

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](mailto: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 <sup>37</sup> Township <sup>15S</sup> Range <sup>22E</sup> Land Use <sup>UR</sup> Zoning Classification <sup>PUD</sup>

Commercial  Residential  Industrial  Institutional  Mixed Use  Other

Type of Plan: MASTER PLAN

Property Acreage <sup>9.48</sup> Number of Lots <sup>0</sup> Miles of Roads <sup>0</sup>

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

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)**

R.S. Rudinany, Manager  
**Signature\***

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**

\*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**

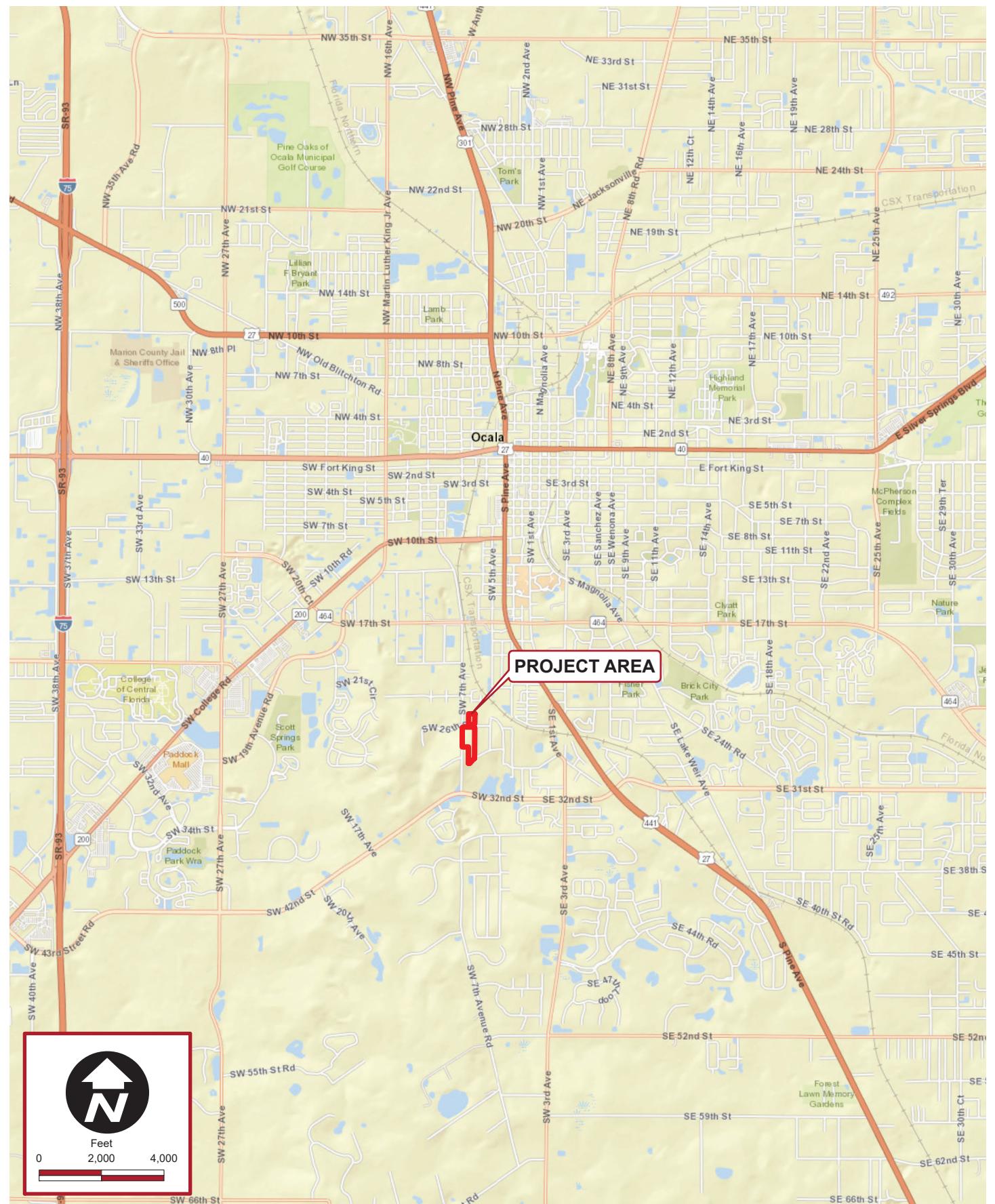
Project No.:	Code Case No.:	Application No.:
Rcvd by:	Rcvd Date: / / FLUM:	AR No.: Rev: 12/21/23

