



SUBMITTAL SUMMARY REPORT 33501

PLAN NAME: OPTIMUM RV PLANNED UNIT DEVELOPMENT - MASTER PLAN **LOCATION:** 7680 S US HWY 441 Ocala,

APPLICATION DATE: 10/08/2025 **PARCEL:** 36514-000-00

DESCRIPTION:

CONTACTS	NAME	COMPANY
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Applicant	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC
Engineer of Record	Kimley Horn	KIMLEY-HORN AND ASSOCIATES, INC

CONDITION	DESCRIPTION	CREATED BY	CREATED ON	COMMENTS	SATISFIED?
Conditional Comment(s)	Water and Wastewater	Heather Proctor	01/12/2026	Marion County Utilities (MCU) requires a completed Capacity Charge Worksheet for all parcels within the project boundary, including both current and future development. The completed worksheet must be submitted to Marion County Utilities for review. The project may be within connection distance to Marion County water and wastewater services. The PUD resolution(s) does not have any water or wastewater conditions listed.	No

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	03/11/2026	03/18/2026	03/19/2026	Requires Re-submit
OCE: Plan Review (DR) v.1	12/29/2025	01/06/2026	01/12/2026	Requires Re-submit
OCE: Plan Review (DR) v.3				Not Received

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	03/18/2026	03/13/2026	Approved
<i>Corrections</i>	Existing Roads Labeled Correctly (Resolved) - Sheets C002 & C004 have S US Highway 441 incorrectly labeled as US Hwy 441. Sheets C002 & C004 have SE 77th St incorrectly labeled as SE 76th Pl. Please correct on future submittals.			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/18/2026	03/13/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/18/2026	03/11/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/18/2026	03/18/2026	Requires Re-submit
<i>Comments</i>	For any questions related to this Planning/Zoning review, please contact jared.rivera@marionfl.org or 352-438-2687.			
<i>Corrections</i>	2.12 & Article 5 - Overlay zones (Resolved) - [INFO] Please indicate following on cover sheet: (1) Primary Springs Protection Zone; (2) No ESOZ; (3) FEMA Flood Zone X; (4) Flood prone areas within site			
<i>Corrections</i>	2.12.24 - Landscape requirements/6.8.6 - Buffering (Not Resolved) - [3/16/26] Number 1 and 2 have been satisfied. Number 2 is acknowledged to be provided at time of site plan. Per Table in Condition 7, entire west boundary buffers (including along residential and ag tracts) shall be up to 50' in width. Only 30' is provided along select ag parcels. Please correct. [INITIAL] Three buffer plan sheets were submitted, two of which seem to be duplicates? (1) South boundary of north area and north boundary of south area is required to provide MODIFIED Type C buffer; LDC Type C buffer is indicated. Please correct. (2) West boundary of north area is required to provide modified 20' Type B buffer without wall or 15' Type D buffer with wall; buffer plan sheet indicates buffer type I is 20' buffer or 15' Type B buffer? Please specify what type of buffer is provided alongside adjacent Calvary Missionary Baptist Church and provide letter from church supporting buffer type. (3) West boundary of south area is required to provide 50' no-touch buffer; only 30' buffer is indicated. Please correct.			

