



## SUBMITTAL SUMMARY REPORT 33326

**PLAN NAME:** ARDEN OF OCALA

**LOCATION:**

**APPLICATION DATE:** 08/29/2025

**PARCEL:**

**DESCRIPTION:**

CONTACTS	NAME	COMPANY
Applicant	Dave Schmitt	Dave Schmitt Engineering Inc.
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Applicant	Jimmy Gooding	Gooding & Batsel, PLLC
Applicant	Tracy Straub	
Attorney	Jimmy Gooding	Gooding & Batsel, PLLC
Attorney	Jimmy Gooding	Gooding & Batsel, PLLC
Developer	Dave Schmitt	Dave Schmitt Engineering Inc.

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Right of Way	Heather Proctor	01/06/2026	All roadways are identified as private. Marion County Utilities will require ingress and egress rights-of-way for the installation, access, and maintenance of water and wastewater infrastructure.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.3	04/06/2026	04/14/2026	04/07/2026	Approved
OCE: Plan Review (DR) v.2	02/25/2026	03/04/2026	03/16/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/16/2025	01/02/2026	01/06/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	11/06/2025	11/13/2025	11/21/2025	Requires Re-submit

### SUBMITTAL DETAILS

**OCE: Plan Review (DR) v.4**

**OCE: Plan Review (DR) v.3**

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/04/2026	03/03/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/04/2026	02/26/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/04/2026	02/25/2026	Approved
<i>Comments</i>	Previously approved			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	03/04/2026	02/26/2026	Approved
<i>Corrections</i>	2.12.4 - Rezoning (Resolved) - [01/05/2025 CORRECTED - INFO ONLY] 2.12.4 - Rezoning: List of all previously approved Rezoning, case numbers, conditions, and the date of approval.			
<i>Corrections</i>	4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [01/05/2026 INFO ONLY] Sign is proposed on the plan. A sign permit may be required. [4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.]			
<i>Corrections</i>	2.12.27 - Location & screening of outside storage (Resolved) - [01/05/2026 CORRECTED - INFO ONLY] No outdoor storage. [2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections. ]			
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Resolved) - [01/05/2026 INFO ONLY] Buffer shall be consistent with approved PUD concept plan. Any proposed change to approved PUD concept plan and Resolution shall be approved by BoCC. Please provide all required descriptions and illustrations for each proposed buffers. [4.2.31.E&F/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)]			

# SUBMITTAL SUMMARY REPORT (33326)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Xinyi Chen	03/04/2026	02/26/2026	Approved
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - [01/05/2026] Additional Growth Services Comments: This item remains as NO until the BoCC approves the PUD final Master Plan. The final Master Plan shall require BoCC public hearing and approval by the BoCC. Once all rejections except this item are all cleared, send a letter to Growth Services kenneth.weyrauch@marionfl.org to request taking the master plan to BOCC for final approval.			
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access (Resolved) - [01/05/2026 INFO ONLY] [4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.]			
<i>Corrections</i>	6.5 & 6.6 - Habitat Preservation/Mitigation (Resolved) - [01/05/2026 INFO ONLY] Listed species are observed on site according to the EALS report. Coordinate with FWC and get required permits. Habitat preservation/mitigation plan shall be submitted to County for records at later stage. [6.5 & 6.6 - Habitat Preservation/Mitigation: Refer to LDC Sec. 6.6 for requirements and design standards if the site contains open water, wetland, listed species, native habitat vegetation, and/or natural open space. When a proposed development or land clearing site is found to include listed species, the application shall identify species and habitat protection as on-site or off-site. The selected option shall be a condition of approval and shall be completed at time of final inspection.]			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/04/2026	02/26/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/04/2026	02/27/2026	Requires Re-submit
<i>Corrections</i>	2.12.3 - Title block (Resolved) - 2.12.3 - Title block: Title block on all sheets denoting type of application; project name, location, county, and state; and date of original and all revisions			

# SUBMITTAL SUMMARY REPORT (33326)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		03/04/2026	03/04/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance 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."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>"[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>"[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] 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."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/04/2026	02/25/2026	Informational
<i>Comments</i>	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/04/2026	02/25/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/04/2026	03/11/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/04/2026	03/02/2026	Approved
<i>Comments</i>	Previous approved - The project will be served by Marion County Utilities for water and wastewater service. All proposed connections, services, and water or wastewater infrastructure will be reviewed during the Major Site Plan Review and/or Improvement Plan Review process. Project is located within the Primary Springs Protection Zone and outside the Urban Growth Boundary.			

# PUD - MASTER PLAN for ARDEN OF OCALA

## OCALA, FLORIDA

**DEVELOPER/OWNER:**  
OCALA DEVELOPMENT PARTNERS, LLC, LLC  
19048 BRUCE B. DOWNING BLVD. SUITE 403  
TAMPA, FLORIDA 33647  
PHONE: 813-244-7007  
CONTACT: TIM SAFRANSKY, DIMITRY MELICHNIK  
E-MAIL: TIM@INTERFORUMHOLDINGS.COM  
TIM@ARDEN-COLLECTION.COM

**ENGINEER:**  
DAVE SCHMITT ENGINEERING, INC.  
12301 LAKE UNDERHILL ROAD, SUITE 241  
ORLANDO, FL 32835  
PHONE: 407-207-0989  
FAX: 407-207-0989  
CONTACT: DAVE SCHMITT, P.E.  
E-MAIL: DSCHMITT@DSEENR.COM

**SURVEYOR:**  
COLLIER ENGINEERING & DESIGN  
5471 WEST WATERS AVENUE, SUITE 100  
TAMPA, FLORIDA 33634  
PHONE: 813-204-1063  
CONTACT: CHARLES DAVID FERRARO

**SOILS / GEOTECHNICAL:**  
INTERTEK PSI  
5801 BENJAMIN CENTER DRIVE, SUITE 112  
TAMPA, FLORIDA 33634  
PHONE: 813-886-1075  
CONTACT: COURTLAND ALVES  
E-MAIL: RCOARNELUS@ANDREYEVENENGINEERING.COM

**LANDSCAPE ARCHITECT:**  
BORRELLI + PARTNERS  
720 VASSAR STREET  
ORLANDO, FL 32804  
CONTACT: CHRIS RICE  
PHONE: 407-418-1338  
E-MAIL: CRICE@BORRELLIARCHITECTS.COM

### PARCEL ID NUMBERS

9018-0000-06  
37471-000-00  
37471-010-00  
37471-013-00  
9018-0327-26

**IMPORTANT PUD NOTE:**  
BASED ON DEVELOPMENT PLAN SHEET DE 7259AS AND  
DE 7259AS-01, THE TOTAL DEVELOPMENT AREA IS  
60.13 ACRES ADAPTED ON FEBRUARY 21, 2023. THIS PUD DEVELOPMENT ALSO  
SHALL FOLLOW ALL THE #1 STANDARDS REQUIREMENTS SPECIFIED IN THE LDC.

### TOTAL OF ACREAGE: (PROPOSED)

83.0 ACRES, MORE OR LESS TOTAL  
8.8 ACRES OF COMMERCIAL DEVELOPMENT  
21.9 ACRES OF RESIDENTIAL DEVELOPMENT

### ACKNOWLEDGEMENT OF CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND

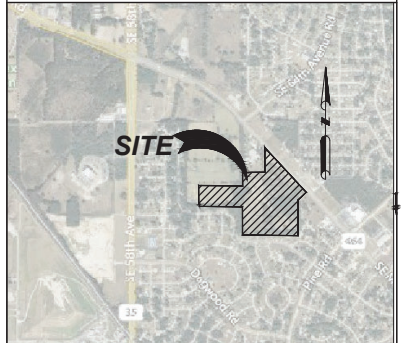
THE DEVELOPER, SUCCESSORS, AND ASSIGNS HEREBY ACKNOWLEDGE AND  
UNDERSTAND THE DISCRESSION HEREIN DESCRIBED AND ESTABLISHED IS  
CONTIGUOUS TO SUSTAINABLE AGRICULTURAL LAND AS SHOWN ON THIS PLAN.  
IT IS ACKNOWLEDGED AND UNDERSTOOD BY THE PARTIES THAT THE FARM  
OPERATION ON THE CONTIGUOUS SUSTAINABLE AGRICULTURAL LAND  
IDENTIFIED HEREIN MAY BE CONDUCTED ACCORDING TO GENERALLY  
ACCEPTED AGRICULTURAL PRACTICES AS PROVIDED IN THE FLORIDA RIGHT TO  
FARMACT, SECTION 14, FLORIDA STATUTES.

### TABLE OF CONTENTS

- 1 COVER SHEET
- 2 MASTER PLAN - 1
- 3 MASTER PLAN - 2 (NOTES)
- 4 MASTER PLAN - 3 (PHASES PLAN)
- 5 MASTER PLAN - 4
- 6 MASTER PLAN - 5
- 7 MASTER PLAN - 6

### PLANS BY OTHERS

### PHOTOMETRIC PLAN LANDSCAPE PLANS



SITE LOCATION

PREPARED FOR:  
**OCALA DEVELOPMENT PARTNERS, LLC**



Know what's below.  
Call before you dig.

