



August 27, 2024

VIA E-MAIL AND HAND DELIVERY

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
chuck.varadin@marionfl.org

**G. Matthew Brockway**

Board Certified  
Real Estate Attorney



2033 Main Street  
Suite 600  
Sarasota, FL 34237  
Tel: 941.366.8100  
Direct: 941.953.8125  
Fax: 941.366.6384  
[mbrockway@icardmerrill.com](mailto:mbrockway@icardmerrill.com)

icardmerrill.com

Re: Martingale Application for Zoning Change

Dear Chuck,

On behalf of Castro Plaza LLC, a Florida limited liability company, and Austin International Realty, LLC, a New York limited liability company (collectively, “Applicants”), I have the pleasure of submitting this Zoning Change Application pursuant to Article 2, Division 7 of the Marion County Land Development Code (the “LDC”) for the project known as “Martingale”. Accordingly, enclosed herewith is Check No. 103171 payable to the Marion County Board of County Commissioners in the amount of \$1,915.00 for the required application fee, as well as the following:

- Exhibit “A” – Agent Authorization
- Exhibit “B” – Application for Rezoning
- Exhibit “C” – Deeds
- Exhibit “D” – Legal Description
- Exhibit “E” – Table of Maximum Densities and Intensities
- Exhibit “F” – List of Martingale Permitted and Prohibited Uses
- Exhibit “G” – Martingale Project Narrative, Justification, and Consistency Analysis;
- PUD Master Plan (including boundary and topographic survey);
- PUD Standards;
- Aerial Map;
- Location Map;
- FEMA Map;
- Soil Map;
- Wetland Map;
- USGA Quad Map;
- Environmental Assessment;
- Geotechnical Report;
- Karst Analysis;
- Approved Traffic Study Methodology; and
- Drainage Analysis.

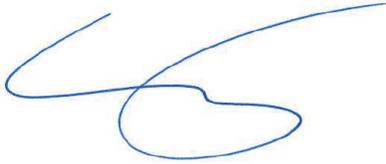
## Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 2 of 32

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Do not hesitate to contact me with any questions or if any further documents or information are needed in connection with this Application for Zoning Change. Thank you and we look forward to working with Growth Services on the Martingale Project.

Sincerely,



G. Matthew Brockway

Copy to: Terri Keogh (via e-mail only)  
Bernard Austin (via e-mail only)  
Jon Austin (via e-mail only)  
Rick Busche, P.E. (via e-mail only)  
Thomas Trexler, P.E. (via e-mail only)  
Elisabeth Manly (via e-mail only)  
Katheen Brugnoli (via e-mail only)

*[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]*

*[EXHIBIT "A" COMMENCES ON FOLLOWING PAGE]*

Attachment A

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale Application for Zoning Change
August 27, 2024
Page 3 of 32

EXHIBIT "A" - AGENT AUTHORIZATION

AGENT AUTHORIZATION

Table with 2 columns: Field Name and Value. Fields include Property Location, Marion County PID Nos., Property Owners, and Authorized Agents.

CASTRO PLAZA LLC, a Florida limited liability company, and AUSTIN INTERNATIONAL REALTY, LLC, a New York limited liability company, as the owners of the real property located in Marion County, Florida, located at 6850 N. U.S. Hwy 27, Ocala, FL 34482, and generally identified by Marion County PID Nos. 13676-001-00 and 13675-000-00 (collectively, the "Property"), for themselves and their successors, assigns, affiliates, and related entities, hereby consent to the Authorized Agents identified above submitting permit applications and approval requests for the Property, including, without limitation, an Application for PUD Rezoning for the Property requesting a zoning change from Community Business (B-2), Rural Activity Center (RAC), and General Agriculture (A-1) zoning classifications to the Planned Unit Development (PUD) zoning classification.

CASTRO PLAZA LLC, a Florida limited liability company

By: Austin International Realty, LLC, a New York limited liability company, its Manager

Signature of Terri A. Keogh, Authorized Member

Address for Notice: 95 Forest Ave. Locust Valley, NY 11560-1748

E-mail: terri.keogh@castroproperties.com

AUSTIN INTERNATIONAL REALTY, LLC, a New York limited liability company

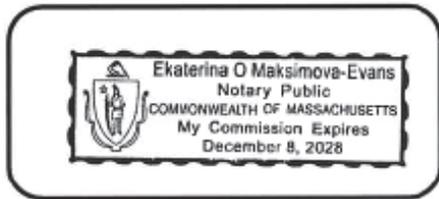
Signature of Terri A. Keogh, Authorized Member

Address for Notice: 95 Forest Ave. Locust Valley, NY 11560-1748

E-mail: terri.keogh@castroproperties.com

STATE OF Massachusetts
COUNTY OF Nantucket

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 23 day of August, by Terri Castro, as Authorized Member of Austin International Realty, LLC, a New York limited liability company, the Manager of Castro Plaza LLC, a Florida limited liability company, on behalf of the same. She [ ] is personally known to me, or [X] produced driver's license as identification and did not take an oath.

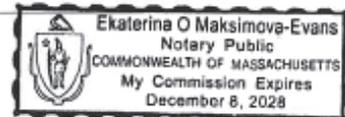


Notary Stamp

Signature of Notary

Print Name of Notary

My Commission Expires:



[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]
[EXHIBIT "B" COMMENCES ON FOLLOWING PAGE]

Mr. Chuck Varadin, Director  
 Marion County Growth Services Department  
 Re: Martingale Application for Zoning Change  
 August 27, 2024  
 Page 4 of 32

EXHIBIT "B" – APPLICATION FOR REZONING



**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:** 13676-001-00 and 13675-000-00

**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:

Community Business (B-2), Rural Activity Center (RAC), and General Agriculture (A-1)

**Property Address:** 6998 N. U.S. Hwy 27, Ocala, FL 34482

**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:** +/- 43.62 acres      **Maximum Proposed Residential Units:** 140  
 (# SFR 140    # MF \_\_\_\_\_)

**Maximum Non-Residential (Commercial or Industrial) Acreage:** +/- 43.62 acres

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

Castro Plaza LLC & Austin International Realty, LLC

**Property Owner name (please print)**  
 95 Forest Ave.

**Mailing Address**  
 Locust Valley, NY 11560-1748

**City, State, Zip Code**  
 516.656.3100

**Phone Number (include area code)**  
 terri.keogh@castroproperties.com

**E-Mail Address (include complete address)**

See enclosed Agent Authorization.

**Signature\***

G. Matthew Brockway of Icard Merrill

**Applicant/Agent Name (please print)**  
 2033 Main Street, Suite 600

**Mailing Address**  
 Sarasota, FL 34237

**City, State, Zip Code**  
 941.366.8100

**Phone Number (include area code)**  
 mbrockway@icardmerrill.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

Empowering Marion for Success

marionfl.org

# Attachment A

Mr. Chuck Varadin, Director  
 Marion County Growth Services Department  
 Re: Martingale Application for Zoning Change  
 August 27, 2024  
 Page 5 of 32

**A) Application Fee:**

<b>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</b>	<b>PUD Amendment that does NOT require Board of County Commissioners Approval</b>
<b>BASE FEE: \$1,000.00 AND</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 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>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b>
<b>Fee Calculation Method Example:</b>	
<b>(Base Fee - \$1,000 or \$150.00) + (\$ 5.00 X Max DUs) + ( 5.00 X Max Non-Res AC) = \$1,915.00 Total Fee</b>	

$$\$1,000.00 + (\$5.00 \times 140 \text{ DUs}) + (\$5.00 \times 43 \text{ AC}) = \$1,915.00$$

**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).

Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 6 of 32

EXHIBIT "C" - DEEDS

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY  
DATE: 03/30/2009 03:59:09 PM  
FILE #: 2009026366 OR BK 05176 PGS 1759-1763

Prepared by and return to:  
Lloyd Grant, P.A.  
2295 NW Corporate Blvd.  
Suite 235  
Boca Raton, FL 33431  
561-999-9300  
File No. 2007-039  
Parcel ID #: 13676-001-00



RECORDING FEES 44.00  
DEED DOC TAX 8,749.30

PC

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made as of this 1<sup>st</sup> day of March, 2009, between BERNADETTE CASTRO GUIDA a/k/a BERNADETTE CASTRO, a married woman whose post office address is 95 Forest Avenue, Locust Valley, NY 11560, Grantor, and CASTRO PLAZA LLC, a Florida limited liability company whose post office address is 95 Forest Avenue, Locust Valley, NY 11560, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Marion County, Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein.

Subject to taxes for the year 2009 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without the intention of reimposing the same.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor resides outside of the State of Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 claiming by, through or under Grantor.

2007-039/7

Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 7 of 32

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witnesses:

[Signature]  
Print Name: JANIE MONTERA

GRANTOR:  
[Signature]  
BERNADETTE CASTRO GUIDA A/K/A  
BERNADETTE CASTRO

[Signature]  
Print Name: Jessica Valeo

STATE OF NEW YORK

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of Feb., 2009, by **BERNADETTE CASTRO GUIDA a/k/a BERNADETTE CASTRO**, who is [] personally known to me or [] has produced \_\_\_\_\_ as identification.

(Notary Seal)

[Signature]  
Print Name: MARY LOU MARTIN  
Notary Public, State of New York  
Commission Number: 01MA4822564  
My Commission Expires: 10/31/2010

MARY LOU MARTIN  
Notary Public, State of New York  
No. 01MA4822564  
Qualified in Nassau County  
Commission Expires Oct. 31, 2010

2007-0397

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 8 of 32

**Exhibit "A"**

**Legal Description**

**Parcel I:**

Commencing at the Southwest corner of the Northwest 1/4 of Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence East to South right-of-way of State Road 500; thence Northwesterly along the South right-of-way line of State Road 500 to a point of intersection between said South right-of-way line and the West boundary of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East; thence South along said West boundary line to the Point of Beginning.  
EXCEPT the road right-of-way along the West boundary line of said Quarter Section Line.

EXCEPT that part lying within the following described boundaries: Begin on the West line of Section 32, Township 14 South, Range 21 East, Marion County, Florida, at a point 1657.88 feet North 00°11'30" West of the Southwest corner of said Section 32; thence run South 78°11'30" East, 218.48 feet; thence North 82°45'56" West, 150.48 feet; thence South 44°33'56" West, 56.09 feet; thence South 89°48'30" West, 25.0 feet to the West line of said Section 32; thence North 00°11'30" West, 65.80 feet, along said section line, to the Point of Beginning.

AND EXCEPT that part lying (a) within 60 feet Southerly of the survey line of State Road 500, Section 36070, between Survey station 1070+50 and Survey Station 1075+00; and within 105 feet Southerly of said survey line between Survey Station 1077+50 and Survey Station 1079+00; also (b) between survey line and a straight line which runs from a point located 60 feet South 15°16'33" West from said Station 1075+00 to a point located 105 feet South 17°46'38" West from said Station 1077+50; also (c) between said survey line and a straight line which runs from a point located 105 feet South 19°16'38" West from said station 1079+00 to a point located 60 feet South 22°16'38" West from Survey Station 1082+00; said survey line and said stations being described and located as follows: Begin on the West line of Section 32, Township 14 South, Range 21 East, at a point 3585.10 feet South 0°11'30" East of the Northwest corner of said Section 32; thence South 78°11'30" East, 302.42 feet to Station 1070+50; thence continue South 78°11'30" East, 103.10 feet to the beginning of a curve, concave Southerly, having a radius of 5729.58 feet; thence run Southeasterly, 346.90 feet, along said curve, through a central angle of 3°28'08" to Station 1075+00; thence continue Southeasterly, 250.0 feet, along said curve, through a central angle of 2°30'00" to Station 1077+50; thence continue Southeasterly, 150.0 feet, along said curve, through a central angle of 1°30'00" to Station 1079+00; thence continue Southeasterly, 300.0 feet, along said curve, through a central angle of 3°00'00" to Station 1082+00; thence continue Southeasterly, 108.10 feet, along said curve, through a central angle of 1°04'52" to the end of curve; thence South 66°38'30" East, 1253.32 feet to the East line of the West 1/2 of said Section 32, at a point 766.10 feet North 0°24'16" West of the Southeast corner of the West 1/2 of said Section 32, and the end of survey line herein described.

EXCEPT: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 1083.16 feet to the Point of Beginning, said Point of Beginning being on the Southerly right-of-way of U.S. Highway No. 27; thence North 77°37'49" West, along said Southerly right-of-way line, a distance of 3.17 feet; thence North 71°13'43" West, along said Southerly right-of-way line, 147.25 feet; thence North 62°52'50" West, along said Southerly right-of-way line, a distance of 50.00 feet; thence South 12°03'08" West, a distance of 72.48 feet to the South line of the above said Northwest 1/4 of the Southwest 1/4; thence North 89°59'32" East, along the South line of the above said Northwest 1/4 of the Southwest 1/4, a distance of 202.15 feet to the Point of Beginning to close.  
EXCEPT the West 30 feet thereof.

2007-0397

# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 9 of 32

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**Parcel II:**

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 30.00 feet to the Point of Beginning, said Point of Beginning being on the East right-of-way line of Northwest 80th Avenue; thence continue North 89°59'32" East, along above said South line of the Northwest 1/4 of the Southwest 1/4, a distance of 447.82 feet; thence South 00°00'27" East, a distance of 14.70 feet; thence South 89°59'32" West, a distance of 447.84 feet to the aforementioned East right-of-way line of Northwest 80th Avenue; thence North 00°03'08" East, along said East right-of-way line, 14.70 feet to the Point of Beginning to close.

AND

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 477.82 feet to the Point of Beginning of this description: 1) thence continue North 89°59'32" East, along said South line, a distance of 403.19 feet; 2) thence South 87°54'16" West, a distance of 403.46 feet; 3) thence North 00°00'28" West, a distance of 14.70 feet to the Point of Beginning to close.

AND

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 30.00 feet to the East right-of-way line of Northwest 80th Avenue; thence run South 00°03'08" West, along the above said East right-of-way line, a distance of 14.70 feet to the Point of Beginning of this description: 1) thence continue South 00°03'08" West, along said East right-of-way line, a distance of 91.64 feet; 2) thence run North 89°59'32" East, a distance of 447.93 feet; 3) thence run North 00°00'28" West, a distance of 91.64 feet; 4) thence South 89°59'32" West, a distance of 447.84 feet to the Point of Beginning to close.

2007-039/7

Attachment A

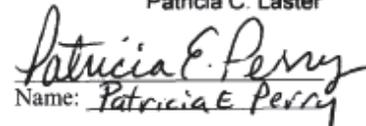
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Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 10 of 32

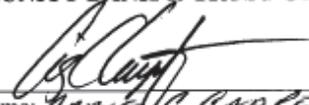
Prepared by and return to:  
Lloyd Granet, P.A.  
2295 NW Corporate Blvd.  
Suite 235  
Boca Raton, FL 33431

**CONSENT TO TRANSFER**

KNOW ALL MEN BY THESE PRESENTS: that **Community Bank & Trust of Florida**, whose address is P. O. Box 1570, Ocala, Florida 34478, hereinafter called "Mortgagee," is the owner and holder of that certain Mortgage Modification and Spreader Agreement dated January 27, 2009, and recorded in Official Records Book 5152, Page 328 of the Public Records of Marion County, Florida (the "Mortgage"). The Mortgagee hereby consents to the transfer of the Property described on Exhibit "1" of the Mortgage by Bernadette Castro to CASTRO PLAZA LLC, a Florida limited liability company, subject to the lien of the Mortgage and all ancillary documents executed in connection therewith.

IN WITNESS WHEREOF, this Consent was executed as of the 6 day of MARCH, 2009.

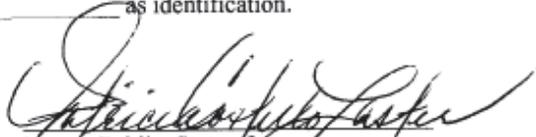
Witnesses:  
  
Name: Patricia C. Laster  
  
Name: Patricia E. Perry

Mortgagee:  
**COMMUNITY BANK & TRUST OF FLORIDA**  
By:   
Print Name: CRAGG C. CARPENTER  
Title: SR VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 6 day of MARCH, 2009, by CRAGG C. CARPENTER SR VICE PRES of Community Bank & Trust of Florida, on behalf of said company. He/she is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.