SUBMITTAL SUMMARY REPORT (33501)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Jared Rivera	03/18/2026	03/18/2026	Requires Re-submit
<i>Corrections</i>	<p>Additional Growth Services comments (Not Resolved) - [3/16/26] The following items were previously left as Resolved by staff but were intended to be informational comments/minor corrections to be acknowledged by the applicant. Please acknowledge.</p> <p>(1) Subject site has been approved for PUD rezoning (Case No. 241007ZP; see attachments for corrected resolution 24-R-484). Subject property no longer has non-PUD zoning classifications</p> <p>(2) Overlay zones: (a) Primary Springs Protection Zone; (b) No ESOZ; (c) FEMA Flood Zone X; (d) Flood prone areas within site.</p> <p>(3) Loading areas to be landscaped according to LDC Sec. 6.8.9 during site plan review.</p> <p>(4) All signs shall be permitted separately. In the case of multi-occupancy signs, a master sign plan with proposed design will be required at time of permitting. Please see LDC Sec. 4.4 for sign format requirements.</p> <p>(5) Is the intention for this project to be consolidated into two parcels (north/south) at the time of development? If not, how many parcels are expected?</p> <p>The following comments were originally provided under this item/related to comments under this item: (1) Photometric plan was provided; (2) Per condition 3, no camping shall be allowed within PUD. (2) Per condition 4, no on-site public address system shall be utilized; (3) The major site plan(s) for the PUD shall be submitted 6 months after the approval of the PUD Master Plan.</p>			
<i>Corrections</i>	<p>[INITIAL] Per condition 12, please provide photometric plan submitted to the County within 60 days of the PUD's approval.</p> <p>2.12/3.2.3 - Land Use Consistency (Resolved) - [3/16/26; INFO] Please note that adult entertainment businesses are only permitted in B-5 or M-1 zones, and would only be allowed through Special Use Permit. Staff therefore concludes that submitted master plan allows all uses ordinarily permitted in B-2, B-4, and B-5 zoning. Comments otherwise acknowledged by applicant. [INITIAL] Condition 17 of PUD resolution, the final PUD Master Plan shall further identify a list of prohibited uses ordinarily permitted in the site's eligible B-2, B-4, and B-5 areas. Was not able to identify in submitted sheets. Per condition 5, all vehicle repair/service work must take place in enclosed building with closed doors. Please include in future submittals.</p>			
<i>Corrections</i>	<p>2.12 - Site coverage (Not Resolved) - [3/16/26] Maximum building coverage in SF must still be indicated. [INITIAL] Please indicate maximum building coverage based on maximum FAR allowances. Please indicate existing impervious surface on-site.</p>			
<i>Corrections</i>	<p>2.12 - Zoning Classification-subject property (Resolved) - [INFO] Subject site has been approved for PUD rezoning (Case No. 241007ZP; see attachments for corrected resolution 24-R-484); please update site data tables accordingly.</p>			
<i>Corrections</i>	<p>2.12.27 - Location & screening of outside storage (Resolved) - [3/16/26; INFO] Acknowledged to be provided at site plan review phase. [INITIAL] Per condition 18 of PUD resolution, please indicate location and maximum number of RVs allowed for sale/display on site. Was not able to find in submittal. Please indicate if any additional outdoor storage will be proposed.</p>			
<i>Corrections</i>	<p>2.12.23 - Building lot typicals (Resolved) - [3/16/26] Staff determine this requirement may be met through provided setbacks on site data table(s). No additional action required. [INITIAL] In addition to table information, please provide building lot typicals reflecting minimum setbacks, etc.</p>			
<i>Corrections</i>	<p>2.12/6.11.6 - Construction access (Resolved) - [3/16/26] Acknowledged to be provided at time of site plan(s). [INITIAL] As multi-phase project, please indicate proposed construction access on site plan sheet(s)</p>			
<i>Corrections</i>	<p>4.4 - Show proposed signs to meet LDC Sec 4.4 (Resolved) - [INFO] All signs shall be permitted separately. In the case of multi-occupancy signs, a master sign plan with proposed design may be required at time of permitting. Please see LDC Sec. 4.4 for sign format requirements.</p>			
<i>Corrections</i>	<p>2.12/6.11.7 - Loading area (Resolved) - [INFO] Loading areas to be landscaped according to LDC Sec. 6.8.9 during site plan review.</p>			
<i>Corrections</i>	<p>2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - [3/16/26] EALS exemptions must indicate compliance with criteria in LDC Sec. 6.5.3: (1) No listed species have been documented within the proposed project area within the last two years; (2) No portion of the project area is within the known or suspected range of any listed species; and (3) The project area by itself, or in connection with other adjacent lands, does not meet the minimum habitat needs for a viable population of listed species. (4) The applicant or property owner submitting an EALS-ER certifies that the proposed development of the project area is in accordance with the requirements listed above. Staff notes that previous EALS (northern portion) had indicated Potentially Occupied gopher tortoise burrows on-site. Please certify findings in LDC Sec. 6.5.3 or provide EALS consistent with LDC Sec. 6.5.4 for ENTIRE project area. [INITIAL] Provided EALS are dated to 2023 and 2018, exceeding 2 year limit allowed for approved EALS by LDC. Please provide updated EALS or submit an Exemption Request consistent with submittal requirements/exemption criteria in LDC Sec. 6.5. 2018 EALS for southern portion doesn't seem to extend to approved PUD boundaries in SE 80th Street. Please update/submit updated EALS</p>			
<i>Corrections</i>	<p>2.12/2.12.21 - Open space and natural areas (Resolved) - [3/16/26; INFO] Indicated on sheet C004. [INITIAL] Please indicate required acreage of open space.</p>			
<i>Corrections</i>	<p>2.12.5/1.8.2.D - Traffic Concurrency Evaluation? (Resolved) - [3/16/26] Acknowledged. [INITIAL] Please coordinate with OCE regarding improvements based on required traffic impact analysis. Per condition 9, within 60 days of traffic study approval, the developer should submit improvement plans for SE 73rd Street and must perform improvements within 180 days of improvement plan approval. Please confirm/acknowledge dates.</p>			
<i>Corrections</i>	<p>2.12 - Parcel number (Resolved) - [INFO] Please note that parcels will need to be combined at time of site plans to ensure consistency with approved setbacks. Is the plan for north and south area to be separate parcels? If not, how many parcels will exist at the time that development is completed?</p>			
<i>Corrections</i>	<p>2.12/6.11.8 - Parking (Resolved) - [3/16/26; INFO] Minimum parking reqs. provided. Parking areas to be landscaped according to LDC Sec. 6.8.7 during site plan review. [INITIAL] Please indicate minimum parking requirements/figures.</p>			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/18/2026	03/13/2026	Requires Re-submit
<i>Comments</i>	Pending outcome of 3/24/26 meeting with staff			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	03/18/2026	03/16/2026	Requires Re-submit
<i>Comments</i>	Missing type of application in title block of all subsequent sheets			
<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 (33501)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		03/18/2026	03/18/2026	Informational
<i>Comments</i>	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) 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." Sec. 6.3.1.B.2 – Required Right of Way Dedication 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." Sec. 6.3.1.D.3 - Cross Access Easements 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]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[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." Sec. 6.3.1.C.2 – Utility Easements "[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." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[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." 2. "[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." 3. 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." Sec.6.3.1.D(f) – 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]." -----			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/18/2026	03/11/2026	Requires Re-submit
<i>Corrections</i>	2.12.8 - Topographical Contours (Not Resolved) - 2.12.8 - Topographical Contours: Current boundary and topographic survey (one foot contour intervals extending 100 feet beyond the project boundary) based upon accepted vertical datum. Surveys will be less than 12 months old and accurately reflect current site conditions, meeting standards set forth in Ch. 5J-17 FAC. Alternate topographic data may be accepted if pre-approved by the Marion County Land Surveyor.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/18/2026	03/11/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/18/2026	03/11/2026	Requires Re-submit
<i>Comments</i>	The previous comments were not addressed. Please address previous comments.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Additional Traffic Comments			
<i>Corrections</i>	2.12.30 - Construction entrance (Resolved) - 2.12.30 - Construction entrance: Show the construction entrance and provide a route plan.			
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - 6.12.2 - Right-of-way: Show the right-of-way width.			
<i>Corrections</i>	6.11.4 - Access management (Not Resolved) - 6.11.4 - Access management: Access management shall be provided in accordance with Section 6.11.4 and 6.11.6			
<i>Corrections</i>	6.12.12 - Sidewalks (Not Resolved) - 6.12.12 - Sidewalks: Show sidewalk on the plans as required in section 6.12.12.			
Utilities (OCE Plans) (Utilities)	Heather Proctor	03/18/2026	03/19/2026	Requires Re-submit
<i>Comments</i>	SEE CONDITIONS - SECOND REQUEST			



