



SUBMITTAL SUMMARY REPORT MasterPlan-000271-2026

PLAN NAME: MARTINGALE PUD (AKA: GOLDEN HILLS) **LOCATION:** 3799 NW 70TH AVENUE RD
APPLICATION DATE: 01/27/2026 **OCALA,**
DESCRIPTION: PUD amendment to previously approved 241107ZP to allow for up to 190 residential units and a maximum of 225,000 sq. ft. of Commercial uses.

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

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.	01/28/2026	02/11/2026	02/13/2026	Approved

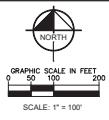
SUBMITTAL DETAILS

OCE: Plan Review (DR) v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUEDUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/11/2026	02/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/11/2026	01/30/2026	Approved
Comments	Proposed pool will require a permit through the Department of Health in Marion County. For more information please contact Evan.Searcy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	02/11/2026	01/28/2026	Approved
Comments	Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	02/11/2026	01/28/2026	Approved
Landscape (Plans) (Parks and Recreation)	Susan Heyen	02/11/2026	01/28/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	02/11/2026	02/13/2026	Approved

SUBMITTAL SUMMARY REPORT (MasterPlan-000271-2026)

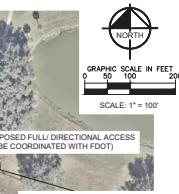
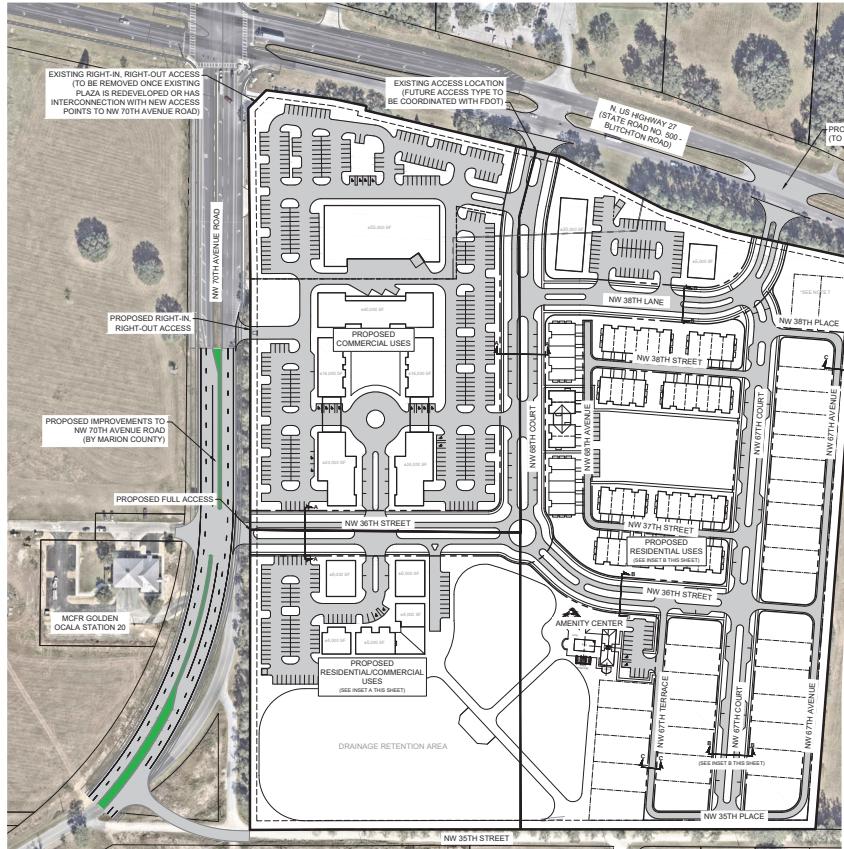
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		02/11/2026	02/11/2026	Informational
Comments	IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration 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)	Kevin Vickers	02/11/2026	02/02/2026	Approved
Recommendations	2.12.8 <input type="checkbox"/> Topographical Contours - Review of the survey as it relates to the drainage improvements will be performed with the improvement/site plan review.			
Recommendations	2.12.19 - Existing Drainage Improvements - Any existing infrastructure and the impact of the proposed development will be reviewed with the improvement/site plan.			
Recommendations	2.12.19 - Proposed Drainage Improvements - (1) Final plat shall reflect the location of the proposed infrastructure with proper easements/tracts. (2) When the improvement/site plan drainage calculations are submitted please provide a table of the lots with a breakdown of the impervious area allocated to each lot. Include the areas allotted for the building, driveway, patio areas, accessory structures (pools, patios, sheds, guest houses, etc.). Ultimately, zoning and stormwater staff need to be able to determine how much impervious is allocated to each lot for permitting structures. Please provide the areas in square feet.			
Recommendations	If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or kevin.vickers@marionfl.org.			
Recommendations	6.13 - Stormwater Management - Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans. Stormwater staff has a checklist of items that we can send as guidance for your improvement/site development plan. If you would like a copy, please contact the reviewer.			
Recommendations	2.12.20 <input type="checkbox"/> Stormwater Infrastructure Supports Phasing - Phasing implications to be reviewed with the improvement/site plan.			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	02/11/2026	01/29/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	02/11/2026	02/02/2026	Approved
Utilities (OCE Plans) (Utilities)	Heather Proctor	02/11/2026	02/10/2026	Approved
Comments	The project is proposed to be served by Marion County Utilities for both water and wastewater. However, the utility layout has not yet been reviewed or approved by MCU staff. Water and sewer main locations, routing, and related details may be revised during the plan review process. MCU staff will provide comments and any required revisions during the site plan and/or improvement plan review..			