  
Notary Public, State of \_\_\_\_\_  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

2007-039/11

# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 11 of 32

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Prepared by/Return to:  
Lloyd Granet, P.A.  
2295 NW Corporate Boulevard  
Suite 235  
Boca Raton, FL 33431

File Number: 2017-140

Parcel Identification Number: 13676-001-00

## QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** made this 30 day of January, 2018, between **CASTRO PLAZA LLC**, a Florida limited liability company, whose post office address is 95 Forest Avenue, Locust Valley, NY 11560, grantor, and **CASTRO PLAZA LLC**, a Florida limited liability company, whose post office address is 95 Forest Avenue, Locust Valley, NY 11560, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Marion County, Florida to-wit:

See **Exhibit "A"** attached hereto and by this reference made a part hereof

**Subject to taxes** for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without intention to reimpose same.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**[SIGNATURE PAGE TO FOLLOW]**

**THIS QUIT CLAIM DEED IS BEING RECORDED SOLELY TO ADDRESS MINOR DISCREPANCIES IN THE LEGAL DESCRIPTION IN THE DEED TO THE GRANTOR AND THE SURVEYED LEGAL DESCRIPTION. THERE IS NO CONSIDERATION FOR THIS CONVEYANCE OTHER THAN THE MINIMUM STATED HEREIN, AND NO ADDITIONAL DOCUMENTARY STAMP TAX IS DUE IN CONNECTION WITH THE RECORDING OF THIS QUIT CLAIM DEED.**

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO  
CFN# 2018012220 BK 6713 Pgs 0307-0311 02/08/2018 12:17:40 PM  
REC FEE 44.00 INDEX DEED DOC 0.70

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.  
Offices in Sarasota, Manatee, and Charlotte Counties  
Established 1953

Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 12 of 32

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

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

CASTRO PLAZA LLC,  
a Florida limited liability company

John Masker  
Print Name: John L. MASKER  
Karen Kelly  
Print Name: Karen Kelly

By: Austin International Realty, LLC,  
a New York limited liability company  
Its Sole Manager  
By: Bernadette Castro  
Bernadette Castro, Manager

State of New York  
County of NASSAU

The foregoing instrument was acknowledged before me this 30 day of January, 2018, by Bernadette Castro, manager of Austin International Realty, LLC, a New York limited liability company, the sole manager of Castro Plaza LLC, a Florida limited liability company, who is () personally known to me or who has ( ) produced \_\_\_\_\_ as identification.

(Notary Seal) CAROL CHASAN MANKUTA  
NOTARY PUBLIC, State of New York  
No. 01MA4954948  
Qualified in Suffolk County  
Commission Expires Aug. 21, 2022

Carol Chasan Mankuta  
Notary Public

[2017-140/479136/1]

DAVID R ELLSPERMANN MARION COUNTY FL  
CFN# 2018012220 OR BK 6713 PG 308 Pgs 0307-0311 02/08/2018 12:17:40 PM

# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 13 of 32

---

## EXHIBIT "A" LEGAL DESCRIPTION

### **SURVEYED LEGAL DESCRIPTION:**

A PORTION OF LAND IN SOUTHWEST 1/4, SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING SOUTH OF THE NORTH U.S. HIGHWAY NO. 27. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 32, N.89°21'32"E., 30.05 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (BEING 60 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST RIGHT OF WAY, N.00°02'57"E., 1215.71 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 575 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY, N.00°41'46"W., 376.47 FEET TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY NO. 27 ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36070-2505 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING (6) SIX COURSES: 1) N.44°48'44"E., 56.09 FEET; 2) THENCE S.82°31'18"E., 150.60; 3) THENCE S.77°56'27"E., 73.33 FEET; 4) THENCE S.11°55'20"W., 9.95 FEET; 5) THENCE S.76°36'41"E., 446.39 FEET; 6) THENCE S.62°56'01"E., 200.54 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 THE FOLLOWING (4) FOUR COURSES: 1) THENCE S.12°04'17"W., 72.75 FEET; 2) THENCE S.87°51'42"W., 404.23 FEET; 3) THENCE S.00°05'14"W., 90.59 FEET; 4) THENCE S.89°58'52"W., 447.47 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

### **ORIGINAL DEED LEGAL DESCRIPTION:**

#### Parcel III

Commencing at the Southwest corner of the Northwest 1/4 of Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence East to South right-of-way of State Road 500; thence Northwesterly along the South right-of-way line of State Road 500 to a point of intersection between said South right-of-way line and the West boundary of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East; thence South along said West boundary line to the Point of Beginning. EXCEPT the road right-of-way along the West boundary line of said Quarter Section Line.

EXCEPT that part lying within the following described boundaries: Begin on the West line of Section 32, Township 14 South, Range 21 East, Marion County, Florida, at a point 1657.88 feet North 00°11'30" West of the Southwest corner of said Section 32; thence run South 78°11'30" [2017-140/479136/1]

DAVID R ELLSPERMANN MARION COUNTY FL  
CFN# 2018012220 OR BK 6713 PG 309 Pqs 0307-0311 02/08/2018 12:17:40 PM

## Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 14 of 32

---

East, 218.48 feet; thence North 82°45'56" West, 150.48 feet; thence South 44°33'56" West, 56.09 feet; thence South 89°48'30" West, 25.0 feet to the West line of said Section 32; thence North 00°11'30" West, 65.80 feet, along said section line, to the Point of Beginning.

AND EXCEPT that part lying (a) within 60 feet Southerly of the survey line of State Road 500, Section 36070, between Survey station 1070+50 and Survey Station 1075+00; and within 105 feet Southerly of said survey line between Survey Station 1077+50 and Survey Station 1079+00; also (b) between survey line and a straight line which runs from a point located 60 feet South 15°16'33" West from said Station 1075+00 to a point located 105 feet South 17°46'38" West from said Station 1077+50; also (c) between said survey line and a straight line which runs from a point located 105 feet South 19°16'38" West from said station 1079+00 to a point located 60 feet South 22°16'38" West from Survey Station 1082+00; said survey line and said stations being described and located as follows: Begin on the West line of Section 32, Township 14 South, Range 21 East, at a point 3585.10 feet South 0°11'30" East of the Northwest corner of said Section 32; thence South 78°11'30" East, 302.42 feet to Station 1070+50; thence continue South 78°11'30" East, 103.10 feet to the beginning of a curve, concave Southerly, having a radius of 5729.58 feet; thence run Southeasterly, 346.90 feet, along said curve, through a central angle of 3°28'08" to Station 1075+00; thence continue Southeasterly, 250.0 feet, along said curve, through a central angle of 2°30'00" to Station 1077+50; thence continue Southeasterly, 150.0 feet, along said curve, through a central angle of 1°30'00" to Station 1079+00; thence continue Southeasterly, 300.0 feet, along said curve, through a central angle of 3°00'00" to Station 1082+00; thence continue Southeasterly, 108.10 feet, along said curve, through a central angle of 1°04'52" to the end of curve; thence South 66°38'30" East, 1253.32 feet to the East line of the West 1/2 of said Section 32, at a point 766.10 feet North 0°24'16" West of the Southeast corner of the West 1/2 of said Section 32, and the end of survey line herein described.

EXCEPT: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 1083.16 feet to the Point of Beginning, said Point of Beginning being on the Southerly right-of-way of U.S. Highway No. 27; thence North 77°37'49" West, along said Southerly right-of-way line, a distance of 3.17 feet; thence North 71°13'43" West, along said Southerly right-of-way line, 147.25 feet; thence North 62°52'50" West, along said Southerly right-of-way line, a distance of 50.00 feet; thence South 12°03'08" West, a distance of 72.48 feet to the South line of the above said Northwest 1/4 of the Southwest 1/4; thence North 89°59'32" East, along the South line of the above said Northwest 1/4 of the Southwest 1/4, a distance of 202.15 feet to the Point of Beginning to close. EXCEPT the West 30 feet thereof.

#### Parcel IV:

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 30.00 feet to the Point of Beginning, said Point of Beginning being on the East right-of-way line of Northwest 80th Avenue; thence continue North 89°59'32" East, along above said South line of the Northwest 1/4 of the Southwest 1/4, a distance of 447.82 feet; thence South 00°00'27" East, a distance of 14.70 feet; thence South 89°59'32" West, a distance of 447.84 feet to the aforementioned East right-of-way line of Northwest 80th Avenue; thence North 00°03'08" East, along said East right-of-way line, 14.70 feet to the Point of Beginning to close.

[2017-140/479136/1]

DAVID R ELLSPERMANN MARION COUNTY FL  
CFN# 2018012220 OR BK 6713 PG 310 Pas 0307-0311 02/08/2018 12:17:40 PM

## Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 15 of 32

---

AND

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 477.82 feet to the Point of Beginning of this description: 1) thence continue North 89°59'32" East, along said South line, a distance of 403.19 feet; 2) thence South 87°54'16" West, a distance of 403.46 feet; 3) thence North 00°00'28" West, a distance of 14.70 feet to the Point of Beginning to close.

AND

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 30.00 feet to the East right-of-way line of Northwest 80th Avenue; thence run South 00°03'08" West, along the above said East right-of-way line, a distance of 14.70 feet to the Point of Beginning of this description: 1) thence continue South 00°03'08" West, along said East right-of-way line, a distance of 91.64 feet; 2) thence run North 89°59'32" East, a distance of 447.93 feet; 3) thence run North 00°00'28" West, a distance of 91.64 feet; 4) thence South 89°59'32" West, a distance of 447.84 feet to the Point of Beginning to close.

[2017-140/479136/1]

DAVID R ELLSPERMANN MARION COUNTY FL  
CFN# 2018012220 OR BK 6713 PG 311 Pgs 0307-0311 02/08/2018 12:17:40 PM

Icard, Merrill, Cullis, Timm, Furen & Ginsburg, P.A.  
Offices in Sarasota, Manatee, and Charlotte Counties  
Established 1953

Attachment A

Mr. Chuck Varadin, Director  
 Marion County Growth Services Department  
 Re: Martingale Application for Zoning Change  
 August 27, 2024  
 Page 16 of 32

96013413  
**ADVANCE HOMESTEAD TITLE**  
 THIS INSTRUMENT WAS PREPARED INCIDENT TO THE WRITING OF A TITLE INSURANCE POLICY AND RETURN TO:  
 THOMAS F. STENSON  
 ADVANCE HOMESTEAD TITLE  
 2233 S.E. FORT KING STREET, SUITE A  
 OCALA, FLORIDA 34471  
 Property Appraisers Parcel I.D. (Folio) Number(s):  
 13675-000-00  
 Grantee(s) S.S.#(s):

WARRANTY DEED  
 END. TO END.  
 DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT  
 FILE: 97001902  
 01/08/97 16:00  
 OR BOOK/PAGE: 2325/320  
 MARION COUNTY - *S. Beck*  
 Deed Doc Stamps 4200.00 PAID  
 Mortgage Doc Stamps 1435.70 PAID  
 01/08/97 MARION COUNTY - *J. Brennan* CLERK

SPACE ABOVE THIS LINE FOR PROCESSING DATA      SPACE ABOVE THIS LINE FOR RECORDING DATA  
**This Warranty Deed** Made the 13TH day of JANUARY A. D. 19 97 by THERESA CASTRO

hereinafter called the grantor, to AUSTIN INTERNATIONAL REALTY, LLC A NEW YORK LIMITED LIABILITY COMPANY whose postoffice address is P.O. Box 142 Huntington, NY 11743 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)  
**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Marion County, Florida, viz:  
 SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property described in this instrument is not the homestead of the grantor(s)/mortgagor(s) who maintain(s) their homestead at 7700 NW Hwy 27, Ocala, Florida 34482

SUBJECT TO THAT CERTAIN MORTGAGE EXECUTED BY THERESA CASTRO TO SUN BANK OF OCALA, DATED MAY 12, 992, AND RECORDED MAY 12, 1992, IN OFFICIAL RECORDS BOOK 1830, PAGE, 1492, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 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 31, 1996, restrictions, reservations, covenants and easements of record.  
**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:  
*John L. Maskee*      *Theresa Castro* L.S.  
 Witness Signature      THERESA CASTRO  
*John L. Maskee*      Post Office Address  
 Witness Signature      7700 NW Hwy 27, Ocala, FL 34482  
*Lucinda Phillips*      L.S.  
 Witness Signature  
 Printed Signature      Post Office Address  
 Witness Signature

Printed Signature  
 STATE OF *New York*  
 COUNTY OF *Suffolk*  
 The foregoing instrument was acknowledged before me this *13* day of *Jan* 19 *97*, by THERESA CASTRO

who is personally known to me or who has produced \_\_\_\_\_ as identification and who did not take an oath.  
 Notary Signature      *MERRILL*  
 Printed Notary Signature      MERRILL  
 My Commission Expires:      Our

Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 17 of 32

FILE: 97001902  
OR BOOK/PAGE: 2325/321

EXHIBIT "A"

2 of 2

The SE 1/4 of the SW 1/4 of Section 32, lying South of "Blitchton Road"; and the SW 1/4 of the SW 1/4 of Section 32 except the West 30' thereof and except those lands described in O.R. Book 1256, Pages 575 and 577 of the Public Records of Marion County, Florida; and those lands lying in the NW 1/4 of the SW 1/4 of Section 32 as described in O.R. Book 1256, Page 576 of said Public Records of Marion County, Florida, all being more particularly described as follows:

Commencing at the SW corner of Section 32, Township 14 South, Range 21 East in Marion County, Florida, thence N. 89°56'14" E, along the South line of the SW 1/4 of said Section 32, a distance of 30' to a point on the East right of Way line of County Road No. 6.3-W (NW 80th Avenue) (Being a 60 foot wide right of way), said point being the Point of Beginning; 1.) Thence N 00°03'08" E, along said East right of way line, a distance of 1216.14' to the SW corner of those lands described in O.R. Book 1256, Page 575 of the Public Records of Marion County, Florida; 2.) Thence N 89°59'32" E, along the South line of said lands described in O.R. Book 1256, Page 575, a distance of 447.93'; 3.) Thence N 00°00'28" W a distance of 90.64'; 4.) Thence N 87°54'16" E a distance of 403.46', to the NE corner of said lands described in O.R. Book 1256, Page 575, said point being the SW corner of those lands described in O.R. Book 1256, Page 576 of said Public Records of Marion County, Florida; 5.) Thence N 12°03'08" E, along the West line of said lands described in O.R. Book 1256, Page 576, a distance of 72.48' to a point on the Southerly right of way line of "Blitchton Road" (a.k.a. U.S. Highway No. 27 and/or State Road No. 500; 6.) Thence S 62°52'50" E, along said Southerly right of way line, a distance of 50.00'; 7.) Thence S 71°13'43" E, along said Southerly right of way line, a distance of 147.25'; 8.) Thence S 77°37'49" E, along said Southerly right of way line, a distance of 300.00'; 9.) Thence S 66°55'46" E, along said Southerly right of way line, a distance of 106.40'; 10.) Thence S 66°24'07" E, along said Southerly right of way line, a distance of 1280.50'; 11.) Thence S 00°01'06" W, along said right of way line, a distance of 43.83'; 12.) Thence S 83°25'15" E, along said Southerly right of way line a distance of 2.14' to a point on the East line of the aforementioned SW 1/4 of Section 32; 13.) Thence S 00°01'06" W, along said East line of the SW 1/4, a distance of 656.80' to the SE corner of said SW 1/4; 14.) Thence S 89°56'14" W, along the South line of said SW 1/4, a distance of 2617.51' to the Point of Beginning and to close.