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 04/02/2026 Parcel Number(s): 36514-000-00 Permit Number: 33501

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Optimum RV Planned Unit Development Commercial Residential
Subdivision Name (if applicable): N/A
Unit _____ Block _____ Lot _____ Tract _____

B. PROPERTY OWNER'S AUTHORIZATION: The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Optimum Dealership Group, LLC
Signature: _____
Mailing Address: 7400 S US Hwy 441 City: Ocala
State: FL Zip Code: 34480 Phone #: _____
Email address: denver.beck@optimumrv.com

C. APPLICANT INFORMATION: The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Kimley-Horn and Associates, Inc. Contact Name: Jameson Frederick, P.E.
Mailing Address: 1700 SE 17th Street, Suite 200 City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 438-3000
Email address: ocala.permits@kimley-horn.com

D. WAIVER INFORMATION:

Section & Title of Code (be specific): _____ Section 6.12.2 - Right-of-way
Reason/Justification for Request (be specific): Applicant requests waiver to allow a 60-ft right-of-way, instead of 80-ft. The existing right-of-way is 60 ft in width, and the proposed roadway widening can be fully accommodated within the existing 60-ft right-of-way.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

ZONING USE: Parcel of record: Yes No Eligible to apply for Family Division: Yes No
Zoned: _____ ESOZ: _____ P.O.M. _____ Land Use: _____ Plat Vacation Required: Yes No
Date Reviewed: _____ Verified by (print & initial): _____



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) Section 2.12.8 - Topographical Contours

Reason/Justification for Request (be specific): Applicant requests waiver to use a survey older than 12 months.

The existing improvements depicted on the survey and topographic data remain accurate.

