

March 7, 2025

PROJECT NAME: LAKE LOUISE APARTMENT DEVELOPMENT SW 7TH AVENUE

PROJECT NUMBER: 2022090011

APPLICATION: REZONING TO PUD WITH MASTER PLAN #32481

- 1 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: Rezoning is APPROVED, but Master Plan is REJECTED
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: Buildings shall have a fire hydrant within 400 feet of the building and within 100 feet of the FDC connection.
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: INFO
REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: INFO
REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Fire department access roads shall be a minimum of 20 feet in width.

- 8 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: 2.13.25 - City of Ocala
- 9 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: 2.13.25 - City of Ocala
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider
STATUS OF REVIEW: INFO
REMARKS: 2.13.25 - Parcel is within MCU territory, but has water and sewer available from City of Ocala. A letter from City of Ocala, stating service availability and connection requirements shall be submitted prior to building permit issuance. Insure City of Ocala has seen and approved utility connections, as they are not part of MCU's review process. (2) If City of Ocala does not have availability, MCU will review possible connections for water and sewer.
- 11 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: 2.13.25 - Will be determined based on the utility provider.
- 12 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: 2.13.25 - Will be determined based on the utility provider.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy complex like shopping centers they must submit a master sign plan.
STATUS OF REVIEW: INFO
REMARKS: Will there be signs?
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: No outside storage.
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.10 - Show any known existing or proposed easements (i.e. ingress or egress, landscape or conservation)
STATUS OF REVIEW: INFO
REMARKS: Will there be any easements for maintenance of roads, bufferings, etc?
- 16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 2/12/25-add waivers if requested in future

- 17 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Additional Development Review Comments
STATUS OF REVIEW: INFO
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.
- 18 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.13 - Stormwater Management
STATUS OF REVIEW: INFO
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
- 19 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Additional Stormwater comments
STATUS OF REVIEW: INFO
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.
- 20 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: 2/27/25 Conditional Approval:
1. Southbound left turn lane of 180' for the northern full access driveway along SW 7th Ave is required prior to full buildout.
2. Prior to construction, phase 1 improvements need to be completed, including signalized intersection at SW 7th Ave and SW 32nd St and the extended left turn lane along SW 42nd / SW 32nd St at SW 7th Ave.
3. Northern full access driveway along SW 7th Ave at SW 26th St must align with existing SW 26th St roadway on opposite side of SW 7th Ave.
4. Right-of-Way dedication of 25' is required along SW 7th Ave.
5. Sidewalks are required on east side of SW 7th Ave.
- 21 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Existing roads marked with official 9-1-1 road names
STATUS OF REVIEW: NO
REMARKS: A label for SW 26th St needs to be added on the east side of SW 7th Ave. The label for SW 7th Ave on the east side of the project needs to be removed as this road has not yet been named. Also, a label for SW 42nd Street needs to be added and the label for SW 32nd St needs to be moved further east since the road name of SW 32nd Street changes to SW 42nd Street at the intersection of SW 7th Avenue.
- 22 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6/4.1.4.I - Location of water and sewer
STATUS OF REVIEW: NO
REMARKS: Please indicate where connections are located.

- 23 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.
STATUS OF REVIEW: NO
REMARKS: Document provided is a proposal for EALS report writing services and is not the actual environmental assessment.
- 24 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading areas/6.11.6 - Construction access/route
STATUS OF REVIEW: NO
REMARKS: Please provide.
- 25 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: 6.8.6 - Buffers
STATUS OF REVIEW: NO
REMARKS: Type A detail does not appear to show 50% shrubs and Groundcover
- 26 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet
STATUS OF REVIEW: NO
REMARKS: 2/12/25-Missing phone number
- 27 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.I - Index of sheets and numbering
STATUS OF REVIEW: NO
REMARKS:
- 28 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: All but the soils map appears to be mostly blank beyond the project area outline
- 29 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 2.12.20 - Phases of development
STATUS OF REVIEW: NO
REMARKS: 2/27/25 - Show phases of development and specify associated offsite improvements to be included as determined by approved Traffic Study. Include phases of development approved through the City of Ocala for reference and coordination purposes.
- 30 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 2/27/25 - Northern full access driveway along SW 7th Ave at SW 26th St must align with existing SW 26th St roadway on opposite side of SW 7th Ave.
- 31 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 2/27/25 - 25' right-of-way dedication along entire project adjoining SW 7th Ave is required.