Kimley » Horn

RICHARD V. BUSCHE, P.E.
FLORIDA LICENSE NUMBER
58 5668
DATE: 6/1/01

MARTINGALE PREPARED FOR AUSTIN INTERNATIONAL REALTY, LLC.	EXISTING CONDITIONS AND AERIAL <small>FLORIDA</small>	MAP NUMBER 44542-046
		DATE SEPTEMBER 2029
AS SHOWN		DISCUSSION ROYA
DRAWN BY ONE-KEY		OWNER MA
MAP NUMBER 44542-046		REVIEWED BY MA
SHEET NUMBER C002		



SITE DATA TABLE	
PROJECT NAME	MARTINGALE LAND-ATTACHED UNIT DEVELOPMENT
PROJECT LOCATION	N 103 HWY 27
OWNER	AUSTIN INTERNATIONAL REALTY, LLC. 2000 NW 38TH PLACE LOGUST VALLEY, FL 34486
TOTAL SITE AREA	4320 ACRES
SPRING PROTECTION ZONE	SECONDARY
OPEN SPACE REQUIRED	20% MINIMUM
FLOOD ZONE	NON-FLOODING
EXISTING FUTURE LAND USE	COM
EXISTING ZONING	PUD
MAXIMUM BUILDING HEIGHT	40' COMMERCIAL, 30' ATTACH TOWNHOMES, 4' GARAGE HEIGHT ENCLAVES
BUFFERS	SEE SHEET 208
EXTENSIONS	SEE SHEET 208
ROADS	PRIVATE
WATER AND SANITARY SEWER	MARION COUNTY UTILITIES

DEVELOPMENT PROGRAM TABLE		
DESIGNATION	ALLOWABLE USES	DENSITY
COM	• RETAIL, RESTAURANT, OFFICE • 2-HD UNITS ALLOWED WITHIN THE 4' GARAGE HEIGHT ENCLAVES • LIMITED BY THE PUD STANDARDS	UP TO 225,000 SQ. FT. PER 10 AC
RES	• 1-HD UNITS • 2-HD UNITS • SINCE & FAMILY HOMES • 1-HD UNITS • SINCE & FAMILY HOMES • 1-HD UNITS • SINCE & FAMILY HOMES	UP TO 180 TOWNHOMES AND 30 SINGLE FAMILY HOMES UP TO 180 TOWNHOMES AND 30 SINGLE FAMILY HOMES UP TO 180 TOWNHOMES AND 30 SINGLE FAMILY HOMES UP TO 180 TOWNHOMES AND 30 SINGLE FAMILY HOMES