\_\_\_\_\_ 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
<b>BASE FEE: \$1,000.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>	<b>BASE FEE: \$150.00 AND</b> <b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b> <b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>
<b>Fee Calculation Method Example:</b> (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**

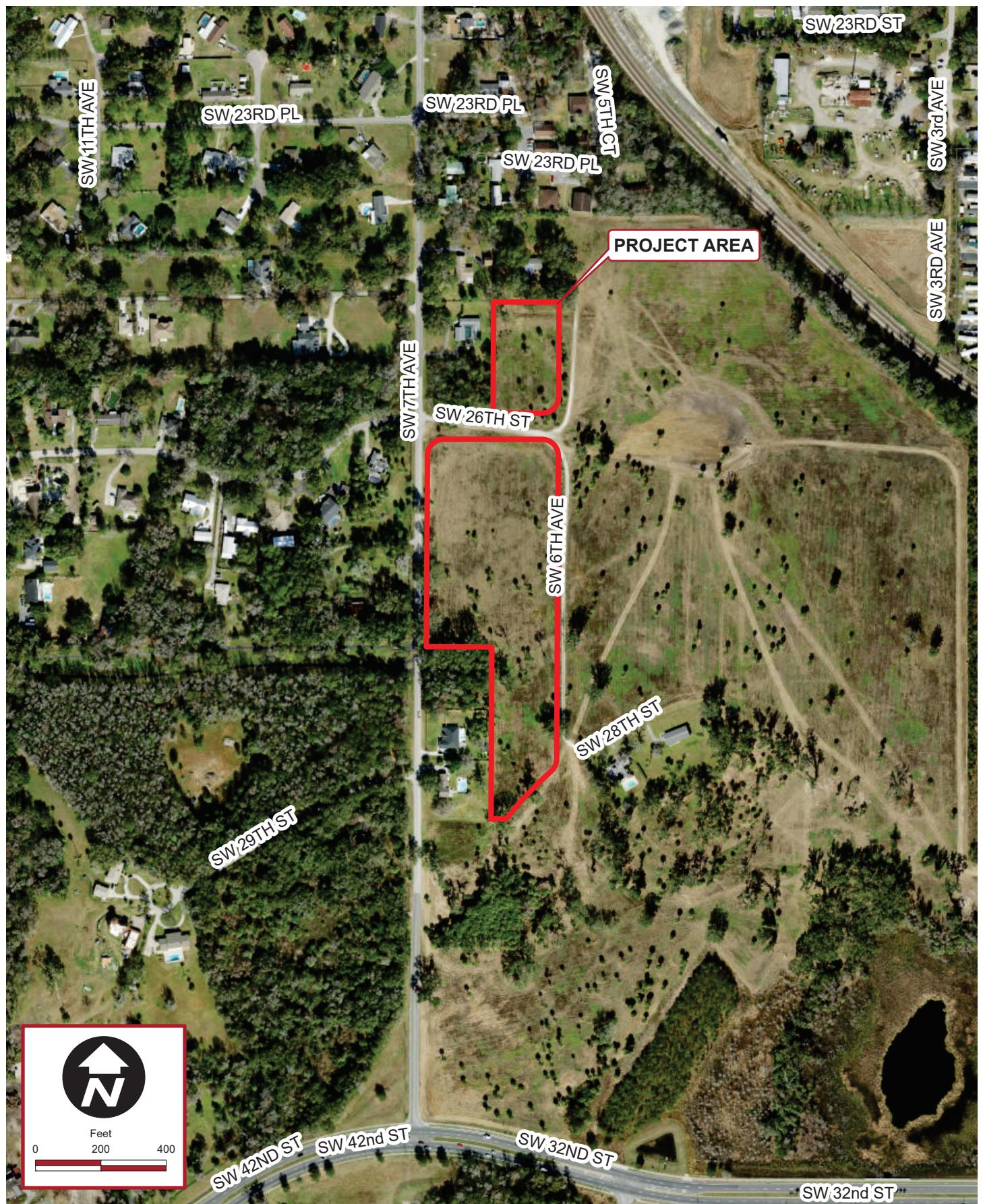
**LAKE LOUISE PUD MASTER PLAN  
MARION COUNTY, FLORIDA**

