



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: 23204-002-00, 23303-000-04 & 23303-002-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan _____

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:

A1, R4

Property Address: 550 NW 73RD TER

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: 12.77 +/- **Maximum Proposed Residential Units:** 34 50 26
(# SFR _____ # MF 34)

Maximum Non-Residential (Commercial or Industrial) Acreage: 0 (N/A)

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

Homestead Villas, LLC (Nate Chambers, Manager)

Property Owner name (please print)

6998 N US Hwy 27, Suite 204

Mailing Address

Ocala, FL 34482

City, State, Zip Code

352-234-6192

Phone Number (include area code)

nate@csholdings.com

E-Mail Address (include complete address)

Nate Chambers
Signature* NOTE: SEE SEPARATE SIGNATURE PAGES

FOR ADDITIONAL OWNERS

*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.

Fred N. Roberts, Jr. (Klein & Klein, PLLC)

Applicant/Agent Name (please print)

40 SE 11th Avenue

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-732-7750

Phone Number (include area code)

fred@kleinandkleinpa.com

E-Mail Address (include complete address)

Fred N. Roberts, Jr.
Signature

STAFF/OFFICE USE ONLY

Project No.: 2025 05 0088	Code Case No.:	Application No.:
Rcvd by: EM	Rcvd Date: 6 / 6 25	FLUM: AR No.: 32957
		Rev: 12/21/23

_____ A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
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).	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).
Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X <u>37</u> ^{50 DU} Max DUs) + (\$5.00 X _____ Max Non-Res AC) = \$ <u>1,185</u> ^{1,250} Total Fee	

_____ 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*).



MEMORANDUM

To: Marion County Growth Services Department
From: Kimley-Horn and Associates, Inc.
Date: May 2025
RE: **Rezoning Consistency Memorandum – Homestead Villas PUD**
Kimley-Horn Project Number 242123002

PROJECT BACKGROUND

APPLICANT:

Homestead Villas, LLC

AGENT:

Fred N. Roberts, Jr.
Klein & Klein, PLLC
40 SE 11th Avenue
Ocala, Florida 34471
Tel: (352) 732-7750
Fax: (352) 732-7754
Email: fred@kleinandkleinpa.com

REQUEST:

Future Land Use Map Amendment (Partial):

From Low Residential (LR) to Medium Residential (MR)

Rezoning:

From A-1 (General Agriculture) and R-4 (Mixed Residential) to Planned Unit Development (PUD)

APPLICATION PROPERTY:

12.77 acres (Parcel Numbers: 23204-002-00, 23303-002-00, and 23303-000-04)

GENERAL LOCATION:

West side of NW 73rd Terrace, approximately 2,000 feet north of State Road 40 (SR 40)

APPLICATION PURPOSE:

The applicant is requesting to amend the Future Land Use and Zoning designation of the subject property to *Medium Residential* and *Planned Unit Development (PUD)* to facilitate the development of up to 25 new duplexes for a total of 50 dwelling units. The proposed development will include an

internal community park and is intended to provide much-needed market-rate housing options in this area of western Ocala.

The subject property is located within an area of urban transition, characterized by a mix of land uses. Nearby developments include existing commercial and industrial uses, as well as the recently completed "Home Away" project, which offers high-density, small-format residential housing. This context supports the appropriateness of the proposed residential density and land use pattern.

PROPERTY DESCRIPTION AND CONTEXT

The subject properties are currently vacant but were previously developed with multiple single-family residences, which have since been demolished. The surrounding area is primarily characterized by single-family residential development and is designated under *Low Residential (LR)* and *Medium Residential (MR)* future land use categories.

Adjacent Property	Future Land Use Classification	Zoning Classifications
North	LR, MR	A-1, R-4
South	LR	A-1
East	MR	R-4
West	LR	A-1

The subject property is accessed via NW 73rd Terrace, a Marion County-maintained public roadway that connects to State Road 40 (SR 40) approximately 2,000 feet to the south. NW 73rd Terrace is currently paved up to a point south of the property. As part of the proposed development, the applicant will extend the pavement of NW 73rd Terrace approximately 800 feet to the property's northeast corner, ensuring full paved access.

Potable water and sanitary sewer services are available from the City of Ocala, which has indicated its willingness to serve the site. These utilities are currently located approximately 350 feet south of the property along NW 73rd Terrace.

PROPOSED REZONING OVERVIEW

The subject property is currently zoned *A-1 (General Agriculture)* and *R-4 (Mixed Residential)*. The applicant is requesting a rezoning to *Planned Unit Development (PUD)* and a Future Land Use Map amendment to *Medium Residential (MR)*. The MR land use designation permits a maximum residential density of four dwelling units per acre. The proposed development includes 25 duplexes for a total of 50 dwelling units on 12.77 acres, resulting in a net density of approximately 3.91 dwelling units per acre, which is consistent with the MR designation.

In accordance with Marion County Land Development Code Section 4.2.31, a PUD rezoning requires the submittal of a Conceptual PUD Plan. A plan has been included with this application, illustrating the layout of the proposed duplex units, open space and landscape buffers, an internal neighborhood park, and supporting infrastructure including roadways and stormwater management areas.

CONSISTENCY WITH THE MARION COUNTY COMPREHENSIVE PLAN

The *Medium Residential (MR)* land use category is intended to recognize areas suited for primarily single-family residential units within the Urban Growth Boundary (UGB), Planned Service Areas (PSA) and Urban Area. However, the designation allows for multi-family residential units along the outer edges of the UGB or Urban Area. The density range shall be from one dwelling unit per one gross acre to four dwelling units per one gross acre, as further defined in the LDC.

The proposed PUD is consistent with the requested MR Future Land Use designation, as it proposes 25 duplexes for a total of 50 dwelling units on 12.77 acres, equating to approximately 3.91 dwelling units per acre – within the allowable density range.

Additionally, the proposed development supports the following specific Goals, Objectives, and Policies of the Marion County Comprehensive Plan.

FUTURE LAND USE ELEMENT POLICY 1.1.5

The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available.

Analysis: The proposed PUD is located within the UGB, and adequate public facilities and services are available to support the development.

FUTURE LAND USE ELEMENT POLICY 1.1.6

The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

Analysis: The proposed PUD includes a 20-foot-wide vegetated buffer along all property boundaries, with an emphasis on tree preservation. The proposed buffer is well in excess of the buffers required by the LDC. Additionally, the duplex units are limited to a maximum height of 35 feet, consistent with the surrounding residential character.

FUTURE LAND USE ELEMENT POLICY 2.1.4

A minimum of 350 square feet of open space for each residential lot shall be required in either single or linked multiple tracts within residential development, and the open space shall be accessible to all residents within the development, as further defined in the LDC.

Analysis: For 50 dwelling units, a minimum of 0.40 acres of open space is required. The proposed development includes a neighborhood park of approximately 1.0 acre, which will feature a shelter and seating area, a playground, and open space for passive recreation.

FUTURE LAND USE ELEMENT POLICY 2.1.6

Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development, such as within the UGB and PSAs.

Analysis: The proposed PUD is located within the UGB and outside the Farmland Preservation Area (FPA). It is not adjacent to any active agricultural uses. While some adjacent properties are designated as *Low Residential (LR)*, they are developed with existing residential homes, ensuring compatibility.

HOUSING ELEMENT GOAL 1

Marion County shall encourage and promote the availability of safe, sanitary, and affordable housing in neighborhoods that have the necessary infrastructure to meet the needs of present and future residents of the County.

Analysis: The proposed PUD is situated in a diverse and developed area of the County, near single-family and high-density residential uses, employment centers, and major transportation corridors. The development of duplex-style units with a neighborhood park contributes to housing availability for working families and first-time homebuyers in a safe, well-served location.

TRANSPORTATION ELEMENT POLICY 2.1.4

All proposed development shall be evaluated to determine impacts to adopted LOS standards.

Analysis: The project falls under the threshold requiring a transportation impact analysis. During review, the PUD will demonstrate compliance with all required adopted LOS standards.

TRANSPORTATION ELEMENT OBJECTIVE 2.2

To maintain the intended functionality of Marion County's roadway network, access management standards shall be established which provides access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.

Analysis: The PUD will have a single access to NW 73rd Terrace, which is a local residential roadway. The proposed access is appropriate to the character and access classification for NW 73rd Terrace. Per the Marion County LDC, a second access is required for projects with greater than 50 residential dwelling units; therefore, a secondary access is not required for this project.

SANITARY SEWER ELEMENT POLICY 1.2.1

Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.

Analysis: Central sanitary sewer and potable water services are available from the City of Ocala, which has indicated its willingness to serve the project.

SANITARY SEWER ELEMENT POLICY 1.1.5

Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.

Analysis: The proposed development will provide on-site stormwater management facilities in full compliance with the adopted Level of Service standards and the LDC.

CONSISTENCY WITH THE MARION COUNTY LAND DEVELOPMENT CODE (LDC)

The development standards proposed for this *Planned Unit Development (PUD)* are similar, but not identical, to those permitted under the *R-4 (Mixed Residential)* zoning district. The R-4 classification is intended to support medium-density residential development and allows for a mix of single-family and two-family (duplex) dwellings, including both conventional site-built homes and manufactured housing such as single- and double-wide mobile homes.

Within the proposed PUD, each lot will have a minimum size of 9,400 square feet (measuring at least 94 feet by 100 feet) and will accommodate a single duplex unit. The following setbacks are proposed:

- Front: 20 feet
- Rear: 10 feet
- Side: 10 feet

Wherever the rear lot line abuts an adjacent property, a 20-foot-wide landscaped buffer is proposed, resulting in a minimum separation of 30 feet between any structure and the adjacent property line. This buffer is well in excess of the buffers required by the LDC and is designed to enhance compatibility and preserve privacy for neighboring properties. A priority will be placed on the preservation of existing trees within this buffer zone.

All duplex units will be single-story structures featuring varied architectural elements, including hip roofs and gables. The maximum building height is proposed to be 35 feet, which is compatible with the residences in this area.

A 20-foot-wide vegetated buffer will be established around the entire perimeter of the property. This buffer is well in excess of the buffers required by the LDC and will provide full visual screening and will preserve a significant number of existing mature trees to maintain the area's natural character.

Primary access to the PUD will be from NW 73rd Terrace. As part of the development, approximately 800 linear feet of NW 73rd Terrace will be improved and paved to Marion County public street standards, extending north to the property's boundary. This improvement is similar to access requirements completed for the nearby "Home Away" residential project. Internally, the PUD will feature a paved residential street network with cul-de-sac turnarounds to facilitate safe and efficient circulation.

According to Marion County Land Development Code (LDC) Section 6.11.4, residential developments with more than 50 developable lots are required to provide a minimum of two access points. As the proposed PUD is limited to exactly 50 units, the development complies with this requirement by providing a single access point.

Environmental assessments indicate that the property does not contain any jurisdictional wetlands, designated floodplains, or areas prone to flooding.

COMPATIBILITY WITH SURROUNDING USES

This area of Marion County features a mix of land uses and is currently transitioning toward higher residential densities. NW 73rd Terrace connects directly to State Road 40 (SR 40), a major state thoroughfare that provides convenient access to destinations throughout Marion County and the broader region. The area is well-served by employment opportunities, and there is a recognized need for workforce and affordable housing options. The Property is minutes from the World Equestrian Center, which is growing at an exponential rate and will require a greater employment base from the surrounding areas.

Recent developments reflect this trend, including the construction of the nearby high-density residential project known as Home Away, which serves the local workforce. Additional residential developments and residential infill are also underway along SR 40. The proposed PUD is bordered by *Medium Residential (MR)* land use designations to the north and east. Nearby *Low Residential (LR)* properties are primarily developed with single-family homes, consistent with the area's evolving residential character.

The proposed PUD is compatible with surrounding uses due to its adjacency to similar residential development and existing MR-designated properties. It offers a housing product tailored to the needs of working families and first-time homebuyers, within a thoughtfully designed, safe, and appealing neighborhood environment. Significant perimeter buffers, with a focus on preserving mature trees, will help ensure compatibility and a seamless transition between this project and adjacent residential uses.

PUBLIC FACILITIES AND INFRASTRUCTURE

The proposed PUD will provide safe and efficient vehicular access via NW 73rd Terrace, which connects directly to State Road 40 (SR 40), a primary transportation corridor in Marion County. While NW 73rd Terrace currently lacks sidewalks, a sidewalk network will be constructed within the PUD to ensure safe pedestrian access, particularly to the proposed neighborhood park.