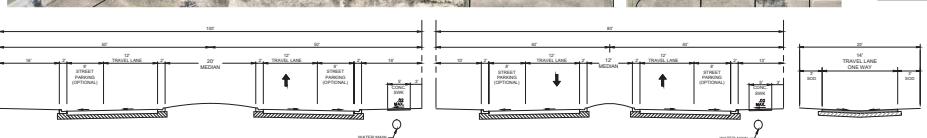
* THE PROPOSED TOWNHOME LAYOUT IS PROVIDED AS A GUIDE ONLY. COORDINATE WITH THE PUD DEVELOPMENT TEAM AS THE TOTAL DAILY TRIPS DO NOT EXCEED THOSE DEFINED IN THE APPROVED PUD PLAN.

P.U.D. NOTES:

1. THE LAYOUT DEPICTED IS CONCEPTUAL AND TO THE LEVEL OF DETAIL NECESSARY FOR REVIEW OF THE PROPOSED PUD PLAN. LOCATION OF FINAL SITE IMPROVEMENTS WILL BE DETERMINED DURING DESIGN AND AGENCY REVIEW DUE TO ENGINEERING AND MARKET CONDITIONS AND PURSUANT TO DOB, SECTION 4.2.3.
2. PROJECT PHASING WILL BE AS FOLLOWS:
 - PHASE 1: A PORTION OF THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WILL BE CONSTRUCTED WHILE MAINTAINING ACCESS AND BUSINESS USE AT THE EXISTING PLAZA.
 - PHASE 2: CONSTRUCTION OF THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WILL BE CONSTRUCTED WHILE MAINTAINING ACCESS AND BUSINESS USE AT THE EXISTING PLAZA.
 - PHASE 3: THE EXISTING COMMERCIAL PLAZA WILL BE DEMOLISHED AND USED AS A CONSTRUCTION SITE.
3. THE EXISTING COMMERCIAL PLAZA WILL REMAIN PLAZA AND CONSTRUCTION SITE, SUCH THAT THE DEVELOPMENT THAT AREA IS PROPOSED TENANT IMPROVEMENTS WILL BE CONSTRUCTED ON THE EXISTING PLAZA AND ADJACENT TO HWY 27 OR NW 35TH STREET.
4. THE PUD MUST PROVIDE AN INTERNAL PEDESTRIAN NETWORK AND MUST CONNECT TO THE PEDESTRIAN FACILITIES EXISTING AND PLANNED FOR NW 70TH AVENUE AND NW 35TH STREET, AS WELL AS THE EXISTING PLAZA AND ADJACENT TO HWY 27 OR NW 35TH STREET.
5. A TRAFFIC STUDY METHODOLOGY FOR THIS PROJECT MEETING THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE HAS BEEN SUBMITTED FOR REVIEW BY MARION COUNTY.
6. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED ANY CONCURRENCE APPROVAL, AND IS GRANTED UNDER RESERVED PUBLIC FACILITY CAPACITIES. FUTURE REQUESTS FOR CONCURRENCE APPROVALS, INCLUDING BUT NOT LIMITED TO CONCURRENCE APPROVALS FOR THE PUD, WILL BE SUBMITTED TO MARION COUNTY, AS BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.
7. OPTIMUS FOR COMMERCIAL DEVELOPMENT IN THIS AREA, STILL WITHIN PROPOSED OVERALL DENSITY FOR RESIDENTIAL AND COMMERCIAL USE.



