

MARTINGALE
PREPARED FOR
AUSTIN INTERNATIONAL
REALTY, LLC.
FLORIDA

EXISTING
CONDITIONS
AND AERIAL

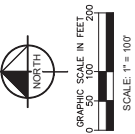
042934006
DATE
SEPTEMBER 2025
SIGNED AS
DESIGNED BY
DRAWN BY
CHECKED BY
DATE

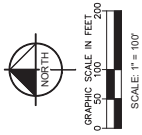
Attachment C

Kimley»Horn

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 105 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
 PHONE: 352-438-3000
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

NO.	REVISIONS	DATE	BY
△	PERMANENT RESUBMITTAL	"	TWT





UTILITY NOTES:

1. THE PROJECT SHALL BE SERVED BY MARION COUNTY WATER AND SEWER DEPARTMENT POTABLE WATER AND SANITARY SEWER.
2. ALL ON-SITE UTILITY MAIN LINES WILL BE DEDICATED TO MARION COUNTY FOR OWNERSHIP AND MAINTENANCE.
3. ALL UTILITY CONSTRUCTION SHALL MEET THE DESIGN REQUIREMENTS OF THE MARION COUNTY AND DEVELOPMENT CODE.
4. UTILITY CONNECTION FEES WILL BE CALCULATED BY MARION COUNTY AT THE TIME OF DEVELOPMENT OF AN OFFICIAL PAVEMENT TO THE SURFACE OF A CURB/EDGE OF OCCUPANCY FOR THE BUILDING OR STRUCTURE.

Kimley-Horn

WWW.KIMLEY-HORN.COM PHONE: 352-438-0000
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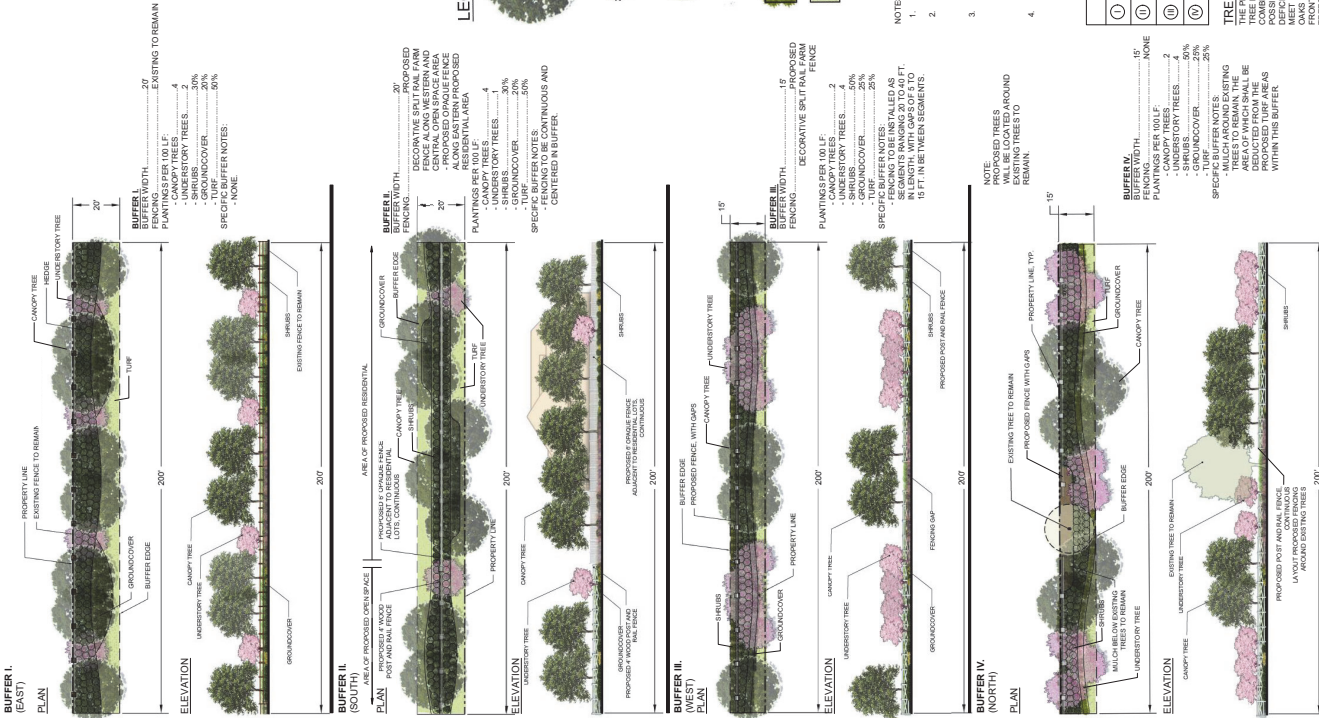
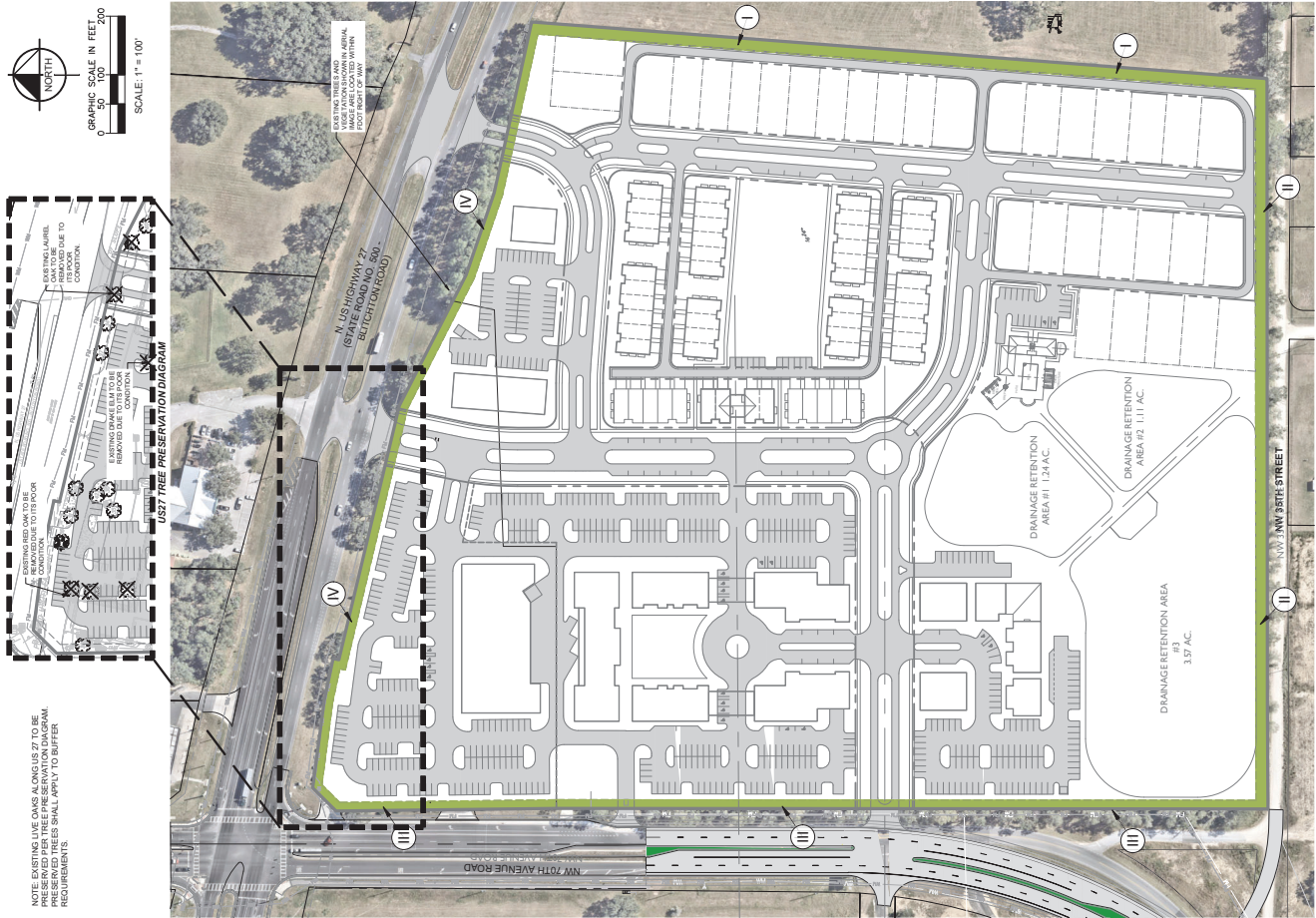
58568
RICHARD V. BUSCHE, P.E.
LICENSED PROFESSIONAL
DATE: 04/29/2026
KHA PROJECT: 00000006
SEPT 2025
DATE: 04/29/2026
KHA PROJECT: 00000006

