



**Marion County
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

PARCEL ACCOUNT NUMBERS: 3060-007-004, 3060-004-001

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan _____ Master Plan X

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

R-1

Property Address: 2441 NE 3rd Street, Suite 201

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 9.48 **Maximum Proposed Residential Units:** 151 units
(# SFR _____ # MF _____)

Maximum Non-Residential (Commercial or Industrial) Acreage: NA

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Lake Louise, LLC

Property Owner name (please print)
2441 NE 3rd Street, Suite 201

Mailing Address
Ocala, FL 34470

City, State, Zip Code
352-629-6101

Phone Number (include area code)
john@IPSOcala.com

E-Mail Address (include complete address)

J.S. Radwansky, Manager
Signature*

Kimley-Horn and Associates, Inc.

Applicant/Agent Name (please print)
1700 SE 17th Street, Suite 200

Mailing Address
Ocala, FL 34471

City, State, Zip Code
352-438-3000

Phone Number (include area code)
ocala.permits@kimley-horn.com

E-Mail Address (include complete address)

Signature

*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY				
Project No.:	Code Case No.:	Application No.:		
Rcvd by:	Rcvd Date: / /	FLUM:	AR No.:	Rev: 12/21/23

Empowering Marion for Success

Attachment A

A) Application Fee:

<p>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</p> <p>BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>	<p>PUD Amendment that does NOT require Board of County Commissioners Approval</p> <p>BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>
<p>Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$ _____ X Max DUs) + (_____ X Max Non-Res AC) = \$ _____ Total Fee</p>	

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
17. Show 100 year floodplain on the site.
18. Show any proposed land or right of way dedication.
19. Identify any proposed parks or open spaces.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
22. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

LEGAL DESCRIPTION

SEE SURVEY BY R.M. BARRINEAU AND ASSOCIATES, INC. DATED DECEMBER 5, 2024

**LAKE LOUISE
PUD MASTER PLAN**
SECTION 37, TOWNSHIP 15S, RANGE 22E

DEVELOPMENT INFORMATION

PARCEL ID: 3909-004-001 AND 3909-007-004
TOTAL PROJECT ACREAGE: 319.4 AC (DEE LEGAL DESCRIPTION)
FUTURE LAND USE: URBAN RESIDENTIAL (R-16 DUAC)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)

LIST OF APPROVAL AGENCIES

ST. JOHNS RIVER WATER MANAGEMENT DISTRICT
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
MARION COUNTY

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHIC DATA IS BASED ON ALTA/SIPS LAND TITLE SURVEY FOR LAKE LOUISE DATED MARCH 1, 2023 BY R.M. BARRINEAU AND ASSOCIATES.
- NO WELLS OR SEPTIC SYSTEMS ARE KNOWN TO EXIST ONSITE.
- WATER AND SEWER SERVICES ARE PROVIDED BY CITY OF OCALA UTILITIES.
- ELECTRIC SERVICES ARE PROVIDED BY Ocala UTILITY SERVICES.
- ALL IMPROVEMENTS, INCLUDING STREETS, PARKING AREAS, DRAINAGE SYSTEM AND COMMON AREAS OF THE PLANNED UNIT DEVELOPMENT WILL BE CONSTRUCTED AND MAINTAINED PERPETUALLY BY THE PROPERTY OWNER, THEIR SUCCESSORS AND ASSIGNS.
- THE PROPERTY LIES WITHIN ZONE 'X' IN ACCORDANCE WITH FEMA PANELS 12083C0517E, EFFECTIVE DATE APRIL 19, 2017.
- THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL 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, PRELIMINARY PLAT OR FINAL PLAT REVIEW.
- THIS PROJECT IS LOCATED WITHIN THE MARION COUNTY PRIMARY SPRINGS PROTECTION ZONE.
- THIS PROJECT INCLUDES A MULTIFAMILY DEVELOPMENT WITH 551 UNITS, DOG PARK, AND CAR CARE.
- MARION FRIENDLY LANDSCAPE AREAS (MFLAS) WILL BE DESIGNATED AND REVIEWED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
- LANDSCAPE AREAS SHALL INCLUDE BUFFERS, LANDSCAPING REQUIRED FOR PARKING AREAS, SERVICE AND EQUIPMENT AREA, SCREENING, AND STORMWATER MANAGEMENT AREAS.
- ALL OUTDOOR LIGHTING WILL COMPLY WITH MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
- REFER TO TRAFFIC STUDY FOR LAKE LOUISE PLANNED DEVELOPMENT AR 30071.
- ROADS AND RELATED INFRASTRUCTURE WILL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.

ZONING REQUIREMENTS

PERMITTED USES: ALL USES AS PERMITTED BY MULTI-FAMILY DWELLING (R-3) ZONING
MAXIMUM DENSITY: 151 UNITS (16 DU/AC)
MAXIMUM BUILDING HEIGHT: 40 FT
BUILDING SEPARATION: 30 FT MINIMUM
MAXIMUM FLOOR AREA RATIO: N/A
SETBACKS MINIMUM FRONT: 25 FT
MINIMUM REAR: 25 FT
MINIMUM SIDE: 8 FT
OPEN SPACE DEFICIT: 20% REQUIRED (1.89 ACRES, INCLUDED LANDSCAPE BUFFERS AND DOG PARK)

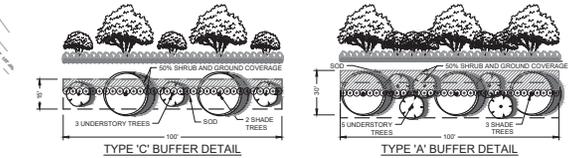
UTILITY SERVICES CONTACT INFORMATION

WATER AND SEWER UTILITIES: CITY OF OCALA WATER RESOURCES, 2100 NE 30TH AVE, BLDG 400, OCALA, FL 34470, STACY FERREANTE, (352) 341-6655
ELECTRIC: CITY OF OCALA ELECTRIC UTILITY, 1006 NE 26TH AVE, BLDG 400, OCALA, FL 34470, RANDY HAHN, (352) 341-6615
GAS: TECO, 5416 PALM RIVER ROAD, TAMPA, FL 33619, LANDON KEAR, (804) 443-7308
Cable: 2615 SW 27TH AVE, OCALA, FL 34471, TODD ARSON, (352) 281-9889

PARKING REQUIREMENTS

PER MARION COUNTY LAND DEVELOPMENT CODE
LOADING AREAS: SECTION 6.11.6
CONSTRUCTION ACCESS: SECTION 6.11.7
OFF STREET PARKING: SECTION 6.11.8

LANDSCAPING REQUIREMENTS



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

PROJECT OWNER & CONSULTANTS

PROJECT OWNER:
LAKE LOUISE, LLC
3441 NE 17TH STREET, SUITE 201
OCALA, FLORIDA 34475

CONSULTANTS:
CIVIL ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3000

SUBDIVISION ENGINEER:
R.M. BARRINEAU AND ASSOCIATES, INC.
1300 SE 25TH LOOP, SUITE 103
OCALA, FLORIDA 34471
(352) 622-3133



NO.	REVISIONS	DATE	BY
1			
2			
3			
4			
5			
6			
7			
8			
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10			

Kimley-Horn
KIMLEY-HORN AND ASSOCIATES, INC.
4700 UNIVERSITY BLVD., SUITE 100
ORLANDO, FL 32811
PHONE: 305-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 3008

I HEREBY CERTIFY THAT THESE PLANS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, EXCEPT AS WAIVED.

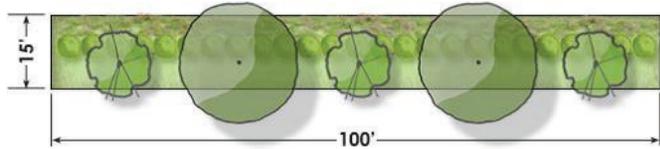
LICENSED PROFESSIONAL:
JOSEPH C. LONDON, P.E.
FLORIDA LICENSE NUMBER: 33934

PUD MASTER PLAN

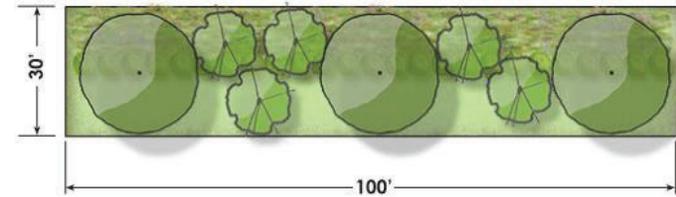
LAKE LOUISE
PUD MASTER PLAN
PREPARED FOR
LAKE LOUISE, LLC
MARION COUNTY
FLORIDA

SHEET NUMBER
C01

Printed By: Design, Nathan Sheet: S1010, Layout: PUD02, PD MASTER PLAN, May 01, 2025, 09:23:05am, K:\VCA_CVA_V4000001-Lake Louise PUD and Traffic Study\CAD\PlanSheets\Master PD Plan\C01_PUD_MASTER_PLANNING.dwg
 This document, together with the concepts and design presented herein, is an instrument of service, to be used only for the specific purpose and client for which it was prepared. Reuse of any information contained in this document without written authorization and signature of Kimley-Horn and Associates, Inc. and without liability to Kimley-Horn and Associates, Inc. is prohibited.



TYPE 'C' BUFFER



TYPE 'A' BUFFER



TYPE 'A' BUFFER WITH BUILDING

NTS

LAKE LOUISE

PLANNED UNIT DEVELOPMENT STANDARDS

Prepared for:

Lake Louise, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

April 2025

Kimley»»Horn

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

INTRODUCTION

The “Lake Louise Planned Development” is approximately 9.47 acres in total located in Ocala, Marion County, north of SW 32nd Street and East of SW 7th Avenue. The Master Planned Development (PD) comprises of the Lake Louise property parcels 3060-007-004 and 3060-004-001.

The PUD Plan for “Lake Louise Planned Development” 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 for “Lake Louise Planned Development”, 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 building architecture and articulation will be amended if needed to reflect design.
3. Changes or adjustments to the Standards contained in this document will be submitted by the developer and 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 Planned Unit Development (PUD) district and Urban Residential 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 multi-family 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 include the PUD Plan, delineation and identification of Planning Area and Standards for development. This application is consistent with the Marion County's Urban Residential Land Use classification and R-1 zoning district.

These Standards may be amended, as permitted in Sec. 4.2.31, by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PUD Plan includes standards that have been developed based on existing site features, available infrastructure, the County's overall vision for the area and similarly situated residential developments. The PUD Plan provides a sustainable land use which is compatible internally and with adjacent properties. The standards provide flexibility to best respond to current and future market forces, changes in building and development patterns, and community demographics. The project's proposed densities and intensities are consistent with the Urban Residential Land Use classification of the County's adopted Comprehensive Plan

OVERALL GUIDING PRINCIPLES

This PUD Master Plan is for a 151-unit residential apartment complex, future phased residential development, and with open space. The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision.

- 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.
- The location and design of surface parking is important in establishing the character of the project. Surface parking shall generally be designed as described in Division 11, Section 6.11.8 of the Marion County Land Development Code.
- The project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- Building form 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 limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Access driveways have been designed and are shown to minimize congestion.
- Sidewalks have been designed to allow pedestrian connections between developments.
- 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.
- Large 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.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway 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 35 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.

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. Site development must be ever mindful of the emphasis on pedestrian connectivity with safe and inviting design addressing convenient access for walking and bicycling for users of the area. Such emphasis shall be achieved at all development stages. The overall program distribution may be adjusted according to the needs of the community, providing the total densities and intensities included in the PUD Plan are not exceeded. The “Lake Louise PUD Master 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. This PUD Standards book is intended to communicate the general design intent of the project. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this book, Marion County may permit such superior design alternative through an administrative review and approval of the referenced project.

Table 1: Development Standards for Residential Use	
Standard	Requirements
Tract size (acres ±)	±9.47
Maximum Lot Coverage (FAR)	N/A
Minimum Front Setback (feet)	25
Minimum Lot Size	N/A
Building Height	Maximum 40 feet. Buildings may be 1, 2 or 3 story.
Building Services Areas	Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be incorporated into the overall design of the building and landscaping.
Dumpsters	Dumpsters shall be screened consistent with County standards; with construction materials that complement the primary building.
Parking	Parking shall be pursuant to Marion County Land Development Code Sections 6.11.6, 6.11.7 and 6.11.8.
Utilities	Utilities should be located/buried such that tree installations are possible.

Table 1: Development Standards for Residential Use	
Standard	Requirements
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height and shall be used adjacent to existing residential. Lighting should be directed away from adjacent properties and no more than 1 foot candle is permitted beyond property lines. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Land Development Code, Article 4, Division 4. This shall include Sec.4.4.4(c). External illumination shall be allowed.
Buffers	Buffers shall comply with Section 6.8.6 except where shown otherwise on the PUD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	20% minimum. See notes and site data on plan. See notes and site data on plan. Open space shall be clustered into larger tracts/areas.
Exterior Elevations	Exterior elevations are provided within this booklet.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in the PUD Plan including, but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Access	Lots shall be provided access to the public road as generally illustrated on the PUD Plan.

TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS









TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS FOR FUTURE DEVELOPMENT

Building Type A Front Elevation



Building Type B Front Elevation



Building Type D Front Elevation



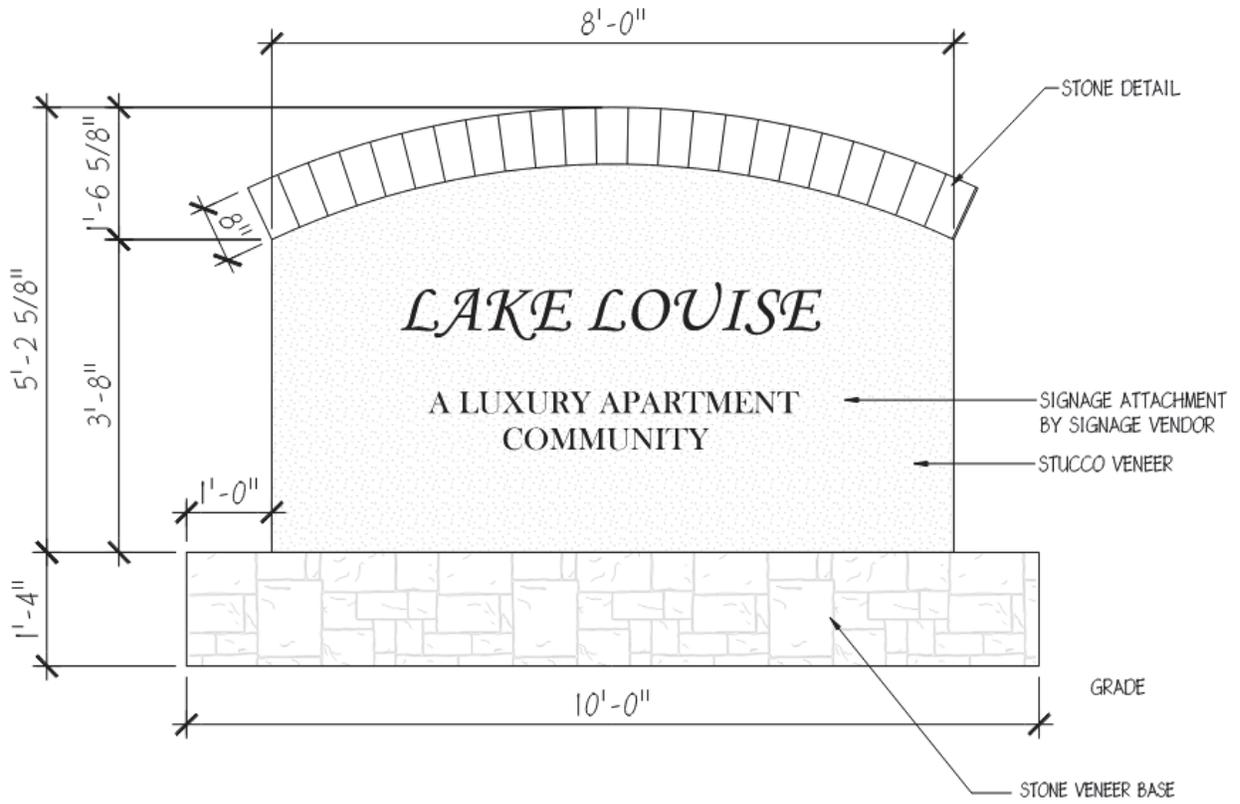
Club House Front Elevation



TYPICAL MONUMENT SIGN ELEVATIONS



TYPICAL MONUMENT SIGN ELEVATIONS





February 3, 2025

Marion County Growth Services
2710 E. Silver Springs Boulevard
Ocala, Florida 34470

**RE: *Lake Louise Rezoning and Master Plan Amendment
Kimley-Horn Project No. 242009001***

To Whom It May Concern:

On behalf of our client, Lake Louise LLC, we are submitting two applications: (1) an application for a PUD Master Plan; and (2) an application for rezoning for two parcels totaling 9.48 acres (3060-007-004 and 3060-004-001).

A traffic study (AR 30071) for the Melody Project was approved by Marion County on November 26, 2024.

The Parcels' current future land use designation is Urban Residential and the current zoning classification is R-1. The intended use of the parcel would be multi-family consisting of 151 units (16 du/ac).

The following items are included with the submittal for review:

1. Development Review Application
2. PUD Zoning Application
3. Authorization
4. Warranty Deed
5. MCPA Property Card
6. Location Map
7. Aerial Map
8. FEMA Firmette
9. NRCS Soils Report
10. Quad Map
11. Wetland Map
12. Lake Louise PUD Master Plan
13. ALTA Boundary Survey
14. Drainage Analysis
15. Karst Report
16. Environmental Analysisp

Should you need any additional information to aid in the review, please feel free to contact our office.

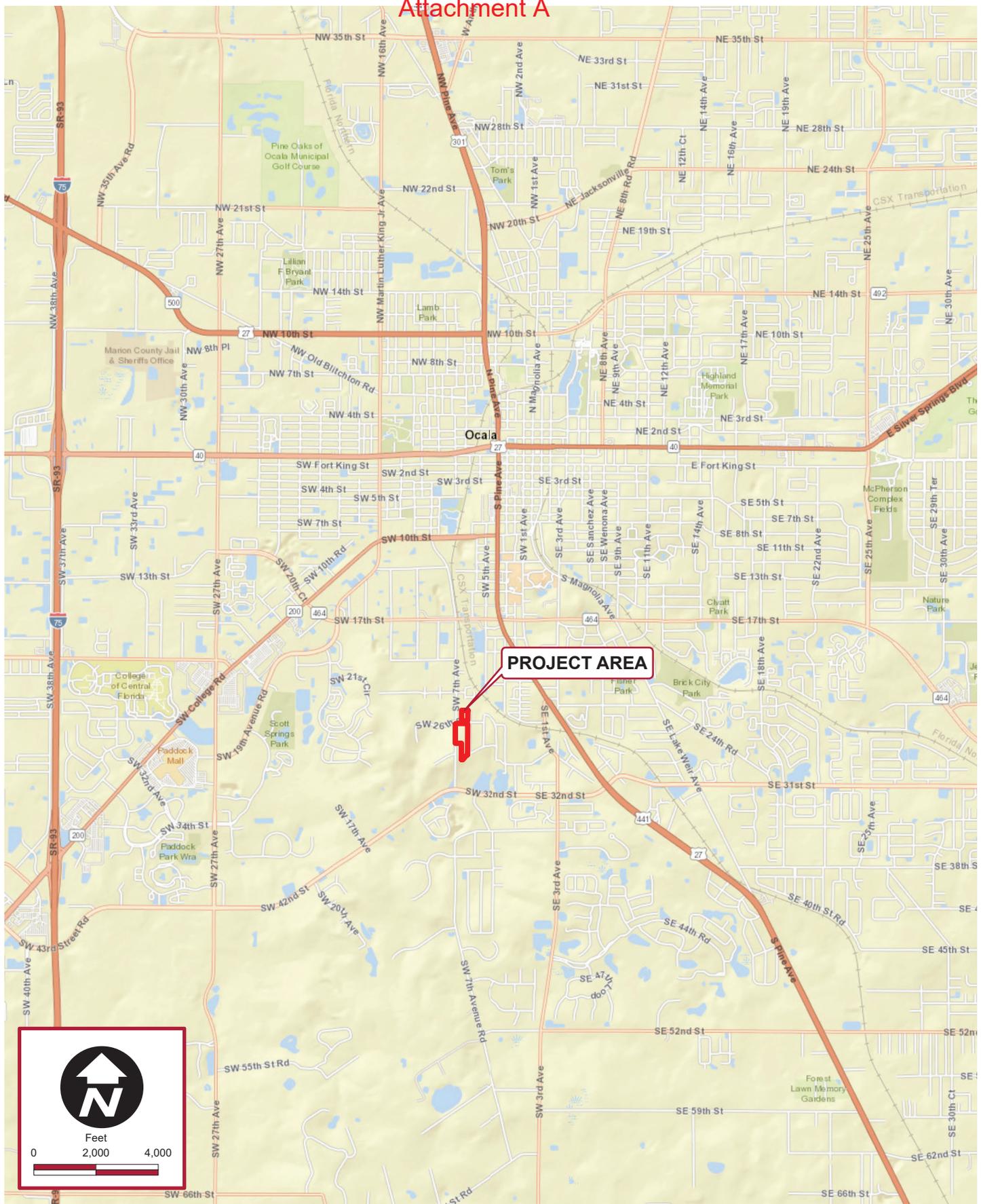
Sincerely,

A handwritten signature in blue ink that reads "Gene Losito".

Gene B. Losito, P.E.

CC: File

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PROJECT AREA

Kimley»Horn

© 2024 Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry Number 35106

LOCATION MAP

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

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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 PLAN APPLICATION

Date: February 3, 2025

A. PROJECT INFORMATION:

Project Name: Lake Louise PUD Master Plan
Parcel Number(s): 3060-004-001, 3060-007-004
Section 37 Township 15S Range 22E Land Use UR Zoning Classification PUD
Commercial [] Residential [x] Industrial [] Institutional [] Mixed Use [] Other []
Type of Plan: MASTER PLAN
Property Acreage 9.48 Number of Lots 0 Miles of Roads 0
Location of Property with Crossroads SW 7th Avenue, SW 26th Street
Additional information regarding this submittal: This application accompanies a PUD Zoning Application request.

B. CONTACT INFORMATION (Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)

[x] Engineer:
Firm Name: Kimley-Horn & Associates, Inc. Contact Name: Gene Bruno Losito, P.E.
Mailing Address: 1700 SE 17 Street, Suite 200 City: Ocala State: FL Zip Code: 34471
Phone # 352-438-3000 Alternate Phone #
Email(s) for contact via ePlans: ocala.permits@kimley-horn.com, gene.losito@kimley-horn.com

[] Surveyor:
Firm Name: R.M. Barrineau and Associates Contact Name: Travis Barrineau, PSM
Mailing Address: 1309 SE 25th Loop, Suite 103 City: Ocala State: FL Zip Code: 34471
Phone # 352-622-3133 Alternate Phone #
Email(s) for contact via ePlans:

Property Owner:
Owner: Lake Louise, LLC Contact Name:
Mailing Address: 2441 NE 3rd Street, Suite 201 City: Ocala State: FL Zip Code: 34475
Phone # Alternate Phone #
Email address:

Developer:
Developer: Contact Name:
Mailing Address: City: State: Zip Code:
Phone # Alternate Phone #
Email address:



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Limited Liability Company
LAKE LOUISE, LLC

Filing Information

Document Number	L17000032404
FEI/EIN Number	84-2991102
Date Filed	02/13/2017
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	12/08/2022
Event Effective Date	NONE

Principal Address

2441 NE 3RD ST STE 201
OCALA, FL 34470

Mailing Address

2441 NE 3RD ST STE 201
OCALA, FL 34470

Registered Agent Name & Address

RUDNIANYN, JOHN S
2441 NE 3RD ST STE 201
OCALA, FL 34470

Authorized Person(s) Detail

Name & Address

Title MGR

RUDNIANYN, SHIRLEY B
2441 NE 3RD ST STE 201
OCALA, FL 34470

Title MGR

RUDNIANYN, JOHN S
2441 NE 3RD ST STE 201
OCALA, FL 34470

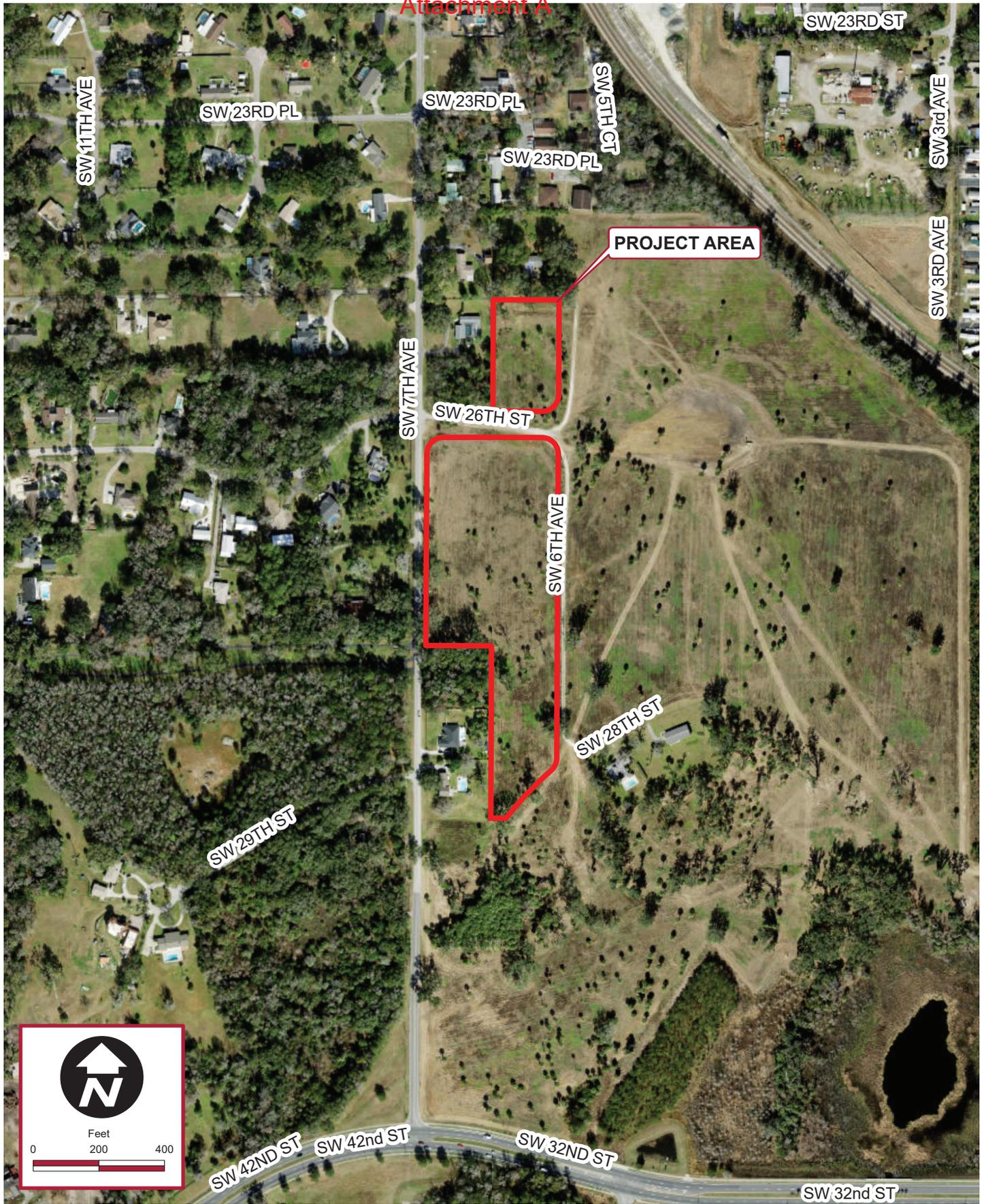
Attachment A

Annual Reports

Report Year	Filed Date
2022	03/23/2022
2023	04/11/2023
2024	04/04/2024

Document Images

04/04/2024 -- ANNUAL REPORT	View image in PDF format
04/11/2023 -- ANNUAL REPORT	View image in PDF format
12/08/2022 -- LC Amendment	View image in PDF format
03/23/2022 -- ANNUAL REPORT	View image in PDF format
03/30/2021 -- ANNUAL REPORT	View image in PDF format
03/23/2020 -- ANNUAL REPORT	View image in PDF format
04/25/2019 -- ANNUAL REPORT	View image in PDF format
04/17/2018 -- ANNUAL REPORT	View image in PDF format
02/13/2017 -- Florida Limited Liability	View image in PDF format