Scale: As Noted

Project No.: 242009001

May 2024

Figure 1



**Kimley » Horn**

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

AERIAL MAP

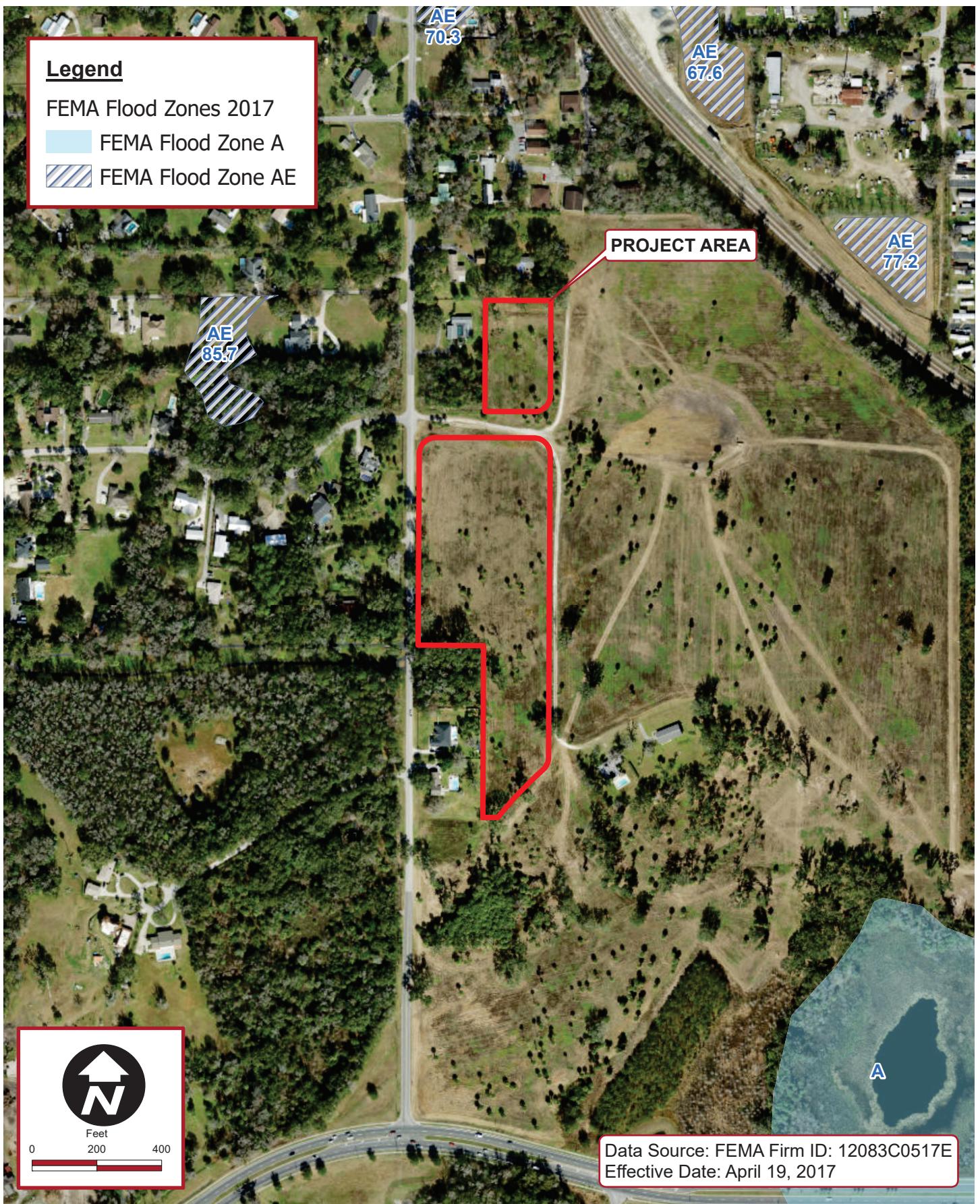
LAKE LOUISE PUD MASTER PLAN  
MARION COUNTY, FLORIDA