MASTER UTILITY PLAN

MARTINGALE
PREPARED FOR
AUSTIN INTERNATIONAL REALTY, LLC.
FLORIDA

MARION COUNTY
SHEET NUMBER
5005

NO.	REVISIONS	DATE	BY
1	PERMIT RESUBMITTAL		TWT



Kimley»Horn

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1700 SE 17TH STREET, SUITE 200, Ocala, FL 34471

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Attachment C

LANDSCAPE BUFFER PLAN

DATE: SEPTEMBER 2025
PROJECT: 04280006
DRAWN BY: MVA
CHECKED BY: MVA
DATE: 9/20/25

58568

RICHARD A. BUSCH, P.E.
LICENSED PROFESSIONAL

MARTINGALE

PREPARED FOR
AUSTIN INTERNATIONAL REALTY, LLC.

FLORIDA

9006

SHEET NUMBER

MARION COUNTY

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			

LEGEND

- PROPOSED UNDERSTORY TREE
- EXISTING TREE
- PROPOSED GROUND COVER: GRASS, OR GROUND COVER
- PROPOSED SHRUBS: 3" MINIMUM HEIGHT SHRUBS OR ORNAMENTAL GRASS
- PROPOSED TURF

NOTES

1. SIZE
2. THE FINAL LANDSCAPE AND RESTORATION PLAN SHALL BE DESIGNED BY A LICENSED LANDSCAPE ARCHITECT. PERMITTING WILL BE OBTAINED BY A LICENSED LANDSCAPE ARCHITECT.
3. PROPOSED PLANTINGS WILL BE FLORIDA NO. GRADE PER FLORIDA GRASSES AND PROPOSED PLANTINGS WILL ALSO CONSIST OF NATIVE SPECIES.
4. DEVELOPMENT SIGNAGE SHALL BE ALLOWED PROVIDED THEY ARE INTEGRATED INTO THE BUFFER DESIGN IN AN AESTHETICALLY PLEASING MANNER.

BUFFER TABLE

BUFFER TYPE	EXISTING FENCING	PROPOSED FENCING	PROPOSED BUFFER WITH FENCING	PROPOSED BUFFER WITH FENCING
1	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING
2	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING
3	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING
4	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING	20' WIDE LANDSCAPED BUFFER WITH FENCING

TREE MITIGATION NOTES:

THE PROPOSED DEVELOPMENT INTENDS TO MEET THE TREE MITIGATION REQUIREMENTS FROM THE POSSIBLE PAVEMENT INTO THE TREE FUND. ANY POSSIBLE PAVEMENT INTO THE TREE FUND WILL MEET MITIGATION REQUIREMENTS. EXISTING LIVE OAKS ALONG THE DEVELOPMENT'S US 77 BUFFER WILL BE PRESERVED WITHIN THE DEVELOPMENT'S LANDSCAPE BUFFERS AS POSSIBLE.

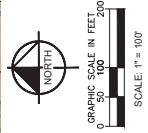
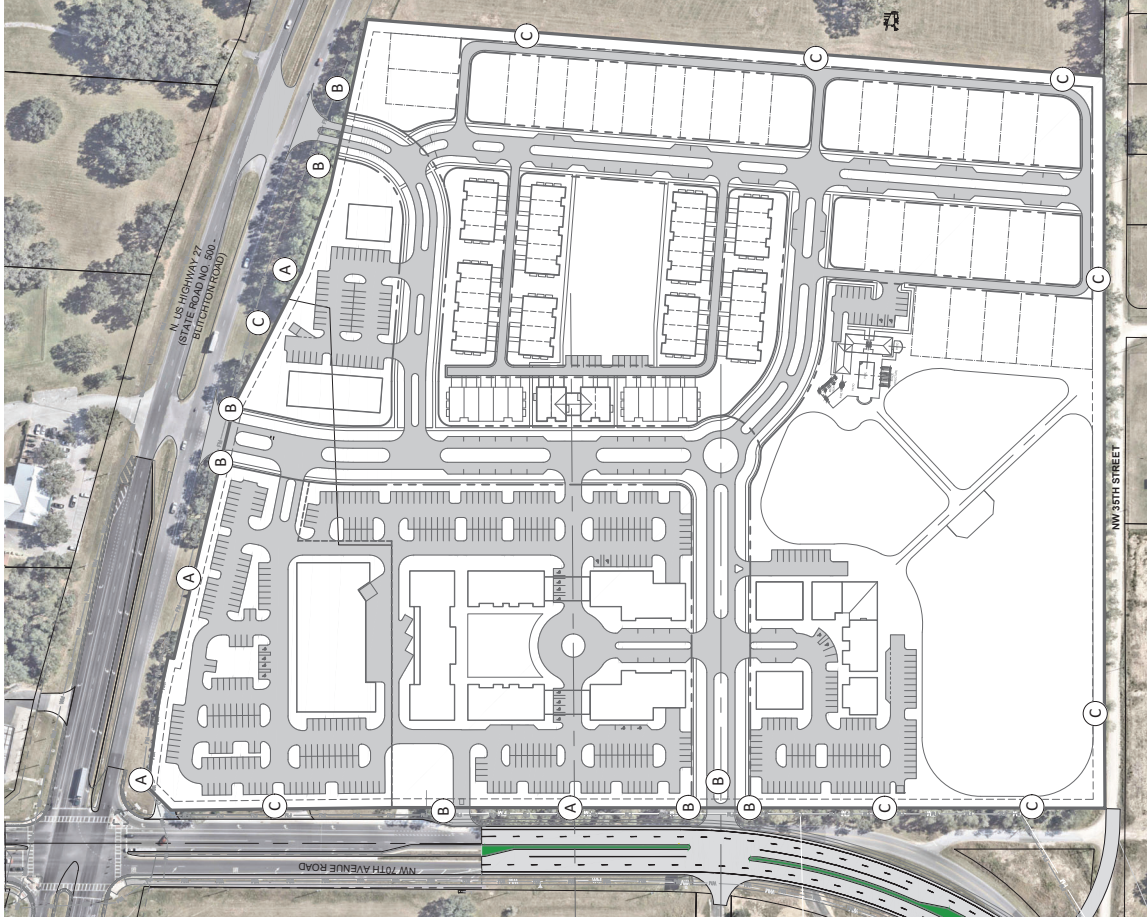
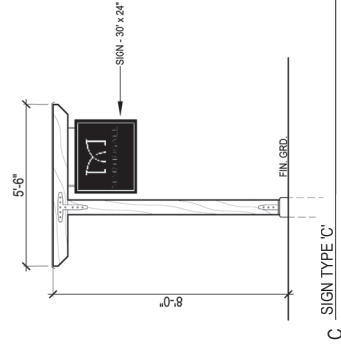
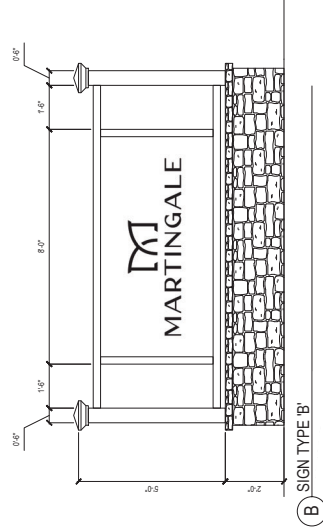
PROJECT SIGNAGE PLAN