As the development is limited to 50 residential units, the projected number of PM peak hour trips falls below the threshold that would require a Traffic Impact Analysis, in accordance with the Marion County Land Development Code (LDC).

ITE Code	# Dwelling Units	PM Peak Hour Trips
215, Single-Family Attached	50	26

Potable water and sanitary sewer service are available adjacent to the property from the City of Ocala. The City has indicated a willingness to provide utility service to the project. Notably, the City also serves other nearby developments along NW 73rd Terrace, including the Home Away workforce housing project, which is connected to centralized utilities.

The PUD will incorporate a comprehensive stormwater management system that complies with both the Marion County LDC and the standards of the Southwest Florida Water Management District (SWFWMD).

Educational and public facilities, including schools, emergency services, and community resources, are available within the vicinity of the project and are capable of supporting the anticipated residential population.

NEAREST PUBLIC SCHOOLS

Elementary School: College Park Elementary School
Address: 1330 SW 33rd Ave, Ocala, FL 34474

Middle School: Howard Middle School
Address: 1655 NW 10th St, Ocala, FL 34475

High School: West Port High School
Address: 3733 SW 80th Ave, Ocala, FL 34481

NEAREST FIRE STATION

Marion County Fire Rescue Station 20 – Golden Ocala
Address: 3600 NW 70th Ave, Ocala, FL 34482
Phone: (352) 438-2920

CONCLUSION

The *Homestead Villas* residential PUD represents a thoughtfully planned community that addresses a documented need for attainable housing in western Marion County. The project is compatible with existing and emerging development patterns in the area and is designed to provide quality housing options for working families and first-time homebuyers. The development will not result in adverse impacts to adjacent properties and will generate only minimal additional traffic on NW 73rd Terrace and the surrounding roadway network.

Adequate public facilities, including central utilities and emergency services, are available to serve the proposed development. The rezoning request is consistent with the *Medium Residential (MR)* Future Land Use category, and the PUD is designed in full compliance with the Marion County Land Development Code. The project is compatible with the surrounding area, supports the public interest, and meets all applicable criteria for approval of the PUD zoning and the associated Conceptual Plan.

RVB/slb

Attachments: Figures

CC: Nate Chambers, Homestead Villas, LLC
 File

K:\OCA_Civil\242123002-Homestead Villas\doc\Mmcgs250528rvb.docx

A map of Maryland with its county boundaries. A shaded area in the western part of the state, near the border with West Virginia, is labeled "PROJECT LOCATION" with an arrow pointing to it.

MAY 2025

[illegible][illegible]

ELECTRIC (TRANSMISSION)	ELECTRIC CONSTRUCTION	WATER & SEWER	TELEPHONE
3600 ENERGY	2100 ENERGY	1805 NE 20TH AVE. BLDG 600	LUMIN TECHNOLOGIES
4872 SW 40TH AVE	4872 SW 40TH AVE	OCALA, FL 34411	JOHN PLAMONDON
MILWAUKEE, WI 53219	OCALA, FL 34411	STANLEY SEABRANTE	(352) 425-4444

OWNER HOMESTEAD VILLAS, LLC 8808 N. HWY 27, SUITE 203 OCALA, FL 34431 (351) 472-0081	DESIGNER CASH ENGINEERING CONSULTANT SMITH, HIGHT AND ASSOCIATES, INC. 1700 S.E. 17TH STREET, SUITE 200 OCALA, FL 34471 (351) 438-2000	SUPERVISOR CONSTRUCTION GROUP, INC. 429 E.W. 11TH STREET OCALA, FL 34471 (351) 438-2000
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SHEET	TITLE
C01 -	COVER SHEET
C02 -	CONCEPTUAL PUD PLAN
C03 -	DETAILS

[illegible]

HOMESTEAD VILLAS
PREPARED FOR
HOMESTEAD VILLAS, LLC

SHEET NUMBER
C01

CONCEPTUAL PUD PLAN

Kimley»Horn
© 2005 KIMLEY-HORN AND ASSOCIATES, INC.
1700 E 17TH AVENUE, SUITE 200, COALDA, FLORIDA 32701

LICENSED PROFESSIONAL
RICHARD V. BUSCH, PE
FLORIDA LICENSE NUMBER
58568

KHA PROJECT	242123002	DATE	MAY 2025	SCALE AS SHOWN	DESIGNED BY KHA	DRAWN BY SLS	CHECKED BY KHA
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ET

OMESTEAD VILLAS
PREPARED FOR
HOMESTEAD VILLAS, LLC
FLORIDA

SHEET NUMBER
C01

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

1 TO 4 - BOUNDARY AND TOPOGRAPHIC SURVEY
(JCH CONSULTING GROUP, INC)[illegible]

MAHON COUNTY
HOMESTEAD VILAS, LLC
PREPARED FOR
HOMESTEAD VILAS, LLC

FLORIDA
CONCEPTUAL
PUD PLAN

MAHON COUNTY
HOMESTEAD VILAS, LLC
PREPARED FOR
HOMESTEAD VILAS, LLC

MAHON COUNTY
HOMESTEAD VILAS, LLC
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PREPARED FOR
HOMESTEAD VILAS, LLC

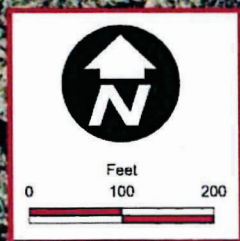
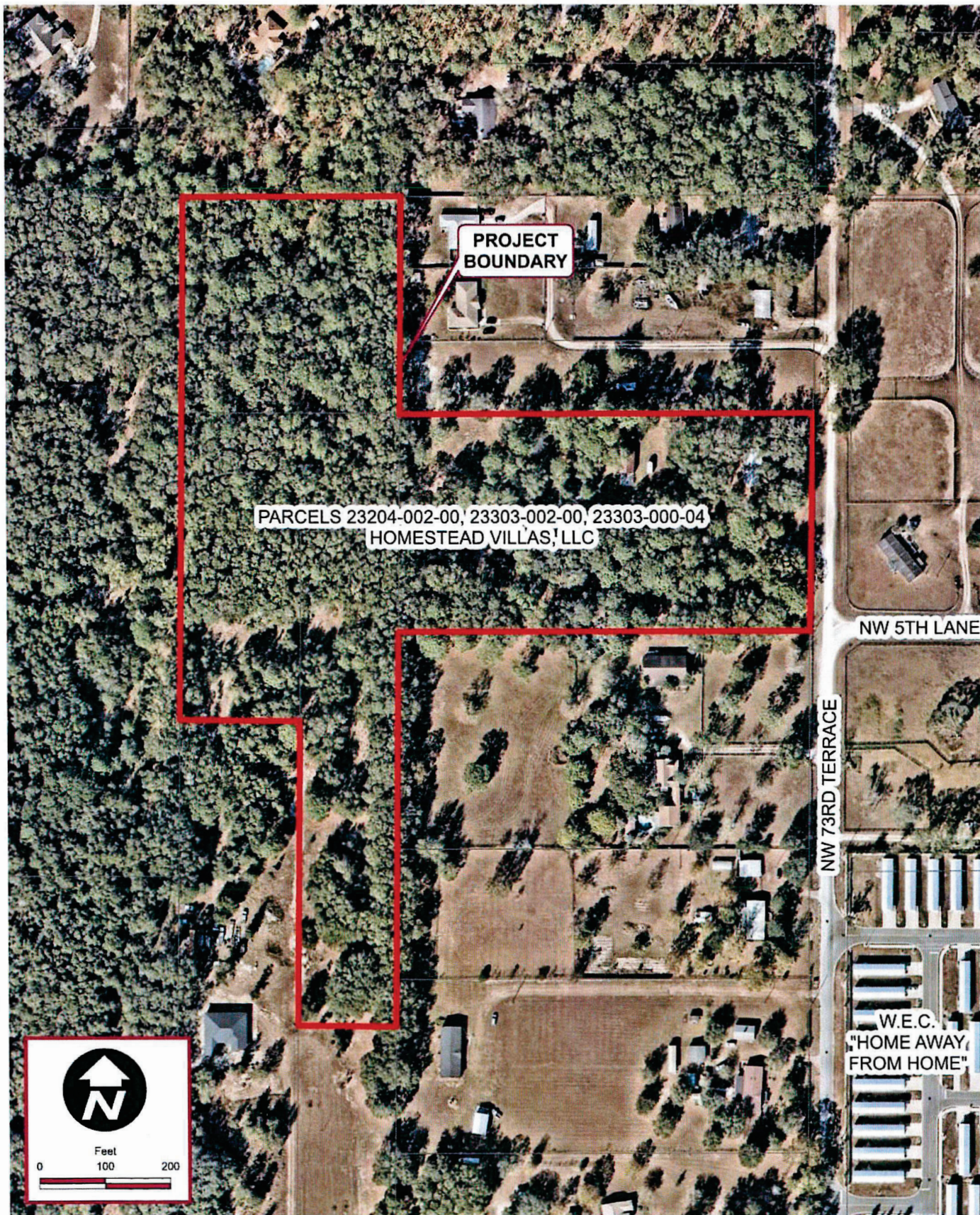
BUFFER TABLE	
1	10' BUFFER
2	20' BUFFER
3	30' BUFFER
4	40' BUFFER
5	50' BUFFER
6	60' BUFFER
7	70' BUFFER
8	80' BUFFER
9	90' BUFFER
10	100' BUFFER

DEVELOPMENT PROGRAM TABLE	
USE/ACTIVITY	DEVELOPMENT
1	10' BUFFER
2	20' BUFFER
3	30' BUFFER
4	40' BUFFER
5	50' BUFFER
6	60' BUFFER
7	70' BUFFER
8	80' BUFFER
9	90' BUFFER
10	100' BUFFER

SITE DATA TABLE	
PROJECT NAME	HOMESTEAD VILAS
OWNER	HOMESTEAD VILAS, LLC
DESIGNED BY	MAHON COUNTY
DATE	2/21/2002
SCALE	AS SHOWN
PROJECT NO.	203
PROJECT LOCATION	MAHON COUNTY, FLORIDA
PROJECT AREA	100.00 AC.
PROJECT PERMITS	MAHON COUNTY, FLORIDA
PROJECT STATUS	CONCEPTUAL
PROJECT CONTACT	MAHON COUNTY, FLORIDA
PROJECT PHONE	MAHON COUNTY, FLORIDA
PROJECT FAX	MAHON COUNTY, FLORIDA
PROJECT E-MAIL	MAHON COUNTY, FLORIDA
PROJECT WEBSITE	MAHON COUNTY, FLORIDA
PROJECT ADDRESS	MAHON COUNTY, FLORIDA
PROJECT CITY	MAHON COUNTY, FLORIDA
PROJECT STATE	MAHON COUNTY, FLORIDA
PROJECT ZIP	MAHON COUNTY, FLORIDA
PROJECT COUNTY	MAHON COUNTY, FLORIDA
PROJECT COUNTRY	MAHON COUNTY, FLORIDA



MAHON COUNTY, FLORIDA
HOMESTEAD VILAS, LLC
PREPARED FOR
HOMESTEAD VILAS, LLC



Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
1700 SE 17th St, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