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[EXHIBIT "D" COMMENCES ON FOLLOWING PAGE]

# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 18 of 32

## EXHIBIT "D" – LEGAL DESCRIPTION

### LEGAL DESCRIPTION:

(PARENT PARCEL PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

THE SE 1/4 OF THE SW 1/4 OF SECTION 32, LYING SOUTH OF "BLITCHTON ROAD"; AND THE SW 1/4 OF THE SW 1/4 OF SECTION 32 EXCEPT THE WEST 30' THEREOF AND EXCEPT THOSE LANDS DESCRIBED IN O.R. BOOK 1256, PAGES 575 AND 577 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND THOSE LANDS LYING IN THE NW 1/4 OF THE SW 1/4 OF SECTION 32 AS DESCRIBED IN O.R. BOOK 1256, PAGE 576 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, THENCE N89°56'14"E, ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 30' TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 6.3-W (NW 80TH AVENUE) (BEING A 60 FOOT WIDE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING; 1.) THENCE N00°03'08"E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1216.14' TO THE SW CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 575 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; 2.) THENCE N89°59'32"E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 575, A DISTANCE OF 447.93'; 3.) THENCE N00°00'28" W A DISTANCE OF 90.64'; 4.) THENCE N87°54'16"E A DISTANCE OF 403.46', TO THE NE CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 575, SAID POINT BEING THE SW CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 576 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA; 5.) THENCE N12°03'08"E, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 576, A DISTANCE OF 72.48' TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "BLITCHTON ROAD" (A.K.A. U.S. HIGHWAY NO. 27 AND/OR STATE ROAD NO. 500); 6.) THENCE S62°52'50"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00'; 7.) THENCE S71°13'43"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 147.25'; 8.) THENCE S77°37'49"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 300.00'; 9.) THENCE S66°55'46"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 106.40'; 10.) THENCE S66°24'07"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1280.50'; 11.) THENCE S00°01'06"W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 43.83'; 12.) THENCE S83°25'15"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 2.14' TO A POINT ON THE EAST LINE OF THE AFOREMENTIONED SW 1/4 OF SECTION 32; 13.) THENCE S00°01'06"W, ALONG SAID EAST LINE OF THE SW 1/4, A DISTANCE OF 656.80' TO THE SE CORNER OF SAID SW 1/4; 14.) THENCE S89°56'14"W, ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 2617.51' TO THE POINT OF BEGINNING AND TO CLOSE.

### LESS AND EXCEPT:

THAT PORTION OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5600, PAGE 682 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE S.W. CORNER OF SAID SECTION 32; THENCE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, N.89°54'35"E., A DISTANCE OF 1277.65 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID SOUTH BOUNDARY, N.04°24'24"E., A DISTANCE OF 1259.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BLITCHTON ROAD (U.S. HIGHWAY NO. 27)(RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: THENCE S.66°54'56"E., A DISTANCE OF 106.48 FEET; THENCE S.66°23'49"E., A DISTANCE OF 1280.35 FEET; THENCE S.00°07'56"E., A DISTANCE OF 43.76 FEET; THENCE S.77°32'42"E., A DISTANCE OF 1.98 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, S.00°00'31"W, A DISTANCE OF 656.80 FEET TO THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE AFOREMENTIONED SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, S.89°57'48"W, A DISTANCE OF 1369.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 30.00 ACRES, MORE OR LESS.

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[EXHIBIT "D" LEGAL DESCRIPTION CONTINUED ON FOLLOWING PAGE]

## Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 19 of 32

---

AND:

**LEGAL DESCRIPTION: (AS SURVEYED)**

A PORTION OF LAND IN SOUTHWEST 1/4, SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING SOUTH OF THE NORTH U.S. HIGHWAY NO.27. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 32, N.89°21'32"E., 30.05 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (BEING 60 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST RIGHT OF WAY, N.00°02'57"E., 1215.71 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 575 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY, N.00°41'46"W., 376.47 FEET TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY NO. 27 ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36070-2505 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWS (6) SIX COURSES: 1) N.44°48'44"E., 56.09 FEET; 2) THENCE S.82°31'18"E., 150.60; 3) THENCE S.77°56'27"E., 73.33 FEET; 4) THENCE S.11°55'20"W., 9.95 FEET; 5) THENCE S.76°36'41"E., 446.39 FEET; 6) THENCE S.62°56'01"E., 200.54 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 THE FOLLOWING (4) FOUR COURSES: 1) THENCE S.12°04'17"W., 72.75 FEET; 2) THENCE S.87°51'42"W., 404.23 FEET; 3) THENCE S.00°05'14"W., 90.59 FEET; 4) THENCE S.89°58'52"W., 447.47 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 5.50 ACRES MORE OR LESS.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT "E" COMMENCES ON FOLLOWING PAGE]

# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 20 of 32

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## EXHIBIT “E” – TABLE OF MAXIMUM DENSITIES AND INTENSITIES

Use Type	Maximum Density/Intensity	Permitted Uses
Commercial	100,000 square feet	See Exhibit “F” – List of Martingale Permitted and Prohibited Uses
Residential	Up to 140 dwelling units	Single-Family Detached Homes and Single-Family Attached Homes (Townhomes) – Anticipated to comprise 100 townhomes and 40 single-family detached homes.

Note: The proposed densities and intensities may be changed as development occurs within the Planned Unit Development, so long as the total daily trips do not exceed those set forth in the approved PUD and accompanying traffic impact analysis.

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*[EXHIBIT “F” COMMENCES ON FOLLOWING PAGE]*

# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 21 of 32

---

## EXHIBIT "F" – LIST OF MARTINGALE PERMITTED AND PROHIBITED USES

### Permitted Uses:

Except as prohibited below, Permitted Uses within the Martingale PUD shall include the following:

1. Residential dwelling units, including single-family detached dwelling units and single-family attached dwelling units (townhomes);
2. All Permitted Uses and Special Uses allowed within the Neighborhood Business ("B-1") zoning classification;
3. All Permitted Uses and Special Uses within the Community Business ("B-2") zoning classification;
4. Outdoor market and retail sales; and
5. Event venues.

### Prohibited Uses:

Prohibited Uses within the Martingale PUD shall include the following:

1. Air-conditioning, heating, ventilation equipment sales, service, repair;
2. Automobile paint and body shop;
3. Automobile parts;
4. Automobile repair;
5. Boats, marine motors sales, service;
6. Bottling plant (non-alcoholic beverages)
7. Bowling alley;
8. Cemetery, crematory, mausoleum;
9. Church, places of worship;
10. Construction or contractor yard;
11. Game arcade;
12. Garbage transfer station;
13. Gas meter facility and supply lines, high pressure (except where such permits are pre-empted by state or federal regulations);
14. Gas station;
15. Golf course;
16. Gun shop;
17. Horses or cattle, not a sales operation;
18. Hospital;
19. Household appliance, furnishings, sales, repair;
20. Lawn mowers, power, sales, repair;
21. Lumberyards, building material sales;
22. Marina;
23. Nightclub;
24. Office furniture, equipment, sales, service;
25. Orphanage;
26. Parking of commercial vehicles in excess of 16,000 lbs.;
27. Pawnshop;
28. Pest control agency, supplies;
29. Plant nursery;
30. Poolroom (not including pool tables within a bar);
31. Recreational vehicle sales and rental;

## Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 22 of 32

---

32. Schools, public, and accredited private or parochial;
33. Sewage treatment plants;
34. Sprayfields or other type of effluent disposal area);
35. Storage, mini-warehouses;
36. Storage warehouses;
37. Tattoo, body-piercing parlor;
38. Taxidermist;
39. Trailers, sales, and service;
40. Utility company service yards; and
41. Water wellfields.

*[REMAINDER OF PAGE LEFT BLANK INTENTNIONALLY]*

*[EXHIBIT "G" COMMENCES ON FOLLOWING PAGE]*

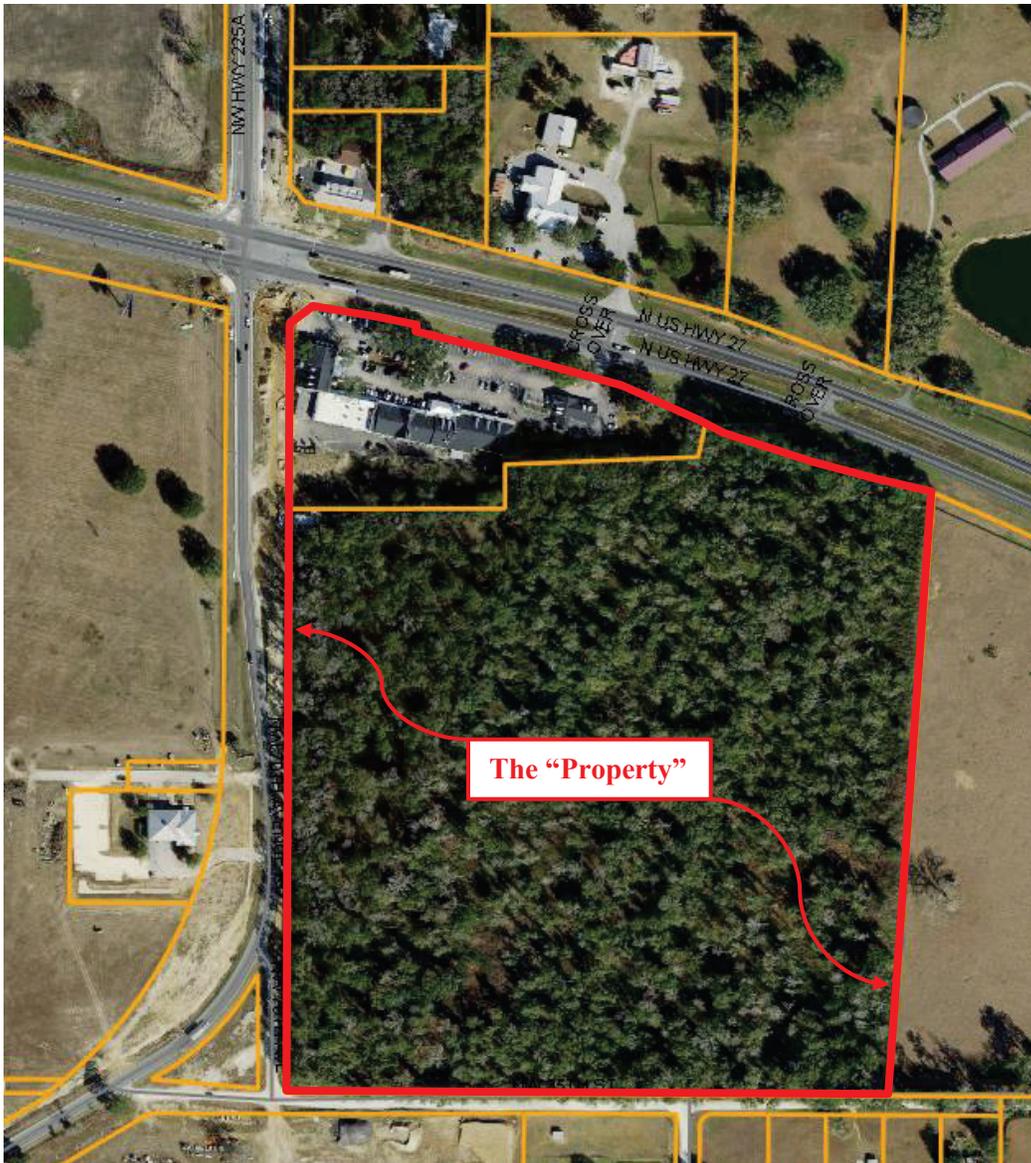
# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 23 of 32

## EXHIBIT "G" – MARTINGALE PROJECT NARRATIVE, JUSTIFICATION, AND CONSISTENCY ANALYSIS

### I. Martingale Project Introduction and Overview

Castro Plaza LLC, a Florida limited liability company, and Austin International Realty, LLC, a New York limited liability company (collectively, "Applicants"), own the property located at 6889 N. U.S. Highway 27, Ocala, FL 34482, at the southeast quadrant of the intersection of U.S. Highway 27 and NW 70<sup>th</sup> Avenue Road (C.R. 225A), generally identified by Marion County PID Nos. 13676-001-00 and 13675-000-00, and generally depicted below. The Property is bounded on the north by U.S. Highway 27, on the west by NW 70<sup>th</sup> Avenue Road and NW 70<sup>th</sup> Avenue, and on the south by NW 35<sup>th</sup> Street. The Property is located within the Urban Growth Boundary (the "UGB") and outside the Farmland Preservation Area (the "FPA").



# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 24 of 32

---

The Property has a Future Land Use Classification of Commercial (“COM”), which is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas and allows for mixed residential development as a primary use, commercial uses with or without residential uses.



# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 25 of 32

As depicted below, the Property is split between three (3) zoning classifications: Community Business (“B-2”), Rural Activity Center (“RAC”) and General Agriculture (“A-1”).



# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 26 of 32

Applicants seek to rezone the Property to the Planned Unit Development (PUD) zoning classification for a mixed-use project known and referred to as “Martingale”. Notably, Martingale is a family legacy project and was designed to create a distinctive sense of place, as shown in the PUD Standards. The walkable, mixed-use project, with its Ocala Equestrian Vernacular architecture, defines an aspirational standard for the transition from urban uses to rural uses and will be a gateway to the FPA.

The Martingale PUD application contemplates up to 100,000 square feet of commercial uses and up to up to 140 residential dwelling units, including both single-family detached homes and single-family attached homes (townhomes). The permitted and prohibited uses within the Martingale PUD are set forth in Exhibit “F” above, and applicable development standards are detailed in the enclosed Martingale Planned Unit Development Master Plan (the “Master Plan”) and the Martingale Planned Unit Development Standards (the “PUD Standards”). Once developed, the Martingale common areas, signage, roads, stormwater management facilities, and other project infrastructure will be privately maintained by a property owners’ association.

It should be noted that the Martingale PUD includes two (2) alternative plans, the primary difference being that one plan includes a 17,000 square foot event barn in the southwestern portion of the Property, while the other plan uses this space for additional townhomes. Market conditions and demand will ultimately dictate which alternative is developed. Each alternative is depicted below for convenience of reference.



Under the Marion County Land Development (the “LDC”), a proposed Zoning Change (*i.e.*, a rezoning) must: (a) not adversely affect the public interest; (b) be consistent with the Marion County Comprehensive Plan (the “Comprehensive Plan”); and (c) compatible with land uses in the surrounding area. Each of these criteria are separately addressed in detail below.

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 27 of 32

---

II. Zoning Change Analysis

A. The Project Will Not Adversely Affect the Public Interest

Martingale will meet or exceed all applicable standards and requirements set forth in the LDC and of other governmental and regulatory agencies and entities. Moreover, Martingale will not result in adverse impacts on Marion County infrastructure and services, including transportation, potable water, sanitary sewer, solid waste, fire rescue and emergency service, law enforcement, and public schools. A 16” potable water line and a 16” sanitary sewer force main are located adjacent to the Property in the U.S. Highway 27 right-of-way. Fire Station #20 is located immediately west of the Property, across NW 70<sup>th</sup> Avenue Road (C.R. 225A). With respect to transportation impacts, the Office of the County Engineer issued a traffic methodology approval letter on August 20, 2024. The traffic study will be completed in accordance with the approved methodology and submitted upon completion. Traffic and transportation impacts identified in the traffic study will be addressed in cooperation with County staff. Additionally, payment of transportation and educational system impact fees will be required and will offset impacts to the County’s transportation infrastructure and educational system. Capacity improvements (*i.e.*, additional lanes) for NW 70<sup>th</sup> Avenue Road (C.R. 225A) are already approved in the County’s Capital Improvements Plan (“CIP”). Accordingly, Martingale will not adversely affect Marion County infrastructure and services, and correspondingly, will not adversely affect the public interest.

B. The Project and the Requested Zoning Change is Consistent with the Comprehensive Plan

1. FLUE 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:* Martingale is located within the UGB and outside the FPA. Therefore, the requested Zoning Change is consistent with FLUE Policy 1.1.5.

2. FLUE 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 Martingale landscape buffers, as detailed in the Master Plan, were specifically designed in an attempt to address compatibility concerns related to surrounding properties and are significantly more robust than would otherwise be required under the LDC. Below is a table comparing the proposed Martingale buffers to the minimum buffer requirements set forth in the LDC. Accordingly, the requested Zoning Change is consistent with FLUE Policy 1.1.6.

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# Attachment A

Mr. Chuck Varadin, Director  
 Marion County Growth Services Department  
 Re: Martingale Application for Zoning Change  
 August 27, 2024  
 Page 28 of 32

SITE PERIMETER BUFFERS							
6.8.6.K.							
BUFFER LOCATION	BUFFER WIDTH	REQUIRED / 100 LF		RECOMMENDED / 100 LF			FENCING
North / 'C-Type Buffer'	15' LS Buffer	2	CANOPY	15' LS Buffer	2	CANOPY	
		3	UNDERSTORY		4	UNDERSTORY	
		50% Coverage	SHRUBS		50% shrub coverage and 25% groundcover coverage	SHRUBS	
East / 'E-Type Buffer'	5' LS Buffer	4	CANOPY	20' LS Buffer	4	CANOPY	
		0	UNDERSTORY		2	UNDERSTORY	
		Double-row	SHRUBS		30% shrub coverage and 20% groundcover coverage	SHRUBS	
South 'E-Type Buffer'	5' LS Buffer	4	CANOPY	20' LS Buffer	4	CANOPY	
		0	UNDERSTORY		1	UNDERSTORY	
		Double-row	SHRUBS		30% shrub coverage and 20% groundcover coverage	SHRUBS	
West 'C-Type Buffer'	15' LS Buffer	2	CANOPY	15' LS Buffer	2	CANOPY	
		3	UNDERSTORY		4	UNDERSTORY	
		50% Coverage	SHRUBS		50% shrub coverage and 25% groundcover coverage	SHRUBS	

- FLUE Policy 1.1.7 – The County shall discourage scattered and highway strip commercial development by requiring the development of such uses at existing commercial intersections, other commercial nodes, and mixed use centers with links to the surrounding area.