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Kimley»Horn

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 Phone: (352) 438-3000
 www.kimley-horn.com Registry Number 35106

AERIAL MAP

LAKE LOUISE PUD MASTER PLAN
 MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242009001

May 2024

A-24

Figure 2

70.3

AE
67.6

AE
77.2

AE
85.7

PROJECT AREA

A

Data Source: FEMA Firm ID: 12083C0517E
Effective Date: April 19, 2017

Legend

FEMA Flood Zones 2017

- FEMA Flood Zone A
- FEMA Flood Zone AE

Feet

0 200 400

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FEMA FLOOD MAP

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

Scale: As Noted	Project No.: 242009001	May 2024	A-25 Figure 3
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Attachment A

Hydrologic Soil Group—Marion County Area, Florida
(Boundary)



Soil Map may not be valid at this scale.

Map Scale: 1:2,820 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FL

Hydrologic Soil Group—Marion County Area, Florida (Boundary)

MAP LEGEND

Area of Interest (AOI)		 C	C
	Area of Interest (AOI)	 C/D	C/D
Soils		 D	D
Soil Rating Polygons		 Not rated or not available	Not rated or not available
	A	Water Features	
	A/D		Streams and Canals
	B	Transportation	
	B/D		Rails
	C		Interstate Highways
	C/D		US Routes
	D		Major Roads
	Not rated or not available		Local Roads
Soil Rating Lines		Background	
	A		Aerial Photography
	A/D		
	B		
	B/D		
	C		
	C/D		
	D		
	Not rated or not available		
Soil Rating Points			
	A		
	A/D		
	B		
	B/D		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Florida
 Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
20	Boardman loamy sand, 5 to 8 percent slopes	C/D	5.6	59.4%
77	Zuber loamy sand, 2 to 5 percent slopes	C	3.8	40.6%
Totals for Area of Interest			9.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

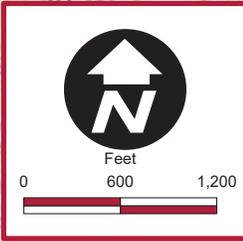
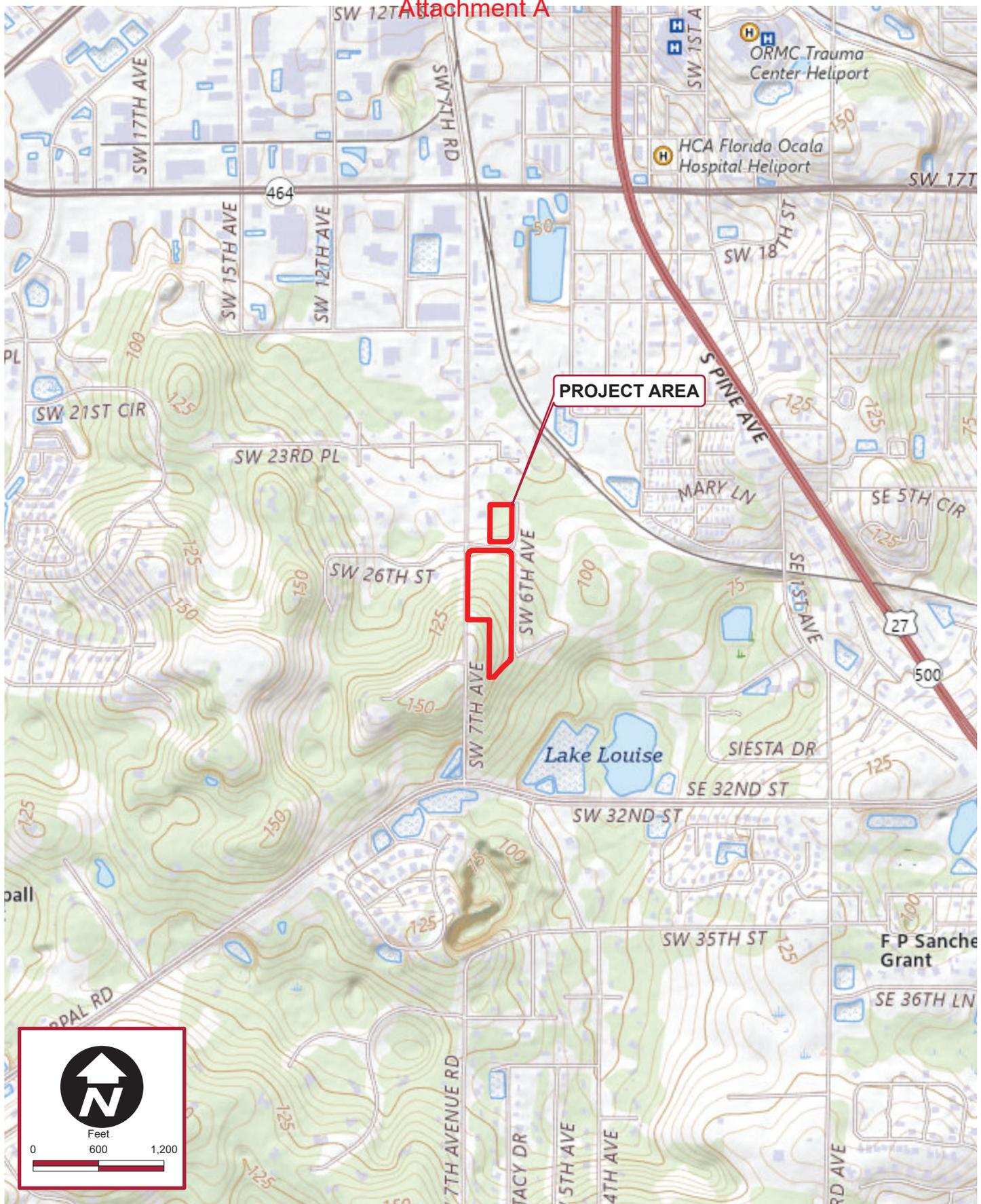
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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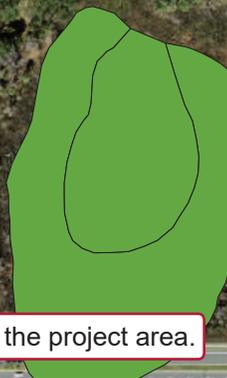
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USGS QUAD MAP			
LAKE LOUISE PUD MASTER PLAN MARION COUNTY, FLORIDA			
Scale: As Noted	Project No.: 242009001	May 2024	A-30 Figure 5

Legend

 National Wetlands Inventory

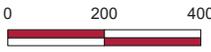
PROJECT AREA





Feet

0 200 400



There are no wetlands within the project area.

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NATIONAL WETLANDS INVENTORY MAP

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

Attachment A

SANCHEZ GRANT, TOWNSHIP 15 SOUTH, RANGE 22 EAST MARION COUNTY, FLORIDA



CURVE-1
DELTA = 90°01'09"
RADIUS = 50.00'
ARC = 37.66'
CHORD = 70.10'
C.B. = 1.45239517'

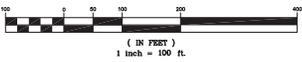
CURVE-2
DELTA = 90°18'28"
RADIUS = 50.00'
ARC = 78.81'
CHORD = 70.80'
C.B. = 5.44545151'

CURVE-3
DELTA = 47°49'05"
RADIUS = 50.00'
ARC = 41.73'
CHORD = 40.53'
C.B. = 5.21020070'

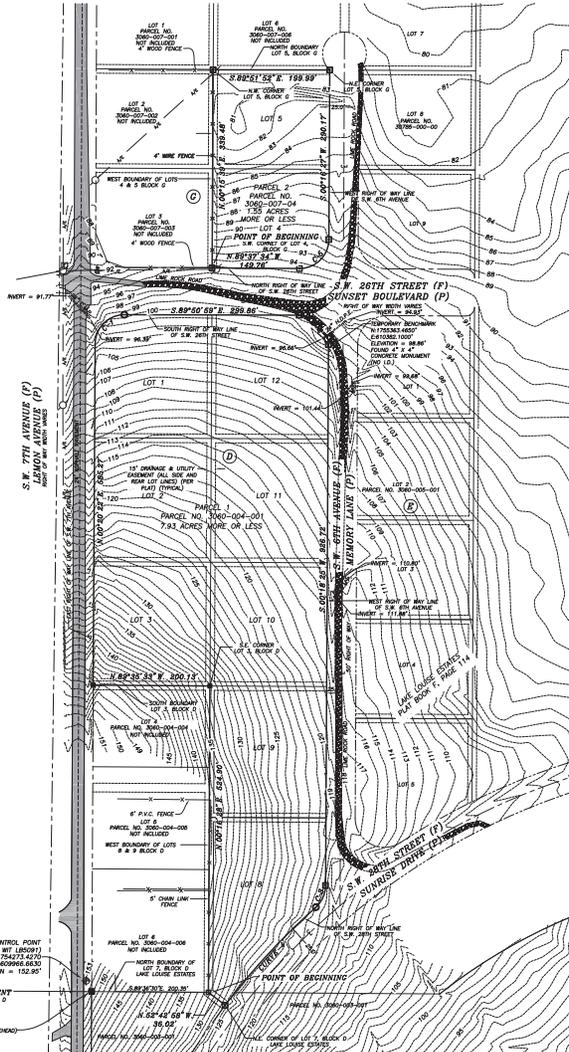
CURVE-4
DELTA = 10°54'42"
RADIUS = 1,000.00'
ARC = 229.23'
CHORD = 228.88'
C.B. = 5.42505057'

CURVE-5
DELTA = 90°14'13"
RADIUS = 50.00'
ARC = 78.78'
CHORD = 70.86'
C.B. = 5.45193171'

GRAPHIC SCALE



- LEGEND UNLESS OTHERWISE NOTED**
- CENTERLINE OF RIGHT OF WAY
 - CHORD BEARING
 - O.R. = OFFICIAL RECORDS OF MARION COUNTY
 - = FOUND 4" x 4" CONCRETE MONUMENT (MOORHEAD ENGINEERS)
 - = FOUND 4" x 4" CONCRETE MONUMENT (NO IDENTIFICATION)
 - = FOUND 5/8" IRON ROD & CAP — LB 7389
 - = FOUND 5/8" IRON ROD & CAP — C&A 2093
 - = FOUND 1" IRON PIPE
 - = FOUND NAIL
 - = SET 5/8" IRON ROD & CAP — LB 5091
 - () = FIELD MEASUREMENT
 - () = DEED DIMENSION
 - () = PLAT DIMENSION
 - () = CALCULATED DIMENSION
 - () = SANITARY CLEANOUT
 - () = TELEPHONE BOX
 - () = DRAINAGE MANHOLE
 - () = STORM DRAINAGE GRATE
 - () = CABLE BOX
 - () = ELECTRIC BOX
 - () = METAL LIGHT POLE
 - () = WOOD POWER POLE
 - () = GUY ANCHOR
 - () = WATER METER
 - () = WATER VALVE
 - () = FIRE HYDRANT
 - () = MAILBOX
 - () = SIGN
 - P.V.C. = POLYVINYL CHLORIDE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE
 - W.E. = AERIAL ELECTRIC
 - W. = UNDERGROUND WATER MAIN
 - - - = BROKEN LINE; NOT DRAWN TO SCALE
 - = DENOTES CONCRETE
 - = DENOTES ASPHALT



DESCRIPTION (AS SURVEYED)

PARCEL 1

LOTS 1, 2, 3, 8, 9, 10, 11 AND 12 BLOCK D OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 7, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7, S.89°36'30"E., A DISTANCE OF 200.35 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 7, ALONG THE WEST BOUNDARY OF LOTS 8 AND 9, BLOCK D OF SAID LAKE LOUISE ESTATES, N.00°16'28"E., 524.90 FEET TO THE S.E. OF LOT 3, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH OF SAID LOT 5, N.89°55'53"W., A DISTANCE OF 200.13 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 7TH AVENUE, ALSO KNOWN AS LEMON AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LOT 5, ALONG SAID EAST RIGHT OF WAY LINE, N.02°20'22"E., A DISTANCE OF 588.27 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°01'09" AND A CHORD BEARING AND DISTANCE OF N.45°28'07"E., 70.10 FEET; THENCE NORTHEASTERLY ALONG SAID EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 77.68 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF S.W. 26TH STREET, ALSO KNOWN AS SUNSET BOULEVARD, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.88°40'59"E., A DISTANCE OF 299.86 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°18'28" AND A CHORD BEARING AND DISTANCE OF S.44°54'51"E., 70.90 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 78.81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 6TH AVENUE, ALSO KNOWN AS MEMORY LANE, BEING A FIFTY FOOT RIGHT OF WAY; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, S.00°18'25"W., A DISTANCE OF 926.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 47°49'05" AND A CHORD BEARING AND DISTANCE OF S.24°02'00"W., 40.53 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 41.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 28TH STREET, ALSO KNOWN AS SUNRISE DRIVE, BEING A FIFTY FOOT RIGHT OF WAY, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1,200 FEET, A CENTRAL ANGLE OF 10°54'42" AND A CHORD BEARING AND DISTANCE OF S.42°50'05"W., 228.88 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 229.23 FEET TO THE N.E. CORNER OF THE FOREMENTIONED LOT 7, BLOCK D; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LOT 7, N.52°42'58"W., A DISTANCE OF 36.02 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 7.93 ACRES MORE OR LESS.