AERIAL MAP

HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

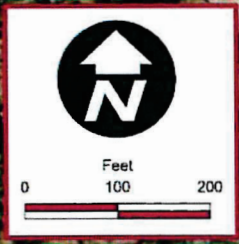
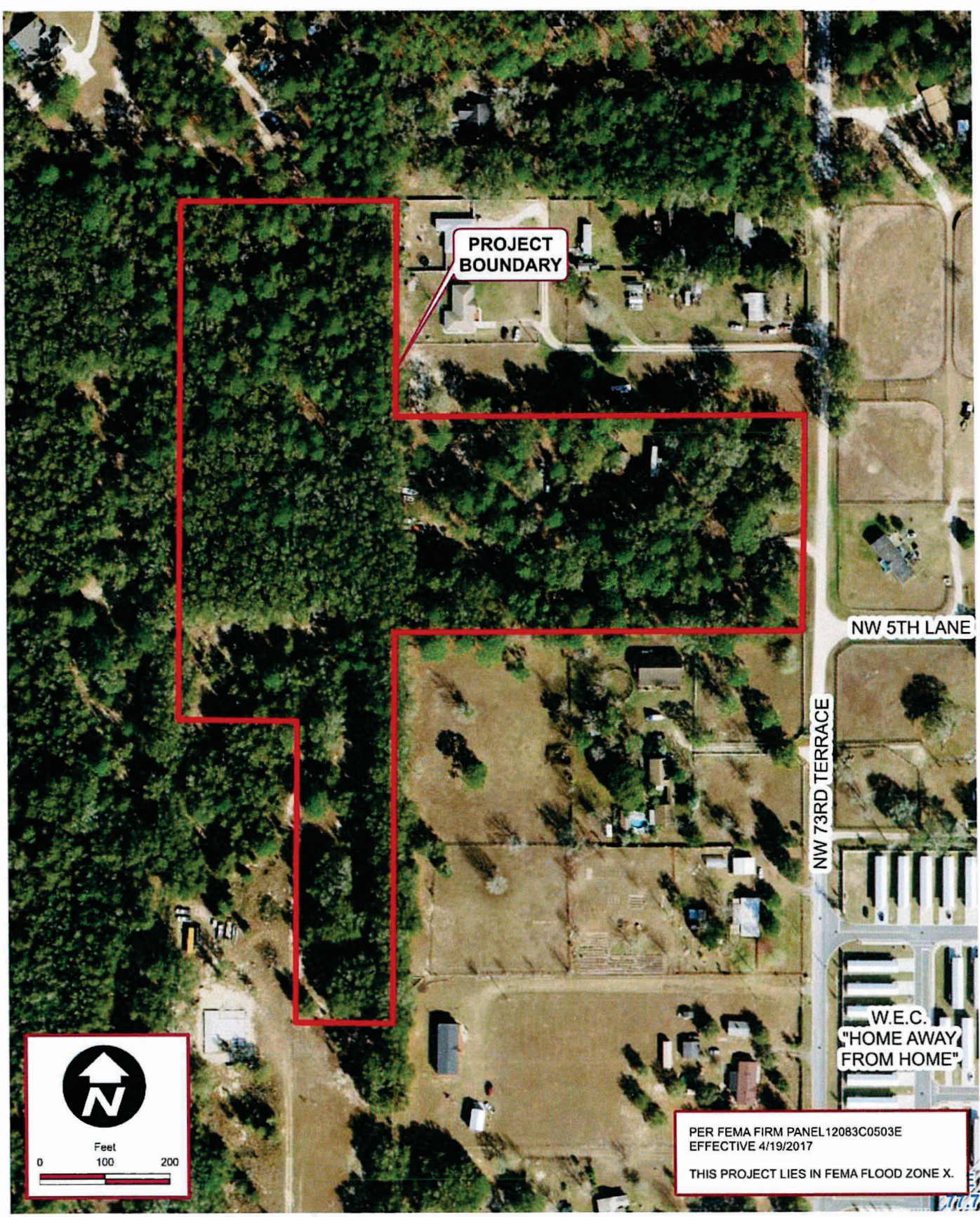
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Project No.: 242123002

May 2025

Figure 1

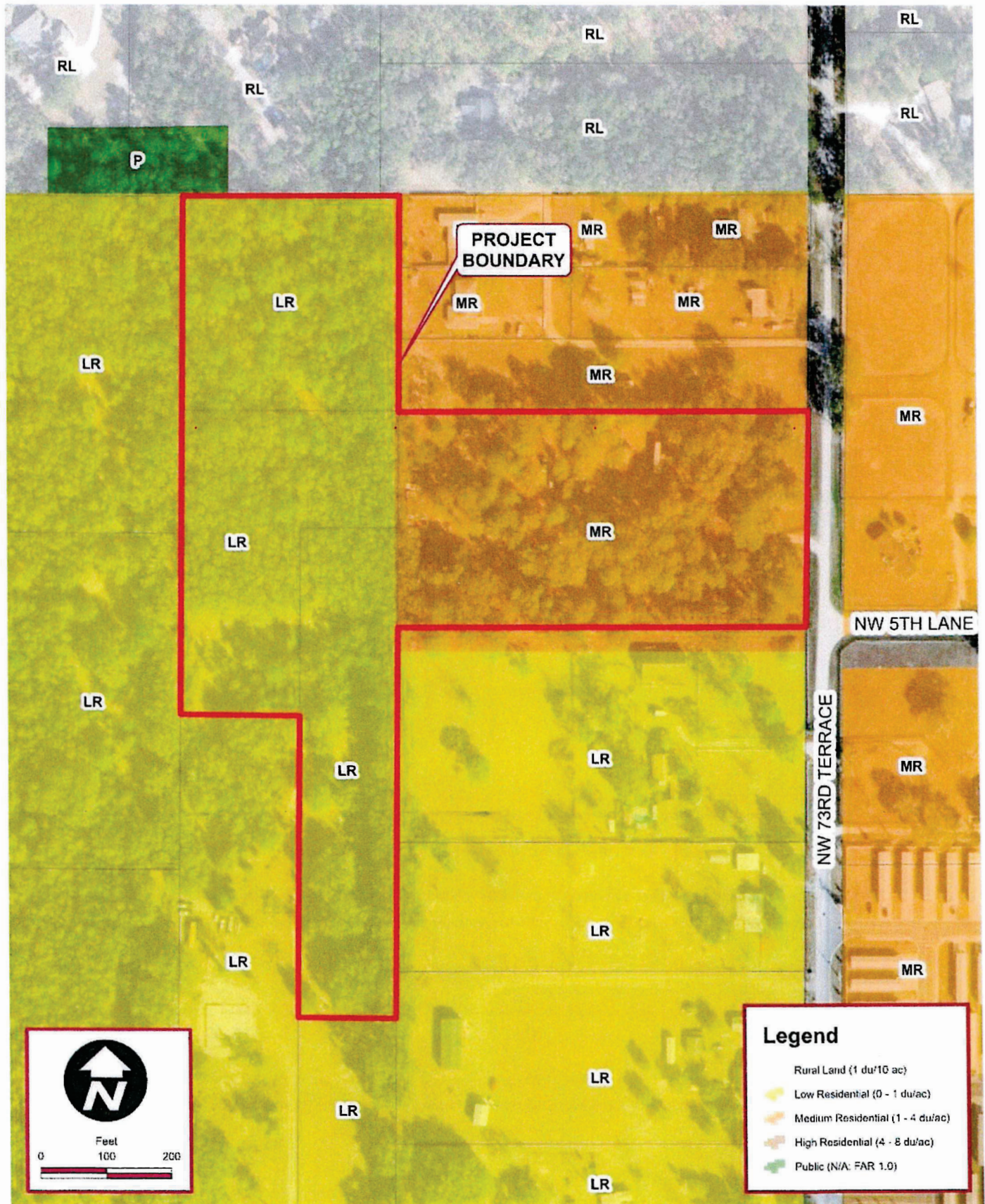
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PER FEMA FIRM PANEL 12083C0503E
EFFECTIVE 4/19/2017
THIS PROJECT LIES IN FEMA FLOOD ZONE X.

Kimley»Horn
© 2025 Kimley-Horn and Associates, Inc.
1700 SE 17th St, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

FEMA MAP			
HOMESTEAD VILLAS MARION COUNTY, FLORIDA			
Scale: As Noted	Project No.: 242123002	May 2025	Figure 7



Kimley»Horn

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 1700 SE 17th St, Suite 200, Ocala FL 34471
 Phone: (352) 438-3000
 www.kimley-horn.com Registry No. 35106

FUTURE LAND USE MAP

HOMESTEAD VILLAS
 MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242123002

May 2025

Figure 5

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Kimley»Horn

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1700 SE 17th St, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

ZONING MAP

**HOMESTEAD VILLAS
MARION COUNTY, FLORIDA**

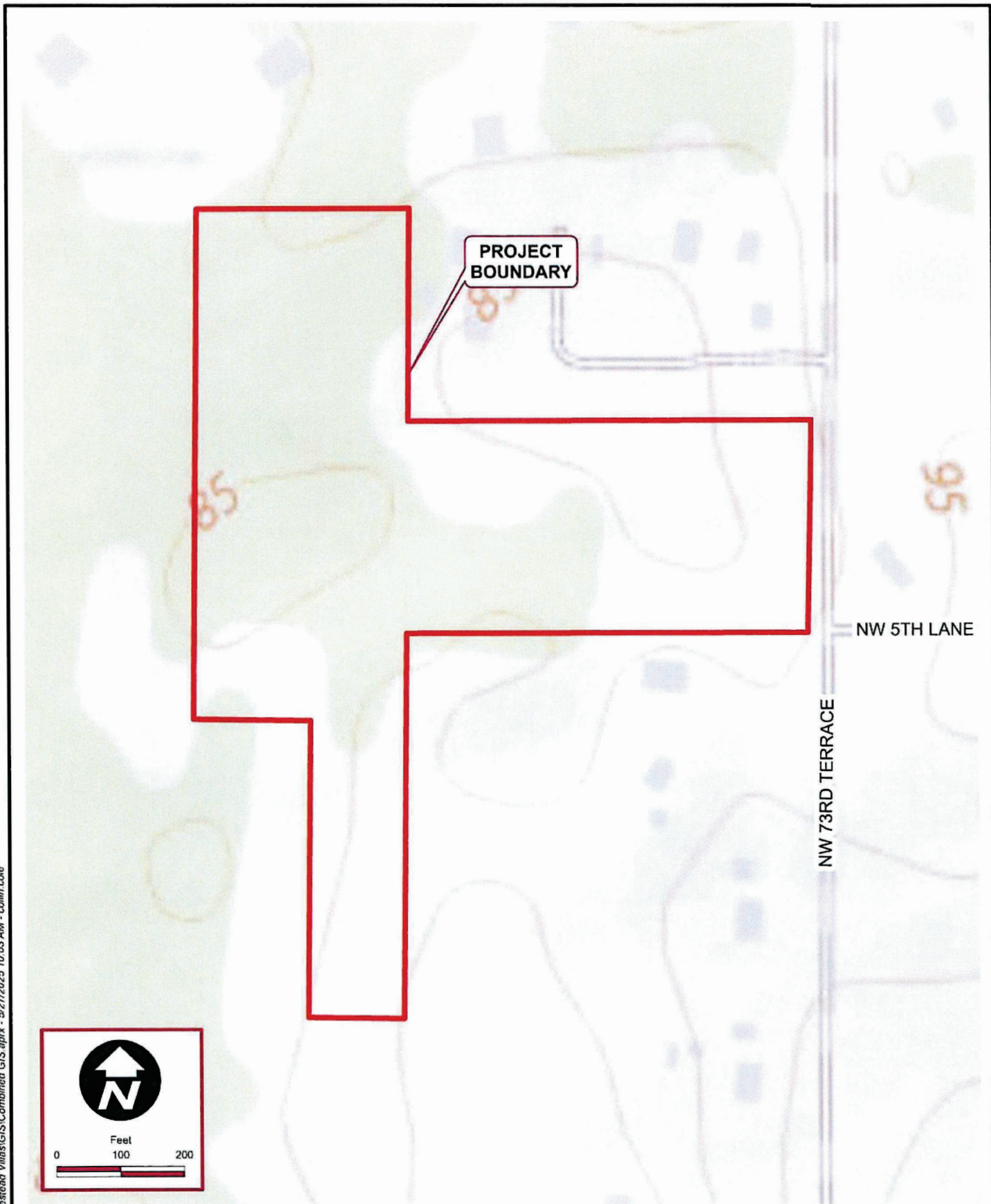
Scale: As Noted

Project No.: 242123002

May 2025

Figure 4

K:\OCA_Civil\242123002-Homestead Villas\GIS\Combined GIS.aprx - 5/27/2025 10:03 AM - collin.cole



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Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

QUAD MAP

HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242123002

May 2025

Figure 3

APOPKA SAND 0-5% SLOPES

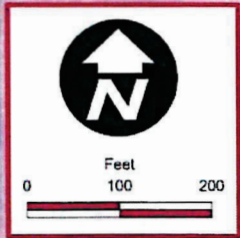
PROJECT
BOUNDARY

CANDLER SAND 0-5% SLOPES - HYD. GROUP A

NW 5TH LANE

NW 73RD TERRACE

JUMPER FINE SAND 0-5% SLOPES
- HYD. GROUP B



Kimley»Horn

© 2025 Kimley-Horn and Associates, Inc.
1700 SE 17th St, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