	<b>DAVE SCHMITT ENGINEERING, INC.</b> 12301 LAKE UNDERHILL RD, SUITE 241 ORLANDO, FL 32835 407-207-0989 FAX 407-207-0989 Certification of Authorization #27471	DAVE M SCHMITT FLORIDA REG. NUMBER 80674
	DATE: MAY 2025	JOB NO.: AO-1

DATE	BY	DESCRIPTION
05/20/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS
05/15/2025	DM	REV. PER COUNTY COMMENTS

**LICENSED DESIGN PROFESSIONAL CERTIFICATION:**  
I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED  
IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE FLORIDA COUNTY  
LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

**OWNER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL  
POTENTIALLY MAINTAIN THE IMPROVEMENTS AS SHOWN IN THIS PLAN.

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS  
CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE  
"MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE  
FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION

E:\WORK\Projects\Master Plan\1 COVER SHEET.dwg, 2/22/2025 10:02:18 AM



PROJECT SITE IS LOCATED WITHIN SECTION 06, TOWNSHIP 16, RANGE 23, PARCEL LD #: 37471-000-00, 37471-010-00, 37471-013-00, 9018-0000-06, AND 9018-0327-28  
 PROPERTY OWNER: MARICAMP INVESTMENT LLC, 7960 SW 60TH AVENUE, OCALA, FL 34476

- TOTAL LAND AREA = 60.70 ACRES ±
- EXISTING & PROPOSED SITE DATA  
 THE SITE AS IS, CONSISTS OF OPEN PASTURE WITH PERIMETER TREE COVERAGE WITH GROUND SLOPES FROM 1.0% TO 4.0%. THERE ARE HIGH POINTS ON THE NORTH & WEST PORTIONS OF THE SITE THAT DRAIN TO ON-SITE & OFF-SITE LOW LYING AREAS. THE EXISTING ZONING IS P.U.D. THE EXISTING LAND USE IS SPLIT BETWEEN HIGH RESIDENTIAL, URBAN RESIDENTIAL AND COMMERCIAL. THE PROPOSED ZONING IS PUD AND THE PROPOSED LAND USE WILL REMAIN THE SAME.
- THE PROPOSED CONSTRUCTION SHALL INCLUDE: ROAD/DRIVEWAY CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE CONSTRUCTED DRAINS. ALL IMPROVEMENTS SPECIFIED ON THE IMPROVEMENT PLANS SHALL BE CONSTRUCTED, AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.
- THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MIXED USE DEVELOPMENT WITH MULTI FAMILY RESIDENTIAL TOWN HOMES, APARTMENTS, AND COMMERCIAL LOTS. RESIDENTIAL UNITS WILL BE RENTALS AND NOT FOR SALE.
- THE NUMBER OF APARTMENT UNITS SHALL BE 468, THE NUMBER OF TOWNHOME UNITS SHALL BE 180 UNITS, AND THE REMAINING PORTION WILL BE FOR COMMERCIAL DEVELOPMENT. (THIS CONCEPT PLAN IS SUBJECT TO CHANGE BASED ON COUNTY INPUT, SURVEYING, AND DESIGN ELEMENTS).
- BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM THE NEIGHBORING SINGLE FAMILY PLATTED RESIDENTIAL PROPERTIES (ZONED R-1) SHALL BE 70 FEET FOR THE TOWNHOMES AND 100 FEET FOR THE APARTMENTS, WITH TWO EXCEPTIONS:  
 - ONE ON THE APARTMENT UNIT LOCATED ON THE SOUTHEAST PORTION OF THE SITE, THE BUILDING SETBACK IS SET AT 38 FEET FROM THE ADJACENT RESIDENTIAL ZONED PROPERTY TO THE EAST (THE EASTERN PROPERTY HAS A ZONING OF R-1 AND IS USED AS A DRA AT THIS TIME) THIS BUILDING WOULD BE A 60-FOOT/3-STORIES APARTMENT UNIT.  
 - ONE ON THE TWO APARTMENT UNIT LOCATED ON THE NORTH PORTION OF THE SITE, THE BUILDING SETBACK IS SET AT 92 FEET FROM THE ADJACENT COMMUNITY BUSINESS ZONED PROPERTY TO THE NORTH (THE NORTHERN PROPERTY HAS AN F LAND USE DESIGNATION).
- COMMERCIAL LOT SETBACKS SHALL BE 40 FT FRONT, 25 FT REAR, AND 10 FT SIDE.
- ACCESSORY BUILDINGS SUCH AS POOLS, DECKS, PATIOS SHALL HAVE A 10 FT REAR SETBACK. NO ACCESSORY BUILDINGS SHALL BE ALLOWED IN THE LAND USE BUFFER SETBACK.
- MAXIMUM BUILDING HEIGHT SHALL BE 60 FT FOR APARTMENTS, 40 FEET FOR TOWNHOMES AND CLUBHOUSE BUILDINGS, AND 20 FEET FOR ACCESSORY STRUCTURES.
- THE MAJOR ROAD/DRIVEWAYS SHOWN ON THIS PLAN INCLUDE THE CONNECTOR ROAD FROM SE MARICAMP ROAD INTO THE DEVELOPMENT AND THE FUTURE PROPOSED ACCESS POINTS LOCATED ON THE NW PORTION OF THE SITE. ROAD NAMES TO BE DETERMINED. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY. ALL ROADWAYS/DRIVEWAYS SHALL BE PRIVATELY MAINTAINED. NO PUBLIC MAINTENANCE OF THESE ROADWAYS/DRIVEWAYS IS PROPOSED.
- CENTRAL WATER & SEWER SYSTEMS ARE PROPOSED FOR THIS SITE AND WILL CONNECT TO MARION COUNTY UTILITIES.
- STORMWATER SHALL BE ROUTED VIA CURB & GUTTER SYSTEMS TO THE PROPOSED RETENTION AREA WHICH WILL CONTAIN THE 100YR-24HR POST DEVELOPMENT EVENT.
- ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE 100 YRS/24HR DRA ELEVATION.
- ALL UNITS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS/DRIVEWAYS FOR VEHICLE/DRIVEWAY ACCESS.
- LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS AS WAIVED THROUGH THE DEVELOPMENT REVIEW PROCESS.
- OPEN SPACE: (SEE RECREATION AND GREEN SPACE DATA)
- PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN MULTIPLE PROJECT PHASES AND SUB-PHASES BASED UPON MARKET DEMAND. PROPOSED PHASING IS INDICATED ON THIS PLAN, BUT IS SUBJECT TO CHANGE.
- UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
- AN H.G.A., P.O.A., M.S.T.U., OR M.S.B.U., SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD, AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE THE PUD, INCLUDING ANY STORMWATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

**BREAKDOWN OF ACREAGE: (EXISTING)**

62.75 ACRES, MORE OR LESS (TOTAL)  
 30.25 ACRES WITH B-4 ZONING & COMMERCIAL LAND USE  
 32.50 ACRES WITH PUD ZONING & URBAN RESERVE LAND USE

**BREAKDOWN OF ACREAGE: (PROPOSED)**

60.70 ACRES, MORE OR LESS (TOTAL)  
 63.8 ACRES OF COMMERCIAL DEVELOPMENT  
 61.75 ACRES OF RESIDENTIAL DEVELOPMENT

51.75 ACRES	780 UNITS
TOWNHOMES	
10 APARTMENTS 13 STORY, 28 UNITS	488 UNITS
TOTAL	488 UNITS

**SPRINGS PROTECTION:**

THE PROPERTY LIES IN THE PRIMARY SPRINGS PROTECTION ZONE

**FLOOD ZONE NOTE:**

THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 100503048E EFFECTIVE DATE 08/08/2004

**OPEN SPACE SPACE / MFLA DATA:**

PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA.  
 60.70 ACRES X 20% = 12.14 ACRES OF OPEN SPACE REQUIRED  
 15% OR 9.10 ACRES MUST BE M.F.L.A.  
 5.0% OR 3.05 ACRES MUST BE IMPROVED OPEN SPACE  
 ALL DRA'S DESIGNATED AS RECREATION / OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A WAIVER IS OBTAINED FOR ADDITIONAL AREA TO BE UTILIZED.  
 THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:  
 12.14 ACRES OF REQUIRED OPEN SPACE (THIS PLAN HAS 15.38 ACRES OF OPEN SPACE, SUBJECT TO CHANGE)  
 9.16 ACRES OF THE 12.14 ACRES WILL BE MFLA (THIS PLAN HAS 15 ACRES OF MFLA, SUBJECT TO CHANGE)  
 3.05 ACRES OF THE 12.14 ACRES WILL BE IMPROVED OPEN SPACE

**LANDSCAPE BUFFER NOTE:**

PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE. BUFFERS TO BE DETERMINED AND FINALIZED AT THE DEVELOPMENT BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS.

