



## SUBMITTAL SUMMARY REPORT

### MasterPlan-000271-2026

<b>PLAN NAME:</b>	MARTINGALE PUD (AKA: GOLDEN HILLS)	<b>LOCATION:</b>	3799 NW 70TH AVENUE RD OCALA,
<b>APPLICATION DATE:</b>	01/27/2026	<b>PARCEL:</b>	13675-000-00
<b>DESCRIPTION:</b>	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

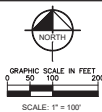
OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	02/11/2026	02/09/2026	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	02/11/2026	01/30/2026	Approved
Comments	Proposed pool will require 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	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		02/11/2026	02/11/2026	Informational
Comments	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.I - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>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."</p> <p>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."</p> <p>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."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	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..			



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**Kimley»Horn**

REGISTERED PROFESSIONAL ENGINEER  
STATE OF FLORIDA  
EXPIRATION DATE: 12/31/2024  
PROJECT NO.: 2024-001  
DRAWN BY: JLB  
CHECKED BY: JLB  
DATE: 01/15/2025

**EXISTING  
CONDITIONS  
AND AERIAL**

**MARTINGALE  
AUSTIN INTERNATIONAL  
REALTY, LLC.**

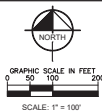
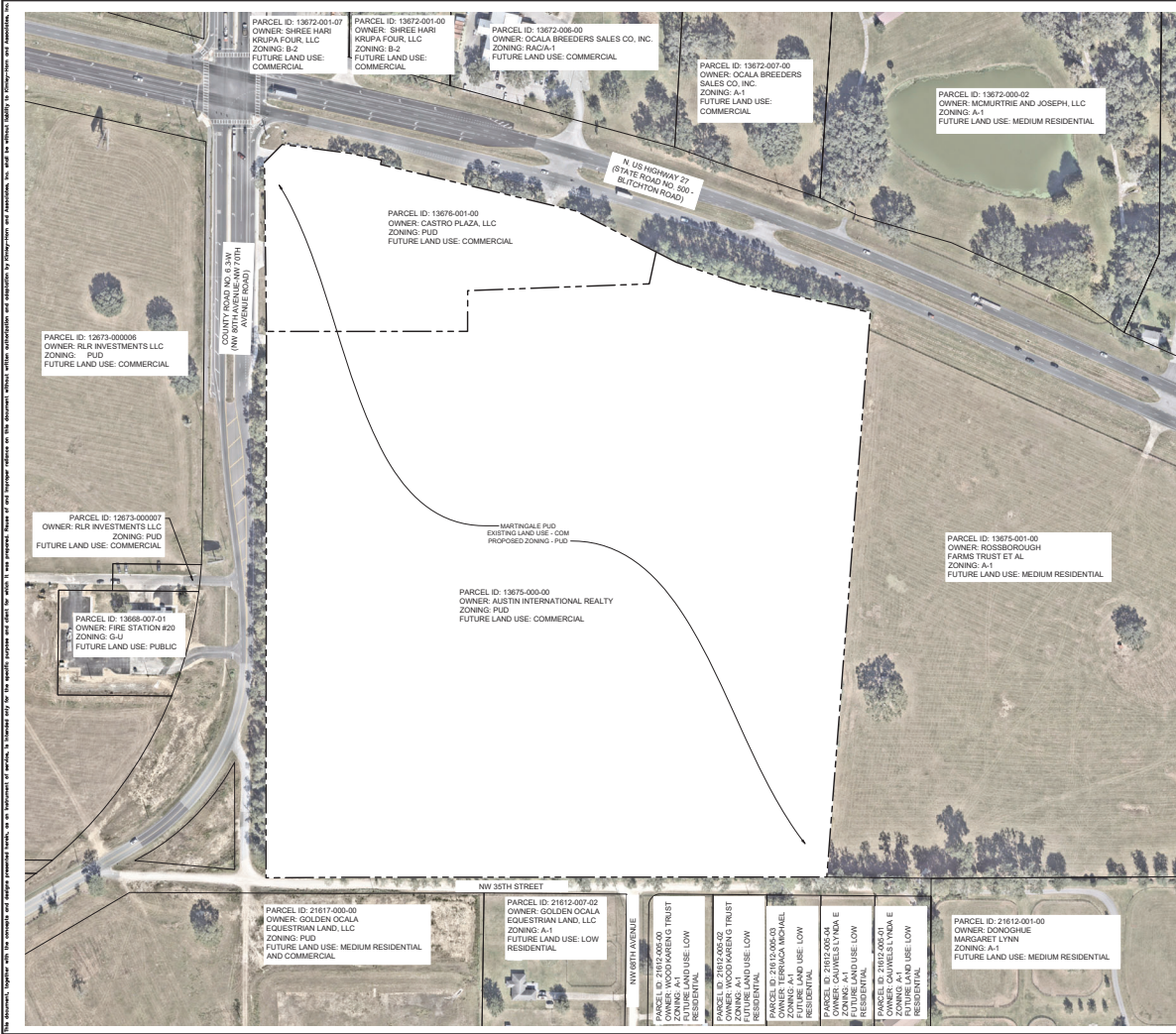
SHEET NUMBER  
**C002**

FLORIDA  
COUNTY OF DALLAS  
PROJECT NO. 2024-001  
DATE 01/15/2025  
DRAWN BY JLB  
CHECKED BY JLB  
REVISIONS  
NO. DATE BY