SOILS MAP

HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

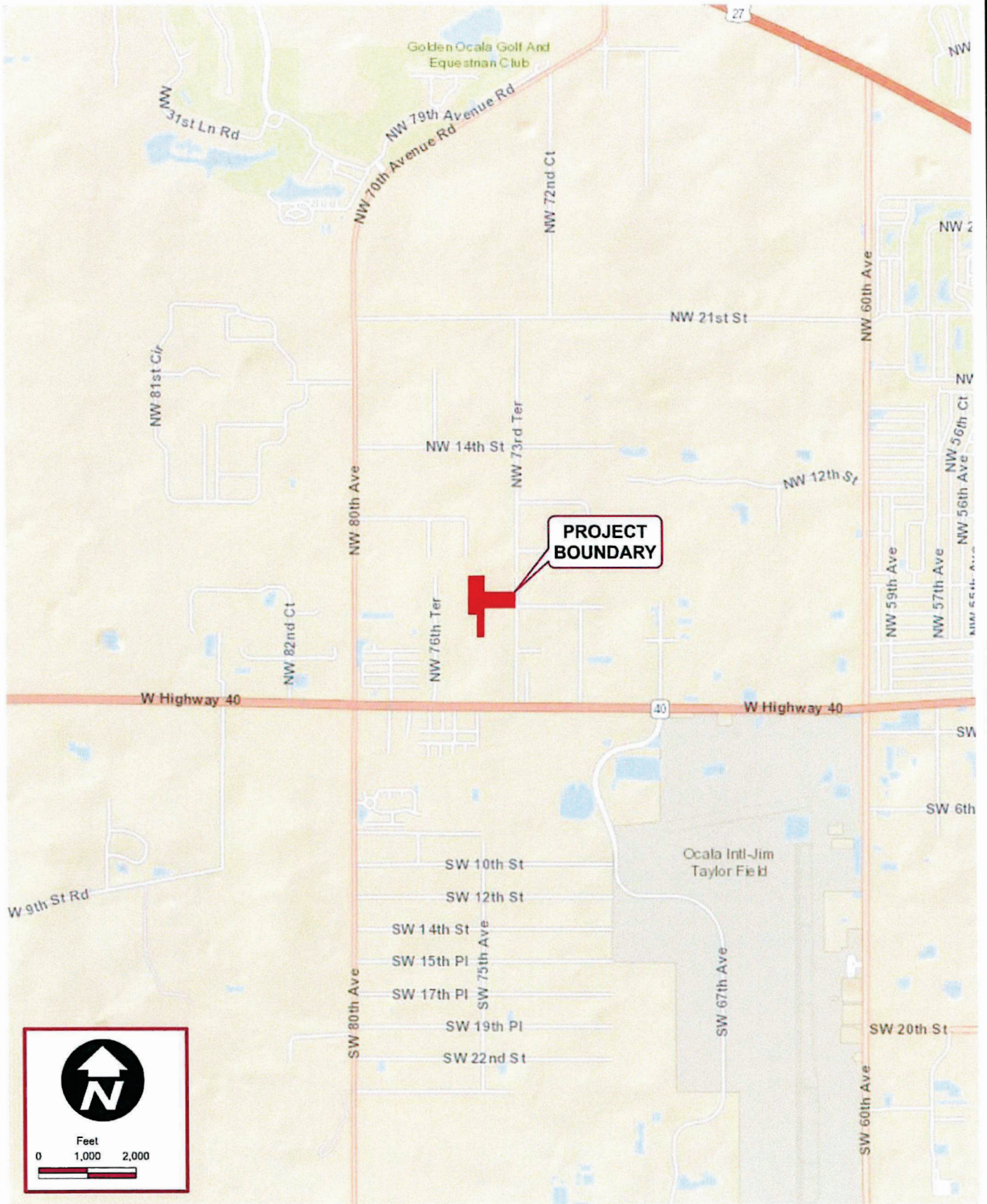
Scale: As Noted

Project No.: 242123002

May 2025

Figure 6

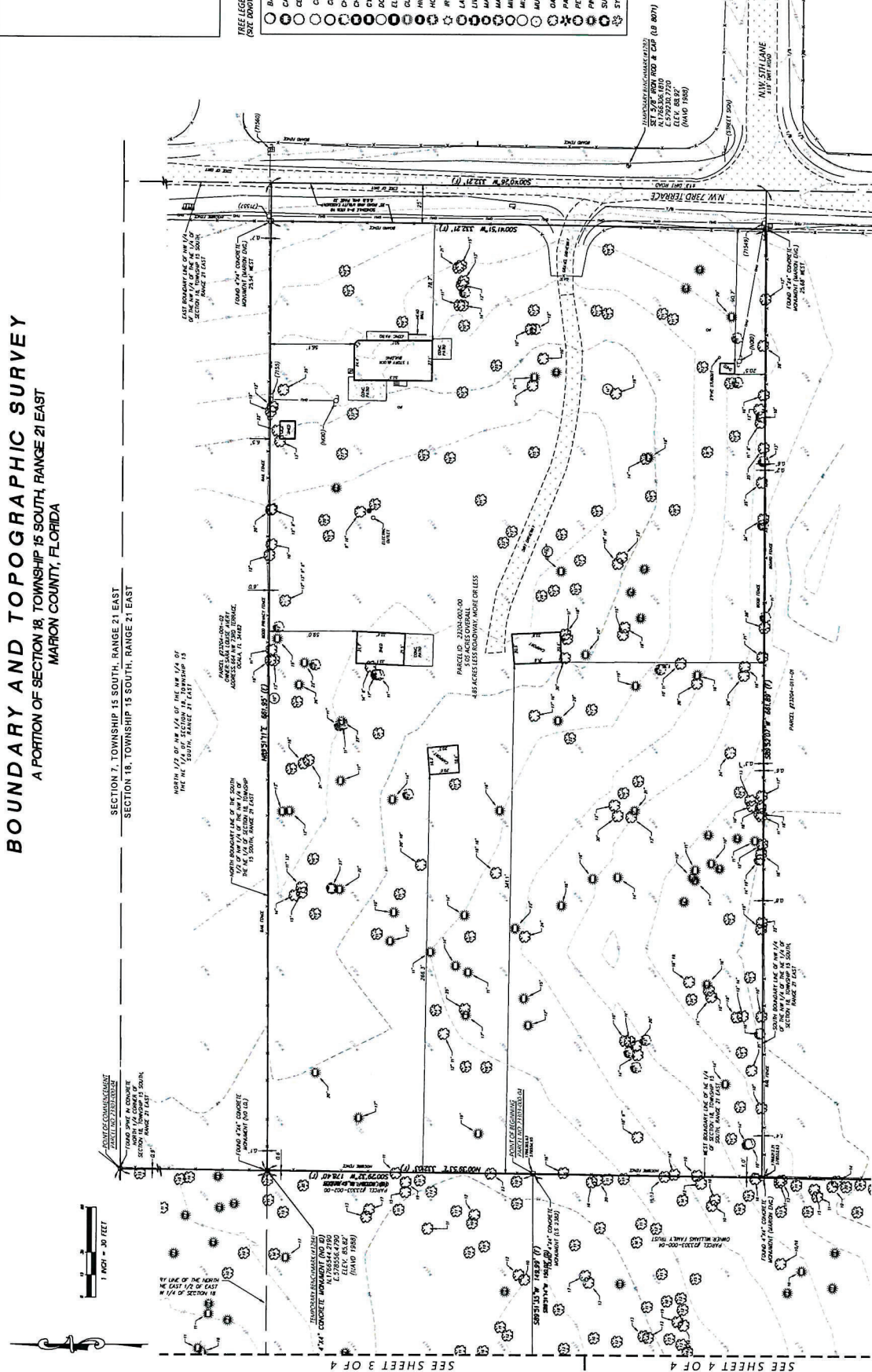
K:\OCA_Civil\242123002-Homestead Villas\GIS\Combined GIS.aprx - 5/27/2025 10:20 AM - collin.cole



BOUNDARY AND TOPOGRAPHIC SURVEY

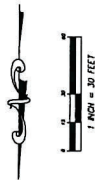
A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA



- TREE LEGEND**
(SIZE INDICATES TREE SIZE)
- BAY
 - CAMPHOR
 - CEDAR
 - CREPE MYRTLE
 - CYPRESS
 - CHERRY
 - CHICKENWOOD
 - CYPRESS
 - DOGWOOD
 - ELM
 - GUM
 - HICKORY
 - HOLLY
 - IRONWOOD
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - MISC.
 - OAK
 - PALM
 - PECAN
 - PINE
 - SUGAR HACKBERRY
 - STAGHOLE

JCH CONSULTING GROUP, INC. LAND DEVELOPMENT, SURVEYING & MAPPING 10000 N. US HIGHWAY 1, SUITE 100, TAMPA, FL 33634 PHONE: (813) 270-1111 FAX: (813) 270-1112		LOCATED IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA		PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY -FOR- COMMONWEALTH STANDARD INVESTMENTS LLC.		JOB NO. 241710 TOP04000	2 OF 4
DATE 04/10/2023	DRAWN JCH	REVISION NONE	FIELD DATE 04/10/2023	BY JCH	APPROVED JCH	SCALE 1"=30'	4

[illegible]

- FREE LEGEND (SEE DOTTED ASIDE SYMBOL)

[illegible]

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • MAPPING
PLANNING • ENVIRONMENTAL • GIS
PHONE: (512) 466-1402 FAX: (512) 466-2722 www.jchgroup.com

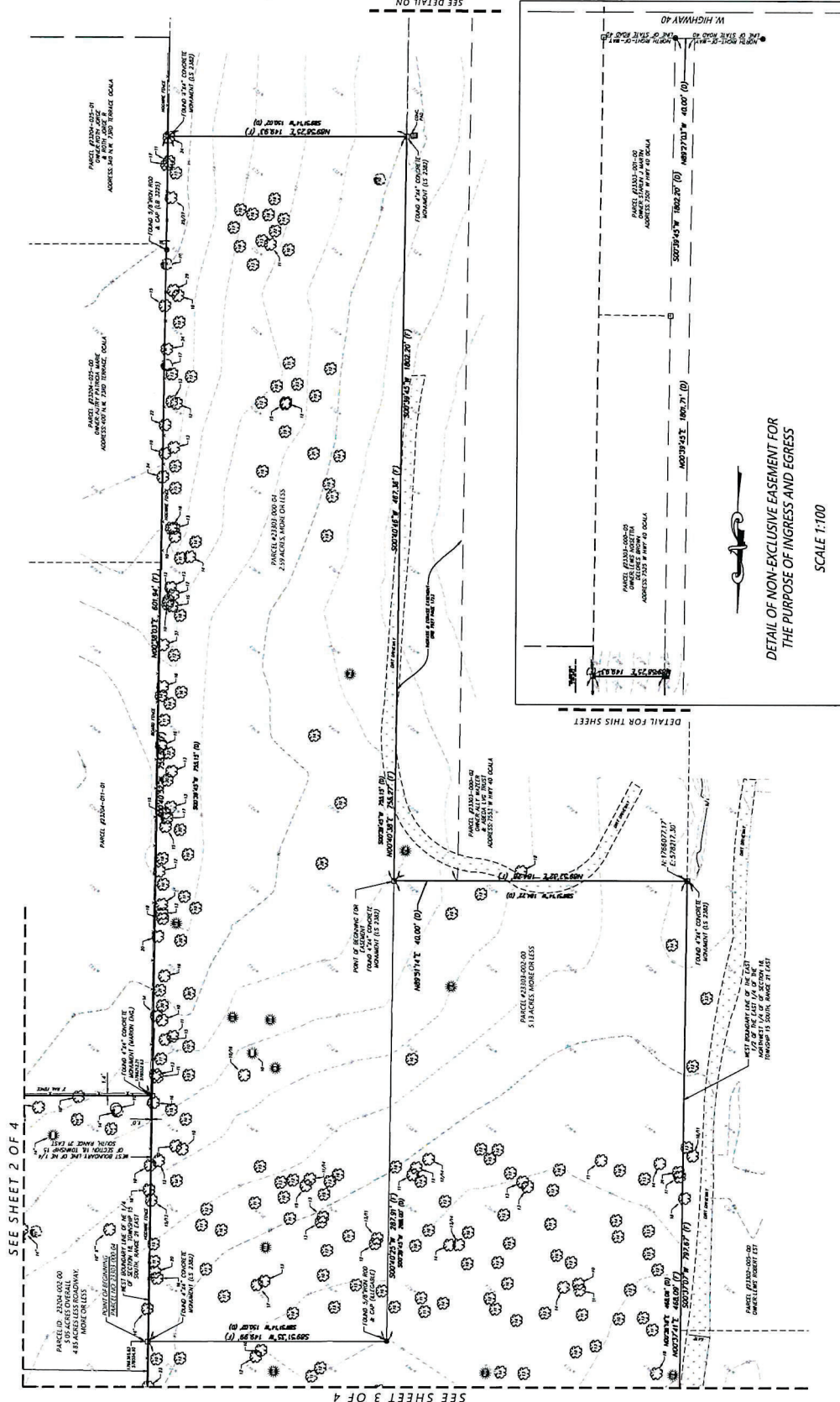
LOCATED IN SECTION 18, TOWNSHIP 15
SOUTH, RANGE 21 EAST

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

3 OF 4		JOB NO. 241710 TOP-OADD		SCALE 1"=30'	
FIELD DATE 04/02/2025		DRAWING DATE 04/10/2025		BY M.R.D.	
RE/PC 24-11/19-24 25-07/04 25-07/06		APPROVED 		C.H.	