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

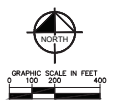
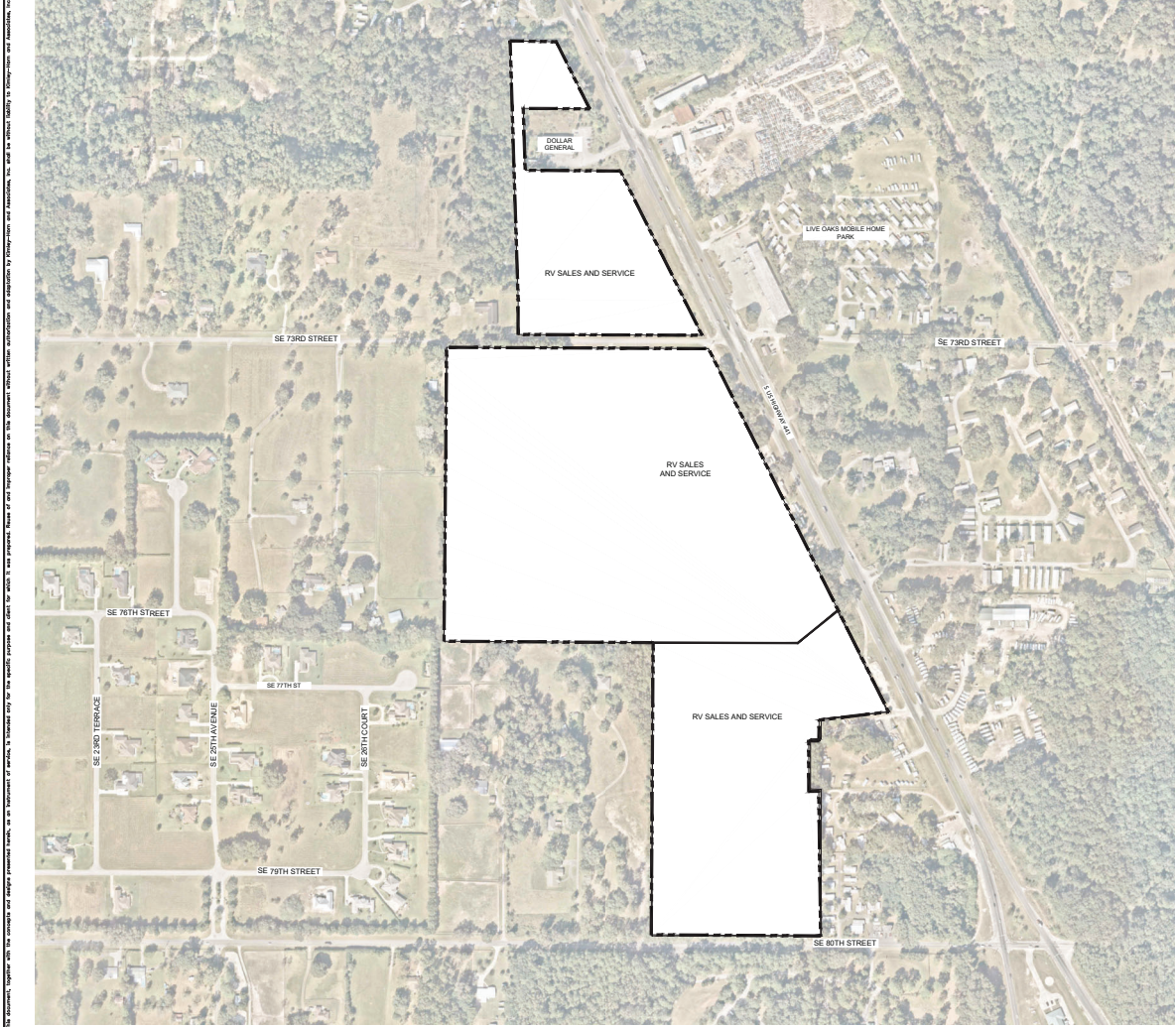
Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____