- 32 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 2/27/25 - 1) Notes must indicate that all roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications.
- 33 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: NO
REMARKS: 2/27/25 - 1) Southbound left turn lane of 180' for the northern full access driveway along SW 7th Ave is required for Phase 2 and should be shown on plans.
- 34 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: NO
REMARKS: 2/27/25 Sidewalks are to be added on east side of SW 7th Ave. along frontage of project.



Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

DEVELOPMENT REVIEW PLAN APPLICATION

Date: February 3, 2025

A. PROJECT INFORMATION:

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

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

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

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

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

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

Revised 6/2021



Marion County
Board of County Commissioners

Growth Services ♦ Planning & Zoning

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

STAFF/OFFICE USE ONLY

Case No.:

AR No.:

PA:

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

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan _____ Master Plan X

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

R-1

Property Address: 2441 NE 3rd Street, Suite 201

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

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

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

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

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

Lake Louise, LLC

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

Mailing Address
Ocala, FL 34470

City, State, Zip Code
352-629-6101

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

E-Mail Address (include complete address)

Kimley-Horn and Associates, Inc.

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

Mailing Address
Ocala, FL 34471

City, State, Zip Code
352-438-3000

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

E-Mail Address (include complete address)

Signature*

Signature

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

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

STAFF/OFFICE USE ONLY

Project No.:

Code Case No.:

Application No.:

Rcvd by:

Rcvd Date:

/

/

FLUM:

AR No.:

Rev: 12/21/23

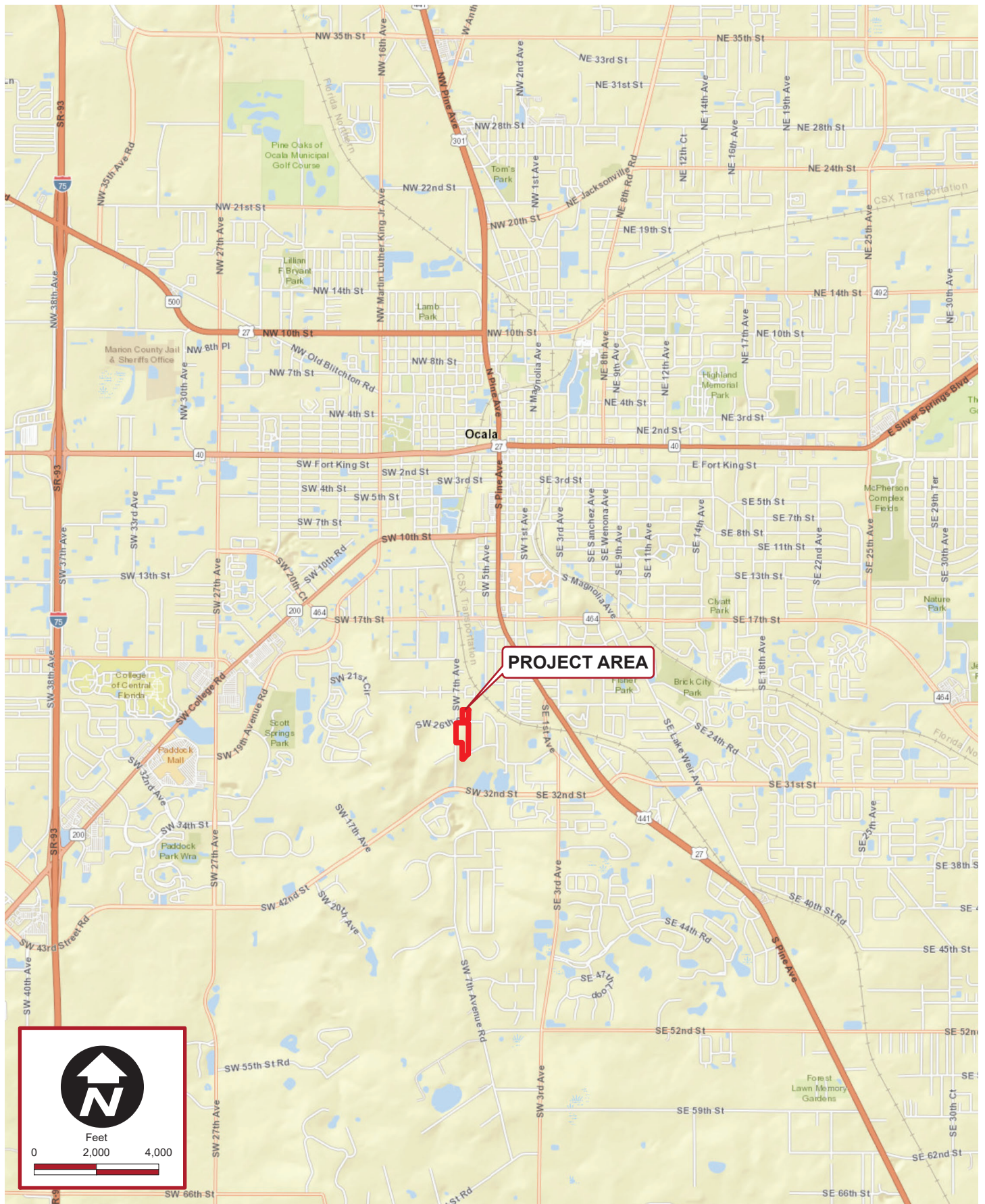
Empowering Marion for Success

_____ 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) + (\$ _____ X Max DUs) + (_____ X Max Non-Res AC) = \$ _____ 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).*



Kimley»Horn

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

LOCATION MAP

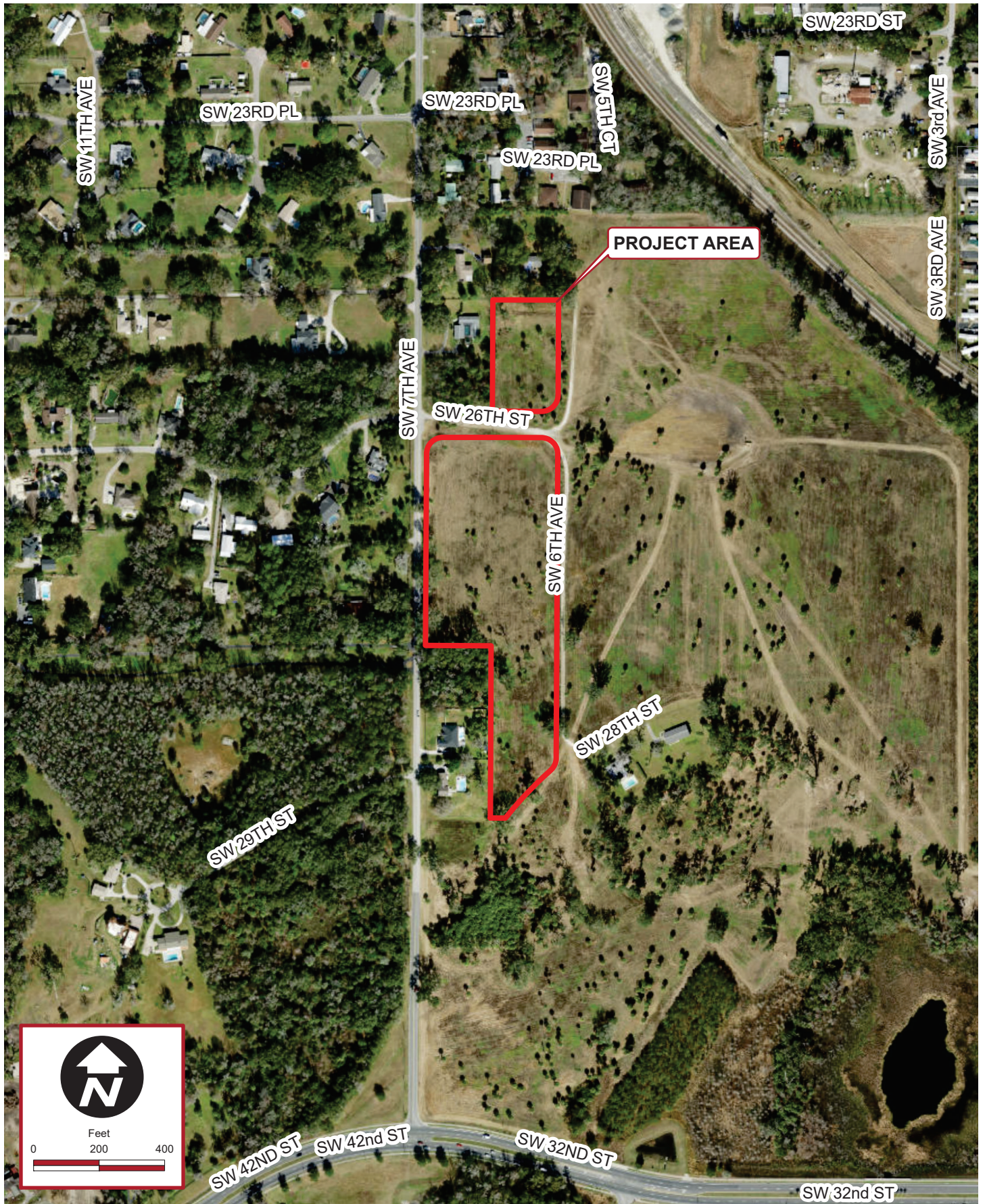
LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242009001

