



OPTIMUM RV PLANNED UNIT DEVELOPMENT CONCEPTUAL PLAN FOR OPTIMUM DEALERSHIP GROUP, LLC MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

SALES CENTER

A PORTION OF THE SOUTH HALF OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE NORTH 33 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 308 (88 FEET WIDE) AND THE POINT OF BEGINNING; THENCE S89°57'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 642.84 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, PROCEED N89°04'14"E, 101.42 FEET; THENCE S89°02'00"W, 200.17 FEET; THENCE N89°02'00"W, 198.13 FEET TO A POINT ON THE SOUTH LINE OF S.E. 7/32ND STREET (80 FEET WIDE); THENCE N89°42'40"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 116.43 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 44 (240 FEET WIDE); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, PROCEED S89°57'12"E, ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 44, A DISTANCE OF 1207.79 FEET; THENCE S28°36'48"E, ALONG SAID WEST RIGHT-OF-WAY LINE, 924.26 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, PROCEED S82°27'12"W, 312.25 FEET; THENCE S80°11'18"E, 818.85 FEET; THENCE S88°44'24"W, 44.50 FEET; THENCE S80°11'18"E, 224.88 FEET; THENCE N88°44'24"E, 44.50 FEET; THENCE S80°11'18"E, 445.42 FEET TO A POINT ON THE AFORMENTIONED NORTH RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 328; THENCE S89°57'12"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 101.52 FEET TO THE POINT OF BEGINNING.

RV SERVICE CENTER

COMMENCE AT THE SW CORNER OF THE S.E. 1/4 OF THE N.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S89°57'12"E, ALONG THE SOUTH LINE OF THE S.E. 1/4 OF THE N.W. 1/4 OF SAID SECTION 10, 37.86 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°07'30"E, 30.12 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF S.E. 7/32ND STREET (80 FEET WIDE); THENCE CONTINUE N00°07'30"E, 158.88 FEET; THENCE N01°46'00"W, 575.03 FEET; THENCE N01°47'00"W, 575.04 FEET; THENCE S88°47'00"E, 205.84 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH PINE AVENUE (AKA U.S. HIGHWAY 44) (200 FEET WIDE); THENCE S29°22'00"E, ALONG SAID RIGHT-OF-WAY LINE, 333.88 FEET; THENCE DEPARTING FROM SAID RIGHT-OF-WAY LINE, PROCEED N89°43'00"W, 265.03 FEET; THENCE S01°47'12"E, 275.19 FEET; THENCE S89°24'42"E, 423.34 FEET TO A POINT ON THE AFORMENTIONED WESTERLY RIGHT-OF-WAY LINE OF SOUTH PINE AVENUE; THENCE S29°22'49"E, ALONG SAID RIGHT-OF-WAY LINE, 641.34 FEET; THENCE S29°34'19"E, ALONG SAID RIGHT-OF-WAY LINE, 174.85 FEET TO A POINT INTERSECTING THE NORTH RIGHT-OF-WAY LINE OF AFORMENTIONED S.E. 7/32ND STREET (80 FEET WIDE); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE OF SOUTH PINE AVENUE, PROCEED N89°41'50"W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF S.E. 7/32ND STREET, 816.07 FEET TO THE POINT OF BEGINNING.

PARCEL NUMBERS

36414-000-00, 36417-000-00, 36447-000-00, 36471-001-00, 36475-000-00, 36474-000-00, 36474-001-00

FEMA DESIGNATION

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP NUMBER 12063C716E, EFFECTIVE APRIL 19, 2017.

DESIGN SUMMARY

THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS DESIGNED TO MEET THE REGULATORY REQUIREMENTS OF MARION COUNTY AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

MAINTENANCE

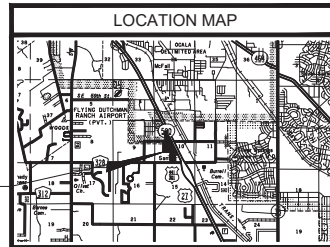
THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET BODIES, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY MARION COUNTY.

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY OPERATE AND MAINTAIN THE STORMWATER MANAGEMENT FACILITY AND ASSOCIATED ELEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS SHOWN HEREIN AND ON THE APPROVED PLAN.