PARCEL 2

LOTS 4 AND 5 BLOCK G OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE S.W. CORNER OF SAID LOT 4, BLOCK G; THENCE ALONG THE WEST BOUNDARY OF SAID LOTS 4 AND 5, BLOCK G, N.00°15'39"E., A DISTANCE OF 358.48 FEET TO THE N.W. CORNER OF SAID LOT 5; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH BOUNDARY OF SAID LOT 5, S.89°51'02"E., A DISTANCE OF 199.99 FEET TO THE N.E. CORNER OF SAID LOT 5, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF S.W. 6TH AVENUE, ALSO KNOWN AS MEMORY LANE, BEING A FIFTY FOOT RIGHT OF WAY LINE; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 5, ALONG SAID WEST RIGHT OF WAY LINE, S.00°16'27"W., A DISTANCE OF 290.17 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°14'13" AND A CHORD BEARING AND DISTANCE OF S.45°19'13"W., 70.86 FEET; THENCE SOUTHWESTERLY ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 78.75 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 26TH STREET, ALSO KNOWN AS SUNSET BOULEVARD, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, ALONG SAID NORTH RIGHT OF WAY LINE, N.89°37'34"W., A DISTANCE OF 149.76 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 1.55 ACRES MORE OR LESS.

NOTES:

1. DATE OF FIELD SURVEY, DECEMBER 5, 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 R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS DEPICTED HEREON ARE GRID BEARINGS, WEST FLORIDA ZONE, NAD-83 (CORSEB) EPOCH=2002.0000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
6. VERTICAL DATUM BASED ON CITY OF Ocala ENGINEERING DEPARTMENT CONTROL POINT 0026, ELEVATION 142.73; NAVD-88.
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 RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 65-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE
TRAVIS R. BARRINEAU
TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

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

NO.	REVISIONS	BY	DATE

SCALE:	T.P.B.	REVISIONS
1" = 100'		

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
STATE OF FLORIDA LICENSE NO. 14303
1000 UNIVERSITY BLVD., SUITE 1000, Ocala, FL 34471
TEL: 352.236.1111 FAX: 352.236.1112
WWW.RMBARRINEAU.COM

BOUNDARY & TOPOGRAPHIC SURVEY FOR:
LAKE LOUISE, LLC

REFERENCES:	FILE:
F.S. 605, P.S. 29-34	
J.O.# 17024	
DWS # 17024 BLD COUNTY	



Ray and Associates
Attachment A
Planning & Environmental

2712 SE 29th Street Ocala, Florida 34471
352-425-8881 wrayassoc@aol.com

May 6th, 2024

John Rudnianyn
Lake Lousia LLC
2441 NE 3rd Street
Ocala, FL 34470

Transmitted via Email: John Rudnianyn: John@ipsocala.com

Subject: Proposal to provide Professional Environmental Consulting Services for the approximate 9.51 Acre^{+/-} Lake Lousia LLC tracts. Properties are located in; Section 30, Township 15 South, Range 22 East; in Marion County, Florida.

Dear John:

Pursuant to our discussions, Ray and Associates is pleased to submit this proposal to provide professional planning and environmental consulting services for an approximate 9.51 Acre^{+/-} site located in Marion County, Florida.

The site is further identified by Marion County Property appraiser as:

Parcel Number	Prime Key #	Acreage ^{+/-}
3060-004-001	2389974	7.95
3060-007-004	2392533	1.56
TOTAL		9.51

With this information in mind, we propose the following tasks and corresponding fees:

I. Environmental Site Assessment

In accordance with Marion County requirements, we will prepare a narrative assessment of the environmental conditions found on site. We will document and analyze the various Vegetative Communities, Wildlife, likelihood of occurrence for wildlife listed as Endangered, Threatened or Species of Special Concern, Soils, and native wildlife habitats found on site. We will coordinate with the FWC to obtain the latest data on any nearby eagle nest(s) and additional identified habitat that impact site development. We will respond to comments from the County, conduct field reviews, and coordinate with staff and others as directed or necessary.

We will additionally complete a Preliminary Survey of Potentially Active/Abandoned Gopher Tortoise Burrows for the purpose of estimating future development costs associated FWC compliance.

As the subject site is in Marion County, east of I-75, comprised of Class A Soil and contains areas above Elevation 80' it is located in the USFWS Sand Skink Consultation Area.

In accordance with the 2023 updated United States Fish and Wildlife Services (USFWS) Guidelines and Sand Skink survey Protocols, we will complete Pre-Consultation with North Florida USFWS Staff, providing them with necessary information and documentation obtained from Pedestrian Survey completed in accordance with USFWS protocols together with additional Data for the purpose of determining if Sand Skink Habitat is located on the subject site, and if necessary the scope and extent of survey requirements for the Federally Protected Species, Sand Skink.

A memo or documentation from USFWS will be provided to the project Team outlining the results and recommendations resulting from this meeting with USFWS Staff.

This assessment will provide the environmental information required by Marion County but will not meet the level of detail for obtaining permits to Take or Relocate protected or listed species. If necessary, any Biological Assessment, Comprehensive Surveys are required to Take, Relocate, or Mitigate a Protected or Listed species will require an Authorization for Additional Services.

Our fee for this task will be a fixed fee of \$4,200.00 and includes mileage and associated copying costs.

II. Additional Services

Any Additional Services requested that are not a part of this proposal will be invoiced on a mutually agreed upon fee. Authorization under this task must be in writing.

This proposal, which has been received and reviewed, represents the entire understanding between Lake Lousia LLC and Ray and Associates with regard to the referenced project. This proposal shall remain in effect for acceptance for a period of fifteen (15) days from the date thereof, after which time Ray and Associates reserves the right to review and revise its proposal. Once accepted, this proposal may only be modified in writing with the consensus of both parties. If you wish to accept this proposal, please sign this proposal where indicated and return one complete copy to Ray and Associates. Upon receipt we will promptly schedule our services.

Thank you for considering Ray and Associates.

We look forward to helping you create a quality project.

Sincerely,



William A. Ray, A.I.C.P.
President
Ray and Associates

APPROVED AND ACCEPTED

By _____
Authorized Representative



Technical Memorandum

From: Gene B. Losito, P.E., Kimley-Horn and Associates, Inc.

Date: February 3, 2025

RE: **Lake Louise Master PUD Plan
Drainage Analysis
Kimley-Horn Project No: 242009001**

The purpose of this technical memorandum is to provide a preliminary Drainage Analysis for the Lake Louise Master PUD Plan (the "Project").

The Project is located in central Marion County, Florida, on the east side of SW 7th Ave. The project area is approximately 9.48 acres in size and consists of a proposed multifamily development.

The Project site varies in elevation from 81' to 138'. No flood plains exist on site. The site is composed of Type C and C/D soils. In existing conditions, the site is within 4 drainage basins delineated by the Florida Ridge Watershed Management Plan. In proposed conditions, the Project will drain to a retention area to be designed with the City of Ocala Lake Louise project. The retention area will be designed to meet the requirements of the City of Ocala and St. Johns River Water Management District.

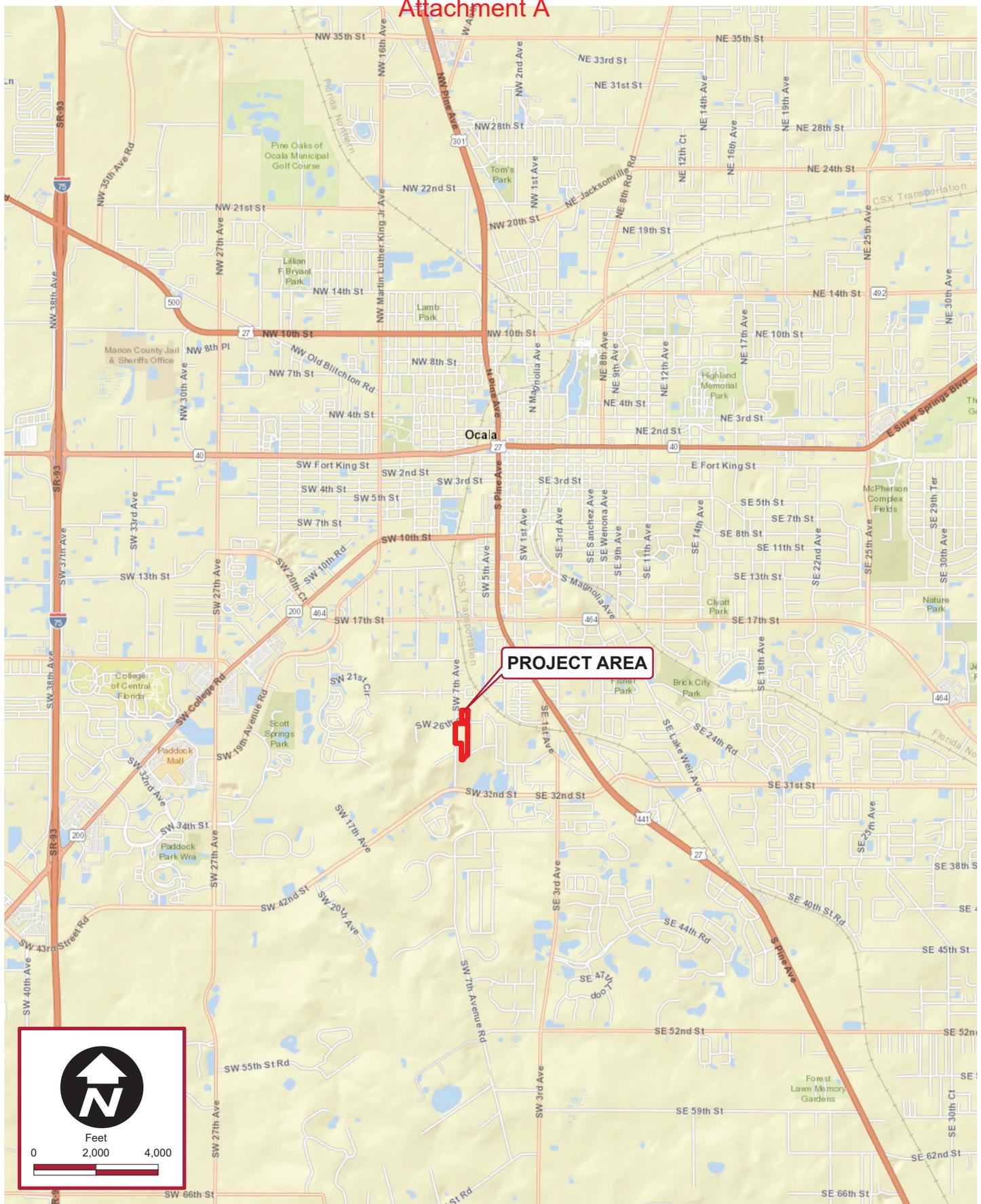
THIS IS TO CERTIFY THAT THE ENCLOSED ENGINEERING MEMORANDUM WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

Gene B Losito 

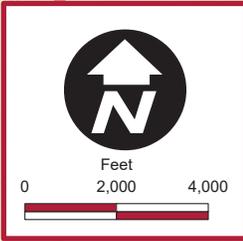
GENE BRUNO LOSITO, P.E.
Florida Registration Number #75547
Registry No. 35106

Attachments: Location Map
Aerial Map
USGS Quad Map
FEMA Firmette
NRCS Soils Survey
Existing Conditions Drainage Analysis Exhibit
Proposed Conditions Drainage Analysis Exhibit

K:\OCA_Civil\242009001-Lake Louise PUD and Traffic Study\doc\Drainage Analysis\Memo020724gbL_Drainage.docx