May 2024

Figure 1



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Phone: (352) 438-3000
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AERIAL MAP

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242009001

May 2024

Figure 2

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



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FEMA FLOOD MAP

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242009001

May 2024

Figure 3


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



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








MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





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

Soil Rating Lines


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

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

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

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

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

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

Hydrologic Soil Group

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

Description

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

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

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

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

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

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

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

Rating Options

Aggregation Method: Dominant Condition

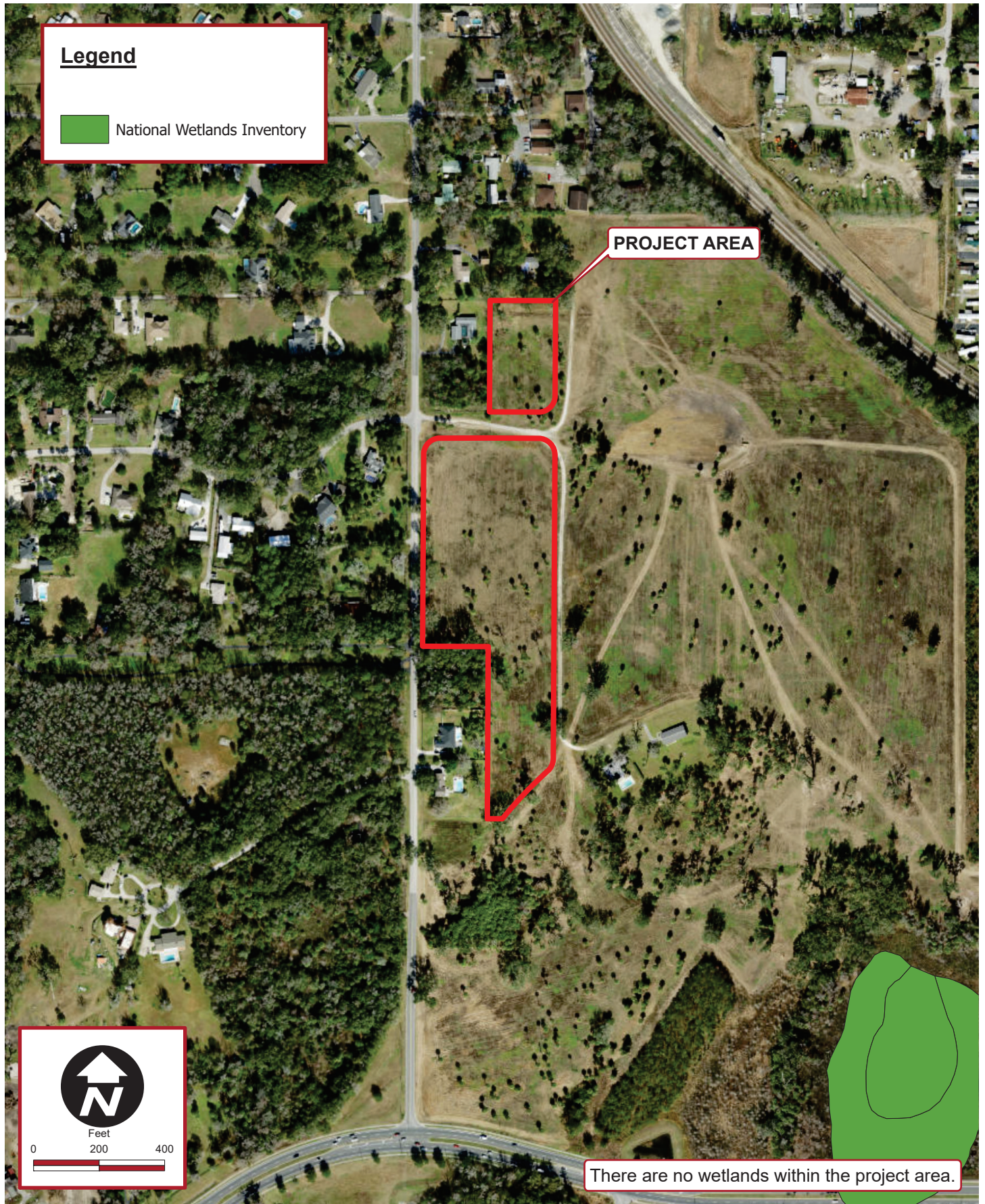
Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Figure 5