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA



- TREE LEGEND (SEE DETAIL FOR MORE SYMBOLS)**
- BAY
 - CAMPION
 - CEDAR
 - CREPE MYRTLE
 - CITRUS
 - CHERRY
 - CHAMBERY
 - CYPRESS
 - DOGWOOD
 - ELM
 - FLY
 - HICKORY
 - HOLLY
 - IRONWOOD
 - LAUREL OAK
 - LIVE OAK
 - MANGROVE
 - MAPLE
 - MIMOSA
 - MISC.
 - MALEBERRY
 - OAK
 - PALM
 - PECAN
 - PINE
 - SUGAR HACKBERRY
 - STANDARDS



DATE	BY	REVISION

JCH CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
10000 W. US HIGHWAY 1, SUITE 100
FORT MYERS, FL 33907
TEL: 888-272-7269 FAX: 888-272-7269
WWW.JCHCONSULTING.COM

LOCATED IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
-FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

DATE	BY	APPROVED	DATE
04/17/2023	M.B.O.	C.H.	04/17/2023
04/17/2023			
04/17/2023			
04/17/2023			

JOB NO. 241710
TOPOGRAPHIC SCALE 1"=30'

4 OF 4

LEGAL DESCRIPTION:

PARCEL 23204-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: BEGGS & LANE, RLLP, COMMITMENT NUMBER 110549424, ISSUING OFFICE FILE NUMBER:24744-87229, BEARING A COMMITMENT DATE: NOVEMBER 18, 2024.)

THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 23303-000-04

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, RLLP, COMMITMENT NUMBER 110673061, ISSUING OFFICE FILE NUMBER:24744-87568, BEARING A COMMITMENT DATE: MARCH 16, 2025.)

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 0°39'45" W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0°39'45" W., 755.15 FEET; THENCE S. 89°51'14" W., 150.02 FEET; THENCE N. 0°39'45" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 755.15 FEET; THENCE N. 89°51'14" E., 150.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 0°39'45" W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89°51'14" W., 150.02 FEET; THENCE S. 0°39'45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 0°39'45" W., 1802.19 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40; THENCE N. 89°27'03" W., ALONG SAID RIGHT OF WAY LINE, 40.00 FEET; THENCE N. 0°39'45" E., 1801.71 FEET; THENCE N. 89°51'14" E., 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL 23303-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, RLLP, COMMITMENT NUMBER 110673067, ISSUING OFFICE FILE NUMBER:24744-87569, BEARING A COMMITMENT DATE: MARCH 17, 2025.)

PARCEL 1

THE NORTH 330 FEET, OF THE EAST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2

A PARCEL OF LAND LYING IN OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S. 0 DEGREES 39' 45" W., ALONG THE EAST BOUNDARY THEREOF, 330.03 FEET TO THE SOUTH BOUNDARY OF THE NORTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0 DEGREES 39' 45" W., ALONG SAID EAST BOUNDARY, 180.06 FEET; THENCE S. 89 DEGREES 51' 14" W., 150.02 FEET; THENCE S 0 DEGREES 39' 45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET; THENCE S. 89 DEGREES 51' 14" W., 184.22 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE N. 0 DEGREES 38' 18" E., ALONG SAID WEST BOUNDARY, 468.06 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTH 330 FEET; THENCE N. 89 DEGREES 51' 14" E., 334.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S. 0° 39' 45" W. ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89° 51' 14" W., 150.02 FEET; THENCE S. 0° 39' 45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 0° 39' 45" W., 1802.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 40; THENCE N. 89° 27' 03" W. ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N. 0° 39' 45" E. 1801.71 FEET; THENCE N. 89° 51' 14" E., 40.00 FEET TO THE POINT OF BEGINNING.



Prepared by
Bailey Crooms, an employee of
First American Title Insurance Company
3028 SW 27th Ave
Ocala, Florida 34471
(352)690-1787

Return to: Grantee

File No.: 14203-2799505

WARRANTY DEED

THIS INDENTURE, executed on **May 10, 2024**, between

Cora Martin, a married woman and Juanita Williams, a married woman and Inez Patten, a married woman and Jo Ann Gibson, a married woman and James Aldrich, a married man and Samuel Aldrich, a widow and Joyce Chisholm, a married woman

whose mailing address is: 919 W Fribley St, Tampa, FL 33603,
hereinafter called the "grantor", and

Starlin J Martin and Cora A Martin, husband and wife as joint tenants with right of survivorship

whose mailing address is: 919 W Fribley St, Tampa, FL 33603,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Marion** County, **FL**, to-wit:

The North 330 feet, of the East 1/2 of the East 1/4 of the Northwest 1/4 of Section 18, Township 15 South, Range 21 East, Marion County, Florida.

Parcel Identification Number: **23303-002-00**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2023.

In **Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Cora A. Martin
Cora Martin

Signed, sealed and delivered in our presence:

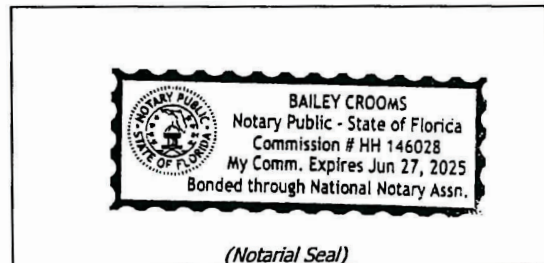
Bailey Crooms
Witness Signature
Print Name: Bailey Crooms

Print Post Office Address: 3028 SW
27th Ave, Ocala, FL 34471
State of FL
County of Marion

Shelby Dodge
Witness Signature
Print Name: Shelby Dodge
Print Post Office Address: 3028 SW
27th Avenue, Ocala, FL 34471

The **Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on 5/10/2024, by Cora Martin.

Bailey Crooms
Notary Public
Bailey Crooms
(Printed Name)



My Commission expires: _____

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Juanita Williams
Juanita Williams

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: Shelby Dodge

Print Post Office Address: 3028 SW 27th Avenue, Ocala, FL 34471

State of Florida

County of Marion

[Signature]
Witness Signature

Bailey Crooms

Print Name: _____

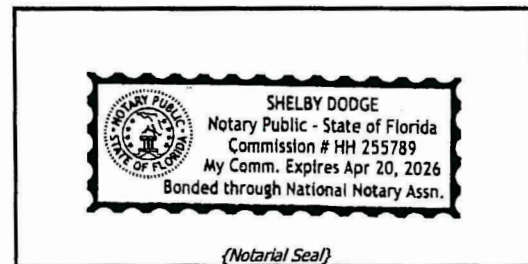
Print Post Office Address: 3028 SW 27th Avenue, Ocala, FL 34471

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 5/10/24, by Juanita Williams.

[Signature]
Notary Public

Shelby Dodge
(Printed Name)

My Commission expires: _____



Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Inez Patten
Inez Patten

Signed, sealed and delivered in our presence:

William A Midulla
Witness Signature

Print Name: William A Midulla

Print Post Office Address: 1501 S Church
Ave #103, Tampa, FL 33629

State of FLORIDA

County of Hillsborough

Camille Paxton
Witness Signature

Print Name: Camille Paxton

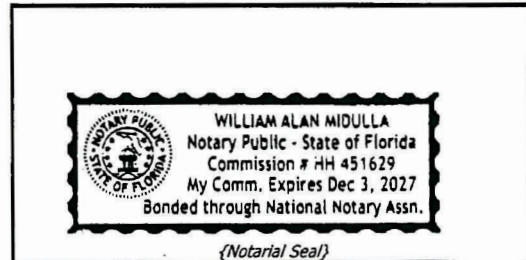
Print Post Office Address: 1501 S Church
Ave #103 / Tampa, FL 33629

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization, on 5-10-24, by Inez Patten.

William A Midulla
Notary Public

(Printed Name)

My Commission expires: _____



Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Jo Ann Gibson
Jo Ann Gibson

Signed, sealed and delivered in our presence:

Renee Hendricks
Witness Signature

Print Name: Renee Hendricks

Print Post Office Address: _____
1 First American Way, Santa Ana, CA 92707

State of Colorado

County of Jefferson

Mark D. Hott
Witness Signature

Print Name: Mark D. Hott

Print Post Office Address: _____
1 First American Way, Santa Ana, CA 92707

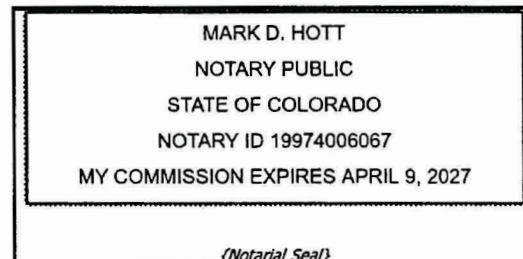
The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☒ online notarization, on 05/10/2024, by Jo Ann Gibson.

Mark D. Hott
Notary Public

Mark D. Hott

(Printed Name)

My Commission expires: 04/09/2027



Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license
Notarized remotely using audio-video communication technology via Proof.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

James Aldrich
James Aldrich

Signed, sealed and delivered in our presence:

Renee Hendricks
Witness Signature

Print Name: Renee Hendricks

Print Post Office Address:
1 First American Way, Santa Ana, CA 92707

State of Nevada

County of CLARK

Onjelle Renee Washington
Witness Signature

Print Name: Onjelle Renee Washington

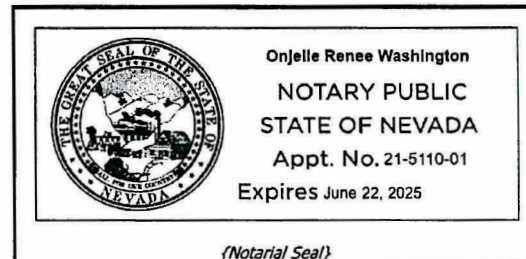
Print Post Office Address:
1 First American Way, Santa Ana, CA 92707

The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☒ online notarization, on 05/10/2024, by James Aldrich.

Onjelle Renee Washington
Notary Public

Onjelle Renee Washington
(Printed Name)

My Commission expires: 06/22/2025



(Notarial Seal)

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

Notarized remotely using audio-video communication technology via Proof.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Samuel Aldrich
Samuel Aldrich

Signed, sealed and delivered in our presence:

TRAVIS WIER
Witness Signature

Print Name: Travis Wier

Print Post Office Address: 1 First American Way Santa Ana, CA 92707

State of Florida

County of Pasco

Tnisha Shirey
Witness Signature

Print Name: Tnisha Shirey

Print Post Office Address: 1 First American Way Santa Ana, CA 92707

The Foregoing Instrument Was Acknowledged before me by means of ☐ physical presence or ☒ online notarization, on 05/10/2024, by Samuel Aldrich.