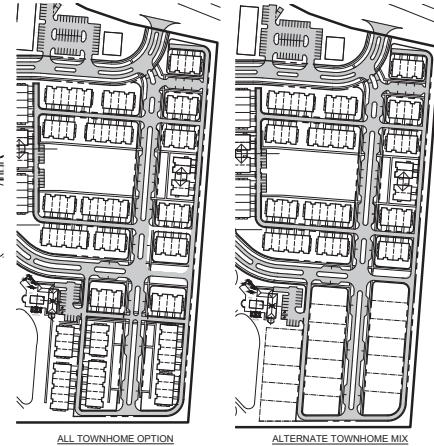
INSET A: PROPOSED TOWNHOME LAYOUT



TYPICAL SECTION A-A
100' BOULEVARD ROADWAY

TYPICAL SECTION B-B
60' RESIDENTIAL FRONTAGE ROADWAY

TYPICAL SECTION C-C
20' RESIDENTIAL REAR ALLEY TRACT

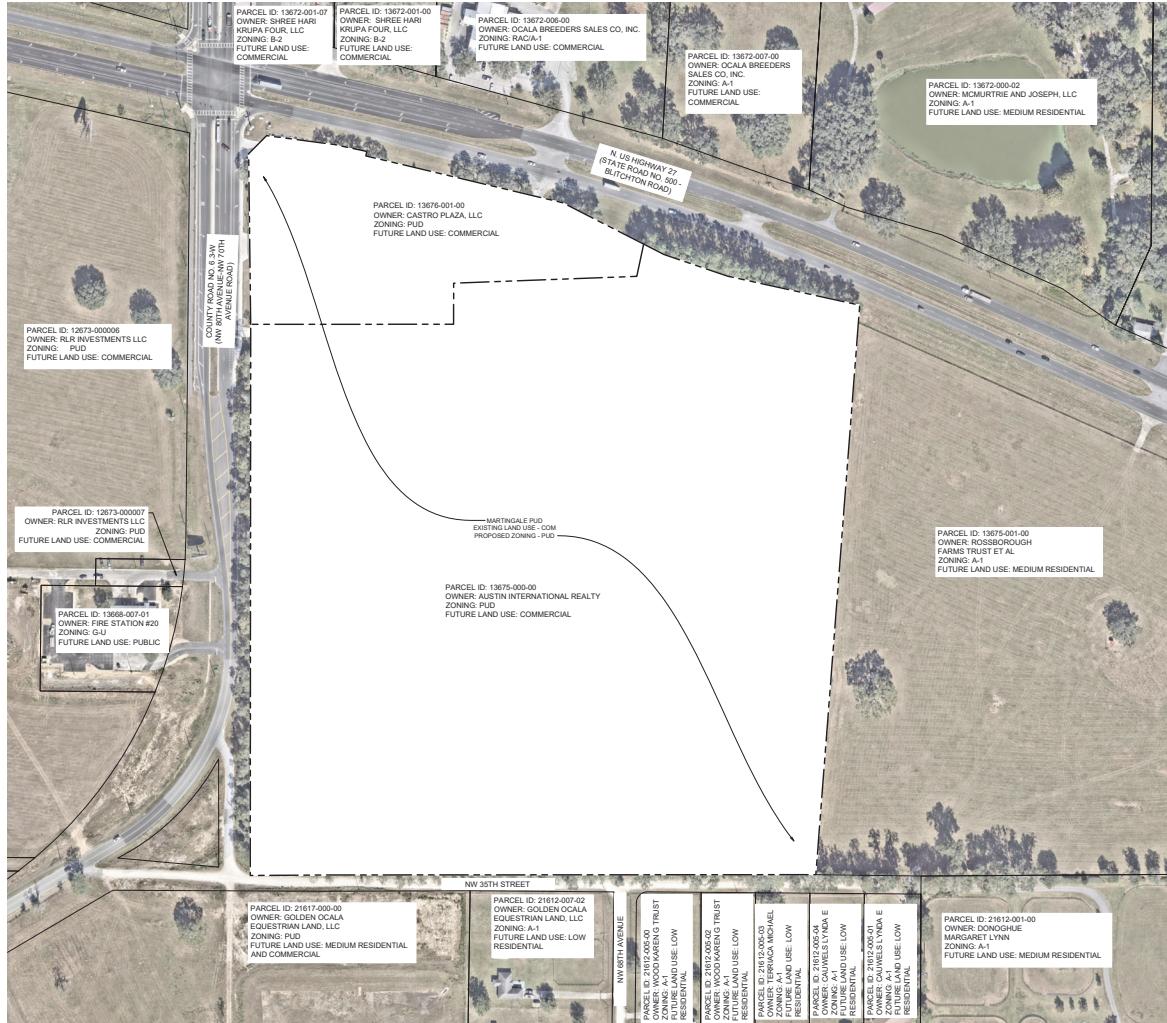


MARTINGALE
PREPARED FOR
AUSTIN INTERNATIONAL
REALTY, LLC.
FLORIDA
MARION COUNTY
SHEET NUMBER
C003
PUD MASTER PLAN REVIEW

Kimley»Horn

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1100 University Street, Suite 2000
Seattle, Washington 98101-3143
www.kimley-horn.com