*Analysis:* As a walkable, mixed-use project, Martingale is the antitheses of highway strip commercial development. The project was designed in an effort to create a distinctive sense of place, with retail, restaurant, and other commercial establishments integrated with residential uses. The Zoning Change is consistent with FLUE Policy 1.1.7.

- FLUE 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:* Martingale will provide greater than 20% open space. In the Master Plan, notable open space components include a festival lawn located in the commercial section of the project, a great lawn located in the residential portion of the project, and multi-purpose terraced green space in the southwestern portion of the project. Furthermore, the commercial portion of the project, specifically its shops, restaurants, and retail establishments, inherently function as amenities to the Martingale residences and provide synergistic recreational interaction with open spaces.

- FLUE 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 direct toward areas appropriate for urban development, such as within the UGB and PSAs

*Analysis:* The Property is located within the UGB and outside the FPA, and therefore is appropriate for the Martingale Project. Nevertheless, being mindful of uses on adjacent properties, including potential agricultural uses, the Martingale buffers were designed to substantially exceed the minimum buffer requirements in the LDC. Therefore, the Zoning Change is consistent with FLUE Policy 2.1.6.

## Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 29 of 32

---

6. FLUE Policy 2.1.12 – The County may allow the continuation of existing agricultural uses on urban designated lands within the Urban Areas, including UGB and PSAs until the property is utilized for types of development allowed by the Future Land Use designation, as further defined in the LDC. However, such uses shall not be construed to limit urban development of the surrounding area as authorized within this policy.

*Analysis:* Again, the Property is located within the UGB and outside the FPA, and the project is consistent with the Property's COM Future Land Use Classification. The Zoning Change is therefore consistent with FLUE Policy 2.1.12, and notably, the existence of agricultural uses in the surrounding area should not be construed in any way as limiting the approval and development of the Martingale Project.

7. FLUE Policy 2.1.22 – This [COM] land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential area; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land uses designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP).

*Analysis:* Martingale was designed in an effort to create a distinctive sense of place, with retail, restaurant, and other commercial establishments integrated with residential uses. This design and the list of Martingale Permitted and Prohibited Uses in Exhibit "F" are consistent with FLUE Policy 2.1.22 and the intent of the COM Future Land Use Classification. Based on the proposed maximum of 100,000 square feet of commercial uses at a maximum Floor Area Ratio of 1.0, development of up to 330 residential dwelling units would be permitted consistent with FLUE Policy 2.1.22 (100,000 square feet / 43,560 square feet per acre = 2.30 acres of commercial uses @ 1.0 F.A.R.; 43.62 acres – 2.30 acres = 41.32 acres available for residential development; 41.32 acres × 8 dwelling units per acre = 330 dwelling units). However, a maximum of 140 residential dwelling units is proposed, which is less than half of what would otherwise be permitted. Based on the foregoing, the proposed development program and its density and intensity are consistent with Policy 2.1.22.

8. TE Policy 2.1.4 – All proposed development shall be evaluated to determine impacts to adopted LOS standards.

*Analysis:* The Office of the County Engineer issued a traffic methodology approval letter on August 20, 2024. The traffic study will be completed in accordance with the approved methodology and submitted upon completion. Traffic and transportation impacts identified in the traffic study will be addressed in cooperation and coordination with County staff. Moreover, payment of transportation impact fees will be required and will offset impacts to the County's transportation infrastructure and educational system.

9. TE Policy 3.1.2 – The County shall ensure adequate rights-of-way for roadway, Transit, bicycle and pedestrian pathways, and protect existing and future rights-of-way from building encroachment.

*Analysis:* The right-of-way of U.S. Highway 27 is approximately 200' wide, the right-of-way of NW 70<sup>th</sup> Avenue Road (C.R. 225A) is approximately 135' wide, and the right-of-way of NW 35<sup>th</sup> Street (bordering the Property to the south) is approximately 45' wide. Capacity improvements (i.e., additional lanes) for NW 70<sup>th</sup> Avenue Road (C.R. 225A) are already approved in the County's Capital Improvements Plan ("CIP"). As shown in the Master Plan there are no building encroachments into these rights-of-way, and no additional right-of-way is needed adjacent to Martingale. The Zoning Change is consistent with TE Policy 3.1.2.

## Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 30 of 32

---

10. TE 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:* Access onto U.S. Highway 27 is at the same location as the existing access point, with full median opening. The access points from Martingale onto NW 70<sup>th</sup> Avenue Road (C.R. 225A) will meet all applicable intersection spacing and other applicable standards and requirements. No access is proposed from Martingale onto NW 35<sup>th</sup> Street. The Zoning Change is consistent with TE Objective 2.2.

11. SSE 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:* A 16” sanitary sewer force main is located adjacent to the Property in the U.S. Highway 27 right-of-way and an existing Marion County Utilities sanitary sewer lift station is located on the western portion of the Property. Martingale will connect into this lift station (with applicable capacity upgrades) and force main, which presently serves the existing plaza and has sufficient capacity to serve the project. Accordingly, the Zoning Change is consistent with SSE Policy 1.2.1.

12. PWE Policy 1.6.4 – Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development.

*Analysis:* A 16” potable water main is located adjacent to the Property in the U.S. Highway 27 right-of-way and in the NW 70<sup>th</sup> Avenue Road right-of way, which has sufficient capacity to serve the project without affecting its LOS. Martingale will connect to this water main via an existing 12” water main extension to the property, which serves the existing plaza. Accordingly, the Zoning Change is consistent with PWE Policy 1.6.4.

13. SE Policy 1.1.4 – The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.

*Analysis:* Martingale will accommodate post-development stormwater runoff in the proposed stormwater facilities in accordance with all applicable stormwater regulations and requirements of governmental and regulatory agencies and entities having jurisdiction over the Property. Consequently, the Zoning Change is consistent with SE Policy 1.1.4.

14. SE Policy 1.1.5 – Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.

*Analysis:* Martingale will be designed and developed with stormwater facilities that meet all applicable regulations and requirements to accommodate post-development runoff. Therefore, the Zoning Change is consistent with SE Policy 1.1.5.

15. ROSE Policy 1.1.1 – The LOS standard for public outdoor parks and recreation facilities shall be two (2) acres per 1,000 persons. Marion County may develop and pursue intergovernmental and not-for-profit agency partnerships to meet identified recreation needs, including, but not limited to, placing County-owned/operated facilities on non-Marion County owned lands.

# Attachment A

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 31 of 32

---

Analysis: The aforementioned LOS may be satisfied by State, Federal, and County recreational lands. Based on the acreage of Ocala National Forest, in excess of 300,000 acre, the Zoning Change is consistent with ROSE Policy 1.1.1.

16. ROSE Policy 1.4.6 – All new residential developments (e.g., subdivisions and particularly developments of regional impact) shall be required to comply with the open space per dwelling unit standard established by FLUE Policy 2.1.4, unless an alternative form of compliance is provided by the developer consistent with Policy 1.3.4.

Analysis: As explained above, Martingale is consistent with and meets the requirements of FLUE Policy 2.1.4 and will provide greater than 20% open space. In the Master Plan, notable open space components include a festival lawn located in the commercial section of the project, a great lawn located in the residential portion of the project, and multi-purpose terraced green space in the southwestern portion of the project. Moreover, the commercial portion of the project, specifically its shops, restaurants, and retail establishments, inherently function as amenities to the Martingale residences and provide synergistic recreational interaction with open spaces.

### C. The Project is Compatible with the Surrounding Area and Uses

Below is a table of the Future Land Use Classifications and Zoning Classifications of the properties surrounding Martingale:

Adjacent Property	Future Land Use Classification	Zoning Classifications
North	COM	B-2, RAC, A-1
South	COM, MR, LR	PUD, A-1
East	MR	A-1
West	COM, P	PUD, G-U

Commercial uses already exist on the Property in the form of Castro Plaza, and the Property is surrounded on three sides by public roadways, U.S. Highway 27 to the north, NW 70<sup>th</sup> Avenue Road (C.R. 225A) and NW 70<sup>th</sup> Avenue Road (C.R. 225A) to the west, and NW 35<sup>th</sup> Street to the south. These roadways are natural buffers and will insulate surrounding properties to the north, south, and west from the Martingale Project and its uses, which uses were specifically tailored to prohibit undesirable and potentially incompatible uses. Notably, sensitive to the existing large lot residential uses to the south and future residential development to the east, stormwater and open space features and single-family detached residential uses are intentionally located along the southern and eastern boundaries of the Property. The more intense commercial development is clustered toward the roadways, and specifically the intersection of U.S. Highway 27 and NW 70<sup>th</sup> Avenue Road (C.R. 225A). Moreover, the Martingale landscape buffers, as detailed in the Master Plan, were specifically designed in an attempt to address compatibility concerns related to surrounding properties and are significantly more robust than would otherwise be required under the LDC's minimum buffer requirements.

Finally, the Property is located within the UGB. The Comprehensive Plan and the LDC expressly recognize that the UGB “identified the geographic area wherein higher density and intensity development and full urban services are intended to be concentrated. While Martingale’s location within the UGB is a clear indication that this it the right project in the right location, the surrounding area is also located within the UGB and should be expected to be developed accordingly. Martingale is the type of project that should be expected within the UGB, and in fact, is less intense and more compatible than many other uses within the UGB and in close proximity to the Property. Based on the foregoing, the Martingale Project is compatible with the surrounding area and existing and future uses.

Mr. Chuck Varadin, Director  
Marion County Growth Services Department  
Re: Martingale Application for Zoning Change  
August 27, 2024  
Page 32 of 32

---

III. Summary and Conclusion

As detailed above, the Zoning Change and Martingale will meet or exceed all applicable requirements under the Comprehensive Plan and the LDC. The Zoning Change does not adversely affect the public interest, is consistent with the Comprehensive Plan, and is compatible with existing and future land uses in the surrounding area. The Martingale Team looks forward to working with County staff in shepherding this Zoning Change through the rezoning process and to public hearing before the Board of County Commissioners.

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### Transmittal

Date: August 28, 2024 Job Number: 042934006

Project Name: Martingale Planned Unit Development

To: Ms. Kathleen Brugnoli

Marion County Growth Services

2710 E Silver Springs Blvd

Ocala, FL 34470

We are sending these by:

U.S. Mail     FedEx/UPS     Hand Delivery     Other:

We are sending you:

Copies	Date	Description
1	8/28/2024	Drainage Analysis Report
1	8/28/2024	Check No. 103171
1	8/28/2024	Karst Feature Geologic Assessment
1	8/28/2024	Planned Unit Development Standards
1	8/28/2024	Cover Letter with Zoning Change Application
1	8/28/2024	Natural Resource Assessment
1	8/28/2024	Project Maps (Aerial, Location, FEMA, Soils, Wetlands, USGS Quad)
1	8/28/2024	Planned Unit Development Master Plans (11 x 17)

These are transmitted as checked below:

For your use     Return     For review and comment

#### Remarks:

Copy to: File

Signed

Richard V. Busche, PE

K:\OCA\_Civil\042934006-Golden Hills PUD\doc\Tkb240828rvb.docx

Jimmy H. Cowan, Jr., CFA  
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card  
Real Estate

13676-001-00

[GOOGLE Street View](#)

Prime Key: 261530

[MAP IT+](#)

Current as of 8/28/2024

[Property Information](#)

CASTRO PLAZA LLC  
95 FOREST AVE  
LOCUST VALLEY NY 11560-1748

[Taxes / Assessments:](#)

Map ID: 126

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 16

Acres: 4.50

[More Situs](#)

Situs: Situs: 6850 N US HWY 27 OCALA

[Current Property Value by Income](#)

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	\$3,018,032
Total Assessed Value	\$3,018,032
Exemptions	\$0
Total Taxable	\$3,018,032

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$784,080	\$2,771,767	\$60,953	\$2,948,223	\$2,948,223	\$0	\$2,948,223
2022	\$588,060	\$2,350,198	\$60,984	\$2,712,107	\$2,682,564	\$0	\$2,682,564
2021	\$588,060	\$2,094,282	\$61,020	\$2,395,243	\$2,395,243	\$0	\$2,395,243

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">6713/0307</a>	01/2018	05 QUIT CLAIM	0	U	I	\$100
<a href="#">UNRE/INST</a>	12/2016	70 OTHER	0	U	I	\$100
<a href="#">5176/1759</a>	02/2009	06 SPECIAL WARRANTY	4 V-APPRAISERS OPINION	U	I	\$1,249,900
<a href="#">IL97/0723</a>	12/1997	EI E I	0	U	I	\$537,293
<a href="#">IL96/0609</a>	12/1996	EI E I	0	U	I	\$592,508
<a href="#">LA85/0558</a>	12/1985	EI E I	0	U	I	\$379,438
<a href="#">1256/0575</a>	12/1984	07 WARRANTY	7 PORTIONUND INT	U	I	\$25,000
<a href="#">1124/1366</a>	07/1982	07 WARRANTY	0	U	I	\$192,022

[Property Description](#)

Attachment A

SEC 32 TWP 14 RGE 21  
 COM AT SW COR OF SEC 32 TH N 89-21-32 E 30.05 FT TH N 00-02-57 E 1215.71 FT FOR  
 POB TH N 00-41-46 W 376.47 FT TH N 44-48-44 E 56.09 FT TH S 82-31-18 E 150.60 FT  
 TH S 77-56-27 E 73.33 FT TH S 11-55-20 W 9.95 FT TH S 76-36-41 E 446.39 FT TH  
 S 62-56-01 E 200.54 FT TH S 12-04-17 W 72.75 FT TH S 87-51-42 W 404.23 FT TH  
 S 00-05-14 W 90.59 FT TH S 89-58-52 W 447.47 FT TO POB.

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

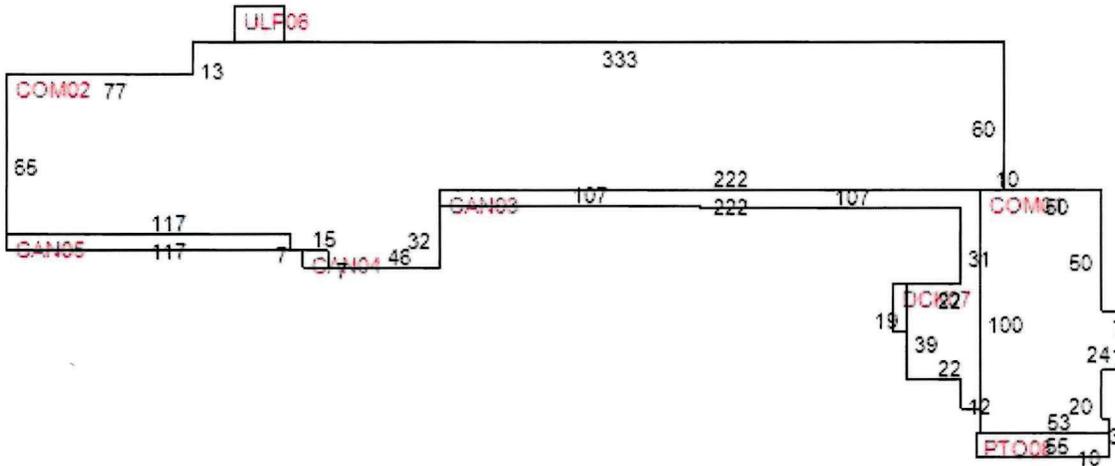
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCCR	1610	.0	.0	B2	196,020.00	SF	4.0000	1.00	1.00	1.00	784,080	784,080
Neighborhood 9964 - COMM US HWY 27- CL/ NW 60 AVE											Total Land - Class \$784,080	
Mkt: 2 70											Total Land - Just \$784,080	

[Traverse](#)

**Building 1 of 2**

COM01=U100R50D50R7D24L7D20R3D6L53.U100  
 COM02=L222D32L46U7L15U7L117U65R77U13R333D60L10.  
 CAN03=L222D7R107D1R107D31L22D39R22D12R8U90.L222D32L46  
 CAN04=L10U7R10D7.L10U7L5  
 CAN05=U7L117D7R117.L117U73R94U12  
 ULP06=U15R20D15L20.R276D99  
 DCK07=L6D19R6U19.D61R83

PTO08=D10L55U10R55.