Attachment C

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 344 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 344
 PHONE: 352-438-9000
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SIGNAGE TABLE		MAXIMUM HEIGHT AND SIGN SURFACE AREA	
SIGN TYPE	DESCRIPTION	MAXIMUM HEIGHT OF 24"0"	MAXIMUM HEIGHT OF 24"0"
"A"	FREE STANDING	DOUBLE-SIDED SIGN	DOUBLE-SIDED SIGN
	MAINT. OCCUPANCY	DOUBLE-SIDED SIGN	DOUBLE-SIDED SIGN
"B"	FREE STANDING	DOUBLE-SIDED SIGN OF 12"0"	DOUBLE-SIDED SIGN OF 12"0"
	IDENTIFICATION	DOUBLE-SIDED SIGN OF 12"0"	DOUBLE-SIDED SIGN OF 12"0"
"C"	FREE STANDING	DOUBLE-SIDED SIGN	DOUBLE-SIDED SIGN
	ADHERED	DOUBLE-SIDED SIGN	DOUBLE-SIDED SIGN

THE FINAL DESIGN OF THE PROJECT SIGNS SHALL BE SUBMITTED AT THE TIME OF SITE PLAN APPROVAL. GRAPHICS SHOWN HERE ARE CONCEPTUAL IN NATURE. THE FINAL SIGNAGE DESIGN MUST COMPLY WITH THE HEIGHT AND AREA REQUIREMENTS OF THIS PLAN.



(EAST BOUND LANES)
(RIGHT OF WAY VARIES)

[illegible]

BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
CASTRO PROPERTIES, LLC

LOCATED IN SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 21 EAST

FLORIDA COUNTY CLERK



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
426 SW 15TH STREET, OCELA, FLORIDA 32457

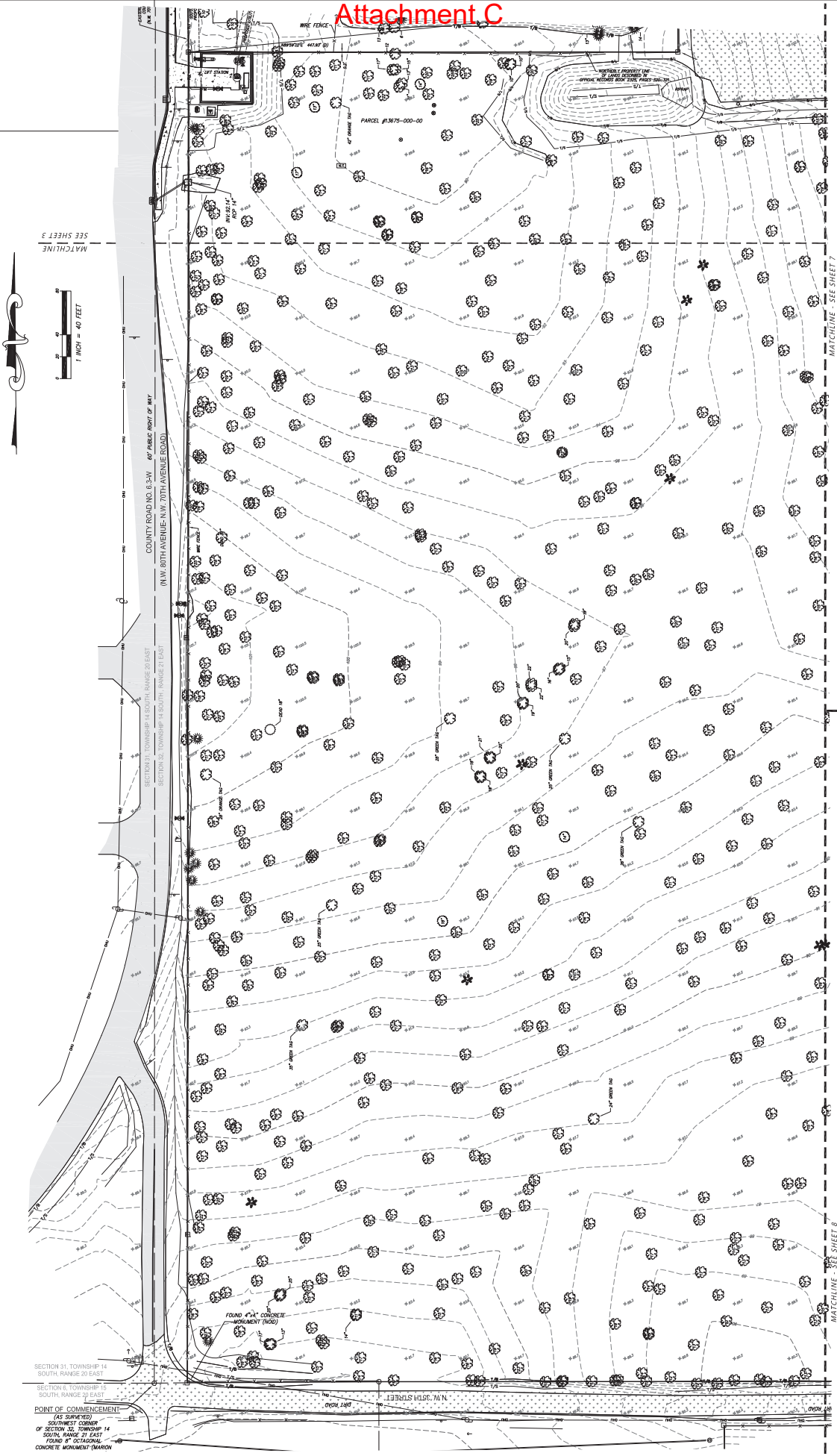
R E V I S I O N S		
FB/PG	DATE	REVISION
	10/21/16	M.A.
		SHOW TOPO ON CASTRO PLAZA AREA
	07/26/19	ALB
		UPDATE SURVEY
	05/08/24	M.A.
		ADDITIONAL TOPOGRAPHIC SURVEY
	06/04/24	M.A.
		ADDRESS COMMENTS FROM ENGINEERS
		C&H
		C&H
		OKD