PROJECT	TYPE	SIZE	DATE
REEDWOOD	MASTER PLAT	10/09/2009	10/09/2009
REEDWOOD	MASTER PLAT	10/09/2009	10/09/2009
REEDWOOD	MASTER PLAT	10/09/2009	10/09/2009
REEDWOOD	MASTER PLAT	10/09/2009	10/09/2009

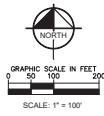
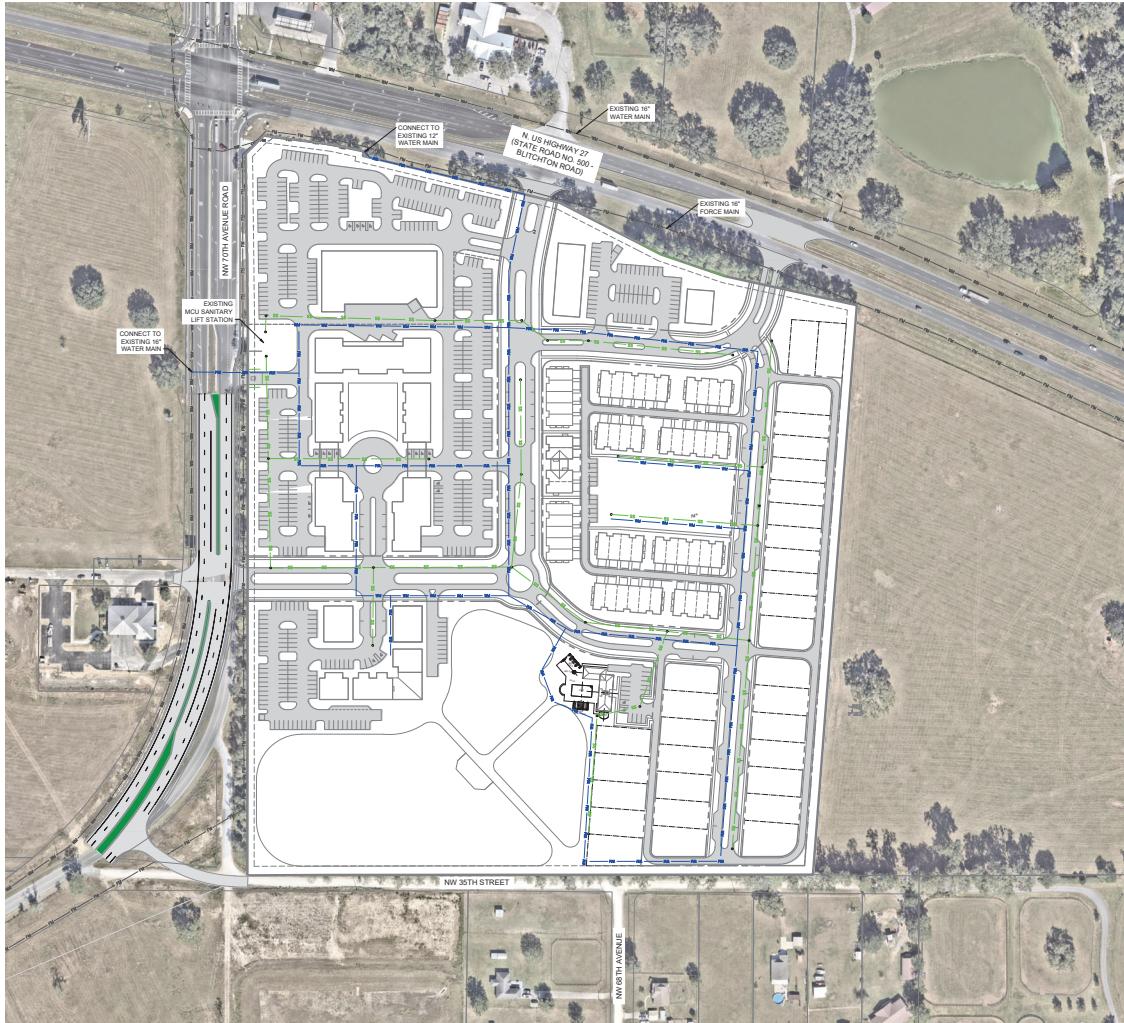