K:\OCA_GIS\242009001-Lake Louise PUD And Traffic Study\Exhibit\GIS Exhibits.aprx - 5/21/2024 3:45 PM - josh.lucero



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NATIONAL WETLANDS INVENTORY MAP

LAKE LOUISE PUD MASTER PLAN
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242009001

May 2024

Figure 4

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

PARCEL ID: 30-004-001 AND 3060-007-004
TOTAL PROJECT ACREAGE: 9.51± AC (SEE LEGAL DESCRIPTION)
FUTURE LAND USE: URBAN RESIDENTIAL (B-16 DUJAC)
PROPOSED ZONING: PLANNED UNIT DEVELOPMENT (PUD)

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

1. BOUNDARY AND TOPOGRAPHIC DATA IS BASED ON ATLANTA LAND TITLE SURVEY FOR LAKE LOUISE DATED: MARCH 1, 2023 BY RM BURNELL AND ASSOCIATES.
2. NO WELLS OR SEPTIC SYSTEMS ARE KNOWN TO EXIST ON THIS PROPERTY.
3. WATER AND SEWER SERVICES ARE PROVIDED BY CITY OF OCALA UTILITIES.
4. ELECTRIC SERVICES ARE PROVIDED BY OCALA CITY UTILITIES.
5. ALL IMPROVEMENTS, INCLUDING STREETS, PARKING AREAS, DRAINAGE SYSTEM AND COMMON AREAS OF THE PLANNED UNIT DEVELOPMENT WILL BE CONSTRUCTED AND MAINTAINED PERMANENTLY BY THE PROPERTY OWNER, THEIR SUCCESSORS AND ASSIGNS.
6. THE PROPERTY LIES WITHIN ZONE "X" IN ACCORDANCE WITH FEMA PANELS 5120805107E, EFFECTIVE DATE APRIL 19, 2017.
7. THIS PROJECT HAS NOT BEEN GRANTED CONCURRENCEY APPROVAL REGARDING ANY PUBLIC FACILITY CAPACITIES. FUTURE DEVELOPMENT OF THE PROPERTY WILL BE CONDUCTED IN ACCORDANCE WITH ANY APPROVED CONCURRENCEY APPROVALS. THE DEVELOP THE PROPERTY HAS NOT BEEN DETERMINED. THE COMPLETION OF CONCURRENCEY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO THE FUTURE. THE PROJECT WILL BE SUBMITTED TO THE PLANNING BOARD FOR A FINAL PLAT REVIEW.
8. THIS PROJECT IS LOCATED WITHIN THE MAJOR COUNTY PRIMARY SPRINGS PROTECTION ZONE.
9. THIS PROJECT INCLUDES A MULTIFAMILY DEVELOPMENT WITH 151 UNITS, DOG PARK, AND CAR CARE.
10. MARION FRIENDLY LANDSCAPE AREAS (MFLAs) WILL BE DESIGNATED AND REVIEWED WITH FUTURE DEVELOPMENT PLAN SUBMITTALS.
11. LANDSCAPE AREAS SHALL INCLUDE BUFFERS, LANDSCAPING REQUIRED FOR PARKING AREAS, SERVICE AND EQUIPMENT AREA, SCREENING, AND STORMWATER MANAGEMENT AREAS.
12. ALL OUTDOOR LIGHTING WILL COMPLY WITH MAJOR COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
13. REFER TO ATTACHED STUDY FOR LAKE LOUISE PLANNING DEVELOPMENT AR 30071.