Section & Title of Code (be specific) _____

Reason/Justification for Request (be specific): _____



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NO.	DATE	REVISIONS

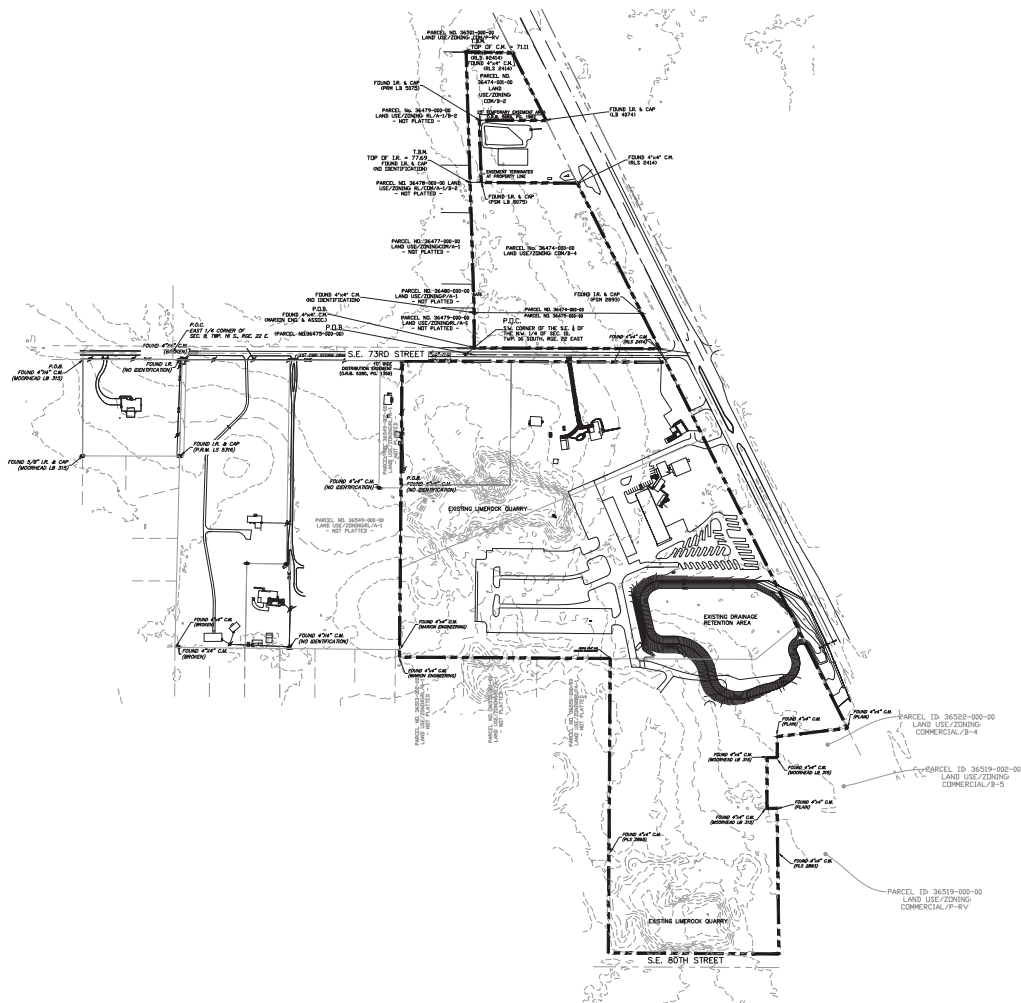
Kimley-Horn
 CONSULTING ENGINEERS
 1700 SE 74th STREET, SUITE 200, Ocala, FL 34474
 WWW.KIMLEY-HORN.COM

LICENSED PROFESSIONAL
 JAMES A. FRENCH, P.E.
 FLORIDA LICENSE NUMBER
 81410
 DRAWN BY: JDA
 CHECKED BY: JDA

AERIAL PHOTOGRAPH

OPTIMUM RV
 PREPARED FOR
 OPTIMUM DEALERSHIP GROUP, LLC
 MARION COUNTY, FLORIDA

SHEET NUMBER
C002



NOTE:
 1. 5-FOOT CONTOURS PROVIDED PER MARION COUNTY'S LAND DEVELOPMENT SECTION 2.12.6. TOPOGRAPHIC DATA BASED ON PUBLICLY AVAILABLE GIS BLMR DATA. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO FINAL DESIGN.
 2. BOUNDARY SURVEY PERFORMED BY ROGERS ENGINEERING ON MARCH 25, 2023.