## Legend

FEMA Flood Zones 2017

 FEMA Flood Zone A

 FEMA Flood Zone AE



**Kimley » Horn**

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Phone: (352) 438-3000  
[www.kimley-horn.com](http://www.kimley-horn.com) Registry Number 35106

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)



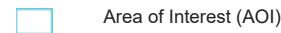
Natural Resources  
Conservation Service

LAKE LOUISE PUD MASTER PLAN  
MARION COUNTY, FL

5/21/2024  
Page 1 of 4

## 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%
<b>Totals for Area of Interest</b>			<b>9.5</b>	<b>100.0%</b>

### 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.

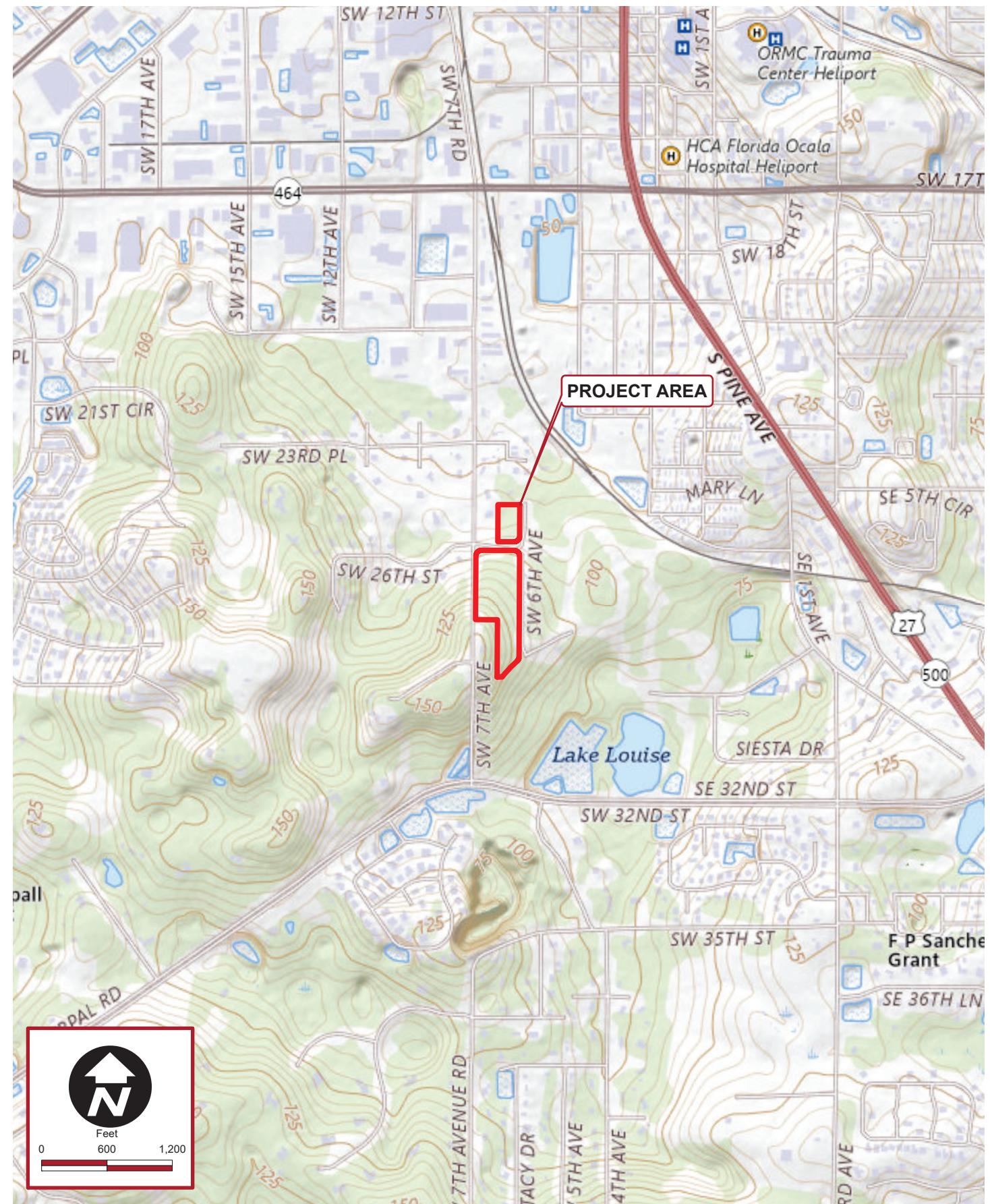
### Rating Options

*Aggregation Method: Dominant Condition*



*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*



Legend



National Wetlands Inventory

PROJECT AREA



0 200 400  
Feet

There are no wetlands within the project area.