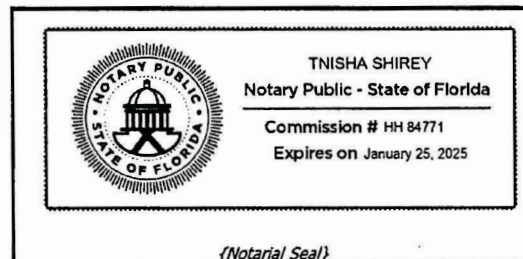
Tnisha Shirey
Notary Public

Tnisha Shirey
(Printed Name)

My Commission expires: 01/25/2025

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license

Notarized remotely online using communication technology via Proof.



In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Joyce Chisholm
Joyce Chisholm

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Tricia N. Foldessy

Print Post Office Address: 3111 N University
Drive #418 Coral Springs, FL 33065

State of FL

County of Broward

Witness Signature

Print Name: Nicole McKinley-White

Print Post Office Address: 3111 N University
Drive #418 Coral Springs, FL 33065

The Foregoing Instrument Was Acknowledged before me by means of ☒ physical presence or ☐ online notarization on May 10, 2024, by Joyce Chisholm.

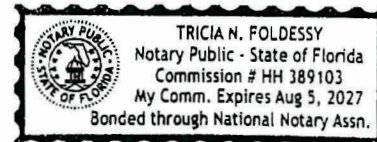
Notary Public

Tricia N. Foldessy

(Printed Name)

My Commission expires: _____

Personally Known ☐ OR Produced Identification ☒
Type of Identification Produced a valid driver's license



(Notarial Seal)

NOTARIAL CERTIFICATE TO PAPER OUT

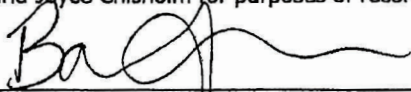
Fla. Stat. § 117.05

State of Florida

County of Marion

On this May 15, 2024, I attest that the preceding or attached document is a true, exact, complete, and unaltered printout made by me of such record. I further attest that, at the time of printing, no security features, if any, present on the electronic record, indicated that the record had been altered since execution.

Prior to recording, I attached the original counterpart signatures for Cora Martin, Juanita William, Inez Patten, and Joyce Chisholm for purposes of recording a fully executed instrument.

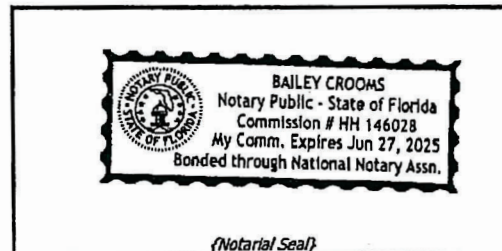


Notary Public

Bailey Crooms

(Printed Name)

My Commission expires: _____

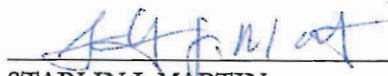



File No. 14203-2799505

LETTER OF AUTHORIZATION
(to Agencies Named Below)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	23303-002-00
Applicable Agencies:	1) MARION COUNTY 2) SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 4) FLORIDA DEPARTMENT OF TRANSPORTATION 5) FLORIDA WILDLIFE COMMISSION
Property Owners:	STARLIN J. MARTIN and CORA A. MARTIN
Applicant/Authorized Party:	HOMESTEAD VILLAS LLC, a Florida limited liability company
Authorized Agents:	1) KLEIN & KLEIN, PLLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN

STARLIN J. MARTIN and CORA A. MARTIN, husband and wife, the owners of the real property identified under Marion County Parcel Identification Number 23303-002-00 (the "Property"), hereby authorize and consent to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) Rezoning (inclusive of rezoning to Planned Unit Development (PUD) in combination with other parcels; (ii) amendments to the Marion County comprehensive plan for land use, (iii) amendments to future land use for the Property, including modifications to text policy amendments affecting the Property, (iv) site plan review and approval, (v) environmental resource permitting, (vi) building permits, (vii) permitting relating to threatened or endangered species, and (viii) permits or approvals relating to transportation improvements or modifications.



STARLIN J. MARTIN


CORA A. MARTIN, Husband and Wife

Address for Notice: 919 W Fribley St
Tampa, FL 33603-5415
(Email): LeeMartin18@aol.com

State of Florida
County of Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th, day of May, 2025, by STARLIN J. MARTIN and CORA J. MARTIN, Husband and Wife, who are personally known to me or have produced Drivers Licenses as identification.


NOTARY PUBLIC
Commission No.: _____
Commission Expires: _____

Notary Public State of Florida
Joseph E Adams
My Commission
HH 284511
Exp. 5/12/2026

Prepared by and to be returned to:
James P. Hines, Jr., Esquire
Hines Norman Hines, P.L.
315 South Hyde Park Avenue
Tampa, FL 33606
(813) 251-8659

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made to be effective on September 14, 2022 by **Wilbert R. Williams and Juanita A. Williams a/k/a Juantia A. Williams, husband and wife**, whose post office address is 11307 NW 39th St., Ocala, FL 34482, as **Grantors**, to **Wilbert R. Williams and Juanita A. Williams, as Trustees of the Williams Family Trust dated November 28, 2011, as amended**, whose post office address is P.O. Box 770667 Ocala, FL 34477, as **Grantee**.

WITNESSETH:

Grantors, for and in consideration of the sum of Ten Dollars (\$10.00), lawful money of the United States of America, to them in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grant, bargain, sell, transfer, and convey to Grantee, and its successors and assigns forever, all of Grantors' interest in that certain real property in **Marion County, Florida**, more particularly described as follows:

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S. 0° 39' 45" W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0° 39' 45" W., 755.15 FEET; THENCE S. 89° 51' 14" W., 150.02 FEET; THENCE N. 0° 39' 45" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY 755.15 FEET; THENCE N. 89° 51' 14" E., 150.02 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AN EASEMENT FOR THE PURPOSES OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S. 0° 39' 45" W. ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89° 51' 14" W., 150.02 FEET; THENCE S. 0° 39' 45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 0° 39' 45" W., 1802.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 40; THENCE N. 89° 27' 03" W. ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N. 0° 39' 45" E. 1801.71 FEET; THENCE N. 89° 51' 14" E., 40.00 FEET TO THE POINT OF BEGINNING.

Folio #: 23303-000-04

The above-described real property is not the homestead of Grantors.

TO HAVE AND TO HOLD, the above-described real property, with the appurtenances, tenements, and hereditaments, unto Grantee, and its successors and assigns, in fee simple and forever.

SUBJECT TO declarations, restrictions, conditions, reservations, and easements of record, if any, none of which are intended to be reimposed hereby, and subject to the lien of all taxes and assessments for the year 2022 and thereafter.

AND Grantors do hereby specially warrant the title to said real property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantors, but against no others.

This Special Warranty Deed was prepared without the benefit of a title search. The legal description was provided to preparer. The preparer assumes no liability for the accuracy of the legal description, and no opinion of title has been made by the preparer.

IN WITNESS WHEREOF, Grantors have executed this Special Warranty Deed under seal on the date aforesaid.

SIGNED, SEALED and DELIVERED
in the presence of:

Judith Leininger
Signature of Witness

Wilbert R. Williams
Wilbert R. Williams

Judith Leininger
Printed Name of Witness

[Signature]
Signature of Witness

Car Berken
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF Marion

The foregoing Special Warranty Deed was acknowledged and executed before me, by means of physical presence, on September 14, 2022, by Wilbert R. Williams, as Grantor, who is personally known to me or produced Driver License as identification.



[Signature]
Notary Public, State of Florida
(Stamp Name, Commission # and Expiration below)

SIGNED, SEALED and DELIVERED
in the presence of:

Juanita Williams
Signature of Witness

Juanita Williams
Printed Name of Witness

Juanita A. Williams a/k/a Juantia A. Williams
Juanita A. Williams a/k/a Juantia A. Williams

Juanita Williams
Signature of Witness

Juanita Williams
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF Marion

The foregoing Special Warranty Deed was acknowledged and executed before me, by means of physical presence, on September 14 2022, by Juanita A. Williams a/k/a Juantia A. Williams, as Grantor, who is personally known to me or produced Driver License as identification.

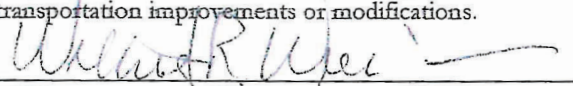


Jessica Sandy
Notary Public, State of Florida
(Stamp Name, Commission # and Expiration below)

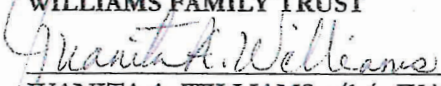
LETTER OF AUTHORIZATION
(to Agencies Named Below)

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	23303-000-04
Applicable Agencies:	1) MARION COUNTY 2) SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT 3) FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION 4) FLORIDA DEPARTMENT OF TRANSPORTATION 5) FLORIDA WILDLIFE COMMISSION
Property Owners:	WILLIAMS FAMILY TRUST
Applicant/Authorized Party:	HOMESTEAD VILLAS LLC, a Florida limited liability company
Authorized Agents:	1) KLEIN & KLEIN, PLLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN

WILBERT R. WILLIAMS and JUANITA A. WILLIAMS a/k/a JUANTIA A. WILLIAMS, as Trustees of the **WILLIAMS FAMILY TRUST**, the owner of the real property identified under Marion County Parcel Identification Number 23303-000-04 (the "Property"), hereby authorize and consent to Applicant/Authorized Party making applications for approvals and permitting relating to the Property, specifically including but without limitation the following requests/applications to which a copy of this consent may be attached: (i) Rezoning (inclusive of rezoning to Planned Unit Development (PUD) in combination with other parcels; (ii) amendments to the Marion County comprehensive plan for land use, (iii) amendments to future land use for the Property, including modifications to text policy amendments affecting the Property, (iv) site plan review and approval, (v) environmental resource permitting, (vi) building permits, (vii) permitting relating to threatened or endangered species, and (viii) permits or approvals relating to transportation improvements or modifications.



WILBERT R. WILLIAMS, as Trustee of the
WILLIAMS FAMILY TRUST




JUANITA A. WILLIAMS a/k/a JUANTIA A. WILLIAMS, as Trustee of the **WILLIAMS FAMILY TRUST**

Address for Notice: PO Box 770667
Ocala, FL 34477-0667

(Email): NitaOcala@hotmail.com

State of Florida
County of Marion

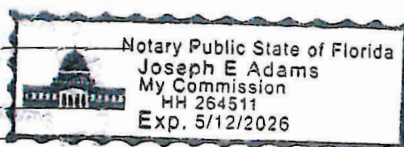
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 19th day of May, 2025, by **WILBERT J. WILLIAMS and JUANITA A. WILLIAMS a/k/a JUANTIA A. WILLIAMS**, as Trustees of the **Williams Family Trust**, who are personally known to me or have produced Drivers Licenses as identification.



NOTARY PUBLIC

Commission No.: _____

Commission Expires: _____



This Instrument Prepared By:
SUSAN J. SALAMONE, ESQ.
Beggs & Lane, RLLP
501 Commendancia Street
Pensacola, Florida 32502
(850) 432-2451
Florida Bar No.: 0116064
File No.: 24744-87229

Parcel ID#: R23204-002-00

STATE OF FLORIDA
COUNTY OF MARION

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **Jason Mark Knowlton** (herein "Grantor"), whose address is 4928 NW 39th Loop, Ocala FL 34482 for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, does hereby bargain, sell, remise, confirm, convey and grant **Homestead Villas LLC, a Florida limited liability company** (herein "Grantee"), whose address is 6998 NUS Hwy 27, Ste 203 Ocala FL 34482, its heirs [successors,] and assigns, forever, the following described real property located in Escambia County, Florida:

THE SOUTH ½ OF THE NW ¼ OF THE NW ¼ OF THE NE ¼, IN SECTION 18, TOWNSHIP 15
SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Subject to zoning restrictions, prohibitions and other requirements imposed by governmental authorities; restrictions of record and matters appearing on the Plat, if there is a recorded Plat, affecting the above-described property; easements and mineral reservations of record affecting the property, if any, which are not hereby reimposed; and any liens for ad valorem real property taxes for the year 2024 and subsequent years.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, free from all exemptions and right of homestead, in fee simple forever. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same; that it is free of lien or encumbrances, and that Grantor, Grantor's heirs, executors, administrators, successors and assigns, will forever warrant and defend title to the above-described property against the lawful claims of all persons whomsoever, subject to the exceptions set forth herein.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 17 day of Feb, 2025.