DENVER BECK
OWNER'S REPRESENTATIVE
OPTIMUM DEALERSHIP GROUP, LLC

SECTION 10, TOWNSHIP 16 SOUTH, RANGE 22 EAST

SEPTEMBER 2024



AGENCY CONTACT LISTING

ELECTRIC DUFF ENERGY 402 E CROWN POINT RD WINTER GARDEN, FL 34787 STEPHANIE OLMO 407-455-3376	CABLE TV CENTURYLINK COMMUNICATIONS 2850 S LEGATO HIGHWAY LELAND, FL 34481 DUFFY MCCLELLAND 352-527-2189	FIBER LIBERTY FIBER LLC 200 CUMBERLAND DR 87 AUGUSTINE, FL 32095 BOB MENSCHING 904-715-8152
WATER & SEWER N/A	TELEPHONE CENTURYLINK 1325 BLAIRSTONE RD RM 113 TALLAHASSEE, FL 32301 BILL MCCLOUD 850-589-1444	

PROJECT OWNER AND CONSULTANTS

OWNERS/DEVELOPER OPTIMUM DEALERSHIP GROUP, LLC 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471 (352) 438-2523 SURVEYOR ROGERS ENGINEERING, LLC 1105 SE 3RD AVENUE OCALA, FL 34471 (352) 622-8214	CIVIL ENGINEERING CONSULTANTS KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FL 34471 (352) 438-2523 GEOTECHNICAL CONSULTANT GEOTECH, INC. 1105 SE 3RD AVENUE OCALA, FL 34471 (352) 622-8214
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DRAWING INDEX

SHEET TITLE
C001 - COVER SHEET
C002 - AERIAL PHOTOGRAPH
C003 - EXISTING CONDITIONS
C004 - MASTER PUD PLAN
C005 - FUTURE LAND USE & ZONING PLAN
C006 - BUFFER PLAN

SPECIAL NOTES

THE PLANNED UNIT DEVELOPMENT SHALL BE IN COMPLIANCE WITH MARION COUNTY LAND DEVELOPMENT CODE SEC. 4.2.31 - PLANNED UNIT DEVELOPMENT

1. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS THAT IS CONSISTENT WITH THE COUNTY'S TRAFFIC STUDY GUIDELINES AND CONCURRENCY MANAGEMENT SYSTEM. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC IMPROVEMENT MITIGATIONS AS DETERMINED BY A TRAFFIC ANALYSIS.

2. PER MARION COUNTY LAND DEVELOPMENT CODE SEC. 4.2.31, THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 30% OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT IN ANY PUD PROJECT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PUD.

3. AT THE TIME OF SITE PLAN OR SUBDIVISION PLANS FOR EACH AREA IN THE PUD, A TREE SURVEY AND TREE MITIGATION PLANS ARE REQUIRED PURSUANT TO MARION COUNTY CODE OF ORDINANCES.

ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR THE ENTIRE PUD ARE REQUIRED TO BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT, AN ARBORIST OR EQUIVALENT HORTICULTURAL PROFESSIONAL. SUCH AS, BUT NOT LIMITED TO, PROVIDE NECESSARY TREE PRESERVATION REQUIREMENTS AND BE INVOLVED IN THE SITE CLEARING PROCESS TO ENSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN TO BE SAVED ON ANY FINAL LANDSCAPE PLANS.

5. ALL IMPACT FEES WILL BE DETERMINED AT EACH PROJECT REVIEW WITHIN THE PUD.

6. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

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

Kimley-Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
WWW.KIMLEY-HORN.COM REGISTRY NO. 38108

LICENSED PROFESSIONAL
JAMES A. HORN, P.E.
FLORIDA LICENSE NUMBER
61405

KHA PROJECT
1700 SE 17TH STREET, SUITE 200
OCALA, FLORIDA 34471
DATE: 09/01/2024
SCALE: AS SHOWN
DESIGNED BY: KHA
DRAWN BY: KHA
CHECKED BY: KHA