**SANCHEZ GRANT, TOWNSHIP 15 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA**

**Curve-1:**  
 DELTA = 89°01'09"  
 RADIUS = 50.00'  
 ARC = 77.68'  
 CHORD = 70.10'  
 C.B. = N45°28'07"E

**Curve-2:**  
 DELTA = 90°18'28"  
 RADIUS = 50.00'  
 ARC = 78.81'  
 CHORD = 70.90'  
 C.B. = S44°54'51"E

**Curve-3:**  
 DELTA = 47°49'05"  
 RADIUS = 50.00'  
 ARC = 41.73'  
 CHORD = 40.53'  
 C.B. = S24°02'00"W

**Curve-4:**  
 DELTA = 105°56'42"  
 RADIUS = 1,200.00'  
 ARC = 229.23'  
 CHORD = 228.88'  
 C.B. = S42°50'05"W

**Curve-5:**  
 DELTA = 30°14'13"  
 RADIUS = 50.00'  
 ARC = 78.75'  
 CHORD = 70.86'  
 C.B. = S45°19'31"W

ENVORTH

GRAPHIC SCALE

100 0 50 100 200

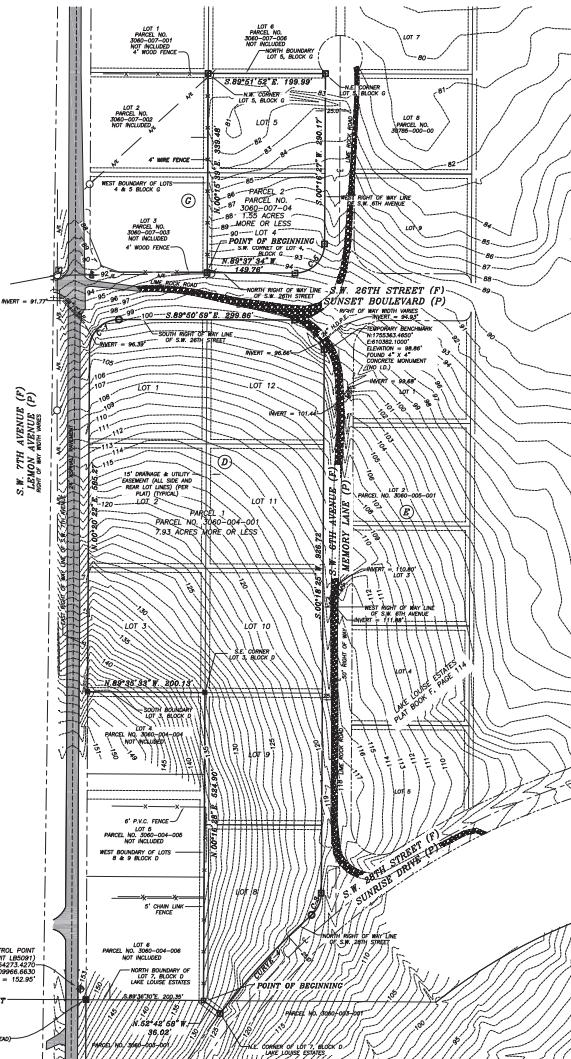
( IN FEET )

1 inch = 100 ft.

**LEGEND UNLESS OTHERWISE NOTED**

- CENTERLINE OF RIGHT OF WAY
- CHORD BEARING
- OFFICIAL RECORDS OF MARION COUNTY
- FOUND = 4" x 4" CONCRETE MONUMENT (MOORHEAD ENGINEERING)
- FOUND = 6" x 6" CONCRETE MONUMENT (NO IDENTIFICATION)