16179 SHEET 4 JUL 01, 2024 3:08pm by Administrator

TEMPORARY BENCHMARK (50)
FOUND 5/8" IRON ROD & CAP (LB8071)
N: 1779195.11'
E: 581692.11'
ELEV: 107.92'
(NAD 1988)

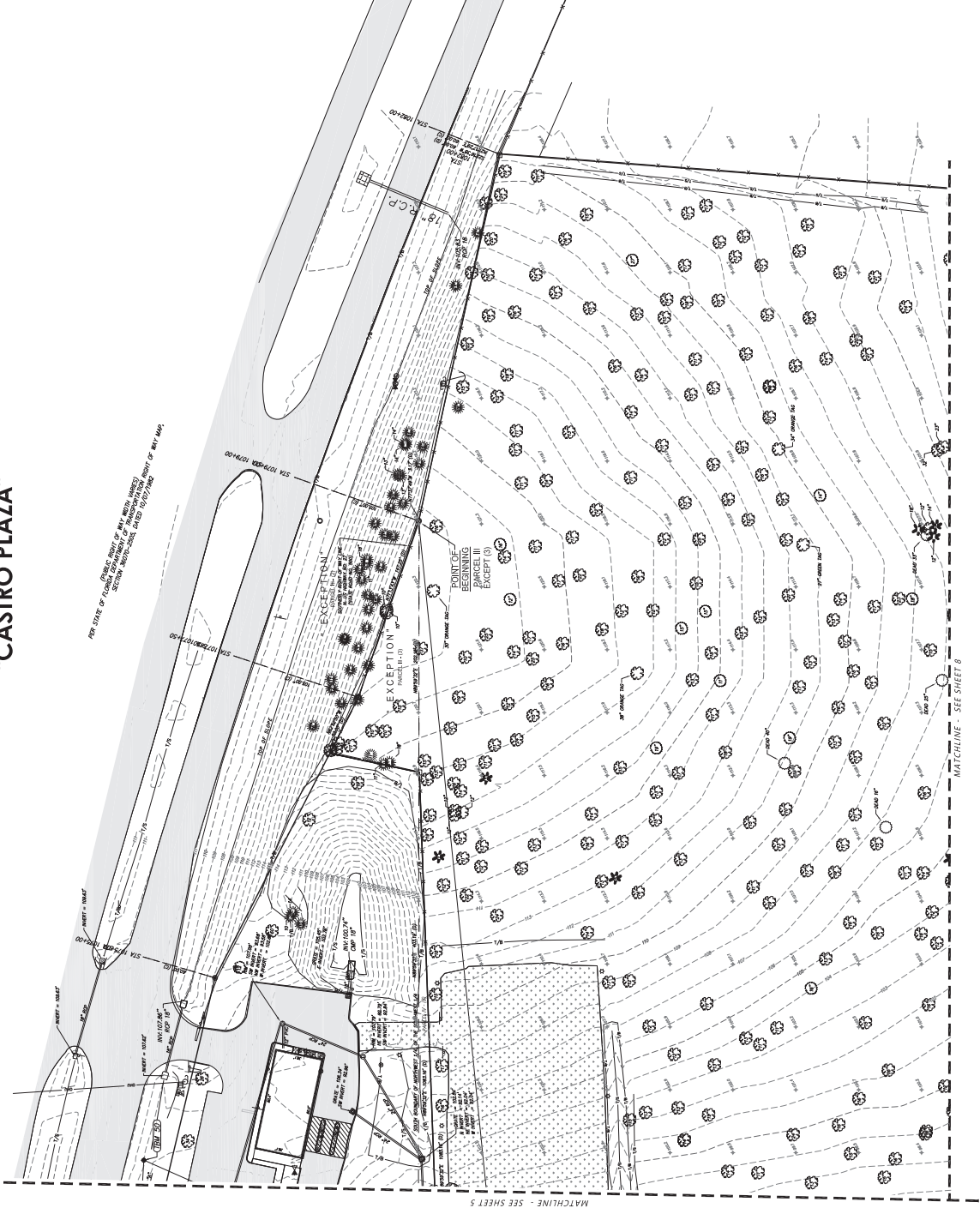


SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"CASTRO PLAZA"



JOB NO. 16179AD006		6 OF 8	
FIELD DATE 04/21/16	APPROVED BY MA	SCALE 1"=20'	
BOUNDARY & TOPOGRAPHIC SURVEY -FOR- CASTRO PROPERTIES, LLC			
LOCATED IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA			
JCH CONSULTING GROUP, INC. LAND DEVELOPMENT, SURVEYING & MAPPING 1000 S.W. 10TH STREET, SUITE 100, FORT LAUDERDALE, FL 33304 PHONE: (754) 461-1111 FAX: (754) 461-1112			
DATE 07/26/16	DATE 07/26/16	DATE 07/26/16	DATE 07/26/16
BY AUB	BY AUB	BY AUB	BY AUB
DATE 05/08/24	DATE 05/08/24	DATE 05/08/24	DATE 05/08/24
BY MA	BY MA	BY MA	BY MA
DATE 06/04/24	DATE 06/04/24	DATE 06/04/24	DATE 06/04/24
BY MA	BY MA	BY MA	BY MA
DATE 06/04/24	DATE 06/04/24	DATE 06/04/24	DATE 06/04/24
BY MA	BY MA	BY MA	BY MA

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"CASTRO PLAZA"