**TRAFFIC STUDY NOTE:**

A TRAFFIC STUDY HAS BEEN CONDUCTED AS PART OF THIS PUD SUBMITTAL. PLEASE REFER TO PROVIDED TRAFFIC STUDY. ANY ADDITIONAL IMPROVEMENTS NEEDED (I.E. OFFSITE TRAFFIC IMPROVEMENTS) AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY WILL BE INCORPORATED INTO EACH PHASE OF THE PLANNED DEVELOPMENT AS APPLICABLE.

NOTE REMOVED

**ACCESS MANAGEMENT NOTE:**

COMMERCIAL LOTS SHALL HAVE NO DIRECT ACCESS TO SW MARICAMP RD AND ACCESS TO PINE TRACE COURSE IS PROHIBITED. ACCESS TO SE MARICAMP RD WILL BE THROUGH THE SE 55 TH PL RD SITE ENTRANCE.

**CONSTRUCTION VEHICLE ACCESS NOTE:**

ALL CONSTRUCTION VEHICLE ACCESS MUST ACCESS THE SITE FROM SE MARICAMP ROAD, AND MUST NOT USE PINE TRACE.

**SIDEWALK/MULTI-MODAL PATH NOTE:**

INTERNAL SIDEWALKS & MULTIMODAL PATHS WILL BE PROVIDED AT TIME OF SITE OR IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE COMMERCIAL AREA AND SE MARICAMP ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY.

**PARKING REQUIREMENTS:**

COMMERCIAL DEVELOPMENT TO BE DETERMINED AT TIME OF COMMERCIAL DEVELOPMENT  
 RESIDENTIAL DEVELOPMENT:  
 2 SPACES PER EACH UNIT  
 468 APARTMENT UNITS X 2 SPACES = 936 SPACES (PARKING PROVIDED = 989 SPACES)  
 180 TOWNHOME UNITS X 2 SPACES = 360 SPACES (PARKING PROVIDED = 360 SPACES)

**ADA PARKING:**

468 APARTMENT UNITS - 2% OF PARKING PROVIDED (989 PARKING PROVIDED) = 20 ADA SPACES  
 180 TOWNHOME UNITS - 8 ADA SPACE PER BETWEEN 301-400 SPACES PROVIDED = 8 ADA SPACES  
 TOTAL ADA PROVIDED = 28 SPACES

**TOTAL ADA PROVIDED = 28 SPACES**

**CONCURRENCY NOTE:**

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 A LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

**PRIOR PUD APPROVAL NOTE:**

A PORTION OF THIS PROPERTY (HIGH POINT APARTMENTS PUD) IS APPROVED FOR 468 APARTMENT UNITS. THIS DENSITY IS ALLOWED BY RIGHT AT THIS TIME. NO INCREASE IN APARTMENT UNITS IS PROPOSED.

**BUILDING DIMENSIONS:**

CLUBHOUSE, APARTMENT, & TOWNHOME BUILDING DIMENSIONS SHOWN ARE SUBJECT TO CHANGE.

**ACCESSORY BUILDINGS & CLUBHOUSE NOTES:**

ANY CLUBHOUSE BUILDING SHALL HAVE A MAXIMUM HEIGHT OF 40 FEET.  
 ANY OTHER ACCESSORY BUILDINGS SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET.  
 MAINTENANCE BUILDING SETBACKS SHALL BE 15 FEET MINIMUM FROM ALL PROPERTY LINES.

**SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:**

EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
COMMERCIAL	1.00 F.A.R.	30.25 ACRES	1,317,890 SQUARE FEET
URBAN RESERVE	16 D.U. PER ACRE	30.45 ACRES	487 UNITS

**DENSITY ALLOCATION FOR PROPOSED PUD:**

PROPOSED USE	DENSITY/INTENSITY	ACREAGE ALLOCATED	GROSS MAX. DEVELOPMENT
COMMERCIAL	1.00 F.A.R.	8.95 ACRES	99,805 SQUARE FEET
RESIDENTIAL	8 D.U. PER ACRE	22.50 ACRES	(10,256 X 0.95 AC.) X 43,660 S.F.)
RESIDENTIAL	16 D.U. PER ACRE	29.25 ACRES	180 UNITS
			468 UNITS

THEREFORE:

99,805 SQUARE FEET OF BUILDING COVERAGE IS ALLOWED ON THE 8.95 ACRES COMMERCIAL PORTION OF THE PUD, AND 648 RESIDENTIAL UNITS ARE ALLOWED ON THE 51.75 ACRE RESIDENTIAL PORTION OF THE PUD. THIS PUD PLAN PROPOSES A MAXIMUM OF 648 RESIDENTIAL UNITS WHICH EQUALS 10.67 UNITS PER ACRE.

**DEVELOPMENT PHASING DESCRIPTION: PHASING IS SUBJECT TO CHANGE**

PHASE 1: 40.78 ACRES OF COMMERCIAL DEVELOPMENT AND 180 TWO STORY TOWNHOMES  
 PHASE 2: 10.37 ACRES OF 7 THREE STORY APARTMENTS (252 UNITS)  
 PHASE 3: 9.57 ACRES OF 8 THREE STORY APARTMENTS (216 UNITS)

**MARION-FRIENDLY LANDSCAPE AREAS (MFLA):**

ALL THE MFLA LOCATIONS AND AREAS INFORMATION WILL BE INCLUDED ON THE IMPROVEMENTS PLAN.

F:\M01\LCD\Phase2\Master Plan\AC-1\_MASTER PLAN.dwg, 2/23/2025, 1:46:16 PM



**DAVE SCHMITT ENGINEERING, INC.**  
 12301 LAKE UNDERHILL ROAD  
 SUITE 201  
 ORLANDO, FL 32828  
 407-207-9009 FAX 407-207-0609  
 Certification # AB0000000 627471

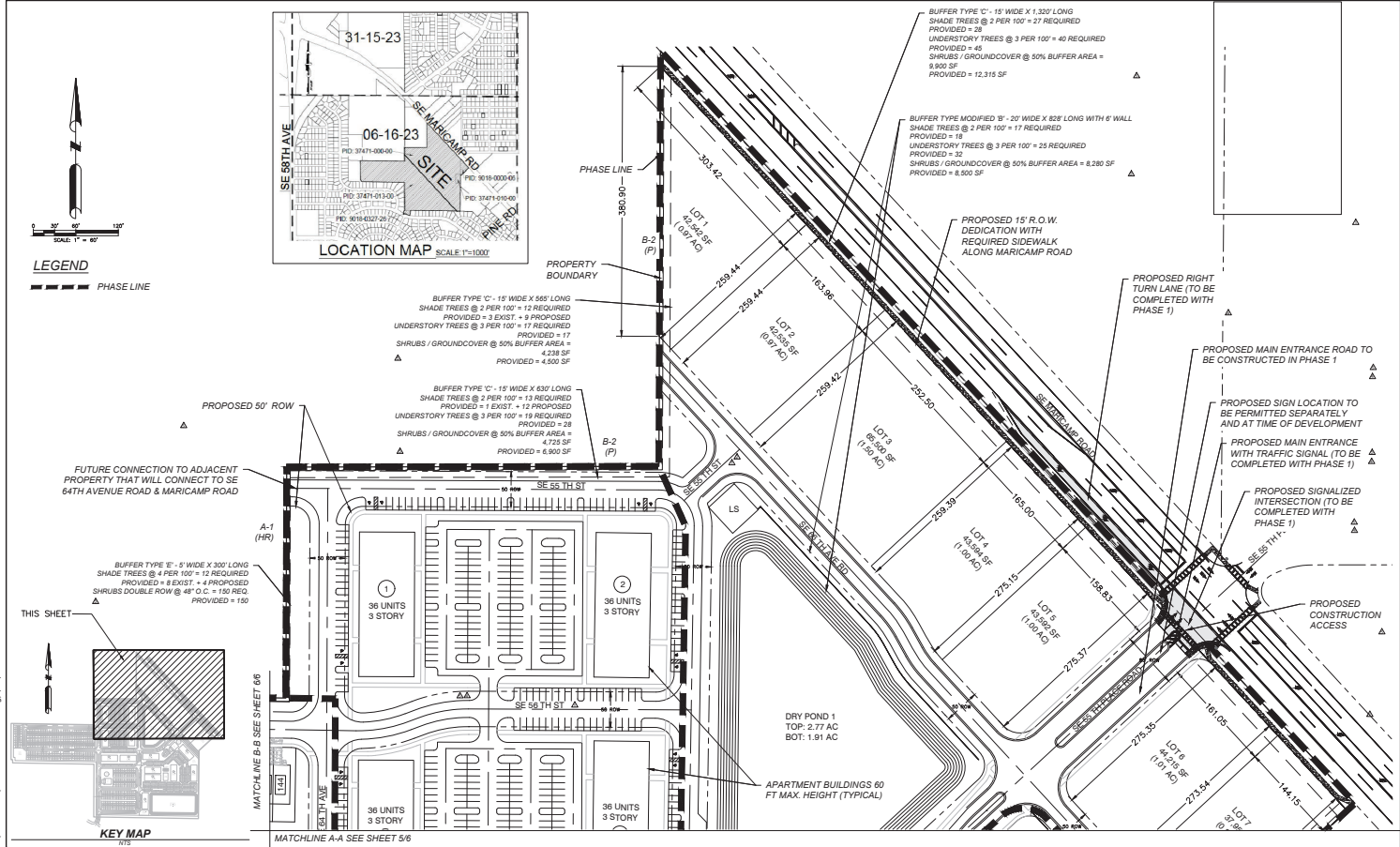
DATE		BY		DESCRIPTION	
12/13/2024	DM	REV	PER COUNTY COMMENTS		
10/09/2024	DM	REV	PER COUNTY COMMENTS		
07/17/2024	DM	REV	PER COUNTY COMMENTS		
06/12/2024	DM	REV	PER COUNTY COMMENTS		