- FOUND = 5 1/8" IRON ROD & CAP - LB 7389
- FOUND = 5 1/8" IRON ROD & CAP - C&A 2093
- FOUND = 1" IRON PIPE
- FOUND = 1" IRON PIPE
- SET = 5 1/8" IRON ROD & CAP - LB 5091
- (F) FIELD MEASUREMENT
- (D) DEED DIMENSION
- (P) PLAT DIMENSION
- (D) DOCUMENT DIMENSION
- SANITARY CLEANOUT
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- STORM DRAINAGE GRATE
- CATCH Basin
- TELEPHONE BOX
- ELECTRIC BOX
- METAL LIGHT POLE
- WOOD POWER POLE
- SPLIT ANCHOR
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- SPOT
- POLYVINYL CHLORIDE
- RCP = REINFORCED CONCRETE PIPE
- MCP = CORRUGATED METAL PIPE
- AERIAL ELECTRIC
- WATER = UNDERGROUND WATER MAIN
- BRICK LINE NOT DRAWN TO SCALE
- DENOTES CONCRETE
- DENOTES ASPHALT

CONTROL POINT  
SET IRON ROD & 5" MIT LED  
BROOKFIELD, CONNECTICUT  
EASTING = 620965.80  
ELEVATION = 152  
  
POINT OF COMMENCEMENT  
N.W. CORNER OF LOT 2, BLOCK D  
LAKE LAUREL, CONNECTICUT  
  
FOUND 4" x 4" CONCRETE MONUMENT 1604 WOODHEAD



DESCRIPTION (AS SURVEYED)