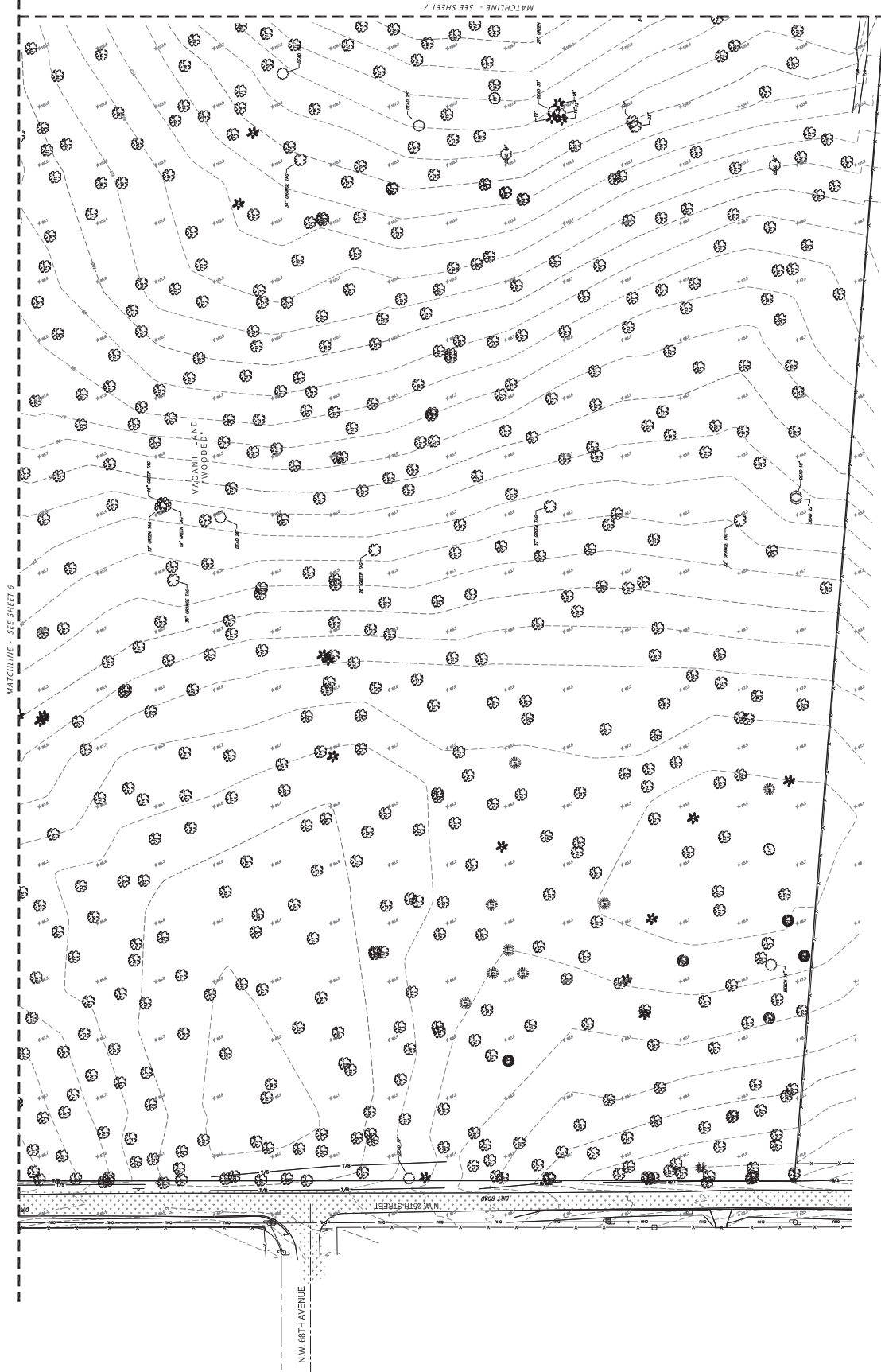
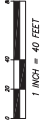


Attachment C

14 Revised				REVISIONS				JCH CONSULTING GROUP, INC. LAND DEVELOPMENT, SURVEYING & MAPPING PLANNING, ENVIRONMENTAL, & GIS PHONE: 352.366.1017 • FAX: 352.366.1018 • www.jchgroup.com CREATED BY: C. D. ALLEN/REGISTRATION: 4-18-0071				LOCATED IN SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA				BOUNDARY & TOPOGRAPHIC SURVEY -FOR- CASTRO PROPERTIES, LLC				7 OF 8																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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C-14

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"CASTRO PLAZA"



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT, SURVEYING & MAPPING
10000 N.W. 25th Avenue, Suite 100
Ocala, Florida 34476
PHONE: 352.237.1111 FAX: 352.237.1112
WWW.JCHCONSULTING.COM

REVISIONS			
NO.	DATE	BY	DESCRIPTION
001	07/26/19	MA	SHOW TOPO ON CASTRO PLAZA AREA
002	07/26/19	MA	UPDATE SURVEY
003	05/08/24	MA	ADDITIONAL TOPOGRAPHIC SURVEY
004	06/04/24	MA	ADDRESS COMMENTS FROM ENGINEERS

LOCATED IN SECTION 32,
TOWNSHIP 14 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY
-FOR-
CASTRO PROPERTIES, LLC

DATE	BY	APPROVED
08/19/19	MA	CAH
04/21/19	MA	CAH

JOB NO.
16179AD006

SCALE
1"=20'



MARTINGALE

PLANNED UNIT DEVELOPMENT STANDARDS

Prepared for:

Castro Properties

Prepared by:

Kimley-Horn and Associates, Inc.

Revised

July 2025

Kimley»Horn

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

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INTRODUCTION

The Martingale Planned Unit Development ("PUD Plan") is approximately 43.62 acres located in Marion County, southeast of the US Hwy 27 and NW 70th Avenue Road intersection (Parcel Numbers: 13676-001-00 and 13675-000-00). The property is located within an area of the County that includes a diverse mix of existing land uses that support the goals defined in the County's Comprehensive Plan.

The PUD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems for this project.

Consistent with requirements for a PUD Plan, these PUD Standards establish project objectives that are appropriate for planning. It is expected that during review, the following activities will take place:

1. Major Site Plans and/or Preliminary Plats will be prepared and submitted through the Marion County development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current Marion County procedures.
2. Updates to the Standards may be amended, if needed, to reflect the design of the tract.
3. Changes or adjustments to the Standards contained in this document will be submitted by the developer and are subject to review and approval by the Marion County development review process.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the County's PUD zoning district and Commercial future land use classification. In compliance with the County's PUD requirements, the PUD Plan is comprised of several components intended to provide assurance that the development of the property complies with the requirements of the County's Comprehensive Plan and Land Development Code. The PUD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared to encourage and regulate the commercial and residential use of the development in accordance with this document, including building and site design elements, which help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and the PUD Plan.

The PUD Plan identifies and graphically depicts the planning area and provides the land uses and allowable density/intensity as set forth in the Marion County Comprehensive Plan. The proposed uses have been noted in **Table 1** to further identify respective design standards and other guiding principles.

OVERALL GUIDING PRINCIPLES

This PUD Plan is intended to allow a cohesive blend of commercial and residential uses across the property. Each development tract within the PUD will develop into a safe, attractive, sustainable, connected, and economically viable use.

The PUD has an existing Comprehensive Plan Future Land Use of Commercial (COM). The COM land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC.