GRAPHIC SCALE IN FEET
0 50 100 150 200
SCALE: 1" = 100'

PARCEL ID: 13672-001-00	OWNER: KRUPA FOUR, LLC	ZONING: B-2	FUTURE LAND USE: COMMERCIAL
PARCEL ID: 13672-001-00	OWNER: KRUPA FOUR, LLC	ZONING: B-2	FUTURE LAND USE: COMMERCIAL
PARCEL ID: 13672-006-00	OWNER: OCALA BREEDERS SALES CO., INC.	ZONING: RAC/A-1	FUTURE LAND USE: COMMERCIAL
PARCEL ID: 13672-007-00	OWNER: OCALA BREEDERS SALES CO., INC.	ZONING: A-1	FUTURE LAND USE: COMMERCIAL
PARCEL ID: 13672-000-02	OWNER: MCMURTRIE AND JOSEPH, LLC	ZONING: A-1	FUTURE LAND USE: MEDIUM RESIDENTIAL

MARTINGALE	FUTURE LAND USE AND ZONING PLAN	Kimley-Horn
PREPARED FOR AUSTIN INTERNATIONAL REALTY, LLC.	LEHIGH VALLEY HOLDINGS, ROHROY BISCH, P.E. AUSTIN, TEXAS	© KIMLEY-HORN ASSOCIATES, INC. 1101 E. 11TH STREET, SUITE 1000 OKLAHOMA CITY, OK 73101 PHONE: 405.232.3300 WWW.KIMLEY-HORN.COM REGISTRY NO. 30016
MARION COUNTY, FLORIDA	PROJECT NUMBER: C004	DATE PREPARED: SEPTEMBER 2014
	OWNER: CRAVEN, ROBERT ZONING: A-1 FUTURE LAND USE: LOW RESIDENTIAL	OWNER: GAUVELLY LYNN E ZONING: A-1 FUTURE LAND USE: LOW RESIDENTIAL
	OWNER: GAUVELLY LYNN E ZONING: A-1 FUTURE LAND USE: LOW RESIDENTIAL	OWNER: GAUVELLY LYNN E ZONING: A-1 FUTURE LAND USE: LOW RESIDENTIAL
	OWNER: GAUVELLY LYNN E ZONING: A-1 FUTURE LAND USE: LOW RESIDENTIAL	OWNER: GAUVELLY LYNN E ZONING: A-1 FUTURE LAND USE: LOW RESIDENTIAL
	OWNER: DONOGHUE MARGARET LYNN ZONING: A-1 FUTURE LAND USE: MEDIUM RESIDENTIAL	OWNER: DONOGHUE MARGARET LYNN ZONING: A-1 FUTURE LAND USE: MEDIUM RESIDENTIAL

THE JOURNAL OF CLIMATE



0 50 100 150 200

SCALE: 1" = 100'

UTILITY NOTES:

1. THE PROJECT SHALL BE SERVED BY MARION COUNTY UTILITIES FOR CENTRAL POTABLE WATER AND SANITARY SEWER.
2. ALL ONSITE UTILITY MAIN LINES WILL BE DEDICATED TO MARION COUNTY FOR OWNERSHIP AND MAINTENANCE.
3. ALL UTILITY CONSTRUCTION SHALL MEET THE DESIGN AND PERMITTING REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. UTILITY CONNECTION FEES WILL BE CALCULATED BY MARION COUNTY AT THE TIME OF DEVELOPMENT REVIEW AND ARE PAYABLE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING OR STRUCTURE.