DAVE M. SCHMITT  
 FLORIDA REG. NUMBER  
 48274

**MASTER PLAN - 2 (NOTES)**  
 ARDEN OF OCALA  
 MARION COUNTY

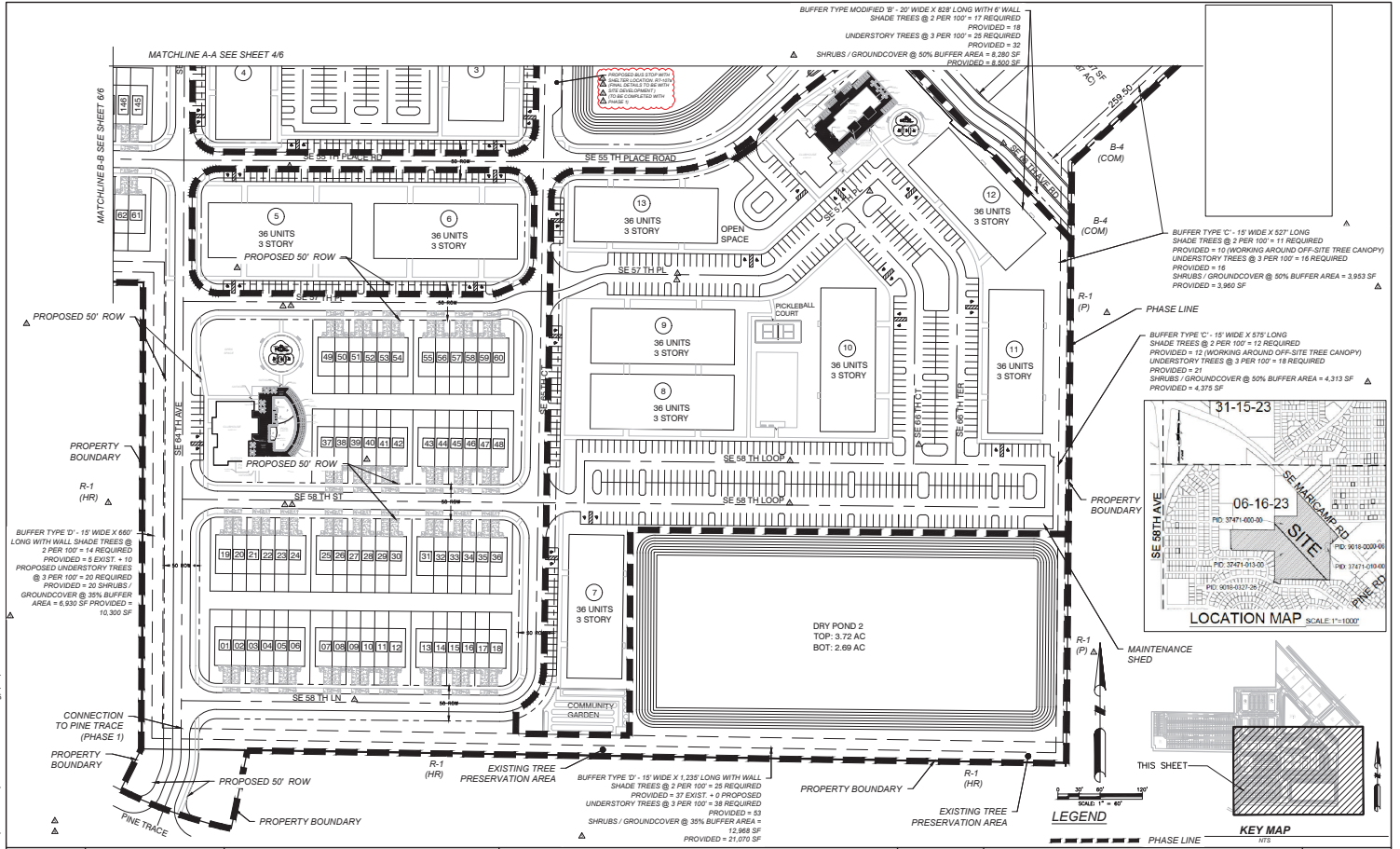
DATE: MARCH 2025
PROJECT NO.: A0-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: NONE
SHEET 3 OF 7





<b>DAVE SCHMITT ENGINEERING, INC.</b> 12301 LAKE UNDERHILL ROAD SUITE 201 ORLANDO, FL 32828 407-207-9000 FAX 407-207-9000 Certification of Authorization #27471	DATE: MARCH 2025 PROJECT NO.: AO-1 DRAWN BY: DM CHECKED BY: DMS SCALE: 1" = 60' SHEET 5 OF 7
	<b>MASTER PLAN - 4</b> ARDEN OF OCALA MARION COUNTY

F:\01\040\Plan\Master Plan\AO-1\_MASTER PLAN.dwg, 2/23/2025, 1:46:16 PM



**DAVE SCHMITT  
ENGINEERING, INC.**  
12351 LAKE UNDERHILL ROAD  
SUITE 201  
ORLANDO, FL 32828  
407-207-9008 FAX 407-207-9009  
Certification of Authorization #27471

DATE	BY	DESCRIPTION	REVISIONS	DATE	BY	DESCRIPTION
				10/20/2025	DM	REV. PER COUNTY COMMENTS
				08/15/2025	DM	REV. PER COUNTY COMMENTS
				07/17/2025	DM	REV. PER COUNTY COMMENTS
				06/25/2025	DM	REV. PER COUNTY COMMENTS

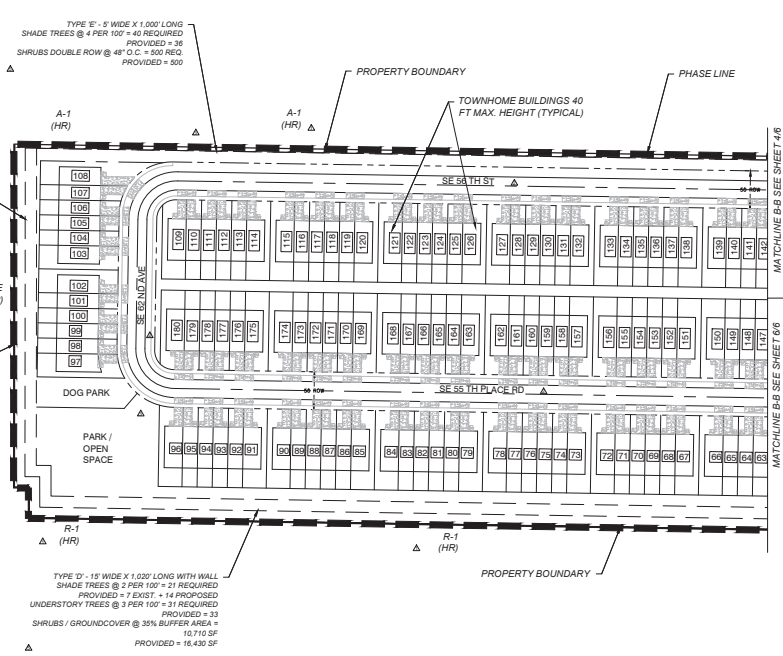
DAVE M. SCHMITT  
FLORIDA REG. NUMBER  
48274

**MASTER PLAN - 5**  
ARDEN OF OCALA  
MARION COUNTY

DATE: MARCH 2025  
PROJECT NO.: AO-1  
DRAWN BY: DM  
CHECKED BY: DMS  
SCALE: 1" = 60'  
SHEET: 6 OF 7

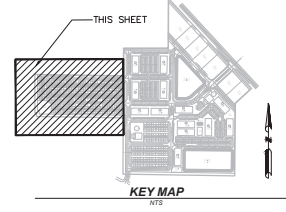
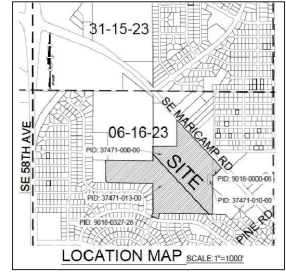
F:\01\001\Planned\Master Plan\AO-1\_MASTER PLAN.dwg, 2/23/2025, 1:46:16 PM

F:\01\04\01\Plans\Master Plan\AC-1 MASTER PLAN.dwg, 2/23/2025, 1:46:16 PM



**LEGEND**

----- PHASE LINE



**DAVE SCHMITT ENGINEERING, INC.**  
 12351 LAKE UNDERHILL ROAD  
 SUITE 201  
 ORLANDO, FL 32828  
 407-207-9008 FAX 407-207-9800  
 Certification of Authorization #27471