NO.	DATE	REVISIONS

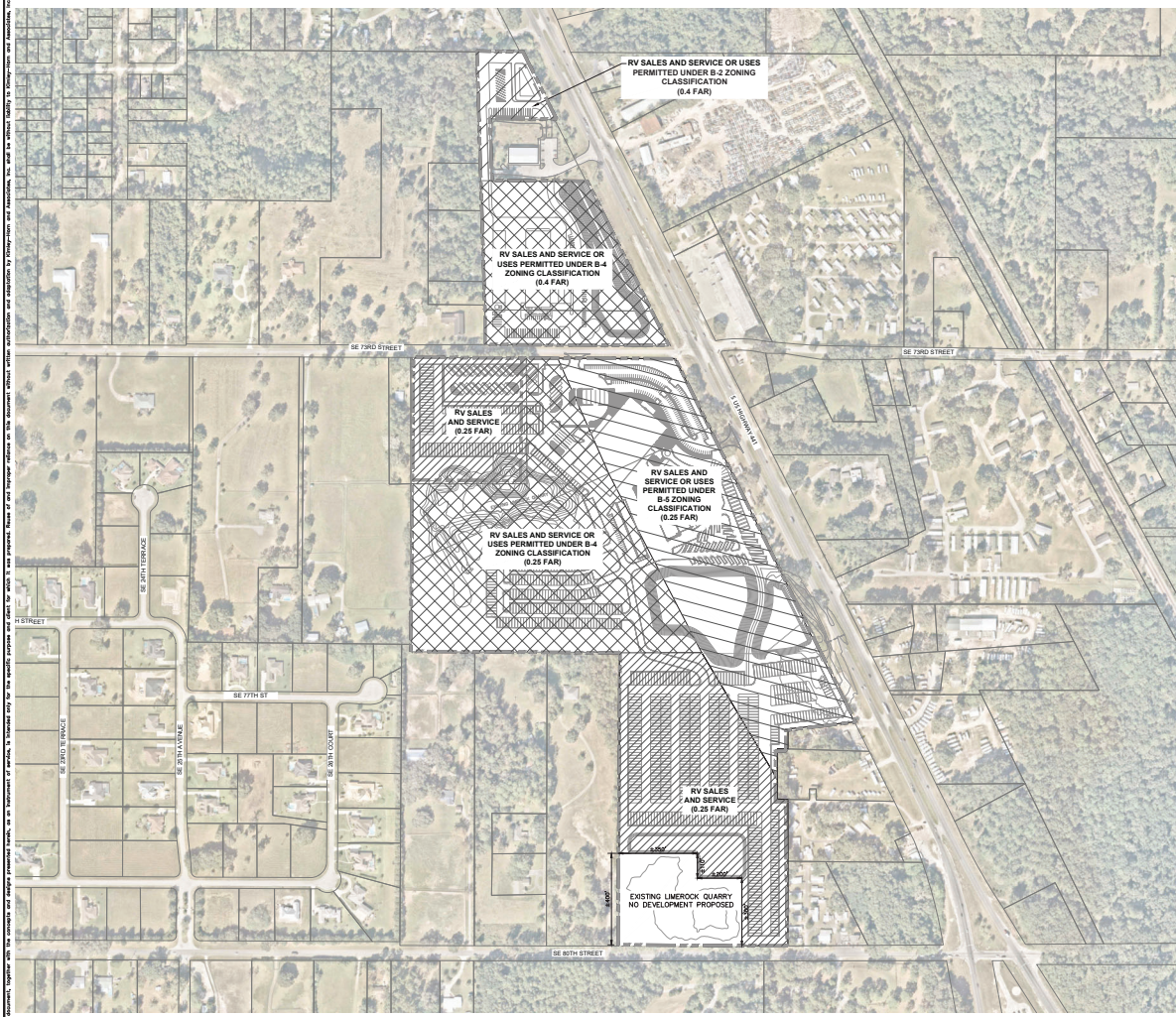
Kimley
 HORN
 ENGINEERS
 1700 S.E. 77th STREET, SUITE 200
 BOCA RATON, FL 33433
 WWW.KIMLEY-HORN.COM
 LICENSE NO. 31100

LICENSED PROFESSIONAL
 JAMISON A. FRENKEL, P.E.
 FLORIDA LICENSE NUMBER
 81410
 DRAWN BY: JSHA
 CHECKED BY: JSHA

**EXISTING
 CONDITIONS**

**OPTIMUM RV
 PREPARED FOR
 OPTIMUM DEALERSHIP GROUP, LLC**
 MARION COUNTY
 FLORIDA

SHEET NUMBER
C003



SITE DATA TABLE	
PROJECT NAME	OPTIMUM RV
PROJECT LOCATION	US HIGHWAY 441 & SE 73RD STREET
OWNER	OPTIMUM DEALERSHIP GROUP LLC 400 SOUTH US HWY 441 DOOLA, FL 34680-8004
TOTAL SITE AREA	1.12 ACRES
SPONSOR PROTECTION ZONE	150 FEET
OPEN SPACE REQUIRED	30% MINIMUM (0.31 ACRES)
FLOOD ZONE	X
ENVIRONMENT	ESB
EXISTING FUTURE LAND USE	COMM AND ES
EXISTING ZONING	M-1 (M-1A, M-1B, M-1C, M-1D)
BUILDING SETBACK REQUIREMENTS	40'
MINIMUM FRONT SETBACK	25'
MINIMUM SIDE SETBACK	25'
MINIMUM REAR SETBACK	25'
NECESSARY STRUCTURE SETBACK	100'
BUILDING HEIGHT PERMITTED FOR SETBACK PER LOCAL ORDINANCE	100'
MINIMUM STANDARD PARKING REQUIREMENTS	1 SPACE PER 200 SF SERVICE CENTER
MINIMUM BUILDING HEIGHT	15 FEET
GRADE	PUBLIC AS NOTED, PRIVATE IF NOT NOTED
PROPOSED WATER & SEWERARY SERVICE	PRIVATE
GRADE	PRIVATE