The proposed allowable uses and densities in the Martingale PUD are consistent with the uses and densities allowed in the COM land use.

The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision for the PUD.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- Building forms should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include, but not be limited to, canopies, overhangs, recesses, projections, or display windows.
- Public space may be coordinated with water management facilities to provide amenities, such as open space, water feature overlooks, or recreation paths.
- The street network should be safe and interconnected and should support multiple modes of travel. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- A fully connected pedestrian network shall be provided within the PUD to include sidewalks and recreational paths to interconnect all uses. Where pedestrian facilities exist on adjacent streets the PUD shall provide connections to those facilities.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.

- Drive access and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 24 feet in height; pedestrian level lighting should generally not exceed 16 feet in height and shall be used adjacent to existing residential. Light fixtures may allow for additional elements such as non-commercial banners or hanging planters. Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries.
- All site improvements shall ensure the minimum requirements are met per NFPA1 Chapter 18 for fire department access and water supply. All commercial structures shall comply with minimum requirements of the Florida Fire Prevention Code.
- Buildings exceeding 20,000 square feet shall comply with the minimum requirements of the Building Public Safety Minimum Radio Signal Strength.

DEVELOPMENT STANDARDS

This PUD is intended to provide for flexibility in design while meeting the County's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. The overall program distribution may be adjusted according to the needs of the development, providing the total densities and intensities included in the PUD Plan are not exceeded. The PUD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PUD Plan. These PUD Standards are intended to communicate the general design intent of the project.

Table 1: Proposed Uses Within the PUD

Future Land Use Classification	Generalized Land Uses	Proposed Uses
Commercial (COM)	Commercial PUD	Permitted Uses and Special Uses at the maximum intensity shown on the PUD Plan compliant with the Neighborhood Business (B-1) and Community Business (B-2) zoning classifications, outdoor market and retail sales, and event venues. Prohibited Uses within the PUD shall include those listed on Exhibit F of the application materials.
	Residential PUD	Single-family detached and attached townhome units at the maximum density shown on the PUD Plan.

Table 2: Development Standards for Commercial Use

Standard	Requirements
Maximum Lot Coverage (FAR)	1.0 Subject to 225,000 S.F. Maximum Commercial Density.
Minimum Building Setback (NW 80 th Ave ROW)	40'
Minimum Building Setback (US Hwy 27 ROW)	40'
Minimum Lot Size	N/A
Maximum Building Height	Height of building, as defined in the Marion County Land Development Code, may not exceed 45 feet.
Parking	Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional.
Signage	Signage along public roadways and the eastern boundary shall be allowed per the PUD Master Plan. All other signage such as, internal tenant signs, wall signs, roof signs, under-canopy signs, incidental signs, etc. shall be allowed per the Marion County Land Development Code, Section 4.4.4. Internal project wayfinding signs shall be allowed and shall not be limited to the size restrictions in Section 4.4.4. All wayfinding signs are required to relate to the theme and design of the main project signs on the public streets.
Buffers	Buffers shall be as shown on the PUD Plan.
Open Space	Improved Open Space shall be provided at 20% minimum of the PUD gross land area. See notes and site data on PUD plan. Improved Open Space shall be tabulated for the overall PUD plan area, and not on a per phase basis. Some areas of the PUD may provide more, or less, than 20% Improved Open Space provided that the Open Space requirement is satisfied for the overall PUD.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Proposed access to the adjacent public roadways is shown on the PUD Plan. Internal interconnection shall be provided within the PUD.

Table 3: Development Standards for Residential Use

Standard	Requirements
Maximum Dwelling Units	140 attached townhomes and 50 single-family detached residential lots.
Minimum Building Setback (NW 80 th Ave ROW)	40'
Minimum Building Setback (US Hwy 27 ROW)	40'
Minimum Building Setback (NW 35 th St ROW)	30'
Minimum Building Setback (Adjacent Eastern Property)	30'
Minimum Lot Size	N/A (Townhomes), 50'x120' (SF Detached)
Maximum Building Height	Height of building, as defined in the Marion County Land Development Code, may not exceed 35' for attached townhomes or 30' for detached single-family residences.
Parking	Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional.
Signage	Signage along public roadways and the eastern boundary shall be allowed per the PUD Master Plan. All other signage such as, internal tenant signs, wall signs, roof signs, under-canopy signs, incidental signs, etc. shall be allowed per the Marion County Land Development Code, Section 4.4.4. Internal project wayfinding signs shall be allowed and shall not be limited to the size restrictions in Section 4.4.4. All wayfinding signs are required to relate to the theme and design of the main project signs on the public streets.
Buffers	Buffers shall be as shown on the PUD Plan.
Open Space	Improved Open Space shall be provided at 20% minimum of the PUD gross land area. See notes and site data on PUD plan. Improved Open Space shall be tabulated for the overall PUD plan area, and not on a per phase basis. Some areas of the PUD may provide more, or less, than 20% Improved Open Space provided that the Open Space requirement is satisfied for the overall PUD.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Proposed access to the adjacent public roadways is shown on the PUD Plan. Internal interconnection shall be provided within the PUD.