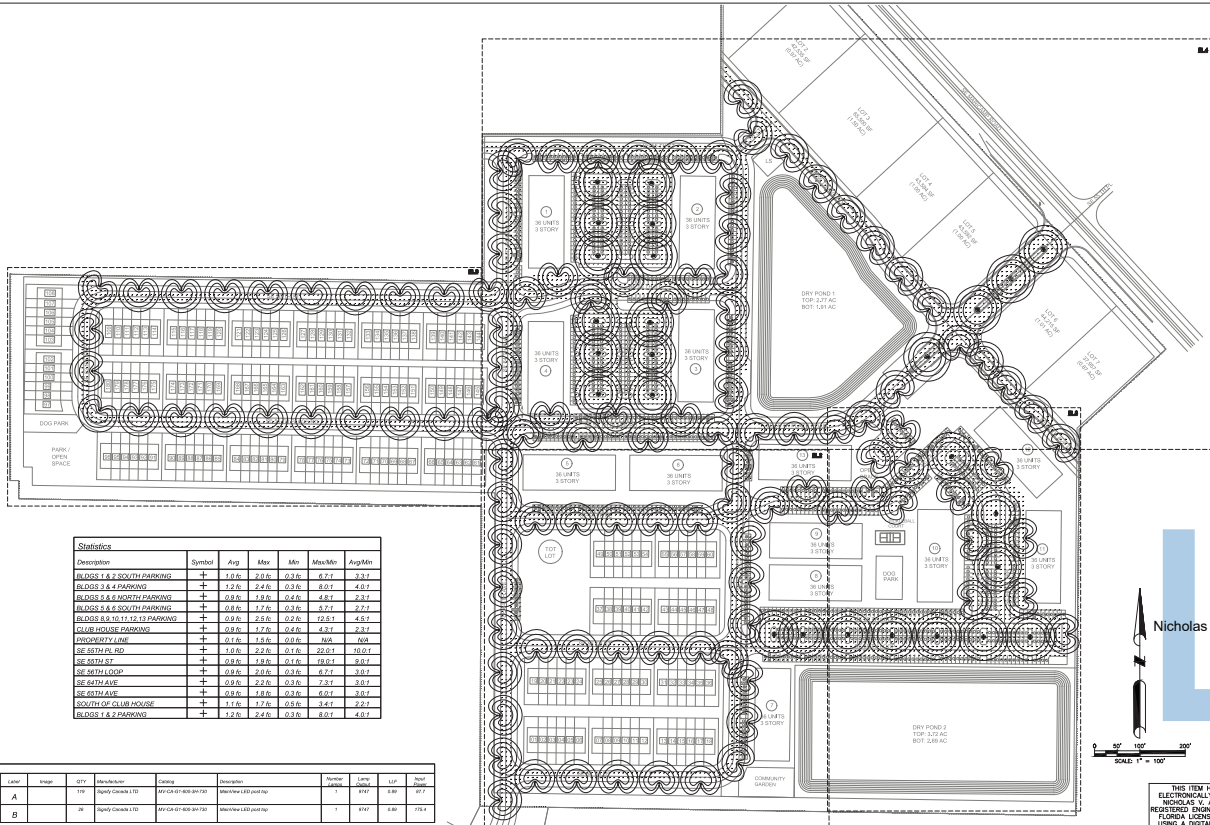
DATE		BY	DESCRIPTION	REVISIONS		DATE	BY	DESCRIPTION

DAVE M. SCHMITT  
 FLORIDA REG. NUMBER  
 48274

**MASTER PLAN - 6**  
 ARDEN OF OCALA  
 MARION COUNTY

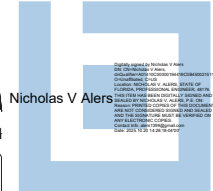
DATE: MARCH 2025  
 PROJECT NO.: AO-1  
 DRAWN BY: DM  
 CHECKED BY: DMS  
 SCALE: 1" = 60'  
 SHEET 7 OF 7

C:\Users\Nick.V.Alers\Desktop - Alex's Engineering Group, LLC\AES PROJECTS\AES25-20 DSE AD-1 MIXED USE DEVELOPMENT MARION COUNTY\ELECTRICE AD-1



Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
BUILD 1 & 2 SOUTH PARKING	+	1.0	2.0	0.3	6.7	3.7
BUILD 3 & 4 PARKING	+	1.2	2.4	0.3	8.0	4.9
BUILD 5 & 6 SOUTH PARKING	+	0.9	1.8	0.4	4.8	2.3
BUILD 5 & 6 SOUTH PARKING	+	0.8	1.7	0.3	5.1	2.7
BUILD 8 & 10 11 & 12 PARKING	+	0.9	2.5	0.2	12.5	4.5
CLUBHOUSE PARKING	+	0.9	1.7	0.4	4.7	2.3
PROPERTY LINE	+	0.1	1.5	0.0	NA	NA
SE 85TH RD	+	1.0	2.2	0.1	22.0	10.0
SE 90TH ST	+	0.9	1.9	0.1	10.0	9.0
SE 85TH AVENUE	+	0.9	2.2	0.3	7.3	3.0
SE 90TH AVE	+	0.9	1.8	0.3	5.0	3.0
SOUTH OF CLUBHOUSE	+	1.1	1.7	0.5	3.4	2.7
BUILD 1 & 2 PARKING	+	1.2	2.4	0.3	8.0	4.9

Schedule										
Symbol	Letter	Image	City	Manufacturer	Color	Description	Quantity	Unit	LF	SPR
A	A		NY	Signal Coatings Co	RY-CR-01-800-801-750	Black/Red LED post top		800	6.0	4800
B	B		NY	Signal Coatings Co	RY-CR-01-800-801-750	Black/Red LED post top		800	6.0	4800



SCALE: 1" = 100'

THIS ITEM HAS BEEN ELECTRONICALLY SEALED BY NICHOLAS V. ALERS, P.E., REGISTERED ENGINEER, STATE OF FLORIDA LICENSE NO. 48178 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



OVERALL SITE PHOTOMETRIC PLAN

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
07/23/20	NVA	SITE PLAN REVISION			
02/25/20	NVA	SITE PLAN REVISION			

**PHOTOMETRIC PLAN**  
ARDEN OF OCALA  
MARION COUNTY, FLORIDA

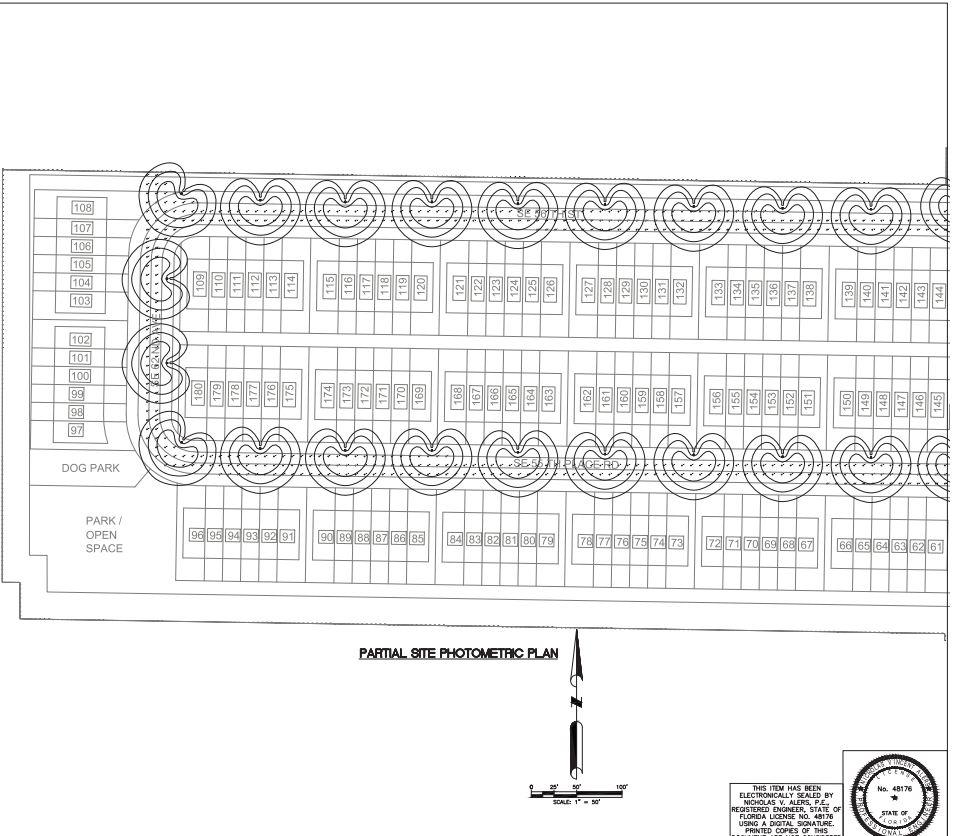
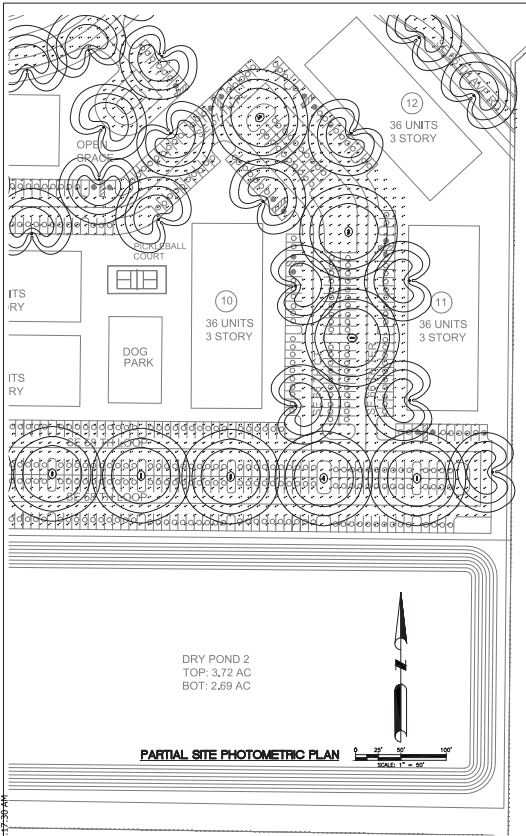
DATE: JUN 2020  
PROJECT NO.: AE25-20  
DRAWN BY: NVA  
CHECKED BY: NVA  
SCALE:  
SHEET: EL1