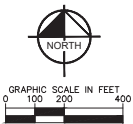
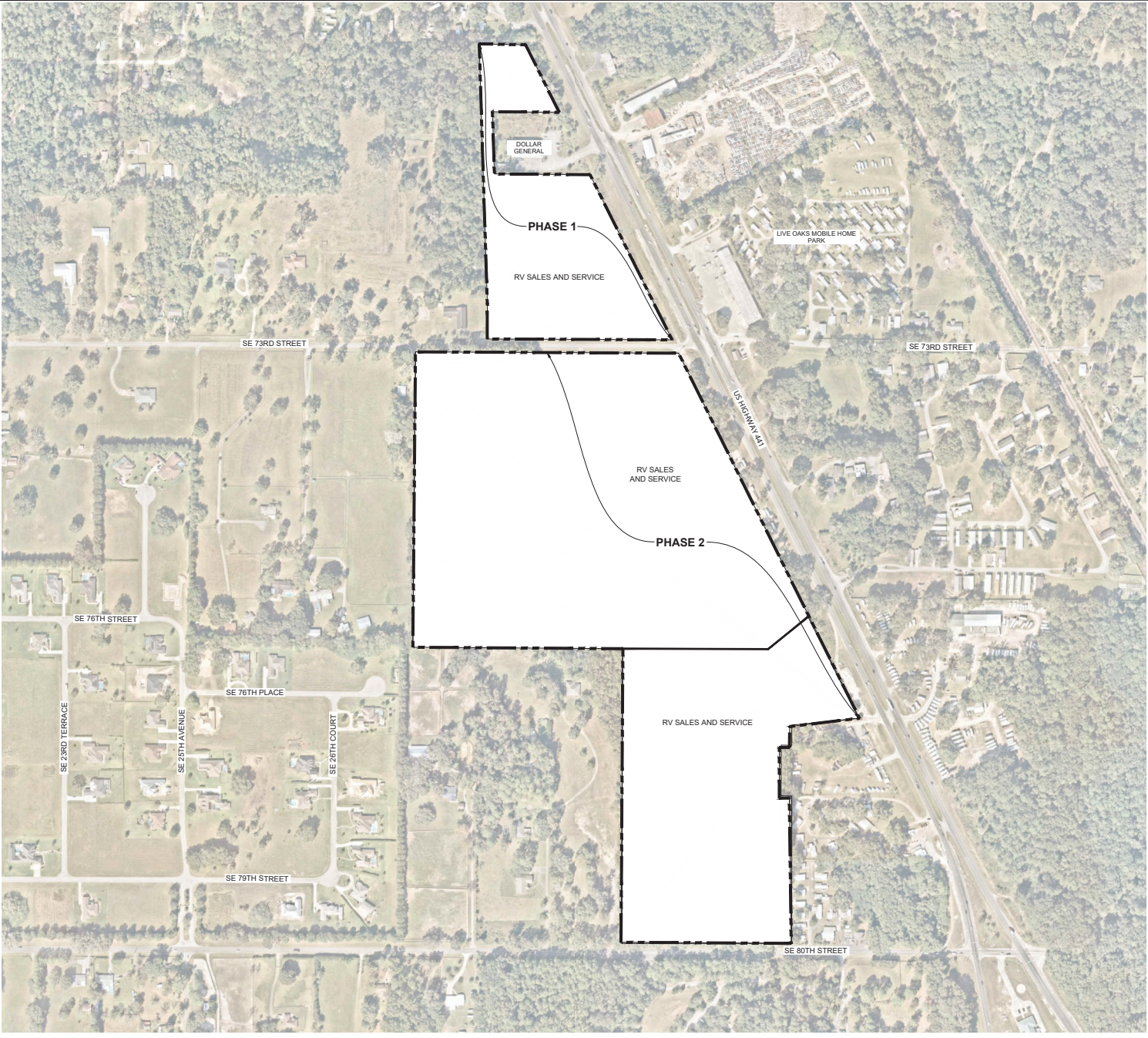
COVER SHEET

OPTIMUM RV
PREPARED FOR
OPTIMUM DEALERSHIP GROUP, LLC

SHEET NUMBER
C001

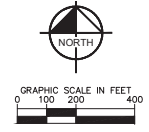
CALL 2 WORKING DAYS
BEFORE YOU DIG
IT'S THE LAW!
DIAL 811
Know what's below.
Call before you dig.
BURIED STATE-OWNED UTILITIES OF FLORIDA

