operation	A building in which sleeping rooms are provided for occupancy by, and maintained as a place of residence exclusively for students affiliated with an academic college or university seeking an associates, bachelors or higher education degree, with or without meals, when approved and regulated by such institution. A fraternity or sorority house may include living quarters containing independent cooking facilities designed for the resident manager only. This category shall not include a building defined as a transitional/recovery facility (including a halfway house), community work release facility, rooming/boarding house or community residential home.	Not specified -- likely comes from Building Code. Under s. 1013.39 F.S. universities are exempt from local amendments to the Florida Building Code and Florida Fire Prevention Code.	See supplemental Regulations Sec. 122-1219.	R-3*, B-2, B-2A, B-4	Likely overseen by the Florida College System Board of Governors; or the universities themselves.	Not specified
City: Rooming/boarding house **State:** Nontransient apartment/transient apartment	Residential operation	A building, or portion thereof, having at most one kitchen and used for the purpose of providing meals or lodging, for pay or compensation of any kind to more than two people, other than members of the family occupying such a dwelling. This category shall not include a building defined as a transitional recovery facility (including a halfway house), community work release facility, fraternity or sorority house or community residential home.	**Nontransient apartment:** A nontransient apartment is a building or complex of buildings in which 75 percent or more of the units are available for rent to nontransient tenants. **Transient apartment**: A transient apartment is a building or complex of buildings in which more than 25 percent of the units are advertised or held out to the public as available for transient occupancy. **Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C.**	See supplemental Regulations Sec. 122-1210.	R-3*, B-2, B-2A, B-3C, B-4*	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.242, F.S.
Short term rental	Not specified	Not specified	**Transient public lodging establishment** means any unit, group of units, dwelling, building, or group of buildings within a single complex of buildings which is rented to guests more than three times in a calendar year for periods of less than 30 days or 1 calendar month, whichever is less, or which is advertised or held out to the public as a place regularly rented to guests. **Licensing and Inspection Requirements fall under Rule 61C-1.002, F.A.C**.	Not specified	Not specified	Division of Hotels and Restaurants of the Department of Business and Professional Regulation	s. 509.013, F.S.

Sober House/Halfway House	Not specified	Mentioned under the definition for a Transitional/Recovery Facility, but not specifically called out as a unique use.	Not specified	Not specified	Not specified	Not specified	Not specified
City: Transitional/recovery facility **State:** Recovery Residence	Health care use	(1) a facility providing lodging for persons progressing from treatment or incarceration for alcoholism, drug addiction, criminal conduct, delinquency, mental or emotional illness or similar conditions, with the intention of returning its residents to normal participation in community life; or (2) a building that provides housing and a living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, anti-social or criminal conduct, and is operated to facilitate their reintegration into the community, but **does not provide treatment** for alcohol or drug abuse (commonly referred to as a "halfway house"). This category shall not include a facility or dwelling defined as an assisted living facility, hospital, medical/dental office, community work release facility, fraternity or sorority house, or community residential home.	**Recovery residence** means a residential dwelling unit, the community housing component of a licensed day or night treatment facility with community housing, or other form of group housing, which is offered or advertised through any means, including oral, written, electronic, or printed means, by any person or entity as a residence that provides a peer-supported, alcohol-free, and drug-free living environment. **Clinical services may not be performed at the residence. Additionally, credentialing of recovery residences appears to be voluntary (as proof of certain standards being upheld) and not mandatory at this time.**	See supplemental Regulations Sec. 122-1198.	R-3*, B-1A, B-2, B-2A, B-4	Department of Children and Families	s. 397.311, F.S.
City: Transitional treatment facility **State:** Addictions receiving facility/intensive inpatient treatment/residential treatment	Health care use	A building that provides housing and a living environment for persons who have demonstrated a tendency towards alcoholism, drug abuse, mental or emotional illness or similar conditions, and is operated to facilitate their reintegration into the community **with treatment services including counseling and medically assisted treatment services**. This use shall not include a facility or dwelling defined as an assisted living facility, transitional recovery facility, hospital, medical/dental office, community work release facility, fraternity or sorority house, or community residential home.	**"Addictions receiving facility"** is a secure, acute care facility that provides, at a minimum, detoxification and stabilization services; is operated 24 hours per day, 7 days per week; and is designated by the department to serve individuals found to be substance use impaired as described in s. 397.675 who meet the placement criteria for this component. **Addictions recieving facilities require a license through DCF under Rule 65D-30.005, F.A.C.** **"Intensive inpatient treatment"** includes a planned regimen of evaluation, observation, medical monitoring, and clinical protocols delivered through an interdisciplinary team approach provided 24 hours per day, 7 days per week, in a highly structured, live-in environment. **Intensive inpatient treatment requires a license through DCF under Rule 65D-30.0061, F.A.C.** **"Residential treatment"** is a service provided in a structured live-in environment within a nonhospital setting on a 24-hours-per-day, 7-days-per-week basis, and is intended for individuals who meet the placement criteria for this component.	See supplemental Regulations Sec. 122-1207.	B-2, B-2A, B-4	Department of Children and Families	s. 397.311, F.S.
*Requires a special exception							

City of Ocala



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