**DAVE SCHMITT ENGINEERING, INC.**  
12301 LAKE UNDERHILL ROAD  
SUITE 304  
ORLANDO, FL 32828  
407-207-4088 FAX 407-207-4089  
Certification of Authorization #27471

**Nicholas V. Alers & Company, LLC**  
REGISTERED PROFESSIONAL ENGINEERS  
STATE OF FLORIDA LICENSE NO. 48178  
10000 WINDY HOLLOW DRIVE  
ORLANDO, FL 32837  
407-207-4088 FAX 407-207-4089  
www.nvaengineers.com



C:\Users\Mark\_Alex\OneDrive - Alex Engineering Group, LLC\ASG PROJECTS\AE25-20 DSE-401 MIXED USE DEVELOPMENT MARION COUNTY\RELEASE-401



**DAVE SCHMITT ENGINEERING, INC.**  
 12301 LAKE UNDERHILL ROAD  
 SUITE 341  
 ORLANDO, FL 32828  
 407-207-6038 • FAX 407-629-4069  
 Certification of Authorization #27471

**CONTRACTOR LIABILITY:**  
 I hereby certify that these "As-Built" plans furnished to me by the contractor listed herein, is an accurate representation of what was constructed. This statement is based upon the observations of the contractor.  
 Contractor: \_\_\_\_\_ Engineer: \_\_\_\_\_  
 Not valid without the signature and the original raised seal of a Florida Registered Engineer.

REVISIONS		REVISIONS	
DATE	BY	DATE	BY
02/23/20	NVA		
SITE PLAN REVISION			
02/23/20	NVA		
SITE PLAN REVISION			



**PHOTOMETRIC PLAN**  
 ARDEN OF OCALA  
 MARION COUNTY, FLORIDA

THIS ITEM HAS BEEN ELECTRONICALLY SEALED BY NICHOLAS W. ADAMS, P.E., REGISTERED ENGINEER, STATE OF FLORIDA LICENSE NO. 48178 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



DATE: APR 2025  
 PROJECT NO.: AE25-2020  
 DRAWN BY: NVA  
 CHECKED BY: NVA  
 SCALE: 1" = 50'  
 SHEET: EL3



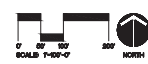
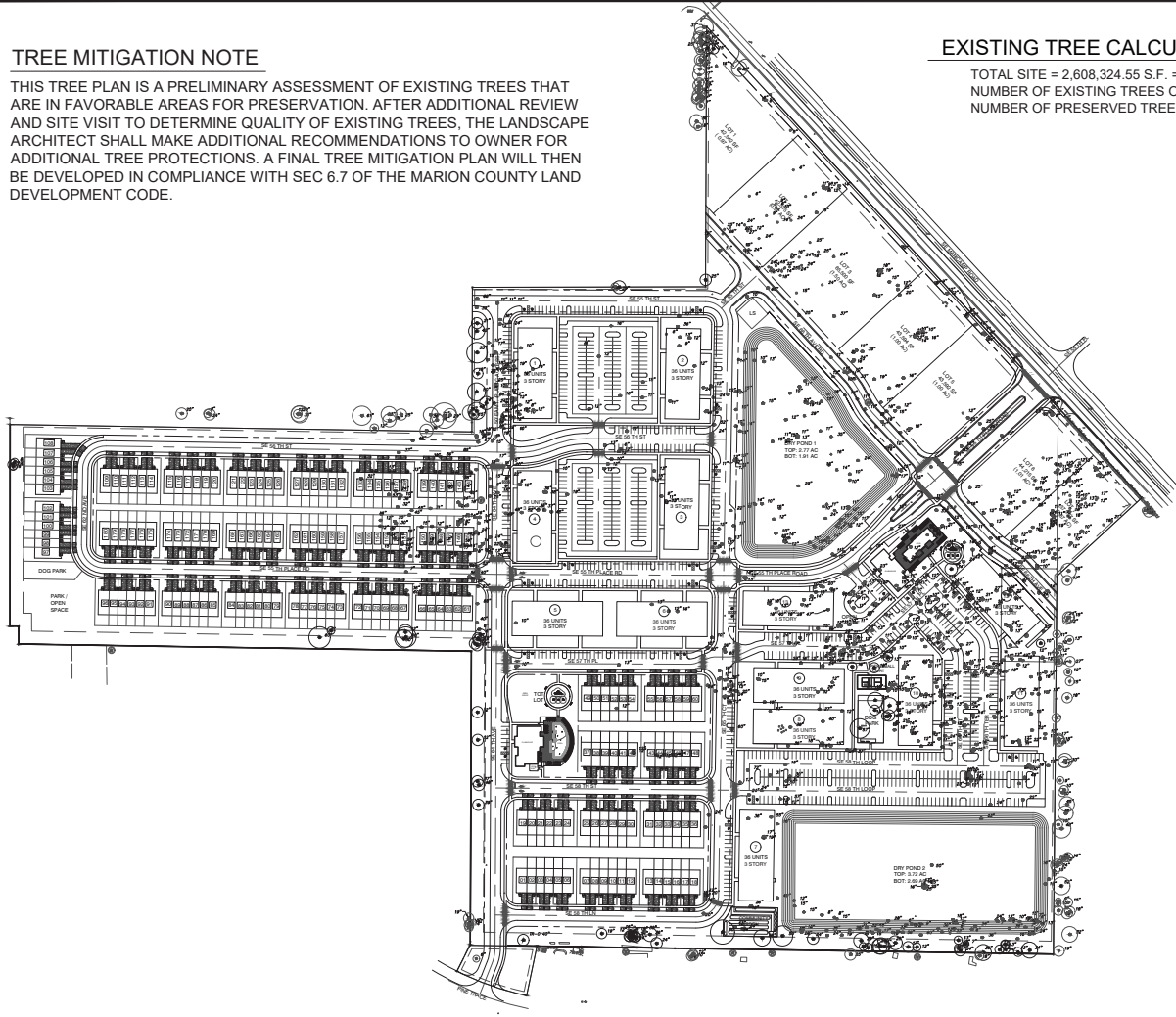


**TREE MITIGATION NOTE**

THIS TREE PLAN IS A PRELIMINARY ASSESSMENT OF EXISTING TREES THAT ARE IN FAVORABLE AREAS FOR PRESERVATION. AFTER ADDITIONAL REVIEW AND SITE VISIT TO DETERMINE QUALITY OF EXISTING TREES, THE LANDSCAPE ARCHITECT SHALL MAKE ADDITIONAL RECOMMENDATIONS TO OWNER FOR ADDITIONAL TREE PROTECTIONS. A FINAL TREE MITIGATION PLAN WILL THEN BE DEVELOPED IN COMPLIANCE WITH SEC 6.7 OF THE MARION COUNTY LAND DEVELOPMENT CODE.