Signed, sealed and delivered
in the presence of:

[Signature]
Print Name: Shakina Griffin
Address: 2715 NW 49th AVE STGLOS
Ocala, FL 34482

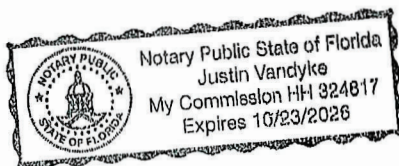
By: [Signature]
Jason Mark Knowlton

[Signature]
Print Name Sharon Thomas
Address: 9730 NW HWY 225A
Ocala, FL 34482

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 17th day of Feb, 2025, by Jason Mark Knowlton, who ☐ is personally
known to me or ☒ produced a current driver's license as identification FL. CDL.

(Notary Seal Must Be Affixed)



[Signature]
Notary Public
Justin Vandyke
Name of Notary Printed
My Commission Expires: 10-23-26
Commission Number: HH324817

**APPLICANT SIGNATURE PAGE TO APPLICATION FOR PUD REZONING
(MARION COUNTY)**

Location:	Marion County, Florida
Subject Property Parcel Identification Numbers:	23204-002-00, 23303-000-04, 23303-002-00
Authorized Agents:	1) KLEIN & KLEIN, PLLC (Fred N. Roberts, Jr., Esq.) 2) KIMLEY-HORN AND ASSOCIATES, INC.

**HOMESTEAD VILLAS LLC, a
Florida limited liability company**

By: *CS Investments LLC, - Manager*

By: 

Nate Chambers, Manager of manager

Address:

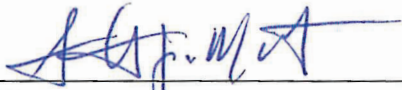
William N. Chambers
6998 N US HIGHWAY 27
STE 203
OCALA, FL 34482

Email:

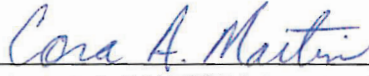
nate@csholdings.com

Phone:

(352) 234-6192



STARLIN J. MARTIN



CORA A. MARTIN, Husband and Wife

Address for Notice: 919 W Fribley St
Tampa, FL 33603-5415

Email: LeeMarti18@outlook.com

Phone: (813) 223-5214

Wilbert R. Williams
**WILBERT R. WILLIAMS, as Trustee of the
WILLIAMS FAMILY TRUST**

Juanita A. Williams
**JUANITA A. WILLIAMS a/k/a JUANTIA A.
WILLIAMS, as Trustee of the WILLIAMS FAMILY
TRUST**

Address for Notice: PO Box 770667
Ocala, FL 34477-0667

Email: Nita Ocala@hotmail.com

Phone: (813) 223-5214



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

Detail by Entity Name

Florida Limited Liability Company
COMMONWEALTH STANDARD HOLDINGS LLC

Filing Information

Document Number	L20000307791
FEI/EIN Number	85-3232479
Date Filed	09/29/2020
Effective Date	09/29/2020
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	12/08/2021

Principal Address

6998 N US HWY 27
Suite 203
Ocala, FL 34482

Changed: 01/04/2023

Mailing Address

6998 N US HWY 27
Suite 203
Ocala, FL 34482

Changed: 01/04/2023

Registered Agent Name & Address

Chambers, William N, MGR
6998 N US HWY 27
Suite 203
Ocala, FL 34482

Name Changed: 01/04/2023

Address Changed: 01/04/2023

Authorized Person(s) Detail

Name & Address

Title Manager

Chambers, William N
6998 N US HWY 27
Suite 203
Ocala, FL 34482

Annual Reports

Report Year	Filed Date
2023	01/04/2023
2024	02/05/2024
2025	03/28/2025

Document Images

03/28/2025 -- ANNUAL REPORT	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/04/2023 -- ANNUAL REPORT	View image in PDF format
04/28/2022 -- ANNUAL REPORT	View image in PDF format
12/08/2021 -- REINSTATEMENT	View image in PDF format
09/29/2020 -- Florida Limited Liability	View image in PDF format



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

Detail by Entity Name

Florida Limited Liability Company

COMMONWEALTH STANDARD INVESTMENTS LLC

Filing Information

Document Number L22000118839

FEI/EIN Number 88-2903288

Date Filed 03/08/2022

Effective Date 03/01/2022

State FL

Status ACTIVE

Principal Address

6998 N US HWY 27

SUITE 203

OCALA, FL 34482

Mailing Address

6998 N US HWY 27

SUITE 203

OCALA, FL 34482

Changed: 01/04/2023

Registered Agent Name & Address

COMMONWEALTH STANDARD HOLDINGS LLC

6998 N. US HWY 27

SUITE 203

OCALA, FL 34482

Name Changed: 01/04/2023

Authorized Person(s) Detail

Name & Address

Title MGR

COMMONWEALTH STANDARD HOLDINGS LLC

6998 N US HWY 27

SUITE 203

OCALA, FL 34482

Annual Reports

Report Year	Filed Date
2023	01/04/2023
2024	02/05/2024
2025	03/28/2025

Document Images

03/28/2025 -- ANNUAL REPORT	View image in PDF format
02/05/2024 -- ANNUAL REPORT	View image in PDF format
01/04/2023 -- ANNUAL REPORT	View image in PDF format
03/08/2022 -- Florida Limited Liability	View image in PDF format

Florida Department of Banking & Finance

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

23303-002-00

Prime Key: 2029064

[MAP IT+](#)

Current as of 5/29/2025

Property Information

MARTIN STARLIN J
MARTIN CORA A
919 W FRIBLEY ST
TAMPA FL 33603-5415

Taxes / Assessments:

Map ID: 128

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 00

Acres: 5.10

2024 Certified Value

Land Just Value	\$62,730		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$62,730		
Total Assessed Value	\$62,178	Impact	
Exemptions	\$0	<u>Ex Codes:</u>	(5552)
Total Taxable	\$62,178		
School Taxable	\$62,730		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$62,730	\$0	\$0	\$62,730	\$62,178	\$0	\$62,178
2023	\$30,750	\$0	\$0	\$30,750	\$27,453	\$0	\$27,453
2022	\$30,750	\$0	\$0	\$30,750	\$24,957	\$0	\$24,957

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8323/1140	05/2024	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$28,000
AD86/0268	11/1986	EI E I	0	U	V	\$8,930
1301/0786	08/1985	07 WARRANTY	0	U	V	\$100
1275/0130	03/1985	07 WARRANTY	0	U	V	\$100
1275/0129	03/1985	07 WARRANTY	0	U	V	\$100
1275/0127	02/1985	07 WARRANTY	0	U	V	\$100

Property Description

SEC 18 TWP 15 RGE 21
N 330 FT OF E 1/2 OF E 1/4 OF NW 1/4 &
COM AT THE NE COR OF NW 1/4 OF SEC 18 TH S 00-39-45 W 330.03 FT TO
THE POB TH CONT S 00-39-45 W 180.06 FT TH S 89-51-14 W 150.02 FT

TH S 00-39-45 W 288 FT TH S 89-51-14 W 184.22 FT TH N 00-38-18 E

468.06 FT TH N 89-51-14 E 334.43 FT TO THE POB

Parent Parcel: 23303-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		334.0	330.0	A1	2.50	AC							
0001		.0	.0	A1	2.60	AC							

Neighborhood 0155 - AC NHWY40 S27 E80 W60

Mkt: 4 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

REVIEWED OFF AERIAL 6/6/24

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	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

23303-000-04

Prime Key: 2739690

[MAP IT+](#)

Current as of 5/29/2025

Property InformationMore Names

WILLIAMS FAMILY TRUST
 WILLIAMS WILBERT R TR ET AL
 PO BOX 770667
 OCALA FL 34477-0667

Taxes / Assessments:

Map ID: 128

Millage: 9002 - UNINCORPORATEDM.S.T.U.

PC: 00

Acres: 2.60

2024 Certified Value

Land Just Value	\$31,980
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$31,980
Total Assessed Value	\$31,980
Exemptions	\$0
Total Taxable	\$31,980

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$31,980	\$0	\$0	\$31,980	\$31,980	\$0	\$31,980
2023	\$31,980	\$0	\$0	\$31,980	\$31,980	\$0	\$31,980
2022	\$31,980	\$0	\$0	\$31,980	\$31,980	\$0	\$31,980

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7927/1723	09/2022	07 WARRANTY	0	U	V	\$100
7610/1774	09/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$37,500
7281/1364	09/2020	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
6151/1458	12/2014	62 DISTR	0	U	V	\$100
4562/1185	09/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
4554/1751	09/2006	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
4476/1654	06/2006	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$29,000
4466/1709	04/2006	05 QUIT CLAIM	0	U	V	\$100
4450/0546	02/2006	05 QUIT CLAIM	0	U	V	\$100
1924/1180	04/1993	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$100

Property Description

SEC 18 TWP 15 RGE 21

COM AT THE NE COR OF NW 1/4 OF SEC 18 TH S 00-39-45 W 510.10 FT TO
THE POB TH CONT S 00-39-45 W 755.15 FT TH S 89-51-14 W 150.02 FT TH
N 00-39-45 E 755.15 FT TH N 89-51-14 E 150.02 FT TO THE POB

TOGETHER WITH AN ESMT FOR INGRESS & EGRESS OVER & ACROSS
THE FOLLOWING DESC PARCEL: COM AT THE NE COR OF THE NW 1/4
OF SAID SEC 18 TH S 00-39-45 W ALONG THE E BOUNDARY THEREOF
510.1 FT TH S 89-51-14 W 150.02 FT TH S 00-39-45 W 288 FT
TO THE POB TH CONT S 00-39-45 W 1802.19 FT TO THE N ROW
LINE OF ST RD 40 TH N 00-39-45 E 1801.71 FT TH N 89-51-14 E
40 FT TO THE POB

Parent Parcel: 23303-000-00

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

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0001		.0	.0	A1	2.60	AC							
Neighborhood 0155 - AC NHWY40 S27 E80 W60													
Mkt: 4 70													

[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	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

23204-002-00

[GOOGLE Street View](#)

Prime Key: 580929

[MAP IT+](#)

Current as of 5/29/2025

Property Information

HOMESTEAD VILLAS LLC
6998 SW 72ND CT STE 203
OCALA FL 34476

Taxes / Assessments:

Map ID: 128

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 99

Acres: 5.00

Situs: 550 NW 73RD TER OCALA

2024 Certified Value

Land Just Value	\$85,000
Buildings	\$0
Miscellaneous	\$1,610
Total Just Value	\$86,610
Total Assessed Value	\$86,610
Exemptions	\$0
Total Taxable	\$86,610

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$85,000	\$0	\$1,610	\$86,610	\$86,610	\$0	\$86,610
2023	\$85,000	\$0	\$806	\$85,806	\$85,806	\$0	\$85,806
2022	\$85,000	\$0	\$806	\$85,806	\$83,387	\$0	\$83,387

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8547/0781	02/2025	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$500,000
7145/1413	02/2020	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$99,900
5998/0751	02/2014	05 QUIT CLAIM	7 PORTIONUND INT	U	V	\$100
1677/1022	08/1990	61 FJDMNT	0	U	V	\$100
0678/0400	03/1975	07 WARRANTY	7 PORTIONUND INT	U	V	\$100
0649/0032	02/1974	07 WARRANTY	0	U	V	\$100

Property Description

SEC 18 TWP 15 RGE 21
PLAT BOOK UNR
OCALA RIDGE

LOT 2 BEING MORE FULLY DESC AS FOLLOWS:
S 1/2 OF NW 1/4 OF NW 1/4 OF NE 1/4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9902		330.0	660.0	R4	1.00	AC							
9902		.0	.0	R4	4.00	AC							

Neighborhood 0155 - AC NHWY40 S27 E80 W60
Mkt: 4 70

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
256 WELL 1-5 BTH	1.00		UT	99	1977	1	0.0	0.0
048 SHED OPEN	920.00		SF	15	1977	1	46.0	20.0
105 FENCE CHAIN LK	210.00		LF	20	1998	1	0.0	0.0
112 FENCE WIRE/BD	332.00		LF	10	2023	5	0.0	0.0

Appraiser Notes

EST FROM FENCE AND AERIAL
PERMIT PULLED FOR MBL 26X55 FOR 2025 ROLL
UDC AND ADU N/A

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

HOMESTEAD VILLAS

PLANNED UNIT DEVELOPMENT

PUD STANDARDS

Prepared for:

Homestead Villas, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

May 2025



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

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Overall Guiding Principles.....	2
Development Standards	3

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INTRODUCTION

The Homestead Villas Planned Unit Development Project ("PUD Plan") is a proposed 12.77-acre residential development within Marion County which will consist of 25 duplex style residential units (50 residences in total). The site is generally located 0.4 miles north of US Hwy 27, adjacent to NW 73rd Terrace (Parcel Numbers: 23204-002-00, 23303-002-00, and 23303-000-04). The property lies within an area of the County that includes a diverse mix of existing land uses that support the goals defined in the County's Comprehensive Plan.