PERMITTED USES:	ALL USES AS PERMITTED BY MULTI-FAMILY DWELLING (R-3) ZONING
MAXIMUM DENSITY:	15 UNITS (16 DU/AC)
MAXIMUM BUILDING HEIGHT:	40 FT
BUILDING SEPARATION:	30 FT MINIMUM
MAXIMUM FLOOR AREA RATIO:	N/A
SETBACKS MINIMUM FRONT:	25 FT
MINIMUM REAR:	25 FT
MINIMUM SIDE:	8 FT

WATER AND SEWER UTILITIES	ELECTRIC
CITY OF OCALA WATER RESOURCES	CITY OF OCALA ELECTRIC UTILITY
2100 NE 30TH AVE	1805 NE 30TH AVE, BLDG 400
OCALA, FL 34471	OCALA, FL 34475
STACY FERRANTE	RANDY HAHN
(352) 351-4775	(352) 351-6615
COMMUNICATION	GAS
CLERY LINK	TECO
125 BURNINGTREE ROAD	8416 PALM RIVER ROAD
TALLAHASSEE, FL 32301	TAMPA, FL 33619
BILL MCCLOUD	LONDON MEAHL
(352) 401-6555	(904) 443-7308
COX	
2410 SW 27TH AVE	
OCALA, FL 34471	
TOOD ARDSON	
(352) 281-9889	

Figure 1 consists of two cross-sectional diagrams of buffer details.
Type 'C' Buffer Detail: This diagram shows a cross-section of a buffer strip. The top layer is labeled "50% SHRUBS AND GROUND COVERAGE". Below this, there are "3 UNDERSTORY TREES" and "2 SHADE TREES". The width of the buffer is indicated as 100'. The depth of the buffer is 50'. The height of the trees is 5'.
Type 'A' Buffer Detail: This diagram shows a cross-section of a buffer strip. The top layer is labeled "60% SHRUBS AND GROUND COVERAGE". Below this, there are "1 UNDERSTORY TREE" and "2 SHADE TREES". The width of the buffer is indicated as 100'. The depth of the buffer is 50'. The height of the trees is 5'.

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

JOHN RUDNIANYN
MANAGER, LAKE LOUISE, LLC

APPLICANT/TOWNER:
LAKE LOUISE, LLC
2441 NE 3RD STREET, SUITE 201
OCALA, FLORIDA 34475

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

SURVEYOR:
R.E. BARRINEAU AND ASSOCIATES, INC.
1309 SE 25TH LOOP, SUITE 103
OCALA, FLORIDA 34471
(352) 622-3133

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

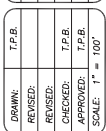
PUD MASTER PLAN

LICENSED PROFESSIONAL
JOSEPH C. LONDON, P.E.

Kimley»» Horn
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1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REFERENCES:
F.B. 605, PGS. 29-34

FILE:

J.O.# 17024
DWG.# 17024 END COUNTY
SHT 1 OF 1