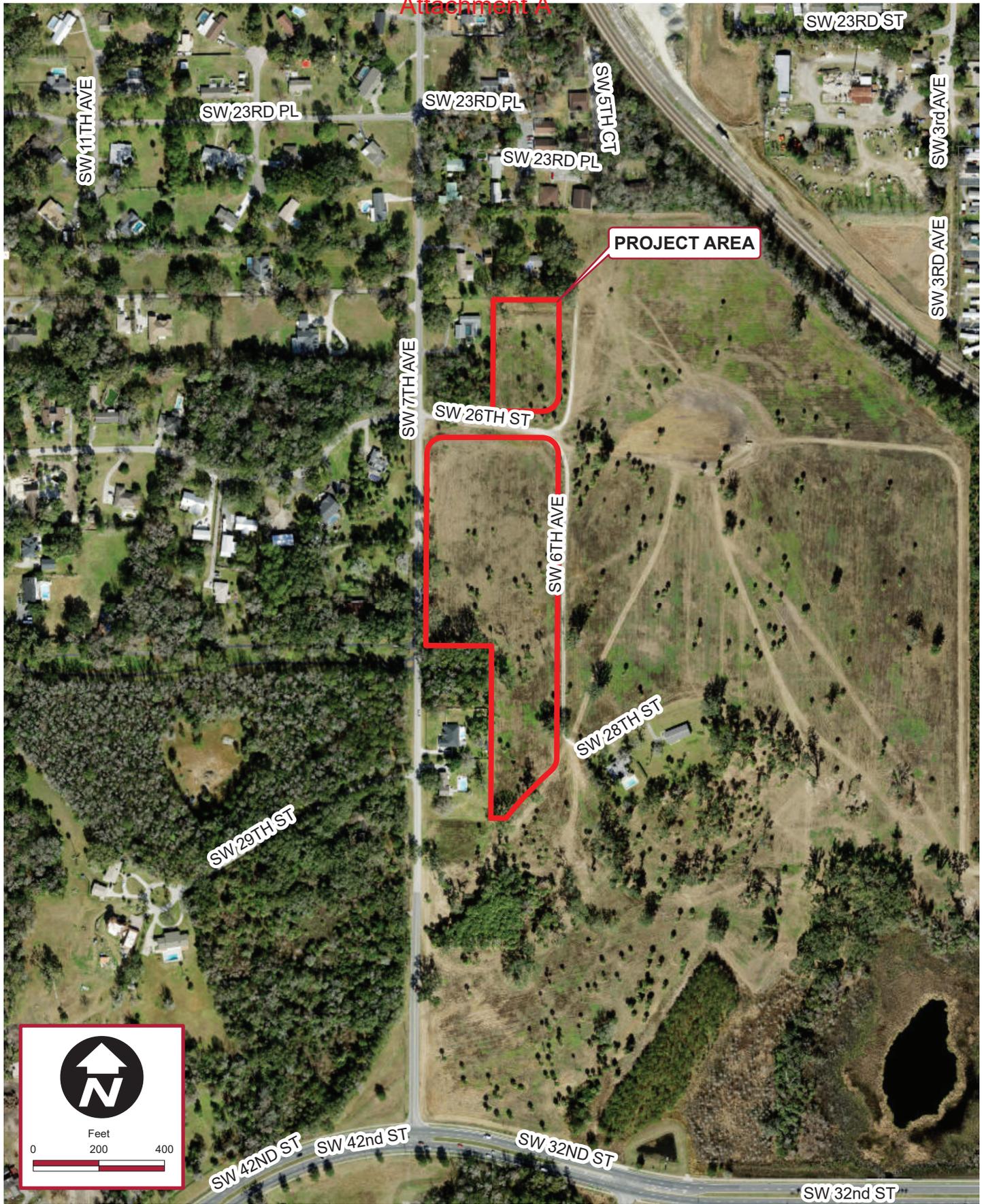
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LOCATION MAP			
LAKE LOUISE PUD MASTER PLAN MARION COUNTY, FLORIDA			
Scale: As Noted	Project No.: 242009001	May 2024	A-36
			Figure 1



K:\OCA_GIS\242009001-Lake Louise PUD And Traffic Study\Exhibit\GIS Exhibits.aprx - 5/21/2024 3:43 PM - josh.lucero



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AERIAL MAP

LAKE LOUISE PUD MASTER PLAN
 MARION COUNTY, FLORIDA

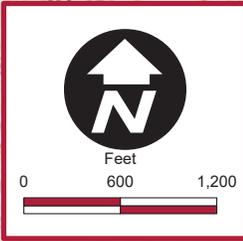
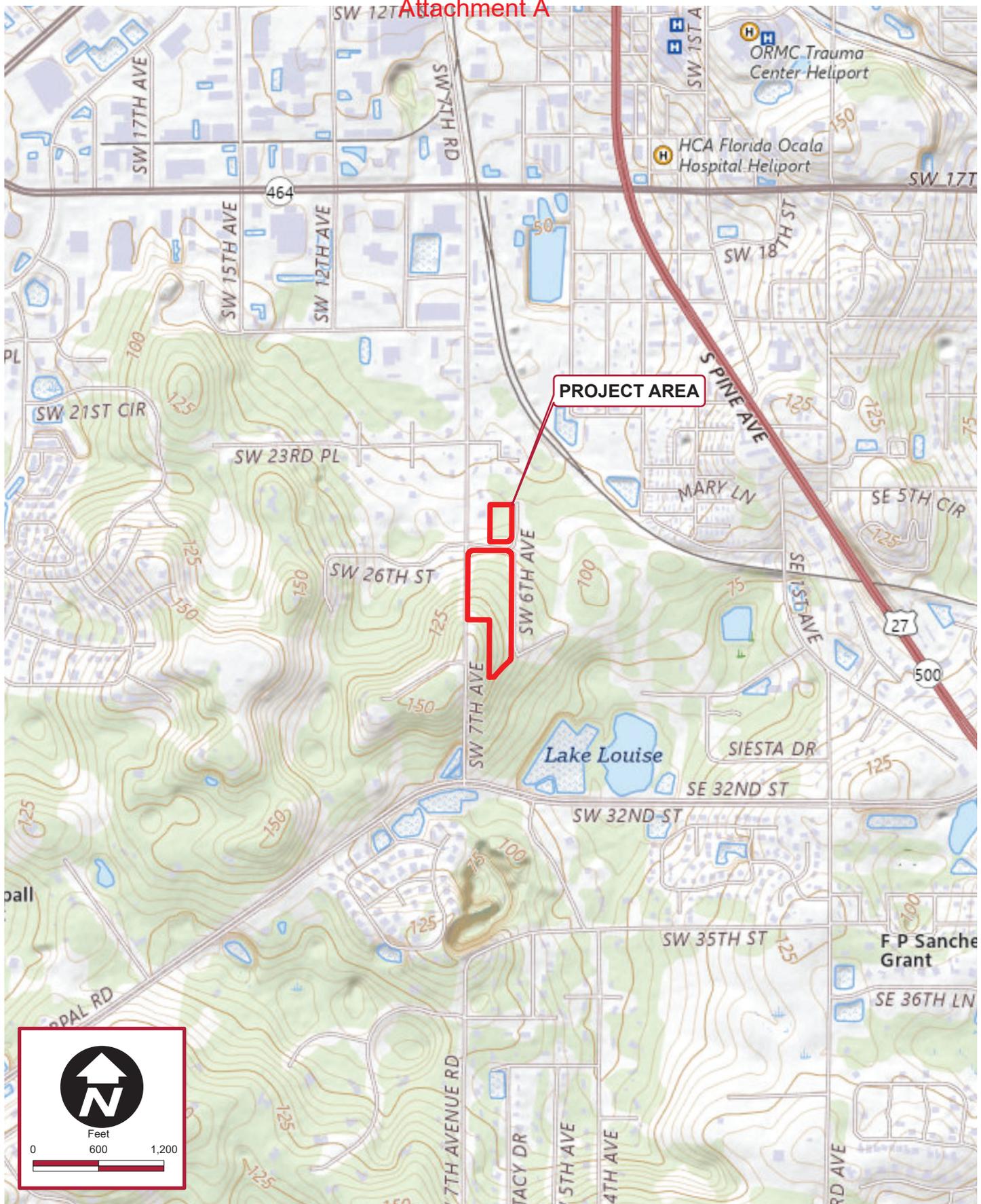
Scale: As Noted

Project No.: 242009001

May 2024

A-37

Figure 2



K:\OCA_GIS\242009001-Lake Louise PUD And Traffic Study\Exhibit\GIS Exhibits.aprx - 5/21/2024 3:46 PM - josh.lucero

Kimley»Horn
 © 2024 Kimley-Horn and Associates, Inc.
 1700 SE 17th Street, Suite 200, Ocala FL 34471
 Phone: (352) 438-3000
 www.kimley-horn.com Registry Number 35106

USGS QUAD MAP			
LAKE LOUISE PUD MASTER PLAN MARION COUNTY, FLORIDA			
Scale: As Noted	Project No.: 242009001	May 2024	A-38 Figure 5

70.3

AE
67.6

AE
77.2

AE
85.7

PROJECT AREA

A

Data Source: FEMA Firm ID: 12083C0517E
Effective Date: April 19, 2017

Legend

FEMA Flood Zones 2017

- FEMA Flood Zone A
- FEMA Flood Zone AE

Feet

0 200 400

K:\OCA_GIS\242009001-Lake Louise PUD And Traffic Study\Exhibit\GIS Exhibits.aprx - 5/21/2024 3:44 PM - josh.lucero

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FEMA FLOOD MAP

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242009001

May 2024

A-39

Figure 3

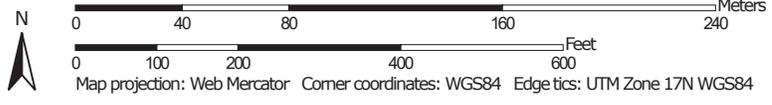
Attachment A

Hydrologic Soil Group—Marion County Area, Florida
(Boundary)



Soil Map may not be valid at this scale.

Map Scale: 1:2,820 if printed on A portrait (8.5" x 11") sheet.



Attachment A

Hydrologic Soil Group—Marion County Area, Florida
(Boundary)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Florida
 Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
20	Boardman loamy sand, 5 to 8 percent slopes	C/D	5.6	59.4%
77	Zuber loamy sand, 2 to 5 percent slopes	C	3.8	40.6%
Totals for Area of Interest			9.5	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

BASIN EX-DA-2
54.42 AC

BASIN EX-DA-3
60.20 AC

BOUNDARY
(TYP.)

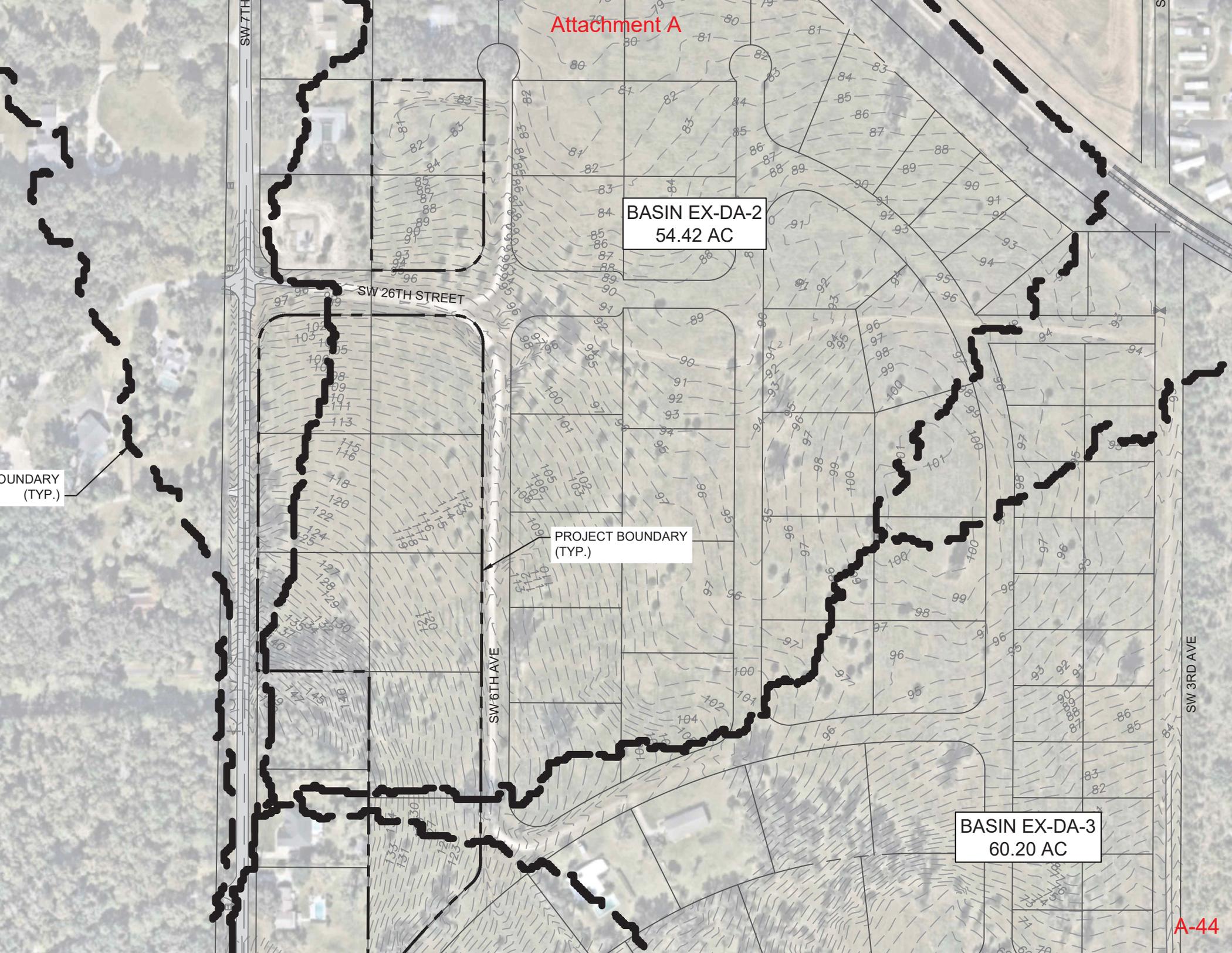
PROJECT BOUNDARY
(TYP.)