Building Characteristics

<b>Structure</b>	4 - MASONRY NO PILAST	<b>Year Built</b> 1974
<b>Effective Age</b>	3 - 10-14 YRS	<b>Physical Deterioration</b> 0%
<b>Condition</b>	1	<b>Obsolescence: Functional</b> 0%
<b>Quality Grade</b>	600 - AVERAGE	<b>Obsolescence: Locational</b> 0%
<b>Inspected on</b>	1/1/2024 by 117	<b>Base Perimeter</b> 1324

**Exterior Wall** 32 CONC BLK-STUCO29 VINYL SIDING34 WD FRAME-STUCO39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.0	1.85	1974	0	5,186	F16 COMMUNITY SHOP CTR F01 RESIDENTIAL	94 % 6 %	N Y
2	11.0	1.00	1974	0	27,552	F16 COMMUNITY SHOP CTR F48 WAREHOUSE/DISTRIBUTE	99 % 1 %	N N
3	10.0	1.00	1986	0	3,183	CAN CANOPY-ATTACHD	100 %	N
4	10.0	1.00	1986	0	70	CAN CANOPY-ATTACHD	100 %	N
5	10.0	1.00	1986	0	819	CAN CANOPY-ATTACHD	100 %	N
6	11.0	1.00	1986	0	300	ULP LOADING-UNFINS	100 %	N
7	2.0	1.00	2019	0	114	DCK DECK-WOOD	100 %	N
8	1.0	1.00	1986	0	550	PTO PATIO	100 %	N

A-36

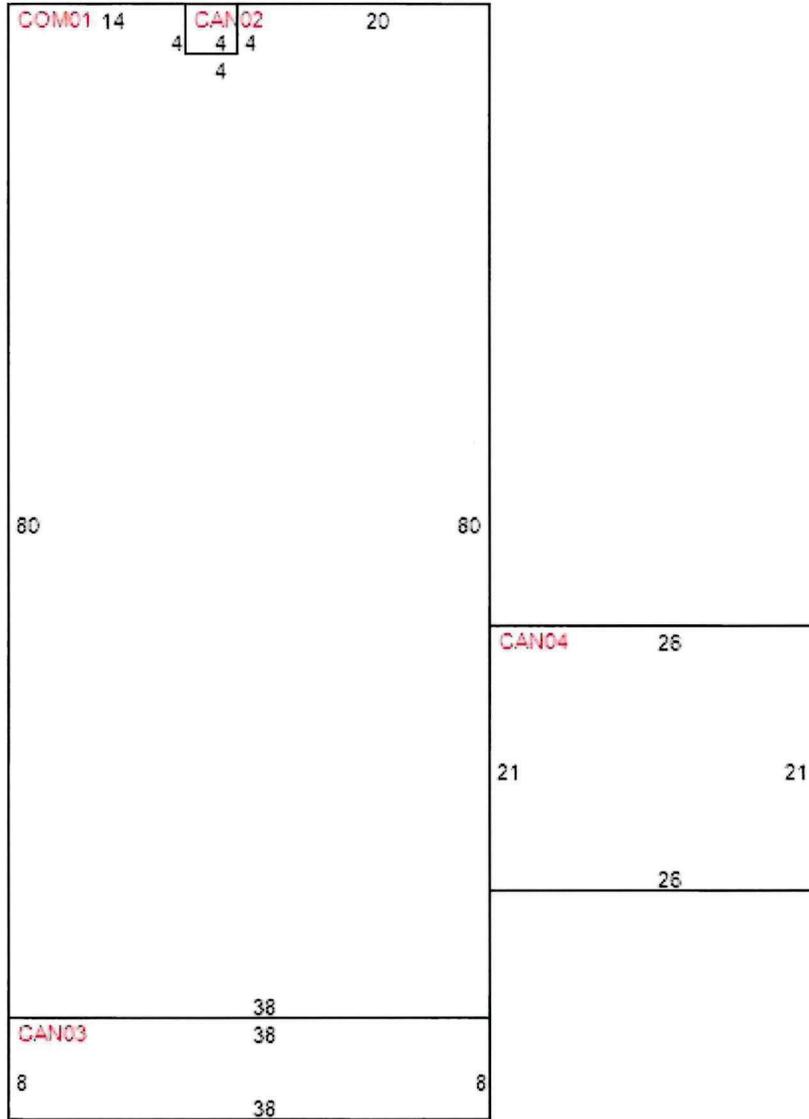
**Section: 1**

<b>Elevator Shafts:</b> 0	<b>Aprtments:</b> 1	<b>Kitchens:</b> 2	<b>4 Fixture Baths:</b> 2	<b>2 Fixture Baths:</b> 2
<b>Elevator Landings:</b> 0	<b>Escalators:</b> 0	<b>Fireplaces:</b> 0	<b>3 Fixture Baths:</b> 2	<b>Extra Fixtures:</b> 21

Traverse

**Building 2 of 2**

COM01=L38U80R14D4R4U4R20D80.L20U80  
 CAN02=D4L4U4R4.R20D80  
 CAN03=D8L38U8R38.U10  
 CAN04=R26U21L26D21.



Building Characteristics

**Structure** 2 - STUD FRAME WOODMTL  
**Effective Age** 3 - 10-14 YRS  
**Condition** 0  
**Quality Grade** 600 - AVERAGE  
**Inspected on** 1/1/2024 by 117

**Year Built** 1985  
**Physical Deterioration** 0%  
**Obsolescence: Functional** 0%  
**Obsolescence: Locational** 0%  
**Base Perimeter** 244

**Exterior Wall 44 FACE BRICK-BLK**

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler A/C
1	8.0	1.00	1986	0	3,024	B23 BRANCH BANK	100 % N Y
2	8.0	1.00	2002	0	16	CAN CANOPY-ATTACHD	100 % N N
3	9.0	1.00	1986	0	304	CAN CANOPY-ATTACHD	100 % N N
4	10.0	1.00	1986	0	546	CAN CANOPY-ATTACHD	100 % N N

**Section: 1**

**Elevator Shafts: 0      Aprtments: 0      Kitchens: 0      4 Fixture Baths: 0      2 Fixture Baths: 2**  
**Elevator Landings: 0      Escalators: 0      Fireplaces: 0      3 Fixture Baths: 0      Extra Fixtures: 4**

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
144 PAVING ASPHALT	15,609.00	SF	5	2002	3	0.0	0.0	
159 PAV CONCRETE	822.00	SF	20	2002	3	0.0	0.0	
117 FENCE IRON	59.00	LF	20	1986	3	0.0	0.0	
DCK DECK-WOOD	80.00	SF	40	1998	2	8.0	10.0	
259 WELL 04-12IN	1.00	UT	99	1986	2	0.0	0.0	
184 RETAIN WALL	124.00	SF	50	2002	3	0.0	0.0	
144 PAVING ASPHALT	58,675.00	SF	5	1986	3	0.0	0.0	
159 PAV CONCRETE	3,527.00	SF	20	1986	3	0.0	0.0	
144 PAVING ASPHALT	5,520.00	SF	5	1986	3	0.0	0.0	
099 DECK	132.00	SF	50	1986	1	0.0	0.0	
Total Value - \$60,918								

Appraiser Notes

GOLDEN HILLS CENTER  
 TENANT LIST AS OF 8/7/2023  
 BLDG01=STRIP CENTER  
 BLDG02=MID-FLORIDA COMMUNITY CREDIT UNION 6850 NW US HWY 27

COM01  
 1ST FLOOR  
 101-103 HORSE & HOUNDS RESTAURANT.....2-4FX, 17X COL=7X7, COL=8X8, FRZ=4X7  
 104- STRETCH ZONE.....1-2FX, 2X

2ND STORY.....1-3FX 1-2FX (COMMON)  
 APARTMENT, 2ND STORY 22X24.....1-3FX 2X (EST)  
 200 VAC  
 201 VACANT  
 202-PILATES STUDIO  
 203-THE EMMES CORPORATION  
 204-VACANT  
 205-VACANT

COM02  
 105-1 1-3FX 1-2FX  
 105-2PALMETTO INSURANCE  
 105-3- VACANT  
 105-4-DR GOLD  
 105-5-VACANT  
 105-6-VACANT  
 105-7-VACANT  
 105-8-VACANT  
 105-9-VACANT  
 105-10-VACANT

105-11 CATHERINE J. MERRILL ESQ.  
 105-12-MASSAGE THERAPY  
 106A- DUVALL'S HAIR SALON .....1-2FX 5EX  
 106B SOUTHERN HERITAGE DEVELOPERS.....1-2FX 1X  
 107A- EYDIE GORME FROMAGE FRAIS.....1-2FX 6X  
 107B SOUTHERN PINE PLANTATIONS.....1-2FX EST  
 108- WESTERN IVY.....1-2FX 2X  
 109 DARRELLS DINER.....1-4FX 1-3FX 9X (7X9 COL, 5X7 FRZ)  
 110=MEDICINE WHEEL VET SERVICES.....2-2FX 2X  
 111 VACANT.....2-2FX 8X COL-8X10, FRZ-8X8  
 112 JUNIPER GENERAL STORE.....2-4FX 6X COL-12X10 (2022)  
 113- BONNIE WLASIUK STATE FARM.....2-2FX 5X  
 114- VACANT.....2-2FX 4X  
 115=VACANT

[Planning and Building](#)  
[\\*\\* Permit Search \\*\\*](#)

Permit Number	Date Issued	Date Completed	Description
2024011206	1/23/2024	1/24/2024	RELOCATE CITY OF OCALA SERVICE DROP NEED MORE INFO
2023090044	9/26/2023	2/8/2024	REMODEL OF RESTAURANT SPACE; FRONT & REAR PORCH EXTENSIONS
2023053269	6/6/2023	9/5/2023	DEMO NON-LOAD BEARING INTERIOR WALLS & FLOORING ONLY
2023011532	1/2/2023	2/13/2023	REPLACEMENT OF DAMAGED EXTERIOR SIDING COMPLETED 2021 FL 13
2022051946	5/26/2022	1/31/2023	CERT OF OCCUPANCY/RECONNECT/PRE USE: PHARMACY PROP USE: TH
2022021324	2/10/2022	3/2/2022	SHINGLE OFF BANK SHINGLE ON/ FL10124.1GULF COAST 26G METAL
2021091681	10/7/2021	1/13/2022	CONVERT EXISTING SEPTIC/DRAINFIELD SEWER TO GRAVITY COLLECT
2021091287	9/1/2021	11/29/2021	INSTALL NON-ILLUMINATED SIGN(2X8) TO HANG FROM SOFFIT ON FR
2021081235	8/24/2021	2/10/2022	NEW CERT OF OCCUPANCY NEEDS POWER ON TO CLEAN AND SHOW ONLY
2020040171	9/21/2020	4/19/2021	UNIT 112 REMODEL; ADD 2 BATHROOMS; ADD EXTERIOR WINDOW AND
2020082755	9/2/2020	9/4/2020	NEW CERTIFICATE OF OCCUPANCY FOR GENERAL CONTRACTOR OFFICE-
2020091943	9/1/2020	11/4/2020	INTERIOR RENOVATION TO CREATE 2 NEW OFFICES; RECEPTION AREA & C
2020093112	9/1/2020	11/20/2020	ADD PARTITION WALL TO CREATE ADDITIONAL OFFICE IN BANK
2020052722	6/3/2020	6/4/2020	NCO. PREVIOUS USE: INSURANCE OFFICE PROPOSED USE:
2020012548	4/9/2020	7/9/2020	CABINET REPLACEMENT MID FLORIDA ON EXIST GROUND SIGN LOC AT
2020020575	2/12/2020	8/3/2020	NEW CERT OF OCCUPANCY PREVIOUS: BANK PROPOSED: CREDIT UNION
2019110155	1/17/2020	7/8/2020	RECONNECT ELECTRIC: PREVIOUS USE - TACK EQUINE SADDLERY; PR
2020012549	1/1/2020	8/17/2020	WALL SIGN
2020012551	1/1/2020	8/5/2020	
2019110092	12/12/2019	12/12/2019	FACE CHANGE GROUND SIGN
2019100946	10/10/2019	3/25/2020	EMERGENCY MAIN PANEL REPLACEMENT FOR ONE OF THE THREE SERVI
2018090310	9/1/2018	2/7/2019	REMODEL/ADD DEMO NEW A/C & PLUMBING ELECTRICAL KEEPING EXIST
2017101197	2/13/2018	2/13/2018	NON-LIT WALL SIGNS (30 TOTAL) FOR TENANTS IN NEW GOLDEN HIL
2018011188	1/19/2018	1/22/2019	COMMERCIAL RECONNECT - LAUREN GIBSON AGENCY **INSURANCE
2017111202	11/20/2017	1/26/2018	BUILD OUT UNIT 113 NEW BATHROOM BREAK AREA 3 OFFICES
2017101431	10/25/2017	2/9/2018	INST INTER PARTITION IN EXISTING STE 114 ELEC PLUMBING HVAC
2017090849	9/21/2017	2/13/2018	VANILLA SHELL REMODEL FOR STE 113
2017090850	9/21/2017	2/9/2018	VANILLA SHELL REMODEL FOR STE 114
2017071179	7/20/2017	2/23/2018	RESTAURANT BUILD OUT TO VACANT PLAZA UNIT
2017061909	6/1/2017	11/6/2017	DEMO INT WALL FOR DARRELL'S DINER
2017021135	2/1/2017	11/17/2017	CONSTRUCT NEW MONUMENT FOR CASTRO PLAZA
2017021137	2/1/2017	4/27/2017	TEMPORARY POWER TO SHOW SPACE TO PROSPECTIVE TENANTS
2017020147	2/1/2017	11/15/2017	NEW ROOF/EXTERIOR UPDATES TO FASCADE
2016010529	1/1/2016	2/3/2016	COMMERCIAL SIGN
2015030752	3/1/2015	5/4/2015	5 SINKS FRAMING KNEE WALL FOR PLUMB ADD WATER HEATER
2013120726	12/7/2013	3/14/2014	INT RENOV #104

Attachment A

2012101263	10/12/2012	11/7/2012	RECONNECT #107A
2012050704	5/1/2012	6/26/2012	DEMO FLOOR & CABINTRY AT TELLER LINE,RE-INSTALL NEW
2012010870	1/8/2012	2/3/2012	RECONNECT #104
M100475	10/1/2010	10/27/2010	RECONNECT #107A
M020612	2/1/2010	4/19/2010	GAS LINE FOR COOKING
M010122	1/2/2010	1/27/2010	RECONNECT 104
M100565	10/1/2009	10/23/2010	RECONNECT #111
M040538	4/1/2009	6/1/2009	RECONNECT 111
M050530	5/1/2002	5/1/2002	RECONNECT 110A
M101553	11/1/2001	11/1/2001	RECONNECT
MA61044	10/1/1999	10/1/1999	BATHROOM ADDITION
MA70660	8/1/1999	8/1/1999	RECONNECT
0217076	2/1/1998	3/1/1998	RENOVATION
1216056	1/1/1998	8/1/1998	RENOVATION
1216055	1/1/1998	7/1/1998	RENOVATION
MC00721	2/1/1985	5/1/1985	B=BANK
MC02873	8/1/1984	12/1/1985	B=SHOPPING CENTER
MC01982	6/1/1984	9/1/1984	B=FOUNDATION

Cost/Market Summary

Buildings R.C.N.	\$3,555,510	10/27/2021			
Total Depreciation	(\$889,330)				
Bldg - Just Value	\$2,666,180		<b>Bldg Nbr</b>	<b>RCN</b>	<b>Depreciation</b>
Misc - Just Value	\$60,918	2/19/2018	1	\$2,955,398	(\$709,296)
Land - Just Value	\$784,080	5/21/2024	2	\$600,112	(\$180,034)
Total Just Value	\$3,511,178	.			\$420,078

## Attachment A

Prepared by/Return to:  
Lloyd Granet, P.A.  
2295 NW Corporate Boulevard  
Suite 235  
Boca Raton, FL 33431

File Number: 2017-140

Parcel Identification Number: 13676-001-00

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** made this 30 day of January, 2018, between **CASTRO PLAZA LLC**, a Florida limited liability company, whose post office address is 95 Forest Avenue, Locust Valley, NY 11560, grantor, and **CASTRO PLAZA LLC**, a Florida limited liability company, whose post office address is 95 Forest Avenue, Locust Valley, NY 11560, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Marion County, Florida to-wit:

See **Exhibit "A"** attached hereto and by this reference made a part hereof

**Subject to taxes** for 2018 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any, without intention to reimpose same.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

**[SIGNATURE PAGE TO FOLLOW]**

**THIS QUIT CLAIM DEED IS BEING RECORDED SOLELY TO ADDRESS MINOR DISCREPANCIES IN THE LEGAL DESCRIPTION IN THE DEED TO THE GRANTOR AND THE SURVEYED LEGAL DESCRIPTION. THERE IS NO CONSIDERATION FOR THIS CONVEYANCE OTHER THAN THE MINIMUM STATED HEREIN, AND NO ADDITIONAL DOCUMENTARY STAMP TAX IS DUE IN CONNECTION WITH THE RECORDING OF THIS QUIT CLAIM DEED.**

Attachment A

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

Signed, sealed and delivered in our presence:

WITNESSES:

GRANTOR:

CASTRO PLAZA LLC,  
a Florida limited liability company

John Mosker  
Print Name: John L. MASKER  
Karen Kelly  
Print Name: Karen Kelly

By: Austin International Realty, LLC,  
a New York limited liability company  
Its Sole Manager  
By: Bernadette Castro  
Bernadette Castro, Manager

State of New York  
County of NASSAU

The foregoing instrument was acknowledged before me this 30 day of January, 2018, by Bernadette Castro, manager of Austin International Realty, LLC, a New York limited liability company, the sole manager of Castro Plaza LLC, a Florida limited liability company, who is () personally known to me or who has ( ) produced \_\_\_\_\_ as identification.