The PUD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems proposed 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, 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 Standards may be amended, if needed, to reflect the design of the tract.
3. Changes or adjustments to the Standards contained in this document will be submitted by the developer and are 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 PUD zoning district and Medium Residential future 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.

These Standards have been prepared to encourage and regulate the 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 the PUD Plan.

The PUD Plan identifies and graphically depicts the planning area and provides the land uses and allowable density/intensity as set forth in the Marion County Comprehensive Plan. The proposed uses have been noted in **Table 1** to further identify respective design standards and other guiding principles.

OVERALL GUIDING PRINCIPLES

This PUD Plan aims to allow a cohesive blend of new residential development with the existing residential land uses found adjacent to the subject parcels. Each developed lot, right-of-way, or tract within the development is intended to bring a safe, attractive, sustainable, connected, and economically viable use to both the development, and local community.

The PUD has an existing Comprehensive Plan Future Land Use of both Low and Medium Residential (LR, MR). A land use amendment to MR is filed concurrent with this PUD. The MR land use designation are intended to recognize areas suited for primarily single-family residential units within the urban growth boundary, occasionally allowing for multi-family residential units in certain developments along the edges of the urban growth boundary. The density range shall be up to four dwelling units per one gross acre for medium residential land uses, as further defined in the LDC.

The proposed allowable uses and densities in the Homestead Villas PUD are consistent with the uses and densities allowed in the MR land use. A Comprehensive Plan Land Use Amendment is proposed for the parcels which do not currently include the MR land use.

The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision for the PUD.

- 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.
- 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, overhangs, recesses, projections, or windows.
- Public space may be coordinated with water management facilities to provide amenities, such as open space, water feature overlooks, or recreation paths.
- The street network should be safe and interconnected and should support multiple modes of travel. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- A fully connected pedestrian network shall be provided within the PUD to include sidewalks to interconnect all uses. Where pedestrian facilities exist on adjacent streets the PUD shall provide connection to those facilities.

- 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.
- Parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- All site improvements shall ensure the minimum requirements are met per NFPA1 Chapter 18 for fire department access and water supply. All residential structures shall comply with the minimum requirements of the Florida Fire Prevention Code.

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. The overall program distribution may be adjusted according to the needs of the development, providing the total densities and intensities included in the PUD Plan are not exceeded. The PUD 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.

Table 1: Proposed Uses Within the PUD

Future Land Use Classification	Generalized Land Uses	Proposed Uses
Residential (MR)	Residential PUD	<ul style="list-style-type: none"> • One and two-family residential units at the maximum density shown on the PUD Plan. • Public Park, playground, usable open space, walking trails, or other recreational uses.

Table 2: Development Standards for Residential Use

Standard	Requirements
Maximum Dwelling Units	50 Dwelling Units (25 Duplexes)
Minimum Building Setback (Front)	20'
Minimum Building Setback (Rear)	10'
Minimum Building Setback (Side)	10'
Minimum Lot Size	94'x100' (Duplexes – Per Building)
Maximum Building Height	35'
Parking	Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional.
Signage	<p>Signage along NW 73rd Terrace shall be allowed per the Marion County Land Development Code Sec. 4.4.4.</p> <p>All other signage such as internal tenant signs, wall signs, roof signs, under-canopy signs, incidental signs, etc. shall be allowed per the Marion County Land Development Code, Section 4.4.4.</p> <p>Internal project wayfinding signs shall be allowed and shall not be limited to the size restrictions in Section 4.4.4. All wayfinding signs are required to relate to the theme and design of the main project signs on the public streets.</p>
Buffers	Buffers shall be as shown on the PUD Plan.
Open Space	Improved Open Space shall be provided at 20% minimum of the PUD gross land area. Some areas of the PUD may provide more, or less, than 20% Improved Open Space provided that the Open Space requirement is satisfied for the overall PUD.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Proposed access to the adjacent public roadways is shown on the PUD Plan.

GRAPHIC SCALE: FEET

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Figure 2: Typical Building Elevation



Figure 3: Typical Building Floor Plan

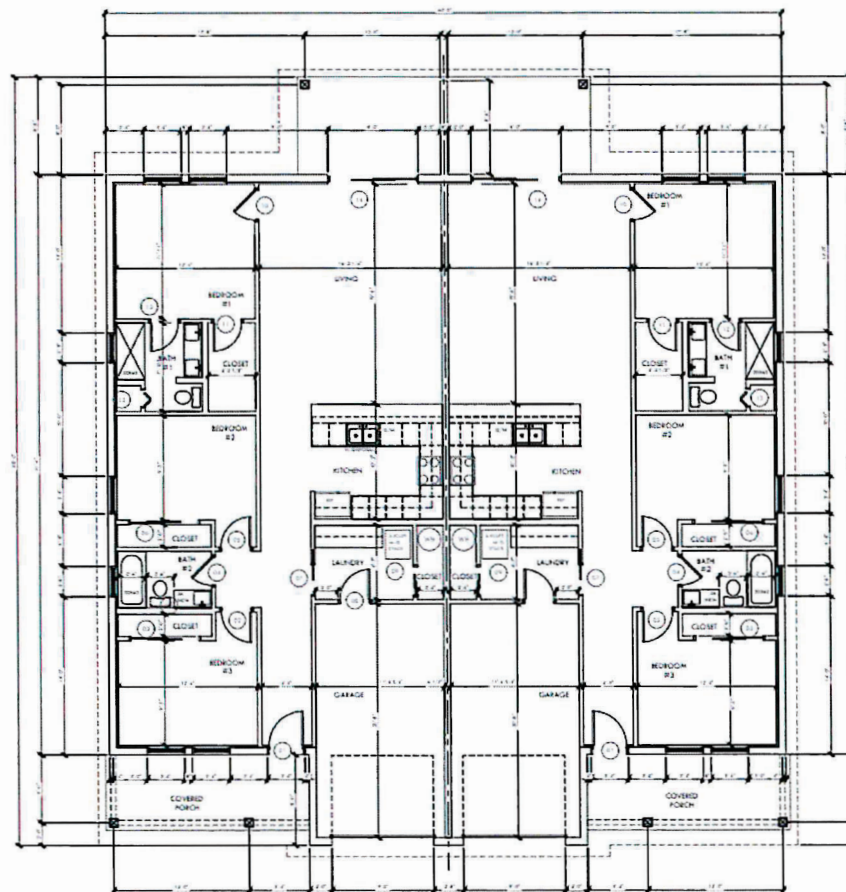


Figure 4: Community Park/Open Space



Figure 5: Typical Roadway Section

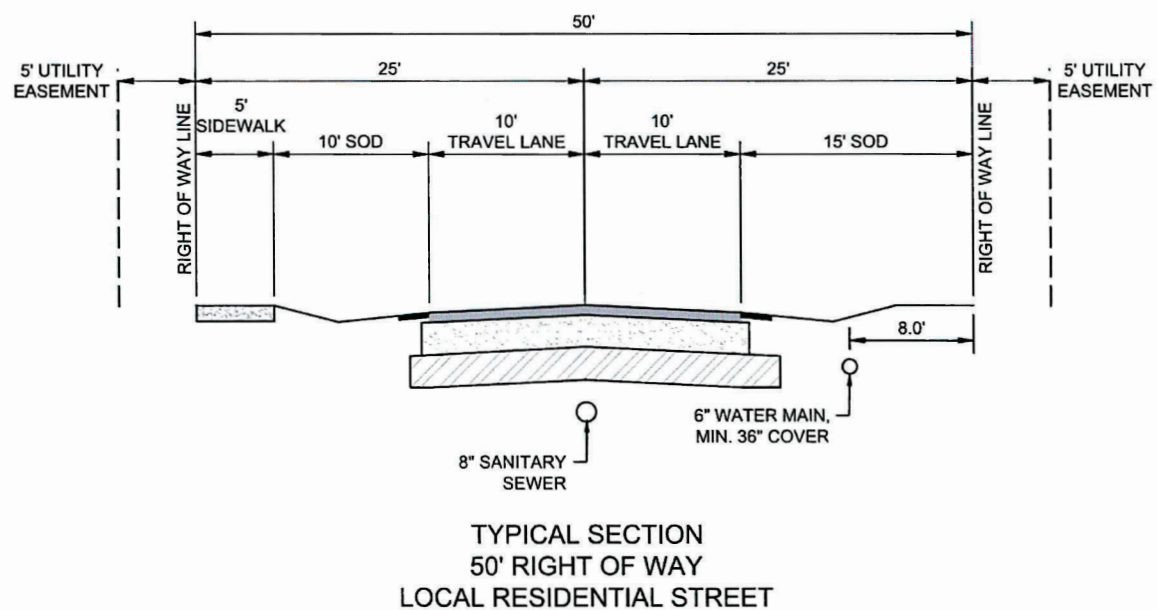


Figure 6: Typical Natural (N) Buffer



Figure 7: Planted (P) Buffer

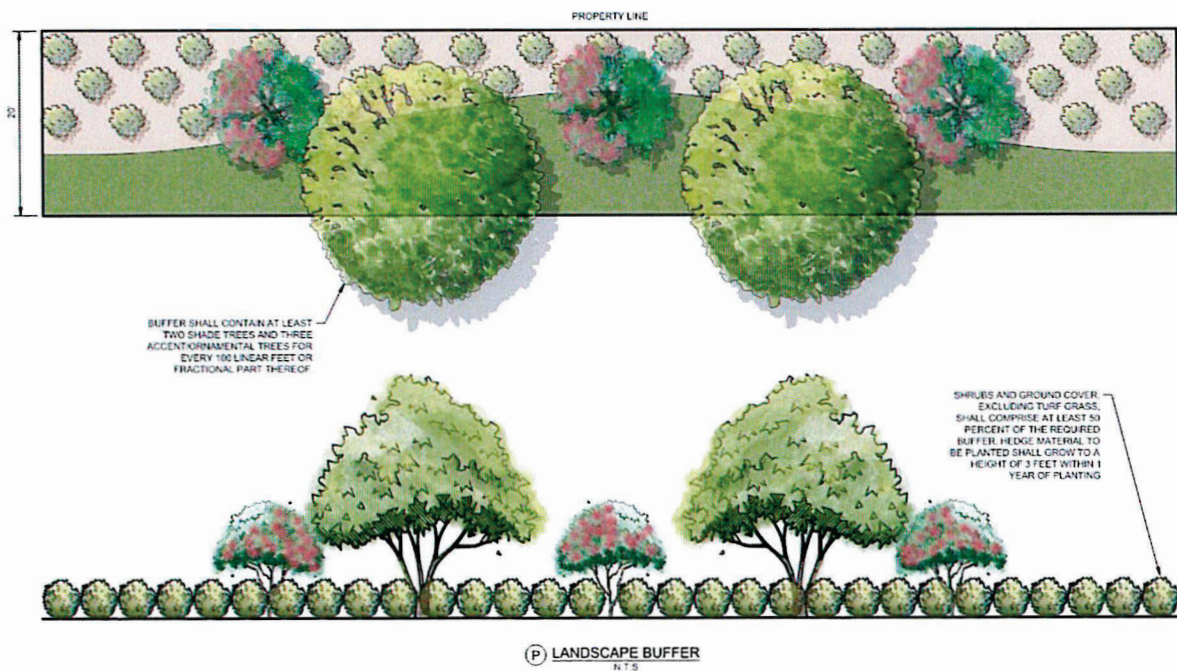


Figure 8: Entrance Sign Concept Rendering