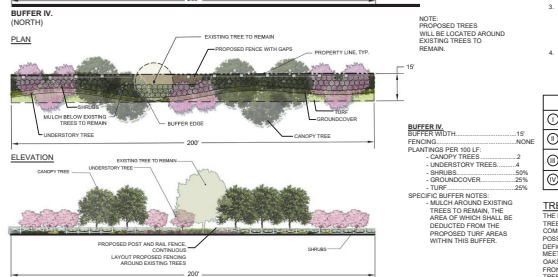
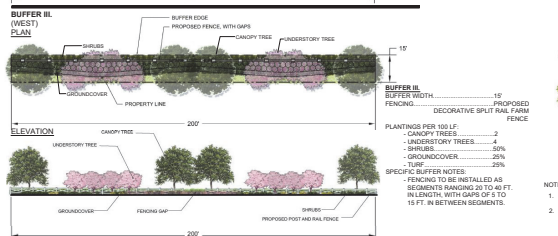
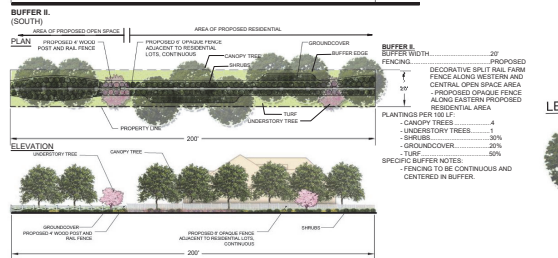
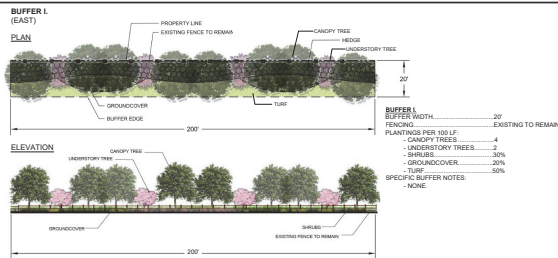
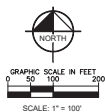
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SHEET NUMBER C004		MARTINGALE FUTURE LAND USE AND ZONING PLAN		KIMLEY-HORN INC.	
PROJECT NUMBER 21612-001-00		PROJECT NAME MARTINGALE FUTURE LAND USE AND ZONING PLAN		DATE 08/08/2018	
DRAWN BY J. BROWN		CHECKED BY J. BROWN		DATE 08/08/2018	
PROJECT LOCATION MARTINGALE, FLORIDA		PROJECT DESCRIPTION MARTINGALE FUTURE LAND USE AND ZONING PLAN		PROJECT STATUS IN PROGRESS	
PROJECT OWNER MARTINGALE FUTURE LAND USE AND ZONING PLAN		PROJECT CONTACT J. BROWN		PROJECT PHONE (904) 241-1111	
PROJECT FAX (904) 241-1111		PROJECT EMAIL j.brown@kimley-horn.com		PROJECT WEBSITE www.kimley-horn.com	







NOTES:

1. TREES AND SHRUBS DEPICTED AT MATURE SIZE.
2. THE FINAL LANDSCAPE AND IRRIGATION CONSTRUCTION PLAN (INTENDED FOR PERMITTING) WILL BE DESIGNED BY A PROFESSIONAL LANDSCAPE ARCHITECT.
3. PROPOSED PLANTINGS WILL BE FLORIDA NO. GRADE PER FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS. PROPOSED PLANTINGS WILL ALSO CONSIST OF EITHER 'FLORIDA FRIENDLY' OR 'FLORIDA NATIVE' SPECIES.
4. DEVELOPMENT SIGNAGE SHALL BE ALLOWED WITHIN PERIMETER LANDSCAPE BUFFERS PROVIDED THEY ARE INTEGRATED INTO THE BUFFER DESIGN IN AN AESTHETICALLY PLEASING MANNER.

BUFFER TABLE	
(I)	20' WIDE LANDSCAPED BUFFER WITH EXISTING FENCING
(II)	20' WIDE LANDSCAPED BUFFER WITH PROPOSED FENCING
(III)	15' WIDE LANDSCAPED BUFFER WITH PROPOSED FENCING
(IV)	15' WIDE LANDSCAPED BUFFER WITH NO FENCING

**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 PAID INTO THE TREE FUND TO MEET MITIGATION REQUIREMENTS. EXISTING LIVE OAKS ALONG THE DEVELOPMENT'S US 27 FRONTAGE WILL BE PRESERVED. OTHER EXISTING TREES WILL BE PRESERVED WITHIN THE DEVELOPMENT'S LANDSCAPE BUFFERS AS POSSIBLE.

**Kimley»»Horn**  
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PHONE: 352-415-3000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 04200-4000 DATE SEPTEMBER 2020 SQUAD AS SHOWN DESIGNED BY RHA DRAWN BY MA CHECKED BY RWB DATE	LICENSED PROFESSIONAL <u>RICHARDY BUSOCH, P.E.</u> FLORIDA LICENSE NUMBER 58568
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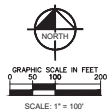
LANDSCAPE  
BUFFER PLAN

**MARTINGALE**  
PREPARED FOR  
**AUSTIN INTERNATIONAL**  
**REALTY, LLC.**

SHEET NUMBER  
C006

This document, together with the concepts and designs presented herein, as an instrument of service, is loaned only for the specific purpose and intent for which it was prepared. Release of our proprietary information and adaptation by Kingspan-Insulation and Associates, Inc. without the written consent of Kingspan-Insulation and Associates, Inc. shall be without liability to Kingspan-Insulation and Associates, Inc.





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.

C007

[illegible]