(Notary Seal)

CAROL CHASAN MANKUTA  
NOTARY PUBLIC, State of New York  
No. 01MA4954948  
Qualified in Suffolk County  
Commission Expires Aug. 21, 2022

Carol Chasan Mankuta  
Notary Public

[2017-140/479136/1]

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**SURVEYED LEGAL DESCRIPTION:**

A PORTION OF LAND IN SOUTHWEST 1/4, SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING SOUTH OF THE NORTH U.S. HIGHWAY NO. 27. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 32, N.89°21'32"E., 30.05 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF N.W. 70TH AVENUE ROAD (BEING 60 FOOT WIDE PUBLIC RIGHT OF WAY); THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST RIGHT OF WAY, N.00°02'57"E., 1215.71 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1256, PAGE 575 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY, N.00°41'46"W., 376.47 FEET TO A POINT OF THE SOUTH RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY NO. 27 ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36070-2505 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING (6) SIX COURSES: 1) N.44°48'44"E., 56.09 FEET; 2) THENCE S.82°31'18"E., 150.60; 3) THENCE S.77°56'27"E., 73.33 FEET; 4) THENCE S.11°55'20"W., 9.95 FEET; 5) THENCE S.76°36'41"E., 446.39 FEET; 6) THENCE S.62°56'01"E., 200.54 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE SAID NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 THE FOLLOWING (4) FOUR COURSES: 1) THENCE S.12°04'17"W., 72.75 FEET; 2) THENCE S.87°51'42"W., 404.23 FEET; 3) THENCE S.00°05'14"W., 90.59 FEET; 4) THENCE S.89°58'52"W., 447.47 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

**ORIGINAL DEED LEGAL DESCRIPTION:**

**Parcel III**

Commencing at the Southwest corner of the Northwest 1/4 of Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence East to South right-of-way of State Road 500; thence Northwesterly along the South right-of-way line of State Road 500 to a point of intersection between said South right-of-way line and the West boundary of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East; thence South along said West boundary line to the Point of Beginning. EXCEPT the road right-of-way along the West boundary line of said Quarter Section Line.

EXCEPT that part lying within the following described boundaries: Begin on the West line of Section 32, Township 14 South, Range 21 East, Marion County, Florida, at a point 1657.88 feet North 00°11'30" West of the Southwest corner of said Section 32; thence run South 78°11'30" [2017-140/479136/1]

## Attachment A

East, 218.48 feet; thence North 82°45'56" West, 150.48 feet; thence South 44°33'56" West, 56.09 feet; thence South 89°48'30" West, 25.0 feet to the West line of said Section 32; thence North 00°11'30" West, 65.80 feet, along said section line, to the Point of Beginning.

AND EXCEPT that part lying (a) within 60 feet Southerly of the survey line of State Road 500, Section 36070, between Survey station 1070+50 and Survey Station 1075+00; and within 105 feet Southerly of said survey line between Survey Station 1077+50 and Survey Station 1079+00; also (b) between survey line and a straight line which runs from a point located 60 feet South 15°16'33" West from said Station 1075+00 to a point located 105 feet South 17°46'38" West from said Station 1077+50; also (c) between said survey line and a straight line which runs from a point located 105 feet South 19°16'38" West from said station 1079+00 to a point located 60 feet South 22°16'38" West from Survey Station 1082+00; said survey line and said stations being described and located as follows: Begin on the West line of Section 32, Township 14 South, Range 21 East, at a point 3585.10 feet South 0°11'30" East of the Northwest corner of said Section 32; thence South 78°11'30" East, 302.42 feet to Station 1070+50; thence continue South 78°11'30" East, 103.10 feet to the beginning of a curve, concave Southerly, having a radius of 5729.58 feet; thence run Southeasterly, 346.90 feet, along said curve, through a central angle of 3°28'08" to Station 1075+00; thence continue Southeasterly, 250.0 feet, along said curve, through a central angle of 2°30'00" to Station 1077+50; thence continue Southeasterly, 150.0 feet, along said curve, through a central angle of 1°30'00" to Station 1079+00; thence continue Southeasterly, 300.0 feet, along said curve, through a central angle of 3°00'00" to Station 1082+00; thence continue Southeasterly, 108.10 feet, along said curve, through a central angle of 1°04'52" to the end of curve; thence South 66°38'30" East, 1253.32 feet to the East line of the West 1/2 of said Section 32, at a point 766.10 feet North 0°24'16" West of the Southeast corner of the West 1/2 of said Section 32, and the end of survey line herein described.

EXCEPT: Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 1083.16 feet to the Point of Beginning, said Point of Beginning being on the Southerly right-of-way of U.S. Highway No. 27; thence North 77°37'49" West, along said Southerly right-of-way line, a distance of 3.17 feet; thence North 71°13'43" West, along said Southerly right-of-way line, 147.25 feet; thence North 62°52'50" West, along said Southerly right-of-way line, a distance of 50.00 feet; thence South 12°03'08" West, a distance of 72.48 feet to the South line of the above said Northwest 1/4 of the Southwest 1/4; thence North 89°59'32" East, along the South line of the above said Northwest 1/4 of the Southwest 1/4, a distance of 202.15 feet to the Point of Beginning to close. EXCEPT the West 30 feet thereof.

#### Parcel IV:

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 30.00 feet to the Point of Beginning, said Point of Beginning being on the East right-of-way line of Northwest 80th Avenue; thence continue North 89°59'32" East, along above said South line of the Northwest 1/4 of the Southwest 1/4, a distance of 447.82 feet; thence South 00°00'27" East, a distance of 14.70 feet; thence South 89°59'32" West, a distance of 447.84 feet to the aforementioned East right-of-way line of Northwest 80th Avenue; thence North 00°03'08" East, along said East right-of-way line, 14.70 feet to the Point of Beginning to close.

[2017-140/479136/1]

## Attachment A

AND

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 477.82 feet to the Point of Beginning of this description: 1) thence continue North 89°59'32" East, along said South line, a distance of 403.19 feet; 2) thence South 87°54'16" West, a distance of 403.46 feet; 3) thence North 00°00'28" West, a distance of 14.70 feet to the Point of Beginning to close.

AND

Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of Section 32, Township 14 South, Range 21 East, Marion County, Florida; thence North 89°59'32" East, along the South boundary of said Northwest 1/4 of the Southwest 1/4, a distance of 30.00 feet to the East right-of-way line of Northwest 80th Avenue; thence run South 00°03'08" West, along the above said East right-of-way line, a distance of 14.70 feet to the Point of Beginning of this description: 1) thence continue South 00°03'08" West, along said East right-of-way line, a distance of 91.64 feet; 2) thence run North 89°59'32" East, a distance of 447.93 feet; 3) thence run North 00°00'28" West, a distance of 91.64 feet; 4) thence South 89°59'32" West, a distance of 447.84 feet to the Point of Beginning to close.

[2017-140/479136/1]

Jimmy H. Cowan, Jr., CFA  
Marion County Property Appraiser



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card  
Real Estate

13675-000-00

Prime Key: 261513

[MAP IT+](#)

Current as of 8/28/2024

[Property Information](#)

AUSTIN INTERNATIONAL REALTY  
95 FOREST AVE  
LOCUST VALLEY NY 11560-1748

[Taxes / Assessments:](#)

Map ID: 126

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 57

Acres: 38.16

[Current Value](#)

Land Just Value	\$1,041,768		
Buildings	\$0		
Miscellaneous	\$0	Impact	(\$1,035,051)
Total Just Value	\$1,041,768	Land Class Value	\$6,717
Total Assessed Value	\$6,717	Total Class Value	\$6,717
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	
Total Taxable	\$6,717		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,041,768	\$0	\$0	\$1,041,768	\$6,907	\$0	\$6,907
2022	\$1,093,856	\$0	\$0	\$1,093,856	\$5,533	\$0	\$5,533
2021	\$868,140	\$0	\$0	\$868,140	\$5,342	\$0	\$5,342

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">5826/0220</a>	12/2012	09 EASEMNT	0	U	V	\$100
<a href="#">2325/0320</a>	01/1997	07 WARRANTY	4 V-APPRAISERS OPINION	U	V	\$600,000
<a href="#">1771/1236</a>	09/1991	60 CRT ORD	0	U	V	\$100
<a href="#">1764/0616</a>	08/1991	71 DTH CER	0	U	V	\$100
<a href="#">1714/1089</a>	02/1991	07 WARRANTY	9 UNVERIFIED	U	V	\$575,000
<a href="#">1764/0599</a>	10/1986	74 PROBATE	0	U	V	\$100

[Property Description](#)

SEC 32 TWP 14 RGE 21  
COM @ SW COR N 89-56-14 E 30 FT TO E ROW OF NW 80TH AV FOR POB N 1216.14 FT  
N 89-59-32 E 447.93 FT N 90.64 FT N 87-54-16 E 403.46 FT N 12-03-08 E 72.48 FT TO  
SLY ROW OF US 27 S 62-52-50 E 50 FT S 71-13-43 E 147.25 FT S 77-37-49 E 300 FT  
S 66-55-46 E 106.40 FT S 66-24-07 E 1280.50 FT S 43.83 FT S 83-25-15 E 2.14 FT

Attachment A

S 656.80 FT S 89-56-14 W 2617.51 FT TO POB  
 LESS & EXCEPT THE FOLLOWING:  
 COM AT SW COR OF SEC 32 TH N 89-54-35 E 1277.65 FT TO POB TH N 04-24-24 E 1259.99 FT  
 TH S 66-54-56 E 106.48 FT TH S 66-23-49 E 1280.35 FT TH S 00-07-56 E 43.76 FT TH S 77-32-42 E  
 1.98 FT TH S 00-00-31 W 656.80 FT TH S 89-57-48 W 1369.94 FT TO POB.

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
5771		.0	.0	A1	24.06	AC	30,000.0000	1.00	0.91	1.00		4,235	656,838
5771		.0	.0	RAC	14.10	AC	30,000.0000	1.00	0.91	1.00		2,482	384,930
Neighborhood 9964 - COMM US HWY 27- CL/ NW 60 AVE											Total Land - Class \$6,717		
Mkt: 2 70											Total Land - Just \$1,041,768		

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - \$0

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description

Cost/Market Summary

Buildings R.C.N.	\$0	1/1/1800				
Total Depreciation	\$0					
Bldg - Just Value	\$0					
Misc - Just Value	\$0	3/11/2011				
Land - Just Value	\$1,041,768	5/10/2023				
Total Just Value	\$1,041,768	.				

Bldg Nbr	RCN	Depreciation	Depreciated

40.50  
51635.70  
5,1416.00

96013413

Attachment A

ADVANCE HOMESTEAD TITLE

WARRANTY DEED  
IND. TO IND.

THIS INSTRUMENT WAS PREPARED INCIDENTALLY TO THE WRITING OF A TITLE INSURANCE POLICY AND RETURN TO:

THOMAS F. STENSON  
ADVANCE HOMESTEAD TITLE  
2233 S.E. FORT KING STREET, SUITE A  
OCALA, FLORIDA 34471

Property Appraisers Parcel I.D. (Folio) Number(s):  
13675-000-00

Grantee(s) S.S.#(s):

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT  
FILE: 97001902  
01/08/97 16:00  
OR BOOK/PAGE: 2325/320  
MARION COUNTY - *S. Jock* DC.

Deed Doc Stamps 4200.00 PAID  
Mortgage Doc Stamps 1435.70 PAID

01/08/97 MARION COUNTY - *J. Brennan* CLERK

4380.00  
1435.70  
on the stamp

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

**This Warranty Deed** Made the 13TH day of JANUARY A. D. 19 97 by THERESA CASTRO

hereinafter called the grantor, to AUSTIN INTERNATIONAL REALTY, LLC A NEW YORK LIMITED LIABILITY COMPANY whose postoffice address is P.O. Box 142 Huntington, NY 11743 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth:** That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Marion County, Florida, viz: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

The property described in this instrument is not the homestead of the grantor(s)/mortgagor(s) who maintain(s) their homestead at 7700 NW Hwy 27, Ocala, Florida 34482

SUBJECT TO THAT CERTAIN MORTGAGE EXECUTED BY THERESA CASTRO TO SUN BANK OF OCALA, DATED MAY 12, 992, AND RECORDED MAY 12, 1992, IN OFFICIAL RECORDS BOOK 1830, PAGE, 1492, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 31, 1996, restrictions, reservations, covenants and easements of record.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

*John L. Maskee*  
Witness Signature

John L. Maskee  
Printed Signature

*Raeita Phillips*  
Witness Signature

Raeita Phillips  
Printed Signature

Witness Signature

Printed Signature

Witness Signature

Printed Signature

Witness Signature

Printed Signature

STATE OF New York  
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 13 day of Jan 19 97, by THERESA CASTRO

who is personally known to me or who has produced and who did not take an oath.

*Theresa Castro*  
THERESA CASTRO L.S.