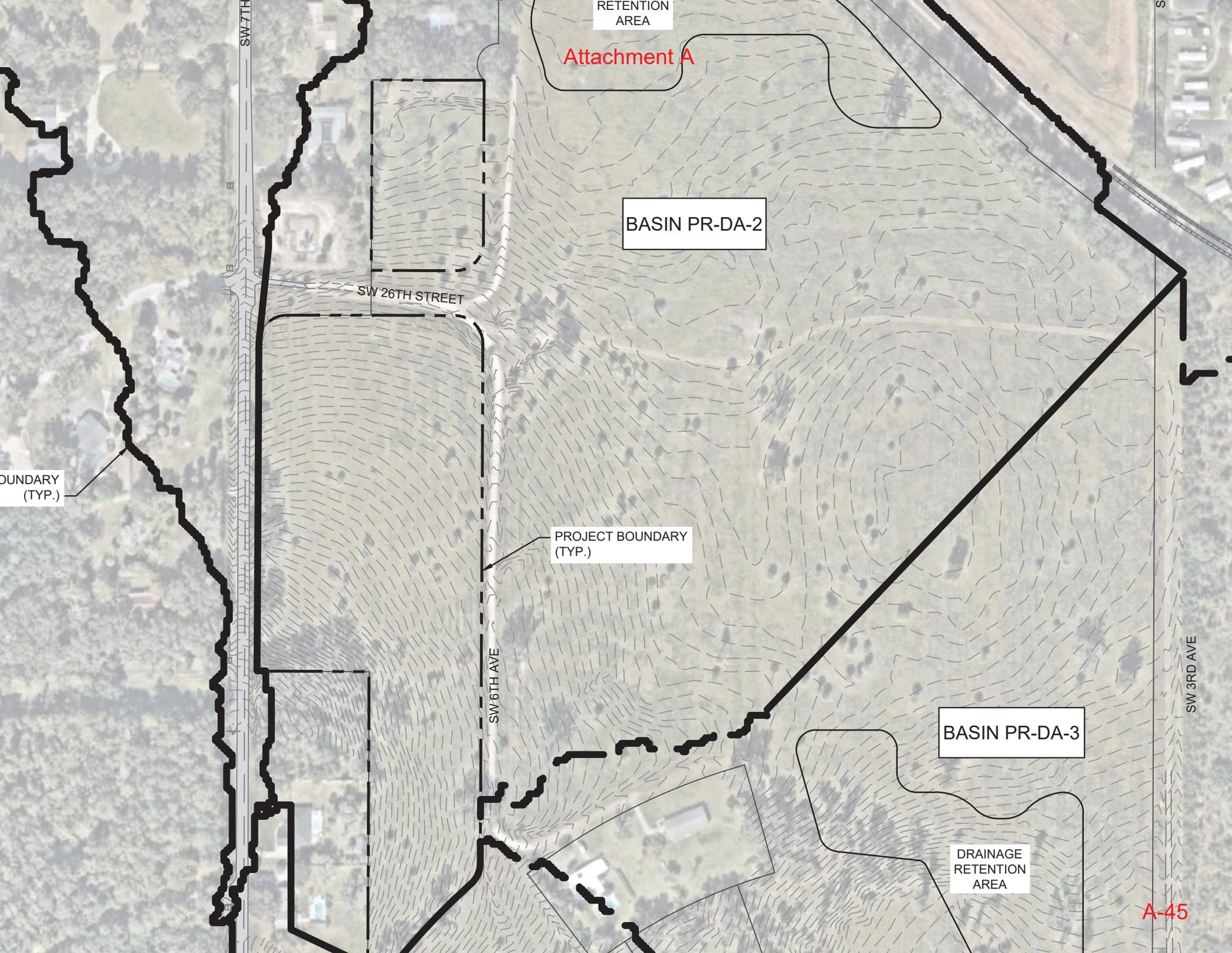
SW 7TH

SW 26TH STREET

SW 6TH AVE

SW 3RD AVE





RETENTION AREA

Attachment A

BASIN PR-DA-2

SW 26TH STREET

BOUNDARY (TYP.)

PROJECT BOUNDARY (TYP.)

SW 6TH AVE

BASIN PR-DA-3

SW 3RD AVE

DRAINAGE RETENTION AREA



Technical Memorandum

From: Gene Losito, PE; Kimley-Horn

Date: February 3, 2025

RE: ***Lake Louise PUD
Karst Feature Geologic Assessment
Kimley-Horn Project Number 242009001***

Purpose

The purpose of this technical memorandum is to provide a Karst Feature Geologic Assessment for the Lake Louise PUD Plan (the "Project"), as outlined and required by the Marion County Land Development Code (LDC), Sections 2.12.17 and 6.10.

Background

The Project is located in Marion County, Florida, northeast of the intersection of SW 7th Avenue and SW 32nd Street. The project area is approximately 9.48 acres in size and consists of proposed multi-family buildings.

As with nearly any development project in Marion County, the risk of encountering karst activities is likely. Marion County's geologic profile generally consists of layers of sand and clay, of varying thicknesses, over limestone formations that cap the upper Floridan aquifer. When conditions permit the erosion of the limestone layer and the subsidence of the upper soils, sinkholes can occur. It is our professional opinion that development of this Project poses a normal, not elevated, risk of sinkhole formation.

LDC Section 6.10.3

The following information is included as part of this Technical Memorandum or noted as not applicable.

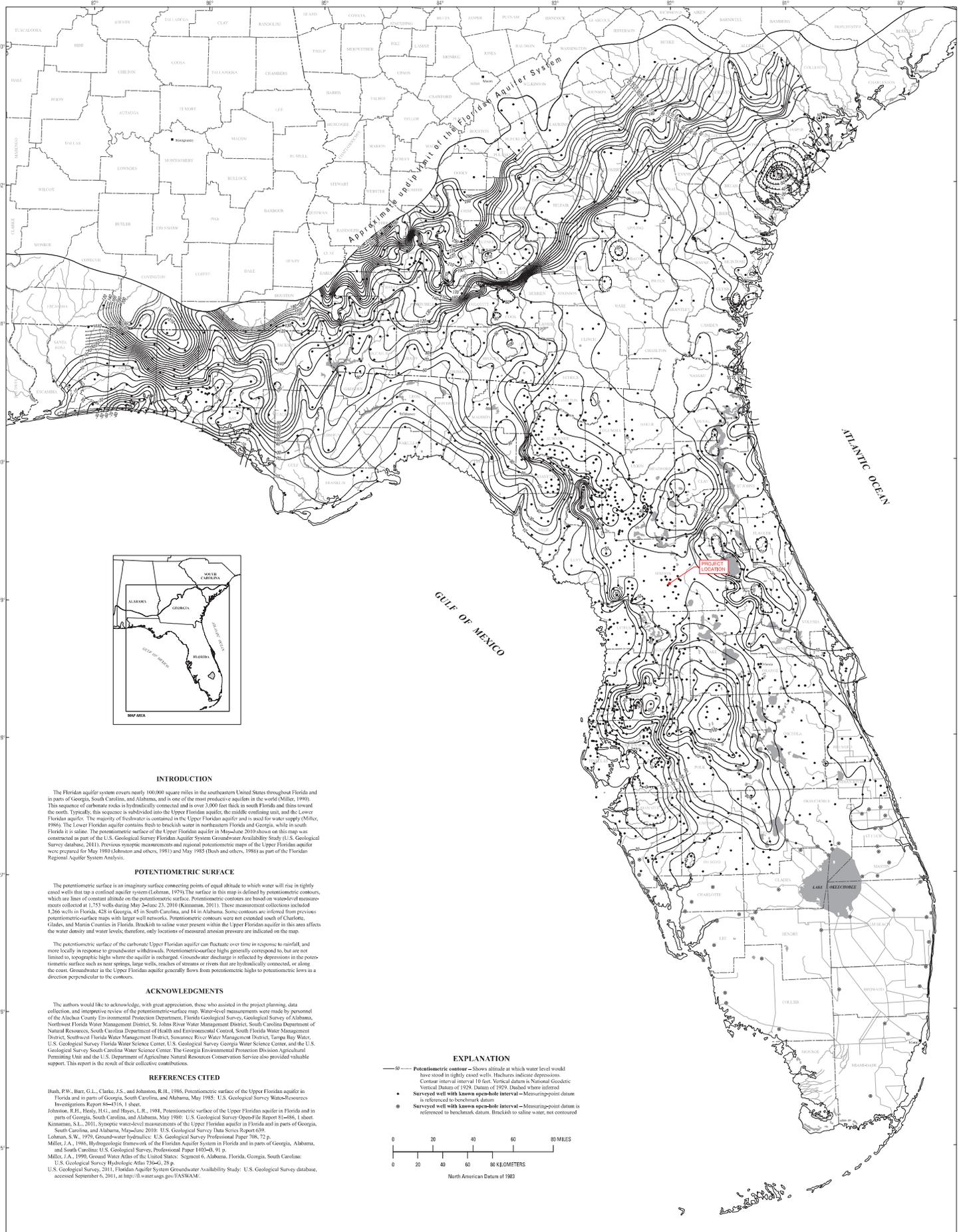
1. Potentiometric Surface Map. Ground elevations onsite range from 85'-145'. The expected elevation of the potentiometric surface is approximately 50'.
2. There are no geotechnical bulletins or papers specific to the Project area.
3. There are no geotechnical or hydrogeologic reports or studies for the Project area. However, during development permitting, geotechnical borings will be obtained pursuant to the applicable sections of the LDC.
4. There are no known sinkhole locations as depicted on the Project NRCS Soils Map.
5. The evaluation of the planned site area follows:

LDC Section 6.10.4

It shall be a requirement of this Project that no untreated stormwater shall be directed into a karst feature.



ATTACHMENTS



INTRODUCTION

The Floridan aquifer system covers nearly 100,000 square miles in the southeastern United States throughout Florida and in parts of Georgia, South Carolina, and Alabama, and is one of the most productive aquifers in the world (Miller, 1990). This sequence of carbonate rocks is hydrologically connected and is over 3,000 feet thick in south Florida and thins toward the north. Typically, this sequence is subdivided into the Upper Floridan aquifer, the middle confining unit, and the Lower Floridan aquifer. The majority of freshwater is contained in the Upper Floridan aquifer and is used for water supply (Miller, 1986). The Lower Floridan aquifer contains fresh to brackish water in northeastern Florida and Georgia, while in south Florida it is saline. The potentiometric surface of the Upper Floridan aquifer in May–June 2010 shown on this map was constructed as part of the U.S. Geological Survey Florida Aquifer System Groundwater Availability Study (U.S. Geological Survey database, 2011). Previous synoptic measurements and regional potentiometric maps of the Upper Floridan aquifer were prepared for May 1980 (Johnson and others, 1981) and May 1985 (Bush and others, 1986) as part of the Florida Regional Aquifer System Analysis.

POTENTIOMETRIC SURFACE

The potentiometric surface is an imaginary surface connecting points of equal altitude to which water will rise in tightly cased wells that tap a confined aquifer system (Lohman, 1979). The surface in this map is defined by potentiometric contours, which are lines of constant altitude on the potentiometric surface. Potentiometric contours are based on water-level measurements collected at 1,753 wells during May 24–June 23, 2010 (Kinnaman, 2011). These measurement collections included 1,266 wells in Florida, 428 in Georgia, 45 in South Carolina, and 14 in Alabama. Some contours are inferred from previous potentiometric-surface maps with larger well networks. Potentiometric contours were not extended south of Charlotte, Georgia, and Marion Counties in Florida. Brackish to saline water present within the Upper Floridan aquifer in this area affects the water density and water levels; therefore, only locations of measured artesian pressure are indicated on the map.

The potentiometric surface of the carbonate Upper Floridan aquifer can fluctuate over time in response to rainfall, and more locally in response to groundwater withdrawals. Potentiometric-surface highs generally correspond to, but are not limited to, topographic highs where the aquifer is recharged. Groundwater discharge is reflected by depressions in the potentiometric surface such as near springs, large wells, reaches of streams or rivers that are hydrologically connected, or along the coast. Groundwater in the Upper Floridan aquifer generally flows from potentiometric highs to potentiometric lows in a direction perpendicular to the contours.

ACKNOWLEDGMENTS

The authors would like to acknowledge, with great appreciation, those who assisted in the project planning, data collection, and interpretive review of the potentiometric-surface map. Water-level measurements were made by personnel of the Jackson County Environmental Protection Department, Florida Geological Survey, Geological Survey of Alabama, Northwest Florida Water Management District, St. John River Water Management District, South Carolina Department of Natural Resources, South Carolina Department of Health and Environmental Control, South Florida Water Management District, Southwest Florida Water Management District, Suwannee River Water Management District, Tampa Bay Water, U.S. Geological Survey Florida Water Science Center, U.S. Geological Survey Georgia Water Science Center, and the U.S. Geological Survey South Carolina Water Science Center. The Georgia Environmental Protection Division Agricultural Permitting Unit and the U.S. Department of Agriculture Natural Resources Conservation Service also provided valuable support. This report is the result of their collective contributions.