Figure 1: Martingale PUD Master Plan

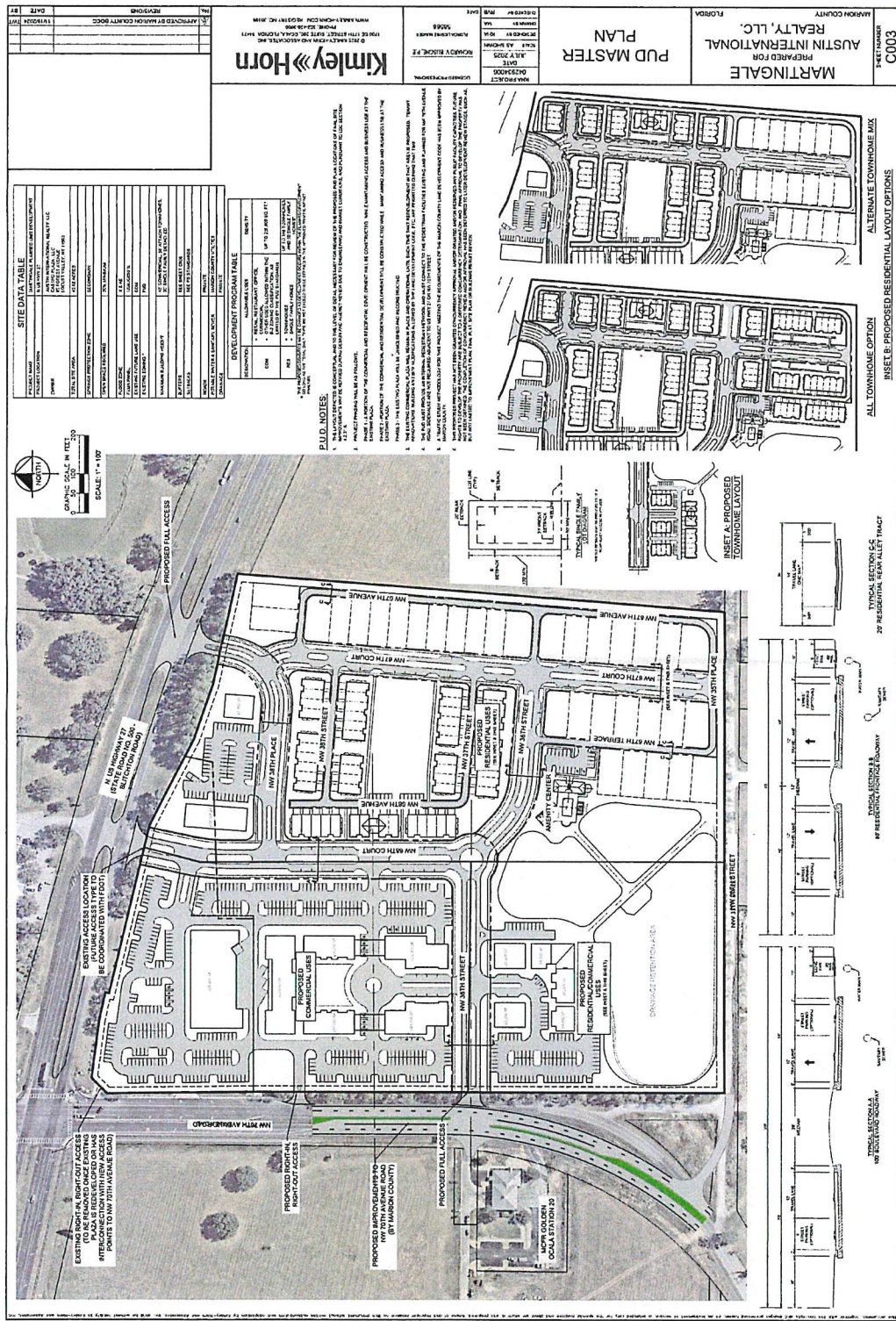


Figure 2: Conceptual Illustration Option 1

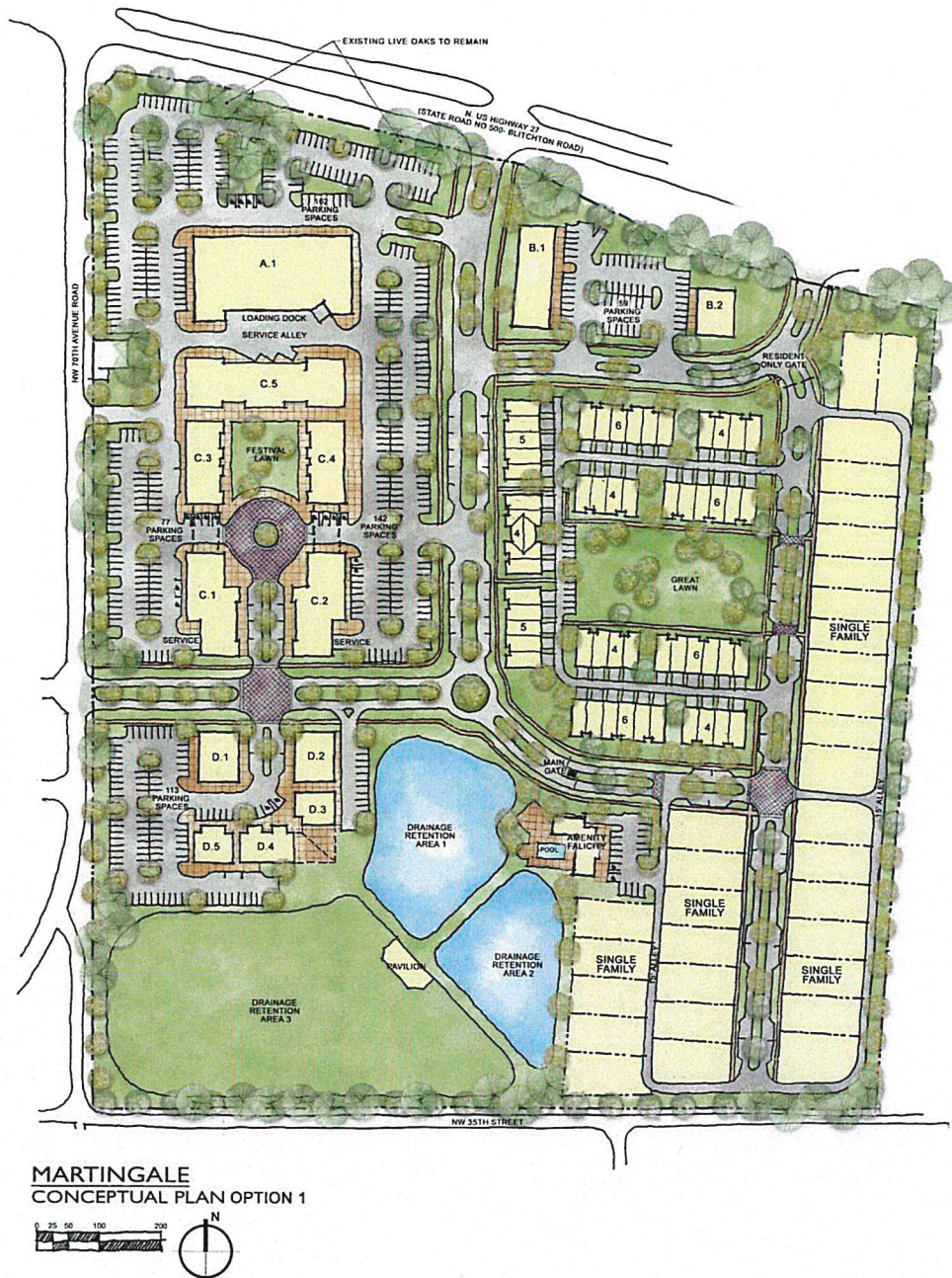


Figure 3: Conceptual Illustration Option 2

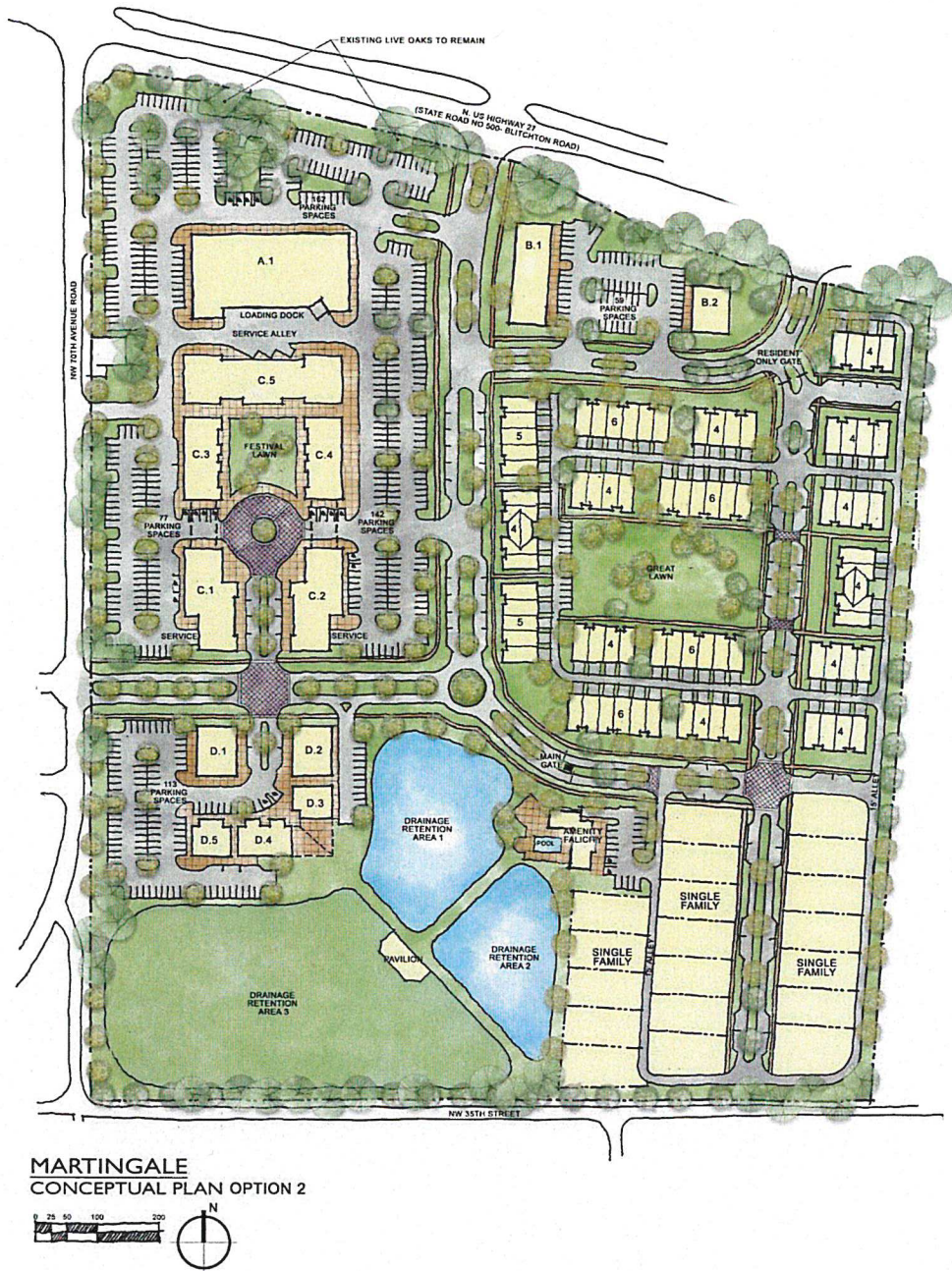