Post Office Address  
7700 NW Hwy 27, Ocala, FL 34482

Witness Signature

Printed Signature

Witness Signature

Printed Signature

Notary Signature

Notary Public, State of New York  
Commission Expires March 15, 1997

Printed Notary Signature  
My Commission Expires:

SEAL

EXHIBIT "A"

2 of 2

The SE 1/4 of the SW 1/4 of Section 32, lying South of "Blitchton Road"; and the SW 1/4 of the SW 1/4 of Section 32 except the West 30' thereof and except those lands described in O.R. Book 1256, Pages 575 and 577 of the Public Records of Marion County, Florida; and those lands lying in the NW 1/4 of the SW 1/4 of Section 32 as described in O.R. Book 1256, Page 576 of said Public Records of Marion County, Florida, all being more particularly described as follows:

Commencing at the SW corner of Section 32, Township 14 South, Range 21 East in Marion County, Florida, thence N. 89°56'14" E, along the South line of the SW 1/4 of said Section 32, a distance of 30' to a point on the East right of Way line of County Road No. 6.3-W (NW 80th Avenue) (Being a 60 foot wide right of way), said point being the Point of Beginning; 1.) Thence N 00°03'08" E, along said East right of way line, a distance of 1216.14' to the SW corner of those lands described in O.R. Book 1256, Page 575 of the Public Records of Marion County, Florida; 2.) Thence N 89°59'32" E, along the South line of said lands described in O.R. Book 1256, Page 575, a distance of 447.93'; 3.) Thence N 00°00'28" W a distance of 90.64'; 4.) Thence N 87°54'16" E a distance of 403.46', to the NE corner of said lands described in O.R. Book 1256, Page 575, said point being the SW corner of those lands described in O.R. Book 1256, Page 576 of said Public Records of Marion County, Florida; 5.) Thence N 12°03'08" E, along the West line of said lands described in O.R. Book 1256, Page 576, a distance of 72.48' to a point on the Southerly right of way line of "Blitchton Road" (a.k.a. U.S. Highway No. 27 and/or State Road No. 500; 6.) Thence S 62°52'50" E, along said Southerly right of way line, a distance of 50.00'; 7.) Thence S 71°13'43" E, along said Southerly right of way line, a distance of 147.25'; 8.) Thence S 77°37'49" E, along said Southerly right of way line, a distance of 300.00'; 9.) Thence S 66°55'46" E, along said Southerly right of way line, a distance of 106.40'; 10.) Thence S 66°24'07" E, along said Southerly right of way line, a distance of 1280.50'; 11.) Thence S 00°01'06" W, along said right of way line, a distance of 43.83'; 12.) Thence S 83°25'15" E, along said Southerly right of way line a distance of 2.14' to a point on the East line of the aforementioned SW 1/4 of Section 32; 13.) Thence S 00°01'06" W, along said East line of the SW 1/4, a distance of 656.80' to the SE corner of said SW 1/4; 14.) Thence S 89°56'14" W, along the South line of said SW 1/4, a distance of 2617.51' to the Point of Beginning and to close.

Attachment A

DAVID R ELLSPERMANN CLERK OF COURT MARION COUNTY  
DATE: 03/14/2013 04:20:45 PM  
FILE #: 2013026270 OR BK 05826 PGS 0220-0224



This instrument prepared by:  
City of Ocala Utility Services  
Electric Engineering Division  
1805 NE 30<sup>th</sup> Ave. Bldg 400  
Ocala, FL 34470-4875

REC 44.00

- 1) Parcel I.D. # 13675 - 000 - 00
- 2) Job Site Address: 6600 N USHWY 27

GRANT FOR ELECTRIC UTILITY EASEMENT  
(LLC)

THIS EASEMENT, Made this day between 3) MEADOWLANDS PROPERTY INVESTMENT, LLC (GRANTOR) their heirs, successors and assigns, and the City of Ocala, a Florida Municipal Corporation, under the laws of the State of Florida, its successors, lessees and assigns (GRANTEE):

WITNESSETH, That, for and in consideration of the mutual benefits, covenants and conditions herein contained, GRANTOR grants and conveys to GRANTEE an easement to install, operate, and maintain in perpetuity or until the use thereof is abandoned, such facilities as may be necessary or desirable for providing electric energy and services and communication services. Said facilities being located in the following described Easement Area within GRANTOR'S premises in Marion County, Florida, to wit:

4) SEC: 32, 5) TWP: 14, 6) RNG: 21

7) LEGAL DESCRIPTION: SEE EXHIBIT "A"

\* The Easement shall be 10' feet in width and the length and direction are as set forth in City of Ocala work order number Eu13-013 GRANTEE or GRANTOR may hereafter have a survey performed of the actual location of GRANTEE's facilities as installed, and GRANTOR and GRANTEE shall thereafter enter into an amendment to this instrument incorporating the more specific legal description, as determined by such survey, as the length and direction of the Easement; the width of the Easement shall remain the same as set forth above. The party obtaining the survey shall bear all costs and expenses associated therewith and with the preparation and recording of the amendment.

The rights herein granted to GRANTEE by GRANTOR specifically include: (a) the right for the GRANTEE to patrol, inspect, alter, improve, repair, rebuild, relocate, and remove said facilities; (b) the right for GRANTEE to increase or decrease the voltage and to change the quantity and type of facilities; (c) the right for GRANTEE to clear the Easement Area of trees, limbs, undergrowth, and other physical objects which, in the opinion of GRANTEE, endanger or interfere with the safe and efficient installation, operation, or maintenance of said facilities; (d) the right for GRANTEE to trim or remove any timber adjacent to but outside the Easement Area which, in the opinion of GRANTEE, endangers or interferes with the safe and efficient installation, operation, or maintenance of said facilities; (e) the reasonable right for GRANTEE to enter upon lands of the GRANTOR adjacent to said Easement Area for the purpose of exercising the rights herein granted; (f) all other rights and privileges reasonably necessary or convenient for GRANTEE'S safe and efficient operation and maintenance and use of said easement for the purposes described above.

\* SEE ATTACHED EXHIBIT "B"

Attachment A

GRANTOR hereby covenants and agrees that no buildings, structures, or obstacles (except fences) shall be located, constructed, excavated, or created within the Easement Area. If fences are installed, they shall be placed so as to allow ready access to GRANTEE'S facilities. If GRANTOR'S future orderly development of the premises is in physical conflict with GRANTEE'S facilities, GRANTEE shall, within 60 days after receipt of written request from GRANTOR, relocate said facilities to another mutually agreed upon easement area in GRANTOR'S premises, provided that prior to the relocation of said facilities (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities upon the completion of the relocation, the easement herein shall be considered cancelled as to the portion vacated by such relocation.

GRANTOR hereby warrants and covenants (a) the GRANTOR is the owner of the fee simple title to the premises in which the above described Easement Area is located, (b) that GRANTOR has full right and lawful authority to grant and convey this easement to GRANTEE, and (c) that GRANTEE shall have quiet and peaceful possession, use and enjoyment of this easement.

All covenants, terms, provisions, and conditions herein contained shall inure and extent to and be obligatory upon the heirs, successors, lessees, and assigns of the respective parties hereto.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name by its proper officers duly authorized by the Board of Directors this:

8) 13<sup>th</sup> day of DECEMBER, 2012.

By signing below, I/we attest that no changes have been made to the content of this document.

WITNESSES:

- 9) [Signature]  
Signature - Witness #1
- 10) JASON E. RUODES  
Printed Name - Witness #1
- 11) [Signature]  
Signature - Witness #2
- 12) Michael McCleary  
Printed Name - Witness #2

13) MEADOWLANDS PROPERTY INVESTMENT LLC  
LLC Name

14) by: Noah DeFalco  
Signature

NOAH DEFALCO, Managing Member  
Printed Name and Title

15) Attest: \_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name and Title

LLC Grantor's mailing address: MEADOWLANDS PROPERTY INVESTMENT LLC  
2832 C.R. 466  
OXFORD, FL 34484

Attachment A

16) STATE OF Florida

17) COUNTY OF Marion

The foregoing easement was acknowledged before me this 13th day of December, 2012, by Noah DeFalco as Managing Member Meadowlands Property Investment LLC President,

and by \_\_\_\_\_ as Secretary, respectively of \_\_\_\_\_,

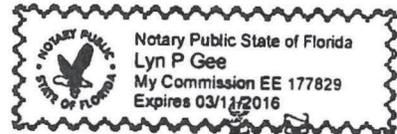
a LLC of the State of Florida, both being personally known to me or who have produced FL Driver License (type of identification) and who did (did not) take an oath.

18) Lyn P. Gee Signature of Person taking acknowledgement

19) Lyn P. Gee Printed/Stamped Name

20) Admin. Supv. Title or Rank

21) EE 177829 Serial Number (if any)



RETURN TO: JASON RUDES  
CITY OF OCALA UTILITY SERVICES  
ELECTRIC ENGINEERING DIVISION  
1805 NE 30<sup>th</sup> Ave Bldg 400  
Ocala, FL 34470-4875

RECEIVED  
2013 MAR 13 PM 4:11  
CITY OF OCALA, FLORIDA  
CITY CLERK

EXHIBIT A

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE S.W. CORNER OF SAID SECTION 32; THENCE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, N.89°54'35"E., A DISTANCE OF 1277.65 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, N.04°24'24"E., A DISTANCE OF 1259.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BLITCHTON ROAD (U.S. HIGHWAY NO. 27)(RIGHT OF WAY WIDTH VARIES); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: THENCE S.66°54'56"E., A DISTANCE OF 106.48 FEET; THENCE S.66°23'49"E., A DISTANCE OF 1280.35 FEET; THENCE S.00°07'56"E., A DISTANCE OF 43.76 FEET; THENCE S.77°32'42"E., A DISTANCE OF 1.98 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, S.00°00'31"W., A DISTANCE OF 656.80 FEET TO THE S.E. CORNER OF THE S.W. 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE AFOREMENTIONED SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, S.89°57'48"W., A DISTANCE OF 1369.94 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 30.00 ACRES, MORE OR LESS.

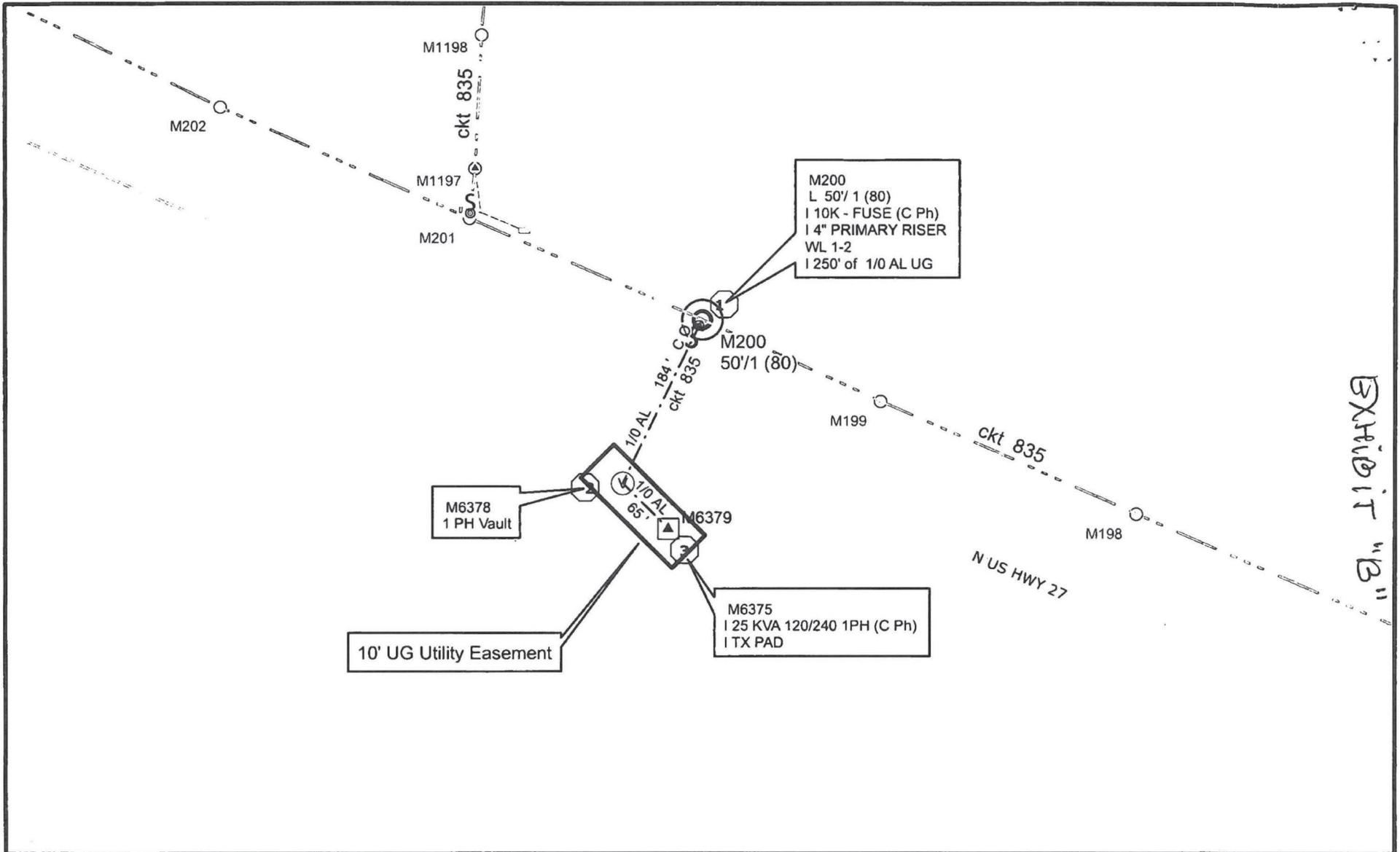


EXHIBIT "B"

AS BUILT		<b>Fairfield Farms- Install UG Primary</b>				
		<i>Install 1/0 Primary UG</i>				
SIGN			1805 NE 30 AVE OCALA, FL 34470	Prj #: 13-1060	Ckt: 835	6600 N US HWY 27 Ocala, FL 34482
DATE			PH: (352) 351-6620 FX: (352) 401-6961	WO #: EU13-013	Eng: jrhodes	
LOCATES: YES			Find your place	FO#: Field Order ID	Date: 12/13/2012	
			1" equals 133'			



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

## Detail by Entity Name

Florida Limited Liability Company  
 CASTRO PLAZA LLC

### Filing Information

**Document Number** L07000035807  
**FEI/EIN Number** N/A  
**Date Filed** 04/04/2007  
**State** FL  
**Status** ACTIVE

### Principal Address

95 FOREST AVE  
 LOCUST VALLEY, NY 11560

### Mailing Address

95 FOREST AVE  
 LOCUST VALLEY, NY 11560

### Registered Agent Name & Address

LLOYD GRANET PA  
 2295 NW CORPORATE BLVD STE 235  
 BOCA RATON, FL 33431-7330

Name Changed: 01/29/2018

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

AUSTIN INTERNATIONAL REALTY LLC  
 95 FOREST AVE  
 LOCUST VALLEY, NY 11560

### Annual Reports

Report Year	Filed Date
2022	03/03/2022
2023	01/30/2023
2024	01/24/2024

### Document Images

# Attachment A

<a href="#">01/24/2024 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/30/2023 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">03/03/2022 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/05/2021 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/23/2020 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2019 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/29/2018 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/19/2017 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">02/10/2016 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/07/2015 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2014 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/09/2013 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/04/2012 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/06/2011 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/27/2010 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">01/15/2009 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">06/23/2008 -- ANNUAL REPORT</a>	View image in PDF format
<a href="#">04/04/2007 -- Florida Limited Liability</a>	View image in PDF format



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

## Detail by Entity Name

Foreign Limited Liability Company  
 AUSTIN INTERNATIONAL REALTY, LLC

### Filing Information

**Document Number** M97000000165  
**FEI/EIN Number** 11-3115467  
**Date Filed** 04/02/1997  
**State** NY  
**Status** ACTIVE

### Principal Address

95 FOREST AVENUE  
 LOCUST VALLEY, NY 11560

Changed: 03/18/1999

### Mailing Address

95 FOREST AVENUE  
 LOCUST VALLEY, NY 11560

Changed: 03/18/1999

### Registered Agent Name & Address

GRANET, LLOYD  
 2295 NW CORPORATE BVLD STE 235  
 BOCA RATON, FL 33431

Name Changed: 02/06/2001

Address Changed: 03/02/2004

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

CASTRO, BERNADETTE  
 8 Mindy Ct  
 Lattingtown, NY 11560

Title Member

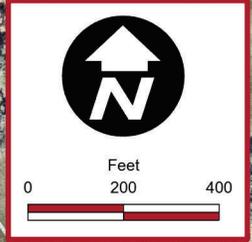
Keogh, Terri a  
95 FOREST AVENUE  
LOCUST VALLEY, NY 11560

**Annual Reports**

Report Year	Filed Date
2022	03/03/2022
2023	01/30/2023
2024	01/24/2024

**Document Images**

<a href="#">01/24/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/09/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">01/27/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/04/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/17/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/19/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/12/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2003 -- LIMITED LIABILITY CORPORATION</a>	<a href="#">View image in PDF format</a>
<a href="#">01/24/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/06/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/01/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/18/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/23/1998 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/02/1997 -- FOR LIMITED LIABILITY ARTICLES</a>	<a href="#">View image in PDF format</a>