P.U.D. NOTES:	
1.	GENERAL PROJECT LAYOUT IS DEPICTED. LOCATIONS OF FINAL SITE IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN AND AGENCY REVIEW.
2.	ANTICIPATED PHASING OF THE PROJECT IS AS SHOWN. PHASING MAY BE MODIFIED DURING DEVELOPMENT.
3.	AS REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE, A TRAFFIC IMPACT ANALYSIS SHALL MEET THE MINIMUM REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4.	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, SITE PLAN OR BUILDING PERMIT REVIEW.
5.	THE CONSTRUCTION ENTRANCE WILL BE LOCATED AT THE U.S. HIGHWAY 441 DRIVEWAY ACCESS AND WILL BE SHOWN AT THE TIME OF THE SITE PLAN SUBMITTALS. CONSTRUCTION VEHICLES WILL NOT BE PERMITTED TO ACCESS THE PROJECT FROM SE 73RD STREET.
6.	ADULT ENTERTAINMENT USES WITHIN ALL AREAS OF THE P.U.D. IS PROHIBITED.
7.	ALL VEHICLE REPAIR AND SERVICE MUST TAKE PLACE INSIDE ENCLOSED BUILDINGS.

Kimley-Horn
 ENVIRONMENTAL ENGINEERS, ARCHITECTS & PLANNERS
 1700 SE 77TH STREET, SUITE 200, JASPER, FL 32017
 WWW.KIMLEY-HORN.COM | P. 311.558

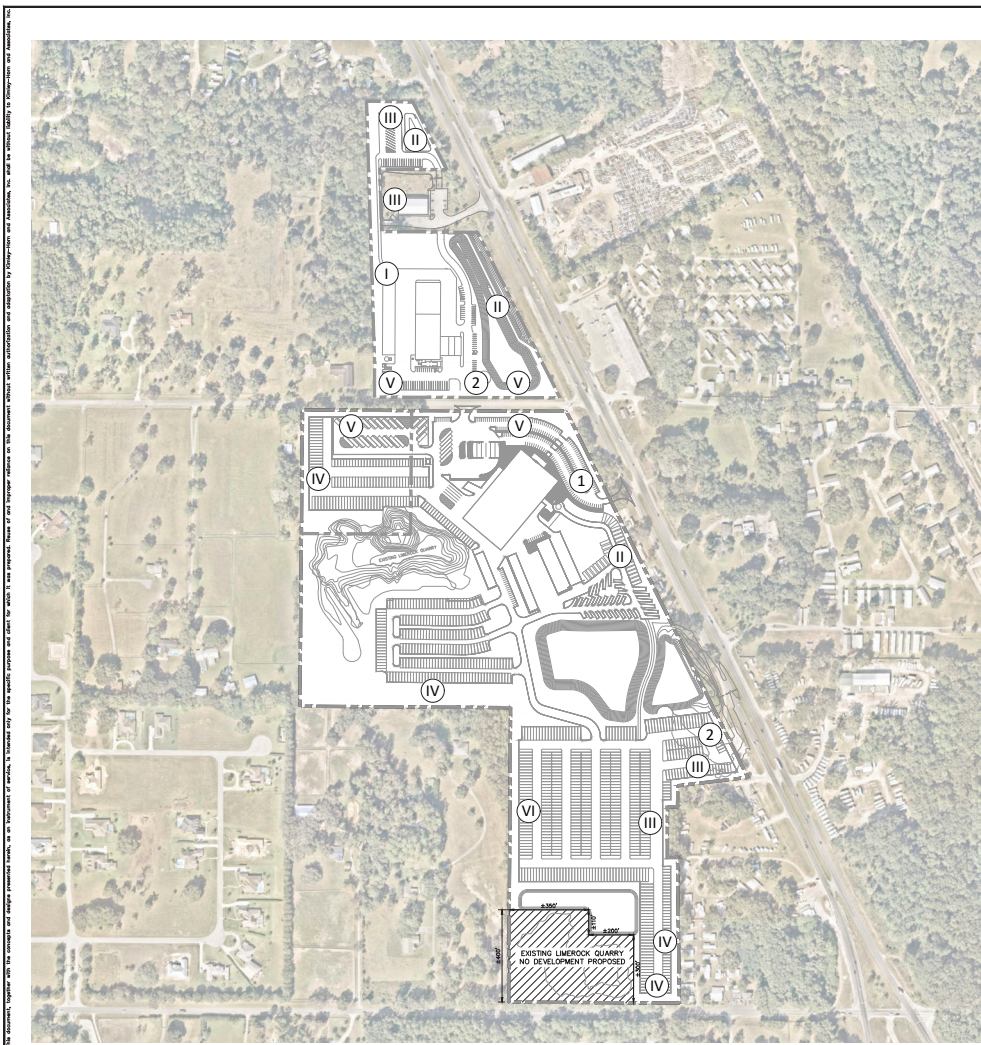
LICENSED PROFESSIONAL
 JASON A. FREEDMAN, P.E.
 FLORIDA LICENSE NUMBER
 81410
 DRAWN BY: KHA
 CHECKED BY: KHA
 DESIGNED BY: KHA DATE: 04/24/2024