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SHEET NUMBER C002		OPTIMUM RV PREPARED FOR OPTIMUM DEALERSHIP GROUP, LLC		MARION COUNTY FLORIDA	
AERIAL PHOTOGRAPH		KIMLEY-HORN JAMES A. HEDRICK, P.E. FLORIDA LICENSE NUMBER 81405		LISCENSED PROFESSIONAL JAMES A. HEDRICK, P.E. FLORIDA LICENSE NUMBER 81405	
KHA PROJECT NO. 2024-000		DATE SEPTEMBER 2024		KHA PROJECT NO. 2024-000	
SCALE AS SHOWN		DESIGNED BY KHA		CHECKED BY KHA	
DRAWN BY KHA		DATE		DATE	
NOT FOR CONSTRUCTION		REVISED		REVISED	
NO.		DATE		DATE	
BY		BY		BY	

Kimley-Horn
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WWW.KIMLEY-HORN.COM REGISTRY NO. 38108



1. 5-FOOT CONTOURS PROVIDED PER MARION COUNTY'S LAND DEVELOPMENT SECTION 2.12.8. TOPOGRAPHIC DATA BASED ON PUBLICLY AVAILABLE GIS LIDAR DATA. TOPOGRAPHY SHALL BE VERIFIED PRIOR TO FINAL DESIGN.
2. BOUNDARY SURVEY PERFORMED BY ROGERS ENGINEERING ON MARCH 25, 2023.

[illegible]

1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-439-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35166

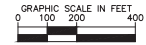
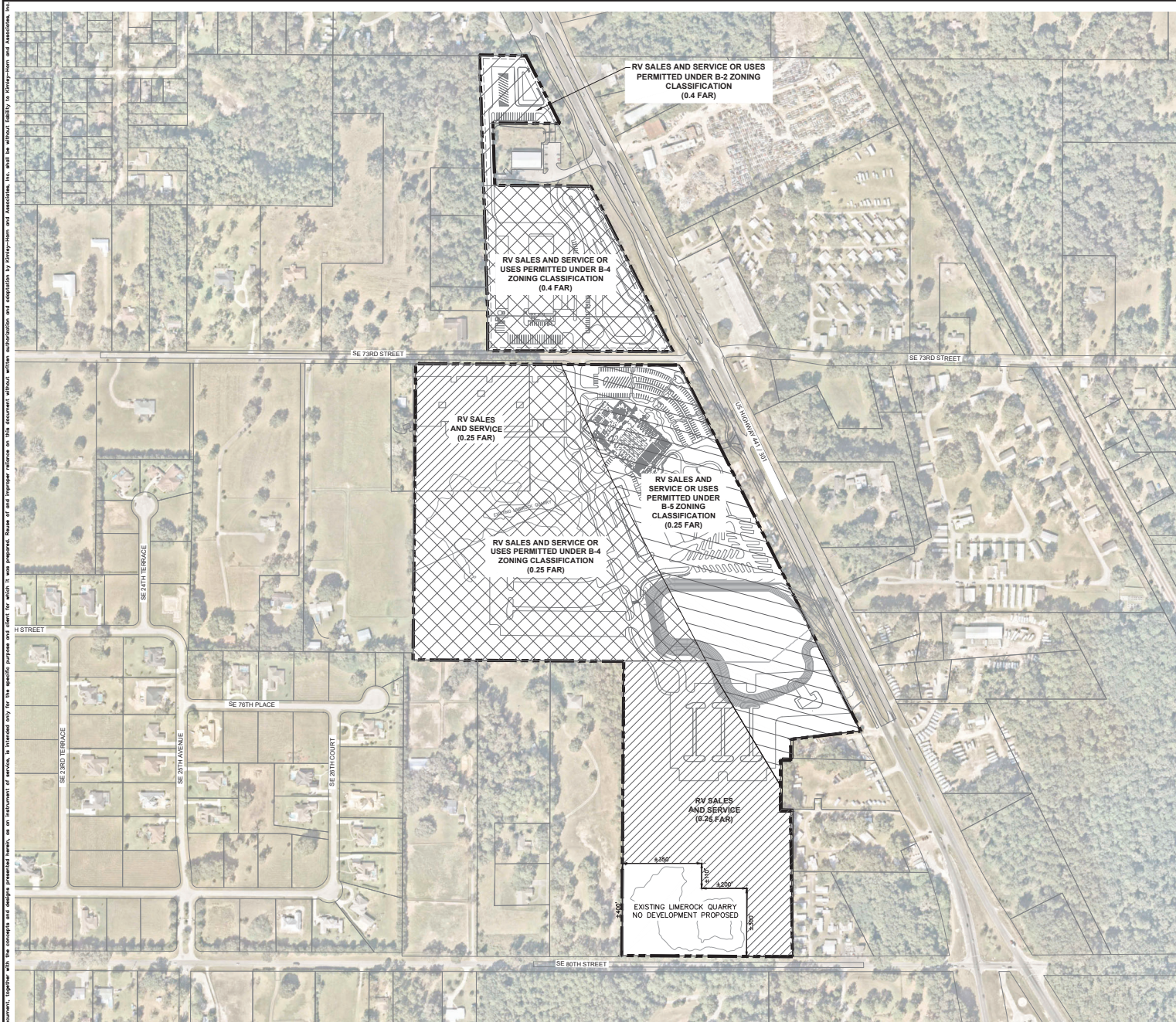
142392500	DATE	JAMESON A. FREDRICK, P.E.
SEPTEMBER 2024	SCALE	AS SHOWN
DESIGNED BY KHA	FLORIDA LICENSE NUMBER	81405
DRAWN BY KHA	DATE:	
CHECKED BY KHA		