**PARCEL 1**

LOTS 1, 2, 3, 8, 9, 10, 11 AND 12 BLOCK D OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NW. CORNER OF LOT 7, BLOCK D OF SAID LAKE LOUISE ESTATES; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT 7, S.89°36'30"E, A DISTANCE OF 200.35 FEET TO THE POINT OF BEGINNING, THENCE DEPARTING THE NORTH BOUNDARY OF SAID LOT 7, ALONG THE WEST BOUNDARY OF LOTS 8 AND 9, S.00°00'00"E, A DISTANCE OF 0.00' FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID LOTS 8 AND 9, ALONG THE SOUTH BOUNDARY OF SAID LAKE LOUISE ESTATES; THENCE DEPARTING THE SOUTH BOUNDARY ALONG THE SOUTH OF S.W. 7TH AVENUE, ALSO KNOWN AS LEMON AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING THE SOUTH BOUNDARY ALONG THE WEST BOUNDARY OF SAID LOTS 8 AND 9, S.89°35'33"E, A DISTANCE OF 200.13 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 7TH AVENUE, ALSO KNOWN AS LEMON AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING THE EAST BOUNDARY OF SAID LOTS 8 AND 9, S.89°10'09"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF S.W. 7TH AVENUE, ALSO KNOWN AS LEMON AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING THE EAST BOUNDARY OF SAID LOTS 8 AND 9, S.89°01'09"E, A CHORD BEARING AND DISTANCE OF 58.57 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°01'09"E AND A CHORD BEARING AND DISTANCE OF N.45°28'07"E, 78.00 FEET; THENCE DEPARTING THE EAST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 68.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 28TH STREET, ALSO KNOWN AS SUNSET BOULEVARD, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, S.89°50'59"E, A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°18'28" AND A CHORD BEARING AND DISTANCE OF S.44°54'51"E, 70.90 FEET; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 78.81 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF S.W. 6TH AVENUE, ALSO KNOWN AS MELVILLE AVENUE, BEING A RIGHT OF WAY WIDTH THAT VARIES; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG SAID WEST RIGHT OF WAY LINE, S.00'18"25"W, A DISTANCE OF 926.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 89°18"25"W AND A CHORD BEARING AND DISTANCE OF N.45°28'00"E, 40.50 FEET; THENCE DEPARTING THE WEST BOUNDARY OF SAID LOTS 8 AND 9, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.73 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.W. 28TH STREET, ALSO KNOWN AS SUNRISE DRIVE, BEING FIFTY FEET RIGHT OF WAY, SAID POINT ALSO BEING THE POINT OF REVERSE CURVATURE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF N.45°28'00"E, A CHORD BEARING AND DISTANCE OF N.45°28'00"E, 42.00 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, SOUTHEASTERLY ALONG SAID NORTH RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, A DISTANCE OF 229.23 FEET TO THE NW. CORNER OF THE AFOREMENTIONED LOT 7, BLOCK D; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE NORTH BOUNDARY OF SAID LOTS 8 AND 9, S.54°28'59"W, A DISTANCE OF 36.02 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 7.93 ACRES MORE OR LESS.

PARCEL 2  
LOTS 4 AND 5 BLOCK G OF LAKE LOUISE ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK F, PAGE 114, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

## NOTES:

1. DATE OF SURVEY: DECEMBER 5, 2024.
2. SURVEY NUMBER: 2024-00000000000000000000000000000000.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS DEPICTED HEREON ARE GRID BEARINGS, WEST FLORIDA COORDINATE SYSTEM-83 (CORS96).
6. COORDINATES ARE IN FEET, WEST FLORIDA COORDINATE SYSTEM, REFERENCED TO STATEMENT NETWORK.
7. VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0026, ELEVATION 142.73, NAVD-88.
8. ADDITIONAL OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED UNLESS APPROVED AS THE SIGNING PARTY OR PARTIES.
9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND MAY NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

**SURVEYOR'S CERTIFICATION**

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

SIGNATURE DATE TRAVIS P. BARRINEAU, P.S.M. - LS 6897  
TRAVIS@MBARRINEAU.COM OF R.M. BARRINEAU & ASSOCIATES, INC.  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

REFERENCES: B. 605, PGS. 29-34

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

**BOUNDARY & TOPOGRAPHIC  
SURVEY FOR:  
LAKE LOUISE, LLC**

**R.M. BARRINEAU**  
PLATES AND ASSOCIATES MAPLE  
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