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August 22, 2025

By Email Only

County Attorney Matthew Guy Minter
County Engineer Steven Cohoon, P.E.
Deputy Director Growth Services Kenneth Weyrauch, AICP
Chief County Planner Christopher D. Rison
County Land Development Manager Aaron Pool
Marion County Board of County Commissioners
412 SE 25th Avenue
Ocala, FL 34471

RE: Ocala Development Partners, LLC – Arden of Ocala Project – Change in Ownership

Gang:

As some of you are aware, I represent Ocala Development Partners, LLC (“ODP”) in connection with the above matter.

ODP has consulted with me about whether it may, during the ongoing development process, convey a portion of the property to a third party. I explained to my client that such a practice was not unusual as long as it was clear who was going to control the development process.

As Steven, Ken and Aaron are aware, however, there has been frequent confusion concerning the efforts that my client has made to obtain approval of its Final PUD Master Plan (which I do not need to get into at this time). Therefore, it requested me to obtain written confirmation from the County that its plans will not interrupt the approval process.

Specifically:

1. The PUD was approved (by a prior owner) pursuant to County Ordinance No. 23-03 and Resolution No. 23-R-46. There is nothing in the Ordinance or Resolution that restricts the approval to a particular owner. In fact, ODP acquired the property after the PUD approval.
2. ODP has submitted a Final PUD Master Plan and it is scheduled to be heard by the County Commission within the next month or so.
3. Before that occurs, ODP would like to convey approximately 34 acres of the property to a third party (“Third Party”). That property corresponds with two of the “Phase 1” areas on our Phasing Plan in our Final PUD Master Plan; I have attached a screenshot of that map showing the two “Phase 1” areas involved. This property will have access across, and will share stormwater facilities located on, the rest of the property pursuant to easements granted by a declaration to be recorded at the time the plat is recorded.

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4. If the Final PUD Master Plan has not been approved at the time of the conveyance, we will have the Third Party join in the application for approval of the Final PUD Master Plan. Further, the Third Party would agree that ODP would retain “unified control” over the PUD development process until a separate plat for the property the Third Party is purchasing has been recorded.

Again, I do not see any obstacle to the above course of action but, given the confusion that ODP has experienced so far, wanted to get written confirmation.

Thus, I would appreciate you consulting with each other and one of you confirming that, if ODP and the Third Party follow the course of action set forth in paragraphs 3 and 4 above, it will not interfere with the ongoing development process, including the pending approval of the Final PUD Master Plan.

Thank you for your anticipated cooperation.

Sincerely,

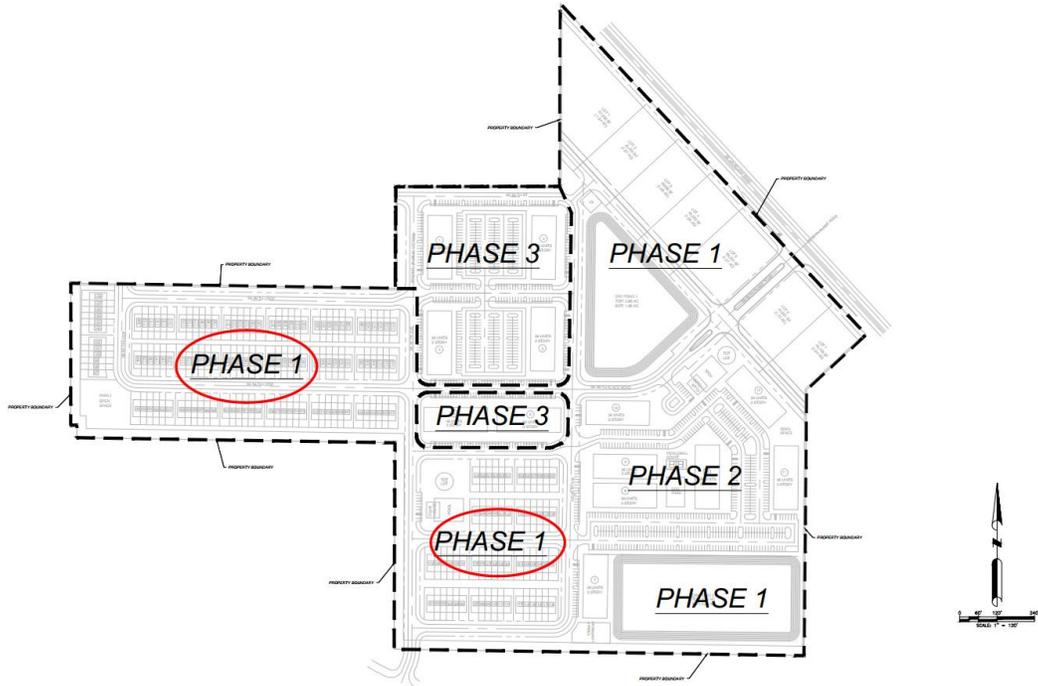
GOODING & BATSEL, PLLC

/s/ Jimmy Gooding /s/

W. James Gooding III

WJG/ban

cc: Mr. Tim Safransky
Mr. Dave Schmitt
(All by email only)



	DAVE SCHMITT ENGINEERING, INC. 13251 LAKE UNDERHILL ROAD SUITE #11 Ocala, FL 32618 352-281-9988 FAX: 352-281-9990 Certification of Authorization #27271	REVISIONS				DAVE W. SCHRYVE FLORIDA REG. NUMBER 48274	PHASES PLAN ARDEN OF OCALA MARION COUNTY	DATE: MARCH 2025 PROJECT NO.: AD-1 DRAWN BY: DS CHECKED BY: DMS SCALE: 1" = 100' SHEET: 2 OF 2
		DATE	BY	DESCRIPTION	DATE			