EXISTING CONDITIONS

OPTIMUM RV
PREPARED FOR
OPTIMUM DEALERSHIP GROUP, LLC

SHEET NUMBER
C003

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SITE DATA TABLE	
PROJECT NAME	OPTIMISM RY.
PROJECT LOCATION	US HIGHWAY 441 & SE 73RD STREET
OWNER	OPTIMISM DEVELOPMENT GROUP, LLC
	7400 SOUTH US HWY 441
	OCALA, FL 34480-8010
TOTAL SITE AREA	81.83 ACRES
SPRINGS PROTECTION ZONE	PRIMA
OPEN SPACE REQUIRED	20% MINIMUM
FLOOD ZONE	X
FEMA PANEL	0770
EXISTING FUTURE LAND USE	AS SHOWN AND EC.
EXISTING ZONING	A-1, B-2, B-4, AND B-5
BUILDING SETBACK REQUIREMENTS	
MINIMUM FRONT SETBACK	40'
MINIMUM SIDE SETBACK	20'
MINIMUM REAR SETBACK	20'
ACCESSORY STRUCTURE SETBACK	20'
BUILDING HEIGHT RESTRICTION SETBACK PER LOC. 4.2.3.2 (R4000(1))	100'
MAXIMUM BUILDING HEIGHT	75 FEET
ROADS	PUBLIC AS NOTED, PRIVATE IF NOT NOTED
POTABLE WATER & SANITARY SEWER	
DRAINAGE	PRIVATE

1. GENERAL PROJECT LAYOUT IS DEPICTED. LOCATIONS OF FINAL SITE IMPROVEMENTS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING DESIGN AND AGENCY REVIEW.

2. EXISTING PHASING AND PHASES OF THE PROJECT IS AS SHOWN. PHASING MAY BE MODIFIED DURING DEVELOPMENT.

3. AS REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE, TRAFFIC IMPACT ANALYSIS SHALL BE THE MINIMUM REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

4. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY REVIEW AND/OR AN ENVIRONMENTAL REVIEW AND PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND ENVIRONMENTAL APPROVAL. CONCURRENTLY, IF APPROVALS ARE OBTAINED, THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW PHASES, SUCH AS THE CONCEPTUAL SITE IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

[illegible]