REFERENCES CITED

Bash, P.W., Barr, G.L., Clarke, J.S., and Johnson, R.H., 1986. Potentiometric surface of the Upper Floridan aquifer in Florida and in parts of Georgia, South Carolina, and Alabama, May 1985. U.S. Geological Survey Water-Resources Investigations Report 86-416, 1 sheet.

Johnson, R.H., Holly, H.G., and Hayes, L.R., 1981. Potentiometric surface of the Upper Floridan aquifer in Florida and in parts of Georgia, South Carolina, and Alabama, May 1980. U.S. Geological Survey Professional Paper 81-486, 1 sheet.

Kinnaman, S.L., 2011. Synoptic water-level measurements of the Upper Floridan aquifer in Florida and in parts of Georgia, South Carolina, and Alabama, May–June 2010. U.S. Geological Survey Data Series Report 639.

Lohman, S.W., 1979. Groundwater hydrology. U.S. Geological Survey Professional Paper 708, 72 p.

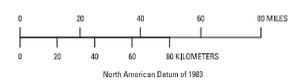
Miller, J.A., 1986. Hydrogeologic Framework of the Floridan Aquifer System in Florida and in parts of Georgia, Alabama, and South Carolina. U.S. Geological Survey Professional Paper 140-4, 91 p.

Miller, J.A., 1990. Ground Water Atlas of the United States: Segment 6. Alabama, Florida, Georgia, South Carolina. U.S. Geological Survey Hydrologic Atlas 710-G, 28 p.

U.S. Geological Survey, 2011. Florida Aquifer System Groundwater Availability Study. U.S. Geological Survey database, accessed September 6, 2011, at <http://water.usgs.gov/FASWAM/>.

EXPLANATION

- Potentiometric contour—Shows altitude at which water level would have stood in tightly cased wells. Hachures indicate depressions. Contour interval interval 10 feet. Vertical datum is National Geodetic Vertical Datum of 1929. Datum of 1929. Dashed where inferred.
- Surveyed well with known open-hole interval—Measuring-point datum is referenced to benchmark datum.
- Surveyed well with known open-hole interval—Measuring-point datum is referenced to benchmark datum. Brackish to saline water not contoured.



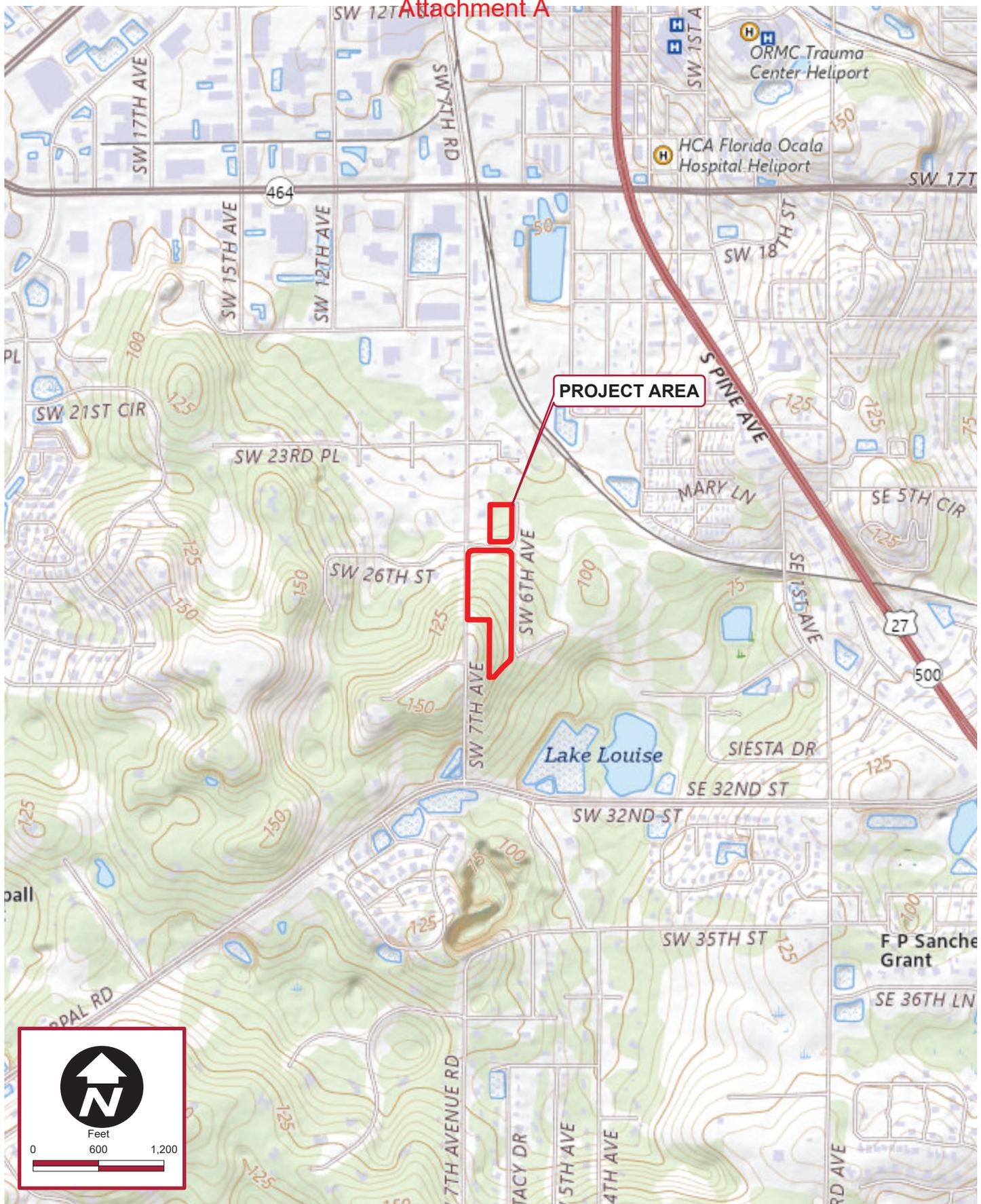
Potentiometric Surface of the Upper Floridan Aquifer in Florida and Parts of Georgia, South Carolina, and Alabama, May – June 2010

By
 Sandra L. Kinnaman and Joann F. Dixon
 2011

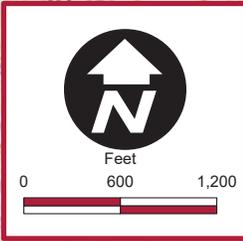
U.S. Geological Survey, Reston, Virginia: 2011

1:500,000 Scale
 1:500,000 Scale
 1:500,000 Scale

A-49



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Kimley»Horn

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 1700 SE 17th Street, Suite 200, Ocala FL 34471
 Phone: (352) 438-3000
 www.kimley-horn.com Registry Number 35106

USGS QUAD MAP			
LAKE LOUISE PUD MASTER PLAN MARION COUNTY, FLORIDA			
Scale: As Noted	Project No.: 242009001	May 2024	A-50 Figure 5

Attachment A

Hydrologic Soil Group—Marion County Area, Florida
(Boundary)



Soil Map may not be valid at this scale.

Map Scale: 1:2,820 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Attachment A

Hydrologic Soil Group—Marion County Area, Florida
(Boundary)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
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Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
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Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Florida
 Survey Area Data: Version 21, Sep 6, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

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Hydrologic Soil Group

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Totals for Area of Interest			9.5	100.0%

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Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

This Instrument Prepared by:
Office of the County Engineer
Marion County, Florida
412 SE 25th Ave.
Ocala, FL 34471

Record and Return to:
Marion County
Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471

Attachment A



Certified A True Copy
of 6 page document
this 18 day of April, 2023
GREGORY C. HARRELL
Clerk of Court and Comptroller
By [Signature] D.C.

CORRECTIVE RESOLUTION
THIS CORRECTIVE RESOLUTION IS TO SOLEY TO CORRECT
AND AMEND THE OFFICIAL RECORDS BOOK REFERENCED
IN BODY OF RESOLUTION NO. 23-R-78 RECORDED ON MARCH 24, 2023
IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA
IN OFFICAL RECORDS BOOK 8009 PAGES 373-378

RESOLUTION NO. 23 - R - 78

RESOLUTION TO VACATE A PORTION OF PLAT OF
LAKE LOUISE ESTATES
AS RECORDED IN
PLAT BOOK F PAGE 114
AND
LAKE LOUISE MANOR
AS RECORDED IN
PLAT BOOK G PAGE 58

PUBLIC RECORDS OF MARION COUNTY, FLORIDA,
SUBJECT TO RESERVATION OF A SINGLE EASEMENT



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 04/19/2023 03:44:15 PM
FILE #: 2023048096 OR BK 8029 PGS 172-177
REC FEES: \$52.50 INDEX FEES: \$0.00
DDS: \$0.00 MDS: \$0.00 INT: \$0.00

WHEREAS, Lake Louise, LLC, has petitioned the Board of County Commissioners of Marion County, Florida to vacate that certain portion of the Plat of Lake Louise Estates, Plat Book F, Page 114 and Lake Louise Manor, Plat Book G, Page 58 inclusive of all lots and, with the exception of a single easement, all other easements as described on attached Exhibit 'A'; and

WHEREAS, Lake Louise, LLC is the owner(s) in fee simple of all platted lands described above except dedicated public areas as may therein be included; and

WHEREAS, the Development Review Committee has reviewed the petition and has recommended approval; and

WHEREAS, it appears that owners of property in the vicinity of the lands herein described and the general public will not be adversely affected by vacating that certain portion of said Plat; and

WHEREAS, in accordance with Florida Statute 177.101, a certified copy of a Resolution 2022-54 of the City of Ocala, as recorded in Official Records Book 7894, Pages 1627 – 1633, vacating that certain portion of the Plat as described on attached Exhibit 'A' has been furnished; and

WHEREAS, an easement as described on Exhibit 'B' shall be reserved, as pursuant to Paragraph 2. in Resolution 2022-54; and

WHEREAS, petitioner has caused the Notice of Intention to Vacate A Portion of the Plat to be published in a newspaper of general circulation, as required by Chapter 177, Florida Statutes, and all persons through such notice were invited to comment; and

WHEREAS, in accordance with Florida Statute 177.101, petitioner hereby requests that the Marion County Board of County Commissioners take appropriate action, including the adoption of a resolution confirming the vacation of that certain portion of the Plat; and

NOW, THEREFORE, BE IT RESOLVED, that the Marion County Board of County Commissioners does hereby vacate that certain portion of the Plat of Lake Louise Estates, Plat Book F, Page 114 and Lake Louise Manor, Plat Book G, Page 58 inclusive of all lots and easements as described on attached Exhibit 'A', subject to reservation of single easement as described on Exhibit 'B'. All rights and interests of Marion County and the public existing in the platted lands are hereby disclaimed and abandoned.

Form PV-R

Attachment A

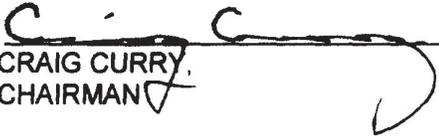
DULY ADOPTED in a regular session this 13th day of April 2023.

ATTEST:



GREGORY C. HARRELL,
CLERK OF THE COURT

MARION COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF FLORIDA

BY: 

CRAIG CURRY,
CHAIRMAN

FOR USE AND RELIANCE OF MARION COUNTY ONLY,
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:



ELIZABETH A. D. T.,
SENIOR ASSISTANT COUNTY ATTORNEY

SKETCH OF DESCRIPTION FOR: LAKE LOUISE, LLC

DESCRIPTION:

A PORTION OF LOTS 1, 2, 3, 8, 9, 10, 11, 12 BLOCK D; LOTS 4 AND 5, BLOCK G LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; ALL LANDS LYING IN MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE N.W. CORNER OF LOT 7, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7, S.89°36'30"E., A DISTANCE OF 200.35 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 7, ALONG THE WEST BOUNDARY OF LOTS 8 AND 9, BLOCK D OF SAID LAKE LOUISE ESTATES, N.00°16'28"E., A DISTANCE 524.90 FEET TO THE S.E. CORNER OF LOT 3, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LOT 3, N.89°35'33"W., A DISTANCE OF 200.13 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 7TH AVENUE (LEMON AVENUE PLAT) (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST RIGHT OF WAY, N.00°18'58"E., A DISTANCE OF 585.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 88°55'35" AND CHORD BEARING AND DISTANCE OF N.45°47'12"E., 70.05 FEET; THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY AND THE ARC OF SAID CURVE A DISTANCE OF 77.60 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE AFOREMENTIONED S.W. 26TH STREET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°58'18"W., A DISTANCE OF 150.20 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, N.00°15'39"E., A DISTANCE OF 80.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID S.W. 26TH STREET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF LOTS 4 AND 5, BLOCK G OF SAID LAKE LOUISE ESTATES, N.00°15'39"E., A DISTANCE OF 339.48 FEET TO THE N.W. CORNER OF SAID LOT 5; THENCE DEPARTING SAID WEST BOUNDARY ALONG THE NORTH BOUNDARY OF SAID LOT 5, S.89°51'32"E., A DISTANCE OF 199.99 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE AFOREMENTIONED S.W. 6TH AVENUE, SAID POINT ALSO BEING A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 37.50 FEET, A CENTRAL ANGLE OF 275°49'43" AND CHORD BEARING AND DISTANCE OF S.89°39'22"E., 50.27 FEET; THENCE DEPARTING SAID NORTH BOUNDARY, NORTHWESTERLY, EASTERLY, AND SOUTHWESTERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 180.53 FEET TO THE END OF SAID CURVE, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF SAID S.W. 6TH AVENUE; THENCE ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING SIX (6) COURSES: S.00°17'46"W., A DISTANCE OF 290.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°59'58" AND CHORD BEARING AND DISTANCE OF S.44°42'12"E., 70.71 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.54 FEET TO THE END OF SAID CURVE; THENCE S.00°17'52"W., A DISTANCE OF 80.09 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°59'56" AND A CHORD BEARING AND DISTANCE OF S.45°17'48"W., 70.71 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 78.54 FEET TO THE POINT OF TANGENCY; THENCE S.00°17'48"W., A DISTANCE OF 810.83 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 123°20'37" AND CHORD BEARING AND DISTANCE OF S.61°22'49"E., 88.02 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.65 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED S.W. 28TH STREET, SAID POINT ALSO BEING A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 15°18'20" AND CHORD BEARING AND DISTANCE OF N.64°36'03"E., 319.61 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTHEASTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 320.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 71°56'59" AND A CHORD BEARING AND DISTANCE OF N.36°16'21"E., 58.74 FEET; THENCE NORTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 62.79 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, S.14°05'58"E., A DISTANCE OF 85.22 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID S.W. 28TH STREET, SAID POINT BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1150.00 FEET, A CENTRAL OF 26°06'05" AND CHORD BEARING AND DISTANCE OF S.61°16'41"W., 519.37 FEET; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 523.89 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE N.41°44'49"W., A DISTANCE OF 50.06 FEET TO THE NORTH RIGHT OF WAY LINE OF SAID S.W. 28TH STREET, SAID POINT BEING ON A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1200.00 FEET, A CENTRAL ANGLE OF 10°56'58" AND CHORD BEARING AND DISTANCE OF S.42°46'35"W., 228.98 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 229.33 FEET TO THE N.E. CORNER OF THE AFOREMENTIONED LOT 7, BLOCK D; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LOT 7, N.52°31'49"W., A DISTANCE OF 36.22 FEET TO THE POINT OF BEGINNING.

LESS: ANY PLATTED ROAD RIGHT WAY THAT FALL WITHIN THE ABOVE DESCRIBED LANDS.

NOTES:

- 1. DATE OF SKETCH: JANUARY 11, 2022
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
4. BEARINGS DEPICTED HEREON ARE GRID BEARINGS, WEST FLORIDA ZONE, NAD-83 (CORS96) EPOCH:2002.0000, BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
5. 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.
6. 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 R.M. BARRINEAU & ASSOCIATES, INC.

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.

Signature and date: 2/11/2023

Signature and name: TRAVIS P. BARRINEAU, P.S.M., - ES 6897 OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

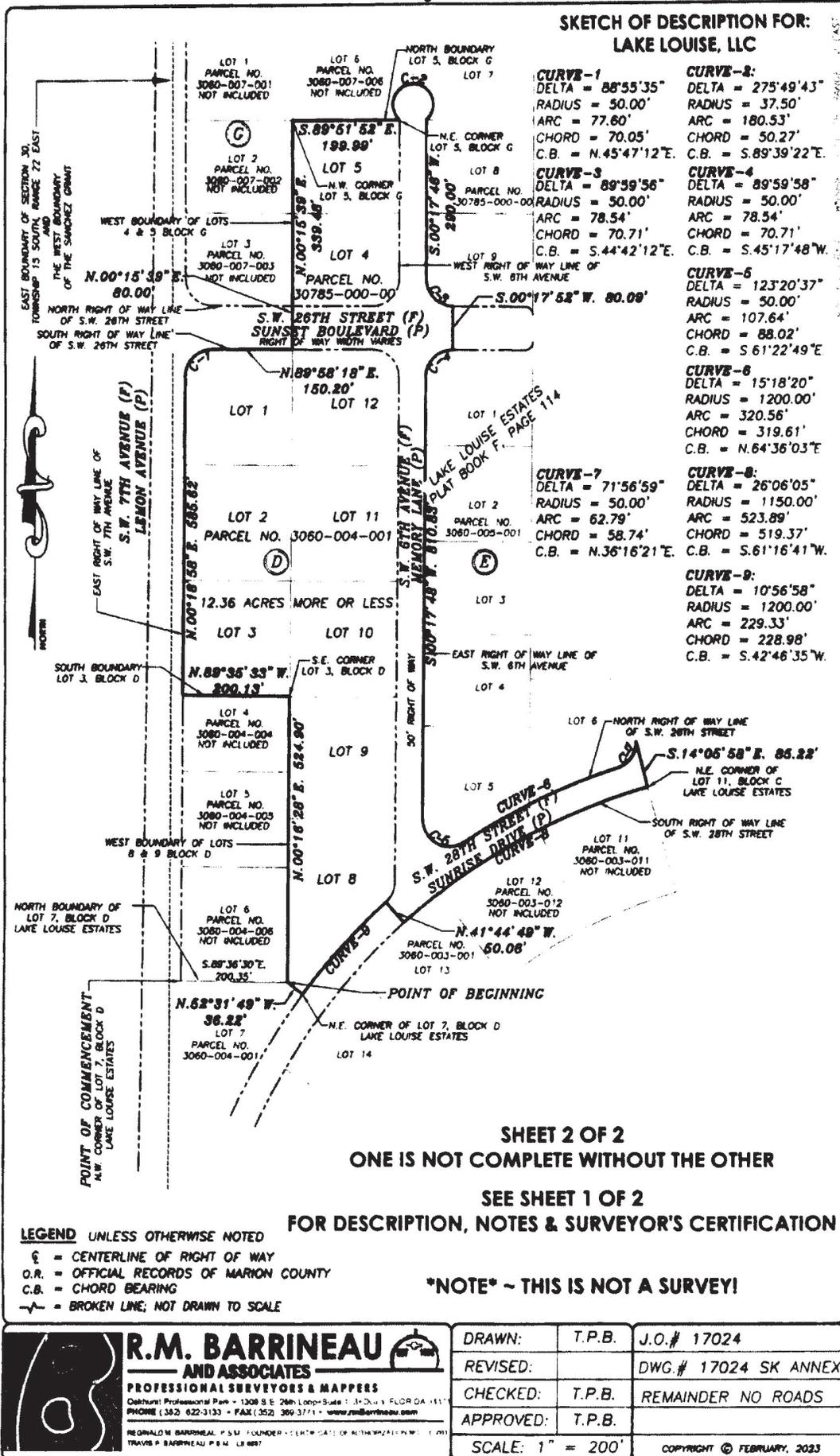
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RUBBED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHEET 1 OF 2
ONE IS NOT COMPLETE
WITHOUT THE OTHER
SEE SHEET 2 OF 2
FOR SKETCH AND LEGEND

NOTE - THIS IS NOT A SURVEY!

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
Contact: Professional Park • 1308 S.E. 75th Long-Isle 103 • Ocala, FLORIDA 34471
PHONE (352) 622-3133 • FAX (352) 360-3771 • www.rmbarrineau.com
REGINALD M. BARRINEAU P.S.M. • FOUNDER • CERTIFICATE OF AUTHORIZATION NO. 5391
TRAVIS P. BARRINEAU P.S.M. • 6897

Table with 3 columns: DRAWN, REVISED, CHECKED, APPROVED, SCALE. Values include T.P.B., J.O.# 17024, DWG.# 17024 SK ANNEX, REMAINDER NO ROADS, T.P.B., T.P.B., 1" = 200', COPYRIGHT © FEBRUARY, 2023



SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER

SEE SHEET 1 OF 2
FOR DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

NOTE ~ THIS IS NOT A SURVEY!

R.M. BARRINEAU AND ASSOCIATES
 PROFESSIONAL SURVEYORS & MAPPERS
 Central Professional Park - 1308 S.E. 26th Loop - Suite 1 - Ft. Lauderdale, FL 33304
 PHONE (352) 622-3133 • FAX (352) 369-3711 • www.rmbarneau.com

REGINALD M. BARRINEAU, P.S.M., FOUNDER - CERTIFICATE OF AUTHORIZATION NO. 1-001
 TRAVIS P. BARRINEAU, P.S.M., L.S. 6897

Exhibit 'B'

Page 1 of 1

Easement Reservation

DESCRIPTION

THE PORTION OF THE DRAINAGE & UTILITY EASEMENT (15 FEET WIDE) THAT LIES 7.5 FEET EACH SIDE OF THE REAR LINE OF LOTS 1 THROUGH 6, INCLUSIVE, A PORTION OF LOT 7, AND LOTS 11 THROUGH 16, INCLUSIVE, ALL IN BLOCK C OF THE PLAT OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, AT PAGE 114, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 (ALSO KNOWN AS THE SOUTHWEST CORNER OF LOT 16), BLOCK C, OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, AT PAGE 114, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE EAST, ALONG THE REAR LINE OF SAID LOTS 1 AND 16, 50.00 FEET, TO THE POINT OF CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE AND ALONG THE REAR LINE OF LOTS 1 THROUGH 3, INCLUSIVE, AND LOTS 15 AND 16, ALL OF SAID BLOCK C, 342.79 FEET, THROUGH A CENTRAL ANGLE OF 65°28'02" AND A CHORD BEARING AND DISTANCE OF N57°15'59"E, 324.44 FEET, TO THE POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 950.00 FEET; THENCE CONTINUE NORTHEASTERLY, ALONG SAID CURVE AND ALONG THE REAR LINE OF SAID LOT 3 AND THE REAR LINE OF LOTS 4 THROUGH 6, INCLUSIVE, AND A PORTION OF LOT 7 AND LOT 15 AND THE REAR LINE OF LOTS 11 THROUGH 14, INCLUSIVE, ALL OF SAID BLOCK C, 821.13 FEET, THROUGH A CENTRAL ANGLE OF 49°31'24" AND A CHORD BEARING AND DISTANCE OF N49°17'40"E, 795.80 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 11 AND THE EASTERLY TERMINUS OF THIS CENTERLINE DESCRIPTION.



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

3060-007-004

Prime Key: 2392533

[MAP IT+](#)

Current as of 2/3/2025

Property Information

LAKE LOUISE LLC
2441 NE 3RD ST STE 201
OCALA FL 34470-8289

Taxes / Assessments:

Map ID: 180

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 53

Acres: 1.56

2024 Certified Value

Land Just Value	\$28,860		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$28,860	Land Class Value	(\$28,436)
Total Assessed Value	\$424	Total Class Value	\$424
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$424		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$28,860	\$0	\$0	\$28,860	\$424	\$0	\$424
2023	\$28,860	\$0	\$0	\$28,860	\$435	\$0	\$435
2017	\$3,638	\$0	\$0	\$3,638	\$3,638	\$0	\$3,638

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
8029/0172	03/2023	08 CORRECTIVE	0	U	V	\$100
8009/0373	03/2023	92 PLAT AB	0	U	V	\$100
6643/0228	09/2017	07 WARRANTY	8 ALLOCATED	Q	V	\$839,100
2214/1384	01/1996	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1567/0338	03/1989	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 30 TWP 15 RGE 22
PLAT BOOK F PAGE 114
LAKE LOUISE ESTATES
BLK G LOTS 4,5
VACATED PLAT PER RESOLUTION 23-R-78
Parent Parcel: 30785-000-00

Attachment A

[Land Data - Warning: verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		.0	.0	R1	1.56	AC							
Neighborhood 4688 - LAKE LOUISE ACREAGE													
Mkt: 8 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
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Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card
Real Estate

3060-004-001

Prime Key: 2389974

[MAP IT+](#)

Current as of 2/3/2025

Property Information

LAKE LOUISE LLC
2441 NE 3RD ST STE 201
OCALA FL 34470-8289

Taxes / Assessments:

Map ID: 180

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 53

Acres: 7.95

2024 Certified Value

Land Just Value	\$162,975		
Buildings	\$0		
Miscellaneous	\$0	Impact	
Total Just Value	\$162,975	Land Class Value	(\$160,812)
Total Assessed Value	\$2,163	Total Class Value	\$2,163
Exemptions	\$0	<u>Ex Codes:</u> 08	
Total Taxable	\$2,163		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$162,975	\$0	\$0	\$162,975	\$2,163	\$0	\$2,163
2023	\$162,975	\$0	\$0	\$162,975	\$2,218	\$0	\$2,218
2022	\$189,865	\$0	\$0	\$189,865	\$1,972	\$0	\$1,972

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	VI	Price
8029/0172	03/2023	08 CORRECTIVE	0	U	V	\$100
8009/0373	03/2023	92 PLAT AB	0	U	V	\$100
6643/0228	09/2017	07 WARRANTY	8 ALLOCATED	Q	V	\$839,100
2214/1384	01/1996	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1567/0338	03/1989	05 QUIT CLAIM	0	U	V	\$100

Property Description

SEC 30 TWP 15 RGE 22
PLAT BOOK F PAGE 114
LAKE LOUISE ESTATES
BLK D LOTS 1.2.3. & 8.9.10.11.12
VACATED PLAT PER RESOLUTION 23-R-78
Parent Parcel: 3060-000-000

Attachment A

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5302		212.0	200.0	R1	.97	AC							
5302		.0	.0	R1	6.98	AC							
9994		.0	.0	R1	1.00	UT							

Neighborhood 4688 - LAKE LOUISE ACREAGE

Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser Notes

Planning and Building

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description
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