**EXISTING TREE CALCULATIONS**

TOTAL SITE = 2,608,324.55 S.F. = 59.88 ACRES  
 NUMBER OF EXISTING TREES ON SITE = 1,054  
 NUMBER OF PRESERVED TREES ON SITE = 88

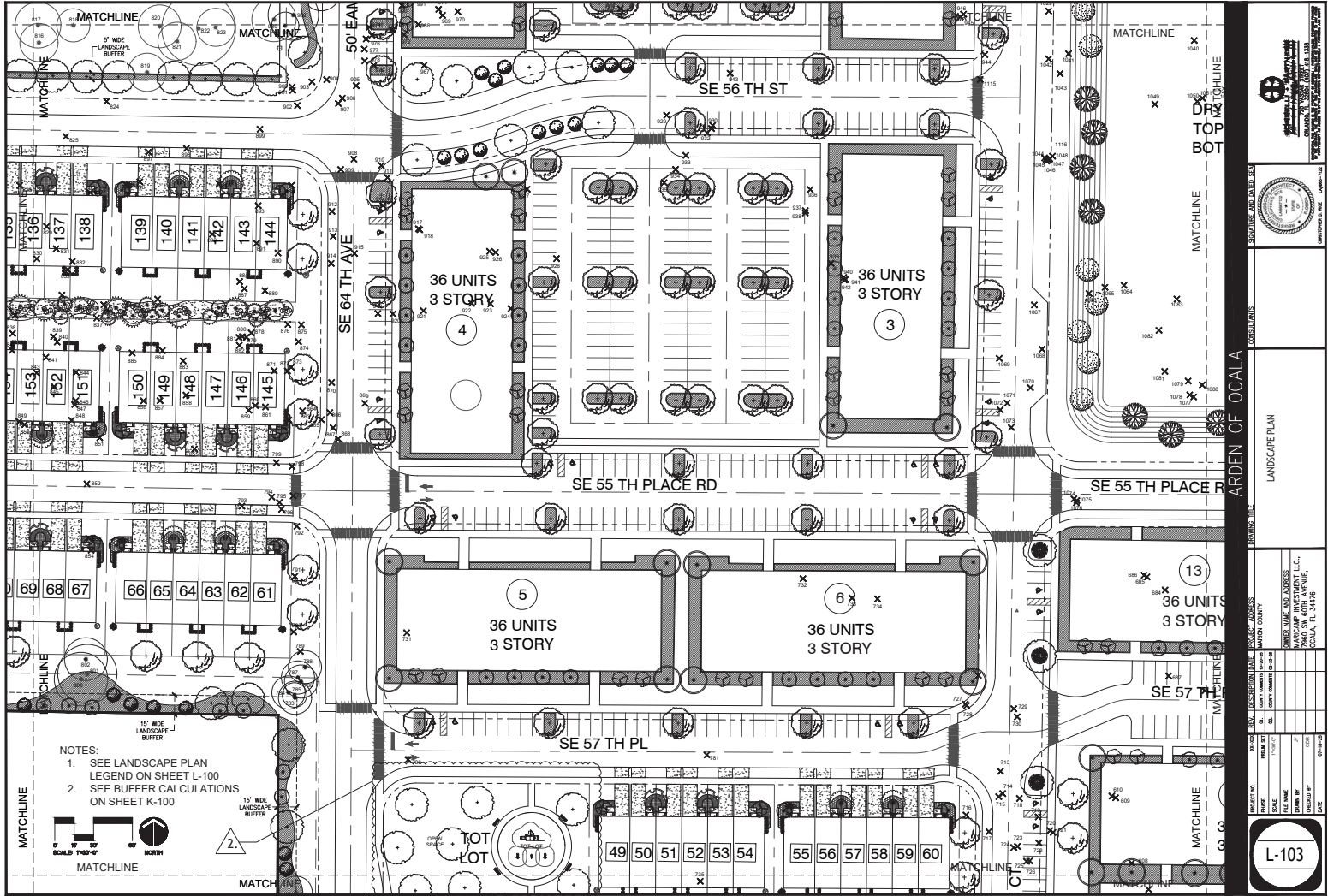


		CONSULTANT <b>ARDEN OF OCALA</b>	
		PROJECT TITLE <b>TREE MITIGATION PLAN</b>	
PROJECT NO. 11-100	DATE 11/10/17	CLIENT NAME AND ADDRESS MARGAMP INVESTMENT LLC, 10000 W. UNIVERSITY BLVD., SUITE 100, OCALA, FL 34476	PROJECT NO. 11-100
SCALE AS SHOWN	FILE NAME T-100	DRAWN BY JAC	CHECKED BY JAC
DATE 11/10/17			







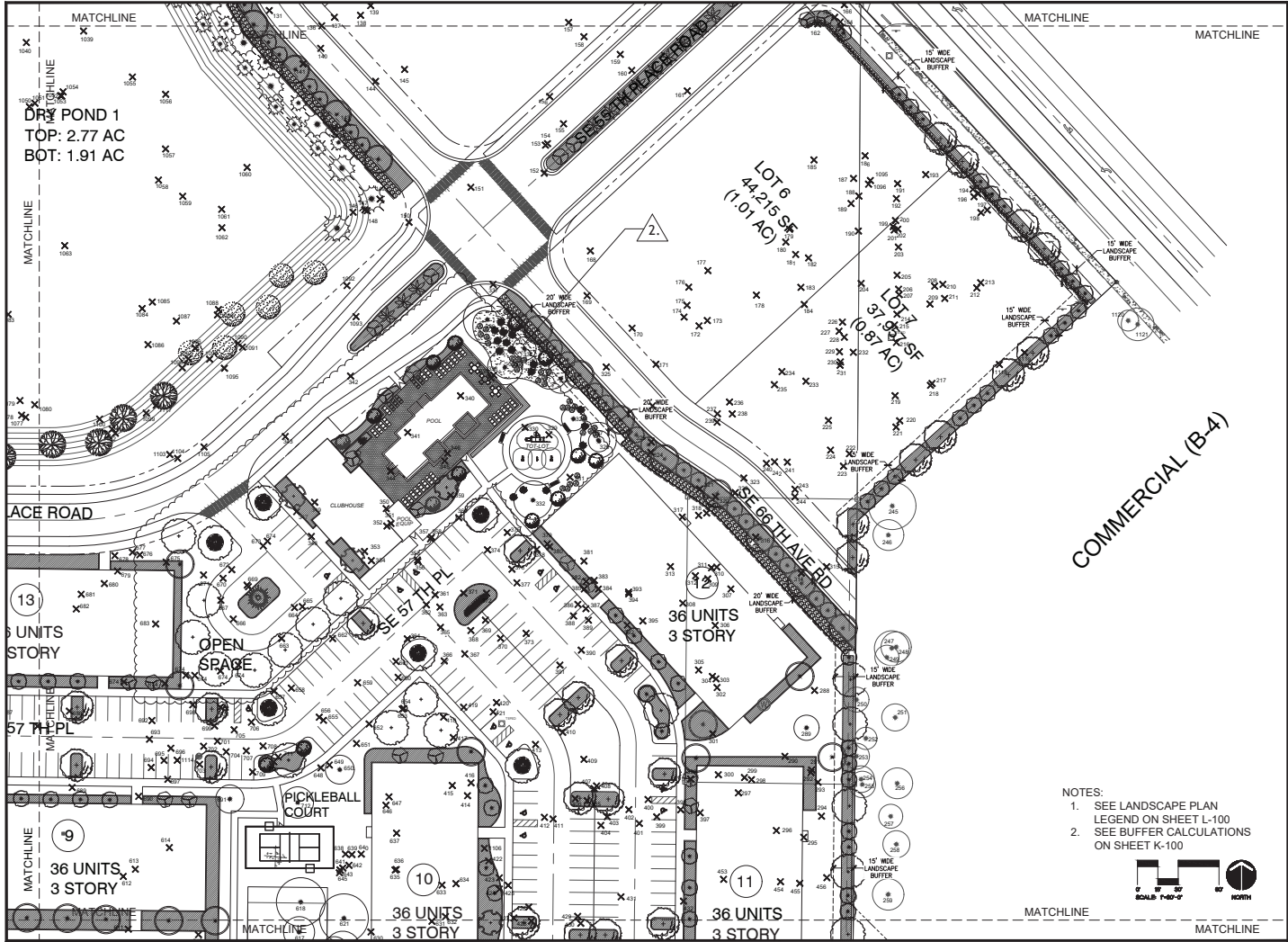


- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
  2. SEE BUFFER CALCULATIONS ON SHEET K-100



ARDEN OF OCALA  
 CONSULTANTS  
 LANDSCAPE PLAN  
 PROJECT NO. 17-00000001-0001  
 SHEET NO. L-103  
 DATE 08/28/2018  
 PROJECT NAME AND ADDRESS  
 MARGRAMP INVESTMENT LLC,  
 10000 W. UNIVERSITY BLVD.,  
 SUITE 100, OCALA, FL 34476  
 DESIGNER  
 CHECKED BY  
 DATE

L-103



- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
  2. SEE BUFFER CALCULATIONS ON SHEET K-100