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1700 SE 17TH STREET, SUITE 200, Ocala, Florida 34471
PHONE: 352-438-5000
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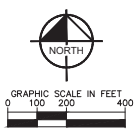
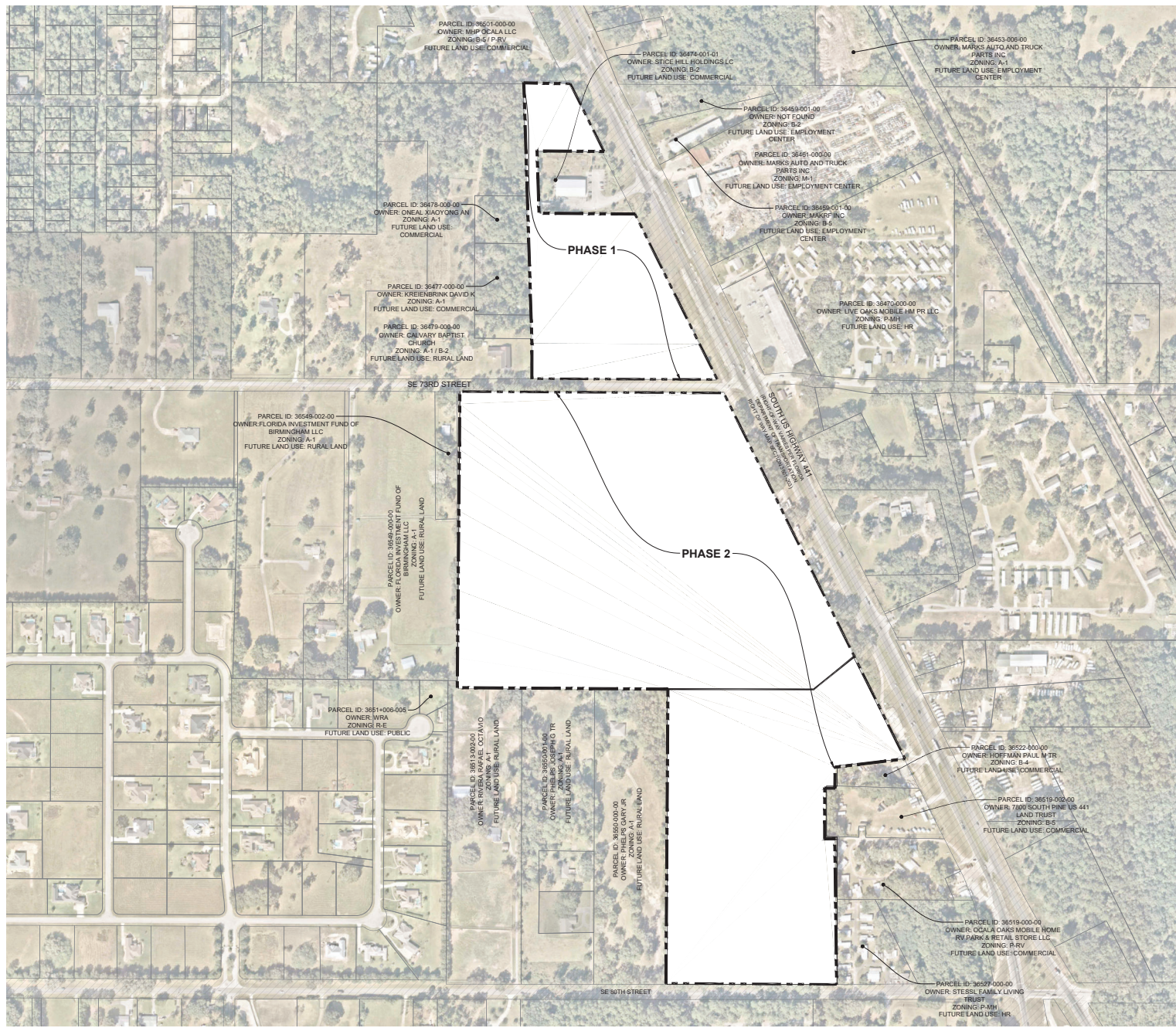
142992500	DATE	JAMESON A. FREDRICK, P.E.
SEPTEMBER 2024	SCALE	FLORIDA LICENSE NUMBER
AS SHOWN	DESIGNED BY	81405
KHA	DRAWN BY	
KHA	CHECKED BY	DATE:

MASTER PUD
PLAN

OPTIMUM RV
PREPARED FOR
OPTIMUM DEALERSHIP GROUP, LLC
FLORIDA COUNTY

SHEET NUMBER
C004

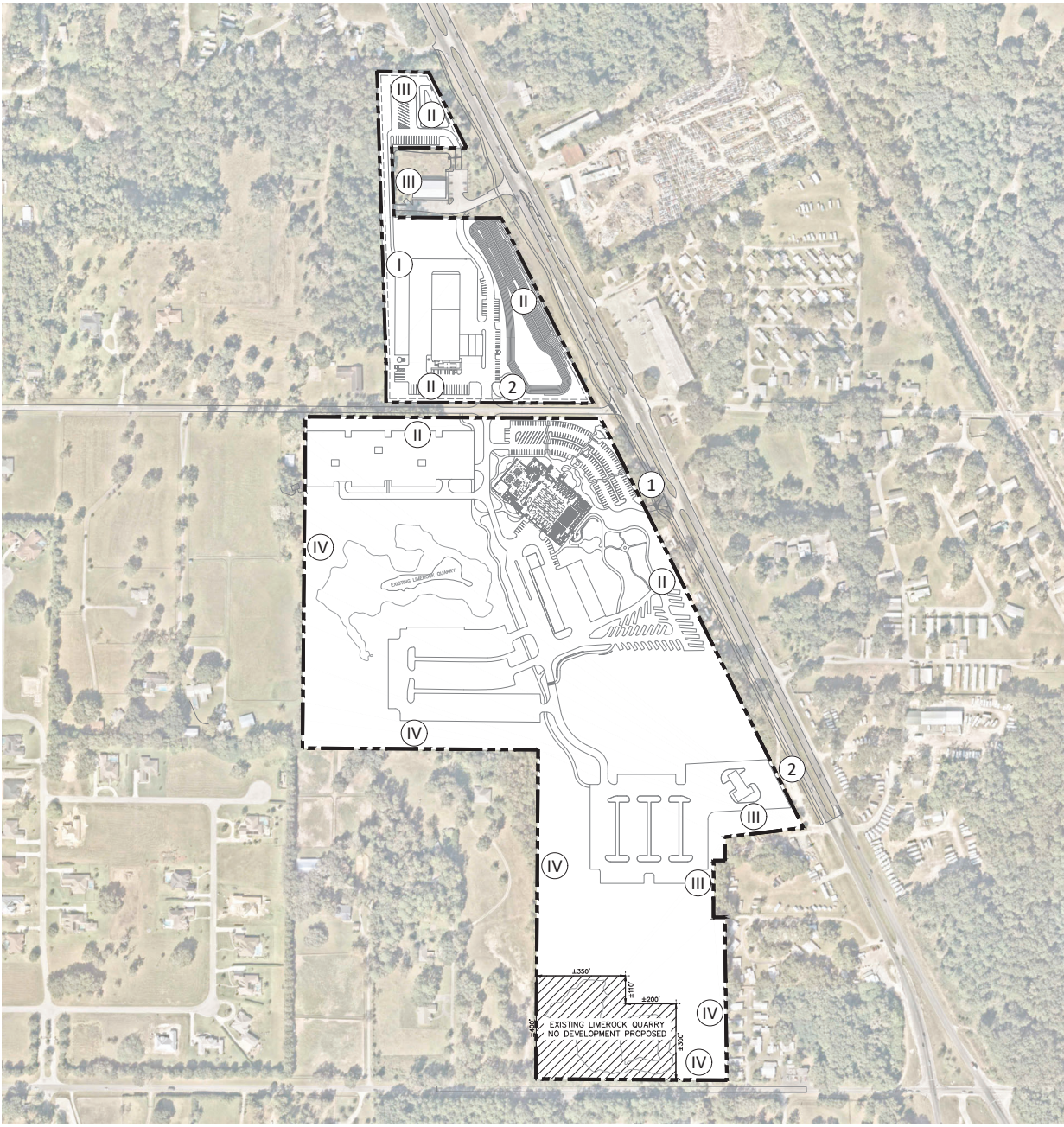
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FUTURE LAND USE LEGEND
- PLANNED UNIT DEVELOPMENT
- RIGHT OF WAY