Figure 4: Conceptual Illustration Option 3

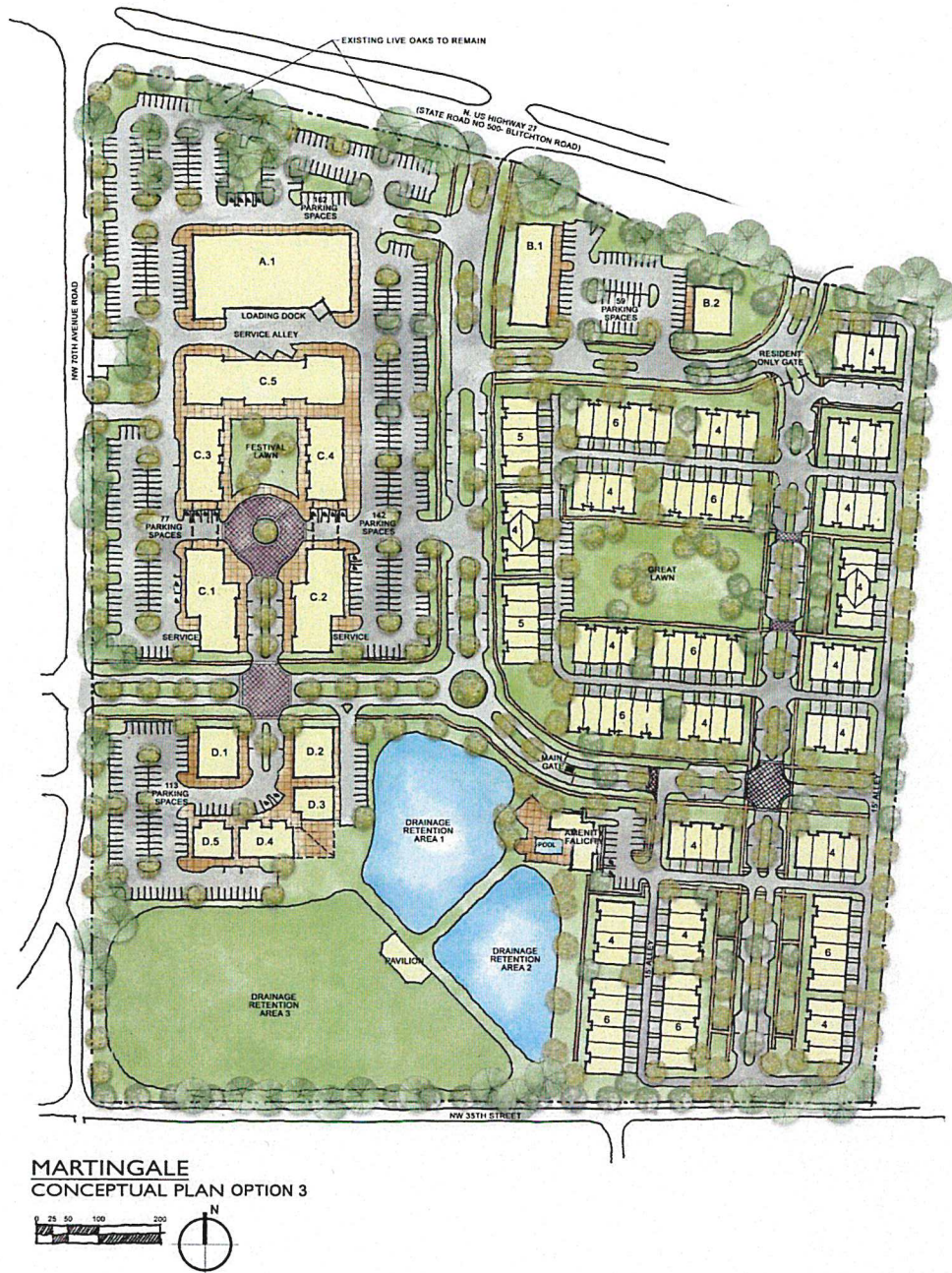


Figure 5: Typical Building Elevations, Articulation and Accent Materials

MARTINGALE



-sketch of retail marketplace-



-sketch of residential streetscape



-sketch of residential streetscape-