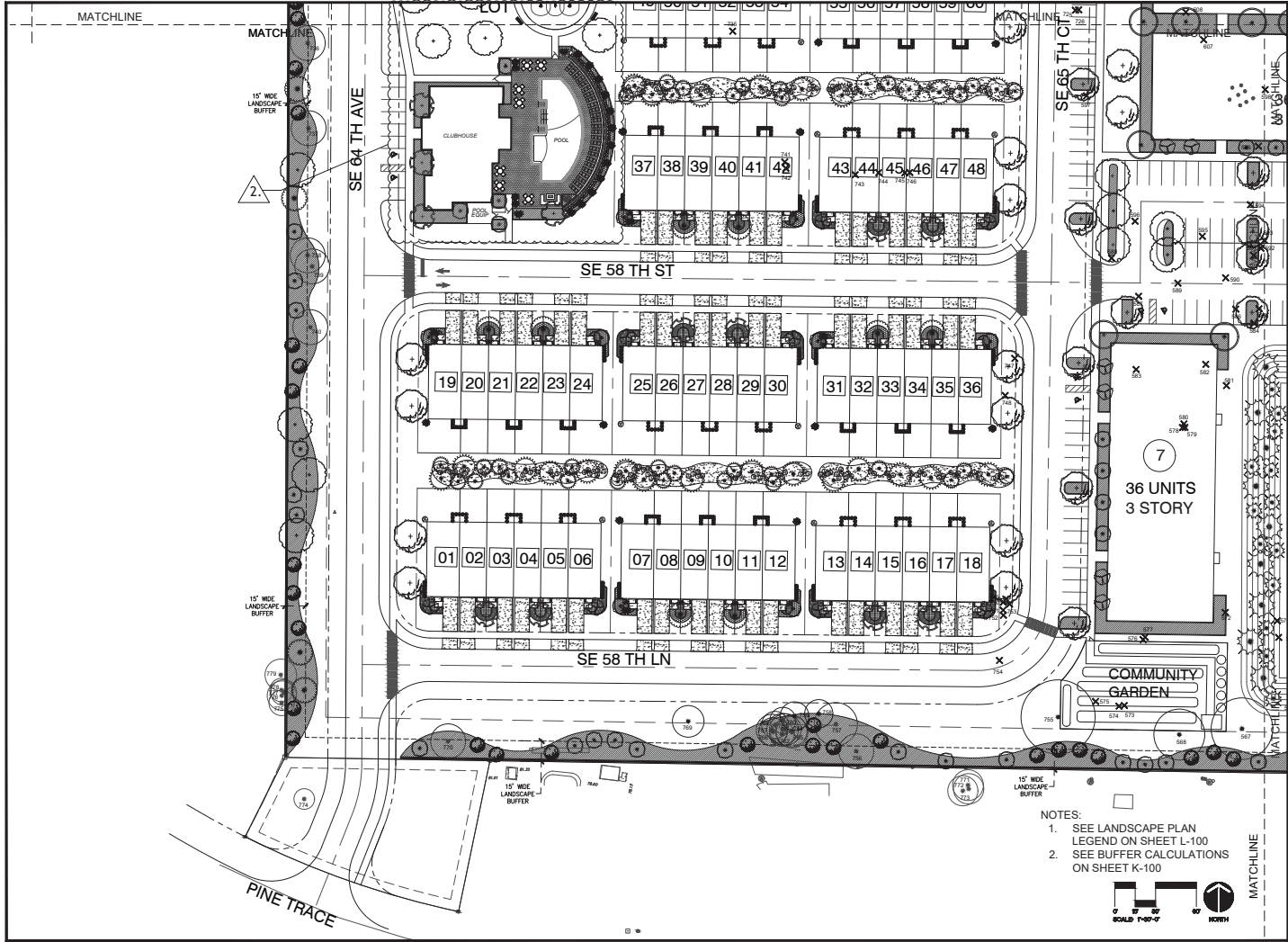
**ARDEN OF OCALA**

CONSULTANTS

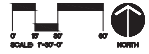
LANDSCAPE PLAN

PROJECT NO.	100-000000-0000-0000	SHEET NO.	L-104	DATE	08/20/24
CLIENT	ARLEN OF OCALA	SCALE	1"=20'-0"	DRAWN BY	ARLEN OF OCALA
OWNER NAME AND ADDRESS	ARLEN OF OCALA INVESTMENT LLC, 10000 W. STATE ROAD 100, SUITE 100, OCALA, FL 34476				

**L-104**



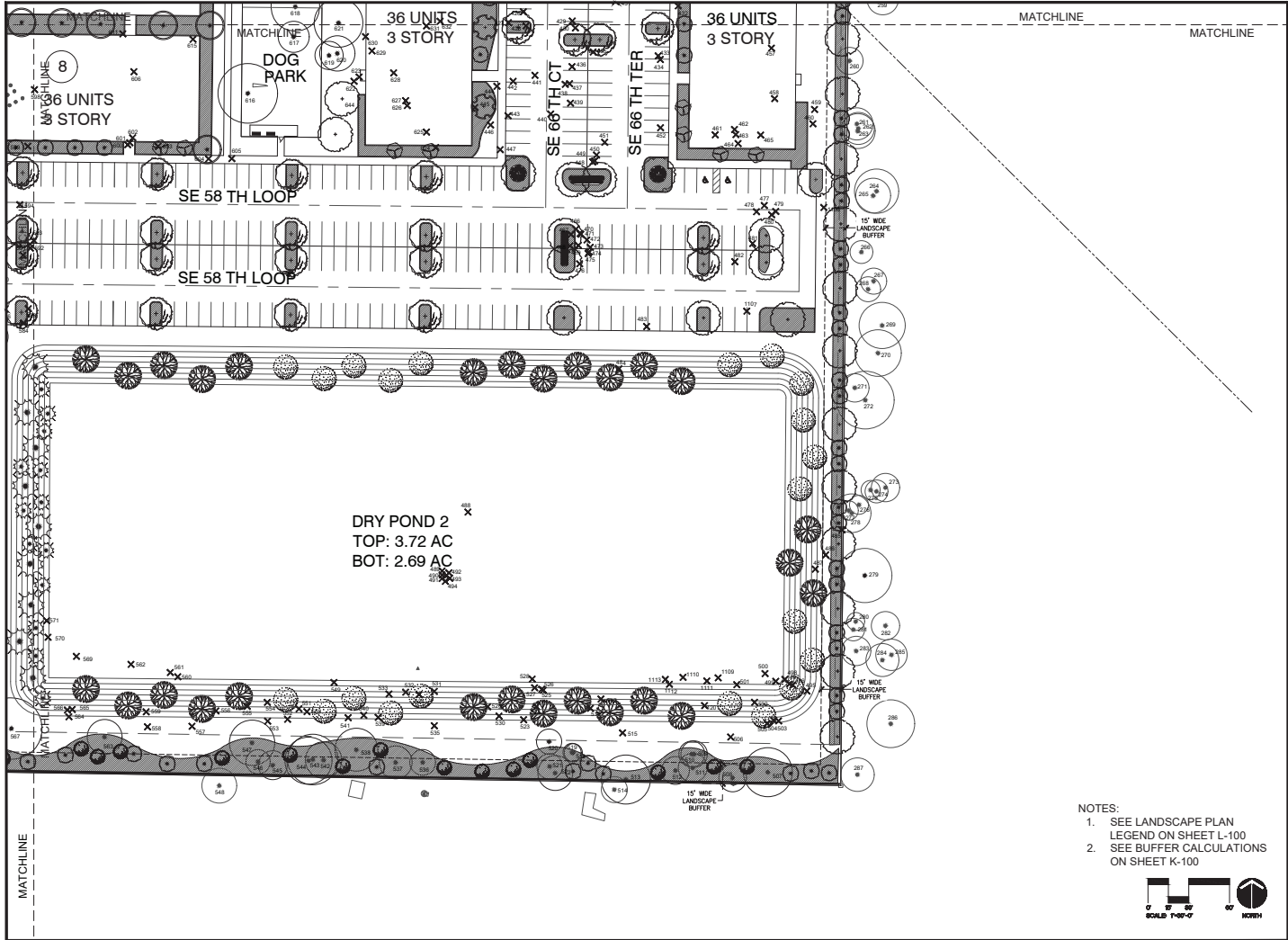
- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
  2. SEE BUFFER CALCULATIONS ON SHEET K-100



**ARDEN OF OCALA**

LANDSCAPE PLAN

PROJECT NO.	100-00000000	SHEET NO.	L-105	DATE	08/20/20
CLIENT	11/20/17	DATE	11/20/17	SCALE	1/8" = 1'-0"
DESIGNER	11/20/17	DATE	11/20/17	SCALE	1/8" = 1'-0"
OWNER NAME AND ADDRESS	MIRACAMP INVESTMENT LLC, 11111 W. UNIVERSITY BLVD., SUITE 100, OCALA, FL 34476				
PROJECT LOCATION	36 UNITS, 3 STORY, SE 58TH LN, OCALA, FL 34476				
CONSULTANT					



- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
  2. SEE BUFFER CALCULATIONS ON SHEET K-100



**ARDEN OF OCALA**

LANDSCAPE PLAN

PROJECT NO.	100-00000000	SHEET NO.	L-106	DATE	08/20/20
CLIENT NAME AND ADDRESS	MIRACAMP INVESTMENT LLC, 10000 W. UNIVERSITY BLVD, SUITE 100, OCALA, FL 34476				
DESIGNED BY	J. W. WILSON				
CHECKED BY	J. W. WILSON				
DATE	08/20/20				

CONSULTANTS

ARCHITECTURE, INTERIOR DESIGN, LANDSCAPE ARCHITECTURE

J. W. WILSON & ASSOCIATES, P.A.

10000 W. UNIVERSITY BLVD, SUITE 100, OCALA, FL 34476

PH: 352.237.1111 FAX: 352.237.1112

WWW.JWWILSON.COM

L-106