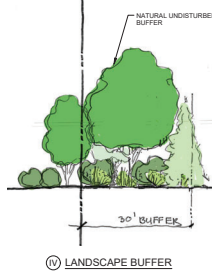
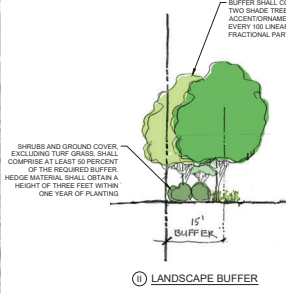
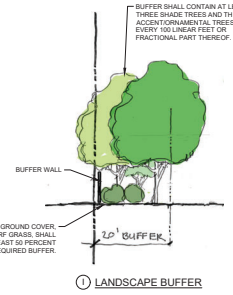
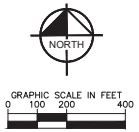
Kimley-Horn © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 BE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108		LICENSED PROFESSIONAL JAMES A. HEDRICK, P.E. FLORIDA LICENSE NUMBER 81405		KHA PROJECT 10/25/2020 DATE SEPTEMBER 2024 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA		ZONING & FUTURE LAND USE PLAN		OPTIMUM RV PREPARED FOR OPTIMUM DEALERSHIP GROUP, LLC MARION COUNTY FLORIDA		SHEET NUMBER C005	
NOT FOR CONSTRUCTION		REVISIONS		DATE		BY					

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SIGNAGE TABLE	
①	MULTIPLE OCCUPANCY COMPLEX SIGNAGE: AT THESE LOCATIONS A MULTIPLE OCCUPANCY COMPLEX SIGN IS ALLOWED SUBJECT TO THE FOLLOWING CONDITIONS: 1. MAXIMUM HEIGHT 30'. 2. MAXIMUM OF 400 SQUARE FEET PER SIGN FACE.
②	ONSITE IDENTIFICATION FREESTANDING SIGNAGE: AT THESE LOCATIONS A FREESTANDING SIGN IS ALLOWED FOR EACH INDIVIDUAL USER WITHIN THE PUD SUBJECT TO THE FOLLOWING CONDITIONS: 1. ALL SIGNS SHALL BE GROUND MOUNTED; NO POLE MOUNTED SIGNS SHALL BE ALLOWED. 2. MAXIMUM HEIGHT 30 FEET. 3. MAXIMUM OF 400 SQUARE FEET PER SIGN FACE.
NOTE: FOR ALL ONSITE USERS, ALL OTHER SIGNAGE SUCH AS WALL SIGNS, ROOF SIGNS, UNDER-CANOPY SIGNS, INCIDENTAL SIGNS, ETC. SHALL BE ALLOWED PER THE MARION COUNTY LDC SECTION 4.4.4(H).	

BUFFER TABLE	
①	20' WIDE PLANTED LANDSCAPE BUFFER OR 15' WIDE B-TYPE BUFFER PURSUANT TO MARION COUNTY LDC SECTION 6.8.6(K)
②	15' WIDE LANDSCAPED BUFFER, COMMERCIAL TO HWY 441 MARION COUNTY C-TYPE BUFFER PURSUANT TO SECTION 6.8.6(K)
③	COMMERCIAL TO COMMERCIAL
④	30' WIDE NATURAL UNDISTURBED BUFFER



KIMLEY-HORN		PROJECT NO. 2024-0001		SHEET NO. 0006	
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.		DATE: SEPTEMBER 2024		BY: KHA	
1700 BE 17TH STREET, SUITE 200, Ocala, FL 34471		SCALE: AS SHOWN		CHECKED BY: KHA	
WWW.KIMLEY-HORN.COM		DESIGNED BY: KHA		DRAWN BY: KHA	
REGISTERED PROFESSIONAL ENGINEER		FLORIDA LICENSE NUMBER: 81405		DATE: 09/10/2024	
JIMSON A. HEDRICK, P.E.		PROJECT: OPTIMUM RV PREPARED FOR OPTIMUM DEALERSHIP GROUP, LLC		SHEET NUMBER: C006	
MARION COUNTY, FLORIDA		BUFFER PLAN		MARION COUNTY, FLORIDA	