MASTER PUD PLAN

OPTIMUM RV
 PREPARED FOR
 OPTIMUM DEALERSHIP GROUP, LLC
 MARION COUNTY
 FLORIDA

SHEET NUMBER
C004

This document, together with the exhibits and other documents attached to the front cover of this plan, is intended to be used for the specific purposes and conditions set forth herein. It is not to be construed as a contract or as a warranty of any kind. The user of this plan assumes all responsibility for its use. The user of this plan shall be deemed to have accepted the terms and conditions of this plan. The user of this plan shall be deemed to have agreed to indemnify and hold harmless the engineer, architect, planner, and other professionals who have prepared this plan from all claims, damages, and expenses, including reasonable attorneys' fees, arising out of or in connection with the use of this plan.



SIGNAGE TABLE

① MULTIPLE OCCUPANCY COMPLEX SIGNAGE:
 AT THESE LOCATIONS & MULTIPLE OCCUPANCY COMPLEX SIGN IS ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS:
 1. MAXIMUM HEIGHT 30'
 2. MAXIMUM OF 400 SQUARE FEET PER SIGN FACE

② ONSITE IDENTIFICATION FREESTANDING SIGNAGE:
 AT THESE LOCATIONS A FREESTANDING SIGN IS ALLOWED FOR EACH INDIVIDUAL USER WITHIN THE PLUD SUBJECT TO THE FOLLOWING CONDITIONS:
 1. ALL SIGNS SHALL BE GROUND MOUNTED, NO POLE MOUNTED SIGNS SHALL BE ALLOWED
 2. MAXIMUM HEIGHT 30 FEET
 3. MAXIMUM OF 400 SQUARE FEET PER SIGN FACE

NOTE:
 FOR ALL ONSITE USERS, ALL OTHER SIGNAGE SUCH AS WALL SIGNS, ROOF SIGNS, UNDER-CANOPY SIGNS, INCIDENTAL SIGNS, ETC. SHALL BE ALLOWED PER THE MARION COUNTY L.D.C. SECTION 4.4.4(R)

BUFFER TABLE

① 20' S-TYPE BUFFER WITHOUT WALL OR 10' WIDE S-TYPE BUFFER WITH WALL PURSUANT TO MARION COUNTY LDC SECTION 8.8.6(K)

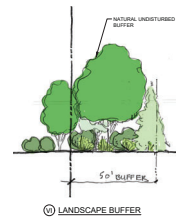
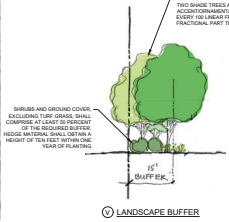
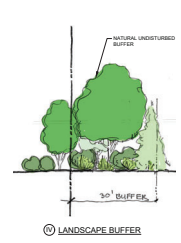
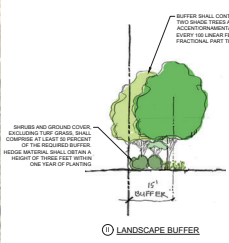
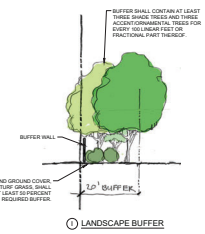
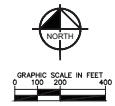
② 15' WIDE LANDSCAPED BUFFER, COMMERCIAL TO HWY 441 (8.8.6(J))

③ COMMERCIAL TO COMMERCIAL

④ 30' WIDE NATURAL UNDISTURBED BUFFER

⑤ 20' MODIFIED C-TYPE BUFFER

⑥ 50' WIDE NATURAL UNDISTURBED BUFFER



LICENSED PROFESSIONAL JAMON A. FRENCH, P.E. DATE: 08/14/2024 SCALE: AS SHOWN DRAWN BY: DHA CHECKED BY: DHA	PROJECT NUMBER: 2024-001 SHEET NUMBER: 006 SHEET TOTAL: 006
BUFFER PLAN	
OPTIMUM RV PREPARED FOR: OPTIMUM DEALERSHIP GROUP, LLC MARION COUNTY, FLORIDA	
SHEET NUMBER C006	