Kimley-Horn

ROBERT M. BURGESS, P.E.
CERTIFIED PROFESSIONAL

MARTINGALE PREPARED FOR AUSTIN INTERNATIONAL REALTY, LLC.		MASTER UTILITY PLAN	
		NAME/PROJECT DATE/000	LICENSED PROFESSIONAL REHABBY BURKE, E.I.C. LIC#01800014 AIA SPONSOR EXAMINER: KHA SCHOOL: MA CREDENTIALE: RIB DATE: 08/08/08
FLORIDA MARION COUNTY		PERMIT REQUIREMENTS BY N/A REVISIONS DATE: 08/08/08	
SHEET NUMBER C005		BY WV DATE: 08/08/08	

NOTE: EXISTING LIVE OAKS ALONG US 27 TO BE PRESERVED PER TREE PRESERVATION DIAGRAM. PRESERVED TREES SHALL APPLY TO BUFFER REQUIREMENTS.

A graphic scale in feet, showing a circle with a horizontal line through the center. The word "NORTH" is written in the upper half of the circle. Below the circle is a horizontal line with tick marks and numerical labels: 0, 50, 100, and 200. The word "GRAPHIC SCALE IN FEET" is written above the 0 mark.

W. WIDTH..... 20'
 G. EXISTING TO REMA
 NGS PER 100 LF:
 CANOPY TREES..... 4
 UNDERSTORY TREES..... 2
 SHRUBS..... 30%
 GROUNDCOVER..... 20%
 TURF..... 50%
 C. BUFFER NOTES:
 NAME: _____

PRIMARY INVESTIGATOR	DATE	BY
REVIEWER	DATE	BY
REVISOR	DATE	BY

The figure is a detailed site plan for a large residential community. The plan is enclosed in a green rectangular boundary. The community features numerous rectangular lots, streets, and a central circular area. A dashed black rectangle highlights a specific section in the upper left. A green line with a wavy pattern follows the southern boundary of the green-bordered area. Numbered callouts point to various features:

- IV:** Points to the green line and the southern boundary of the green-bordered area.
- III:** Points to a dashed line on the left side.
- II:** Points to the bottom center of the green-bordered area.
- I:** Points to the right side of the green-bordered area.
- II:** Points to the bottom center of the green-bordered area.
- III:** Points to the left side of the green-bordered area.
- IV:** Points to the green line and the southern boundary of the green-bordered area.
- V:** Points to the center of the green-bordered area.

Annotations on the map include:

- N. US HIGHWAY 27 (STATE ROAD NO. 27 - BUTCHER ROAD):** A label for a road running through the top of the green-bordered area.
- EXISTING TREES AND SHRUBS LOCATED IN A 10' RADIUS AND LOCATED WITHIN FOOT SLAB COVERAGE**: A note describing vegetation within the green-bordered area.
- DRAINAGE RETENTION AREA #1 1.24 AC.**: A label for a large circular area in the lower center.
- DRAINAGE RETENTION AREA #2 1.11 AC.**: A label for a smaller circular area within the larger one.
- DRAINAGE RETENTION AREA #3 3.57 AC.**: A label for a large circular area in the lower left.
- NW 35TH STREET**: A label for a street at the bottom center.
- ANY 20TH AVENUE ROAD**: A label for a road on the left side.

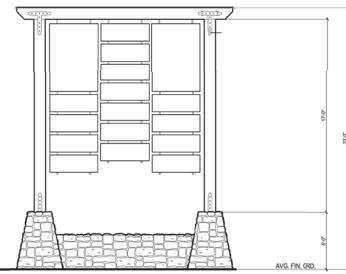
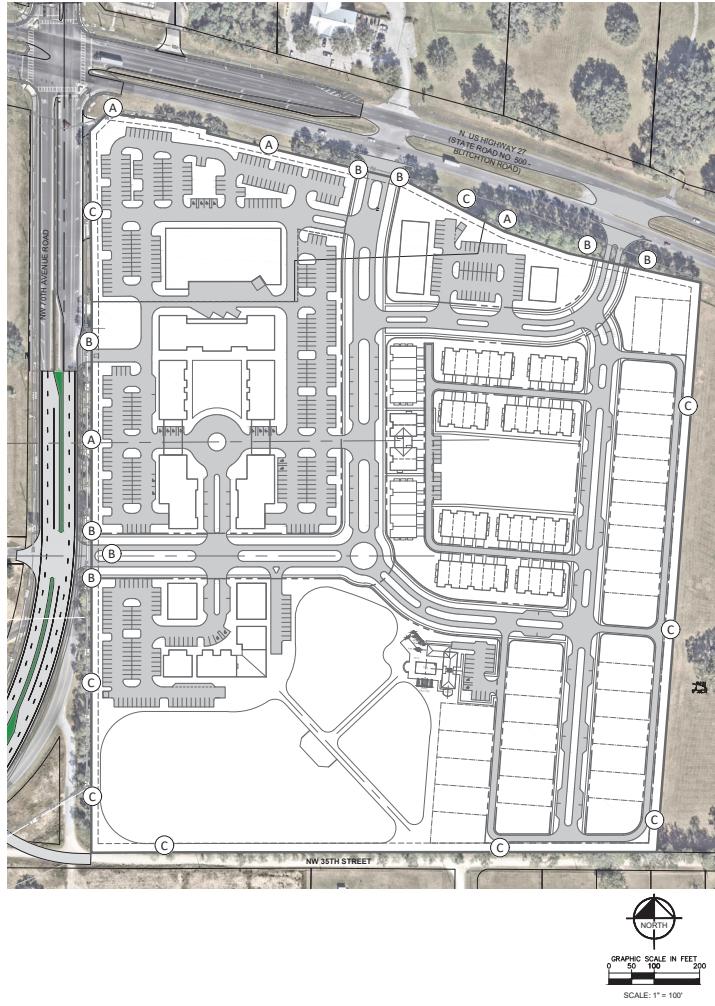
ENCLOSURE TO BE INSTALLED AS
SEGMENTS RANGING 20 TO 40 FT.
IN LENGTH, WITH GAPS OF 5 TO
15 FT. BETWEEN SEGMENTS.

NOTES:

1. TREES AND SHRUBS DEPICTED AT MATURE
SIZE.

TREE MITIGATION NOTES:
THE PROPOSED DEVELOPMENT INTENDS TO MEET TREE MITIGATION REQUIREMENTS FROM A COMBINATION OF PRESERVATION, PLANTINGS, AND POSSIBLE PAYMENT INTO THE TREE FUND. ANY DEFICIT WILL BE MADE UP INTO THE TREE FUND TO MEET THE REQUIREMENT OF PRESERVING EIGHT LIVE OAKS ALONG THE DEVELOPMENT'S UST 27 FRONTAGE WILL BE PRESERVED. OTHER EXISTING TREES WILL BE PRESERVED WITHIN THE DEVELOPMENT'S LANDSCAPE BUFFERS AS

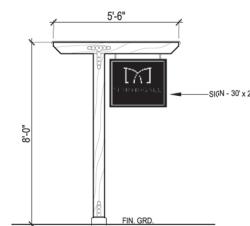
Journal of Health Politics, Policy and Law, Vol. 32, No. 1, January 2007
DOI 10.1215/03616878-32-1 © 2007 by the Society for the Study of Health Policy, Politics, and Law



ELEVATION



B SIGN TYPE 'E'



C SIGN TYPE 'C'

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

Kimley-Horn
» Horn

MARTINGALE
AUSTIN INTERNATIONAL
REALTY, LLC.
 MARTIN COUNTY, FLORIDA

PROJECT
SIGNAGE PLAN

0007

SHEET NUMBER

1100 S. DOWNTOWN AVENUE, SUITE 100
 JACKSONVILLE, FLORIDA 32202
 PHONE: 904.354.1000 FAX: 904.354.1001
 WWW.KH.COM