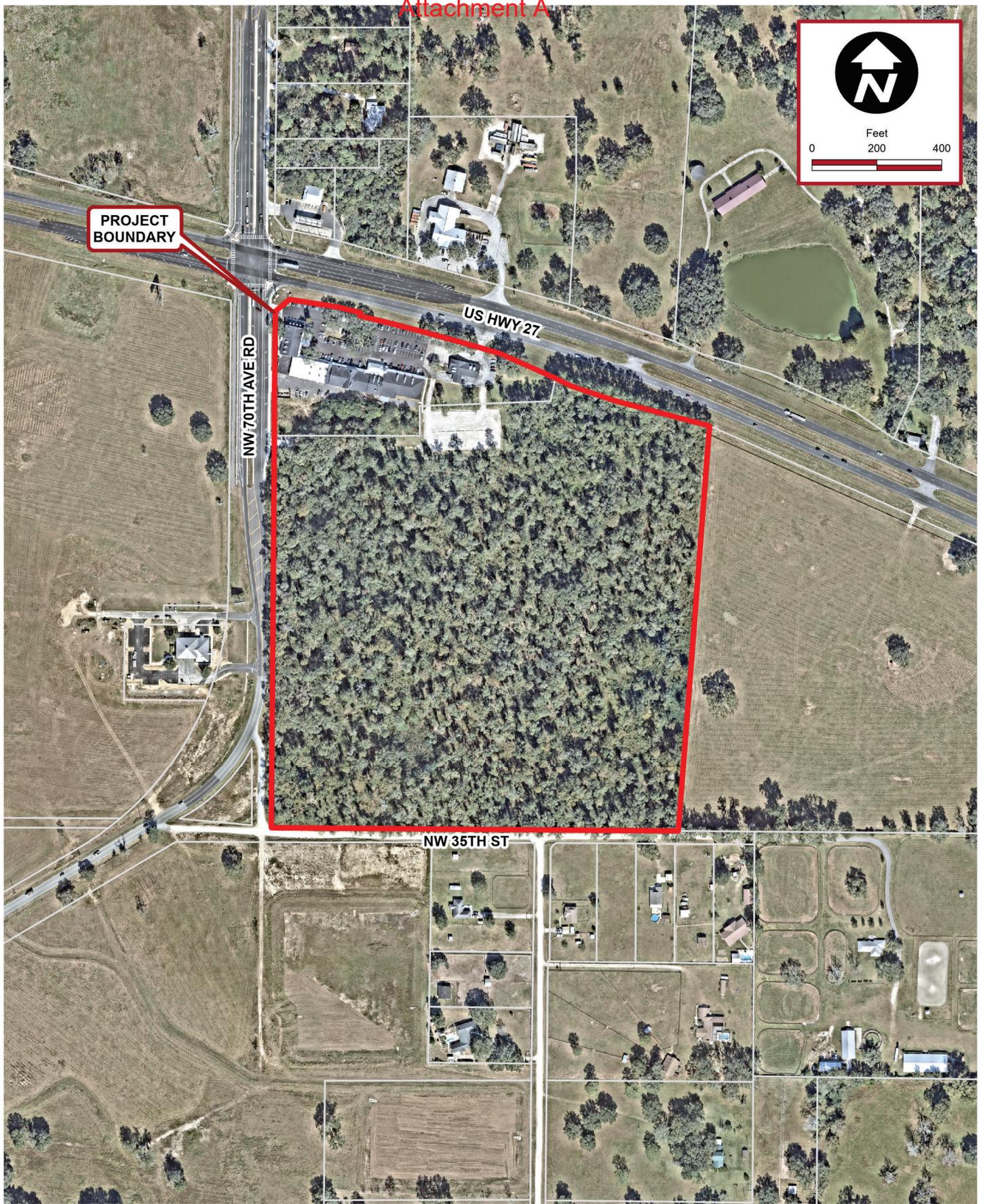


PROJECT BOUNDARY

NW 70TH AVE RD

US HWY 27

NW 35TH ST



K:\OCA\_GIS\042934006-Golden Hills PUD\Exhibit\Martingale Planned Unit Development.aprx - 8/16/2024 1:56 PM - alan.harb

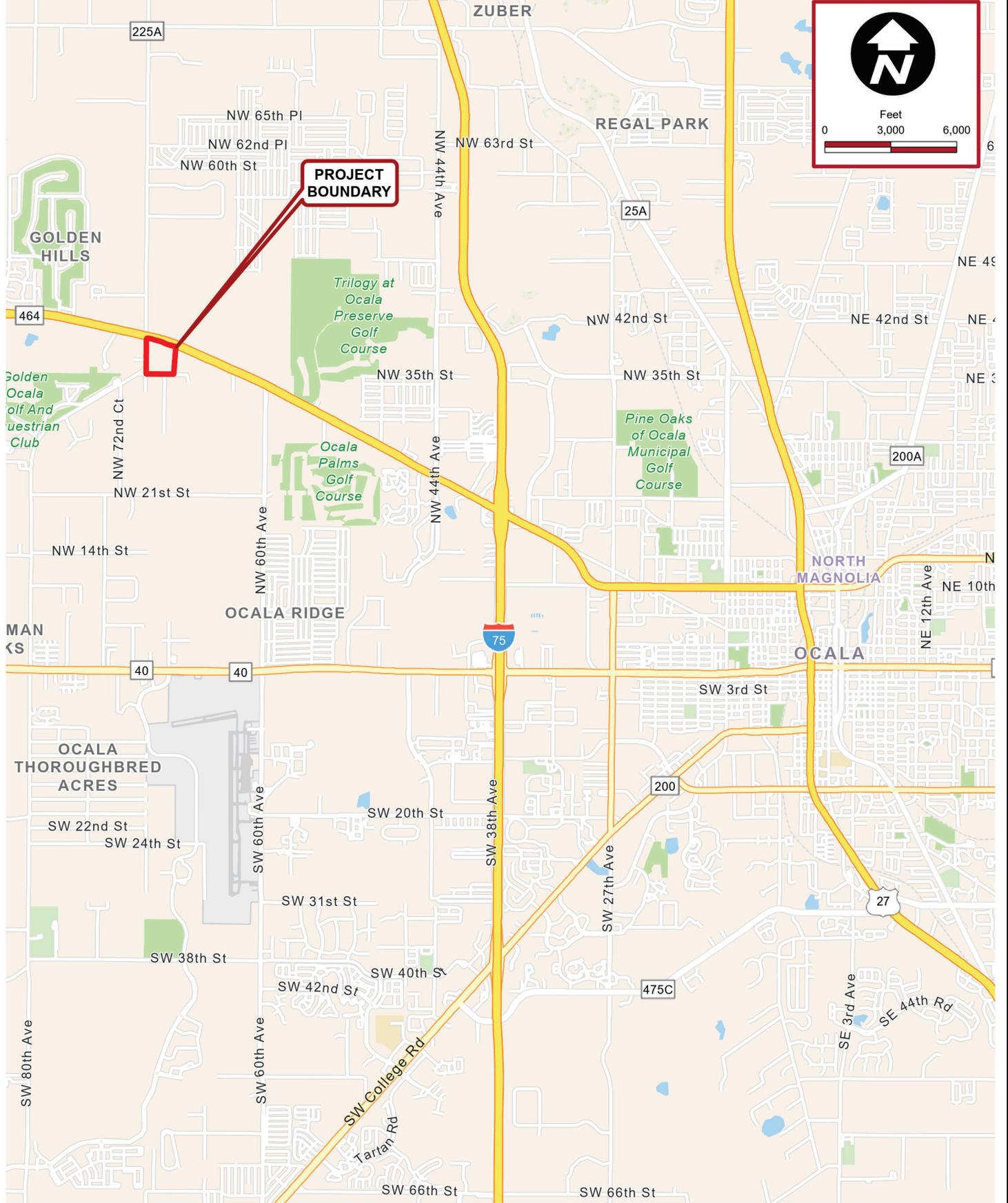
**Kimley»Horn**

© 2024 Kimley-Horn and Associates, Inc.  
1700 SE 17th Street, Suite 200, Ocala, FL 34471  
Phone: (352) 438-3000  
www.kimley-horn.com Registry Number 35106

AERIAL MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA

Scale: As Noted	Project No.: 042934006	August 2024	A-59 Figure 1
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Phone: (352) 438-3000  
www.kimley-horn.com Registry Number 35106

LOCATION MAP

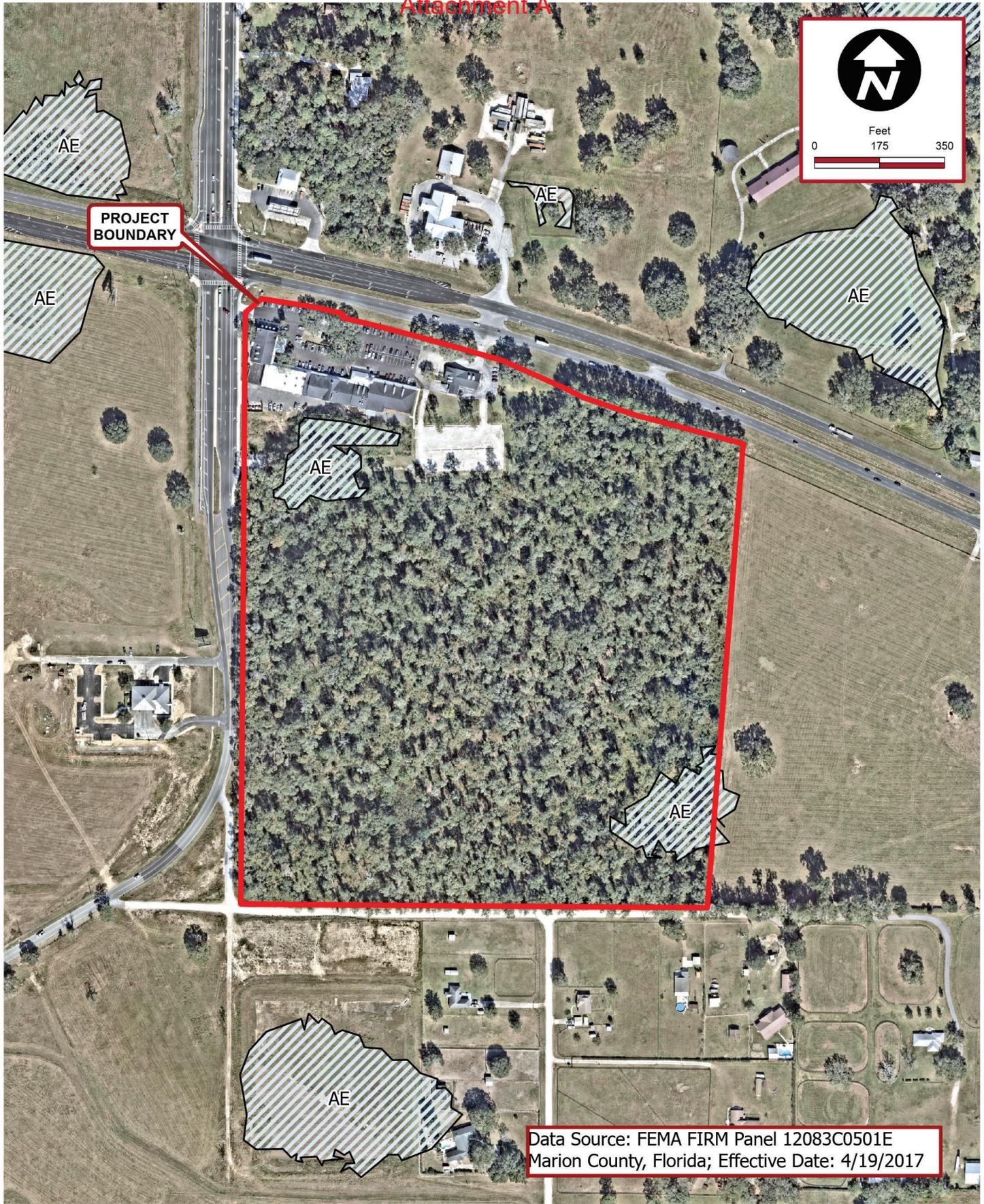
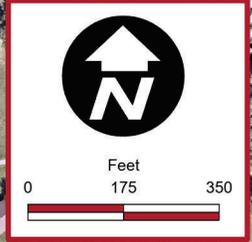
MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 042934006

August 2024

**A-60** Figure 2



Data Source: FEMA FIRM Panel 12083C0501E  
Marion County, Florida; Effective Date: 4/19/2017

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FEMA MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA

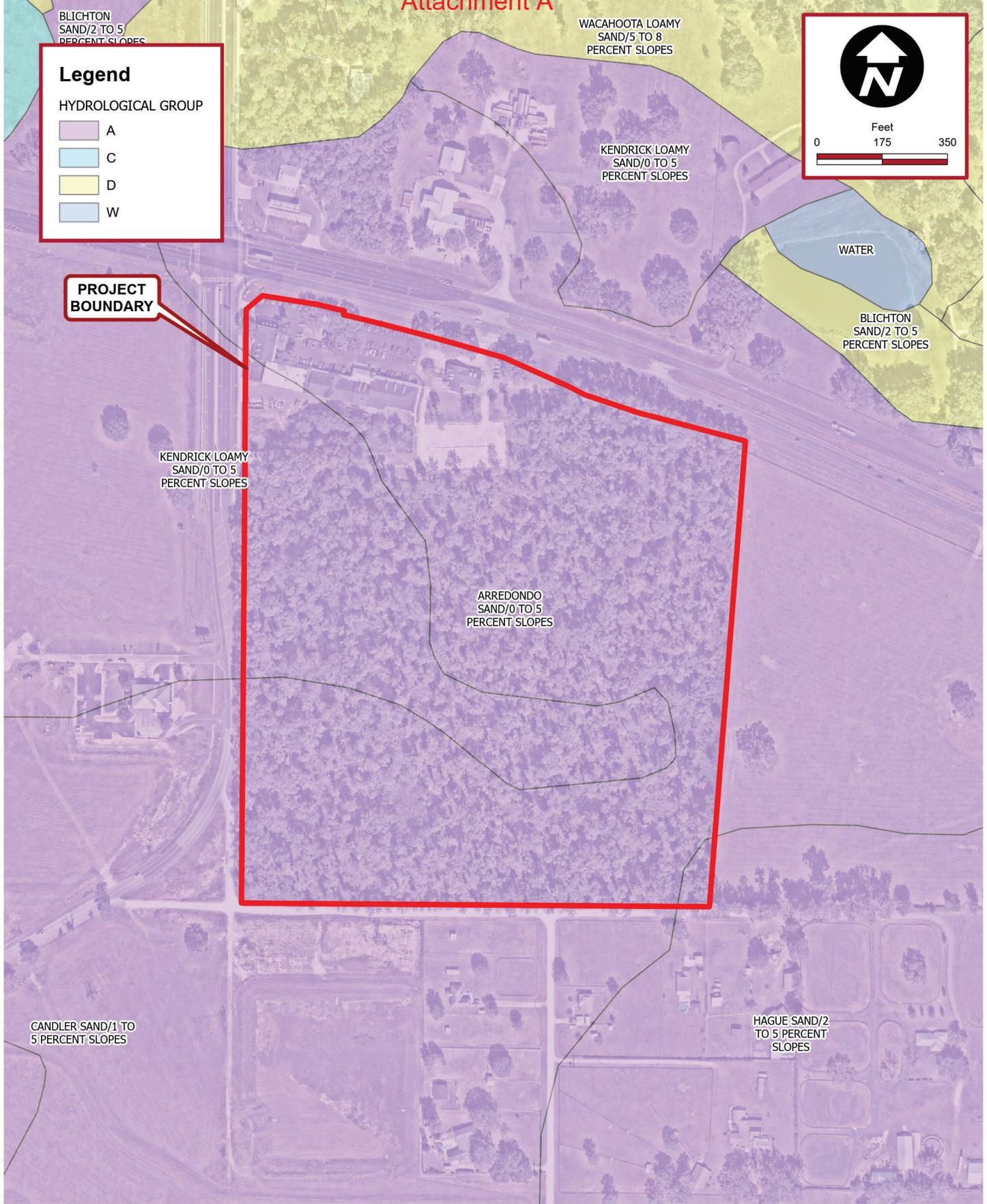
Scale: As Noted

Project No.: 042934006

August 2024

A-61 Figure 3

Attachment A



K:\LOCA\_GIS\042934006-Golden Hills PUD\Exhibit\Martingale Planned Unit Development.aprx - 8/16/2024 1:31 PM - alan.harb



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SOILS MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
 MARION COUNTY, FLORIDA

Scale: As Noted	Project No.: 042934006	August 2024	A-62 Figure 4
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### Legend

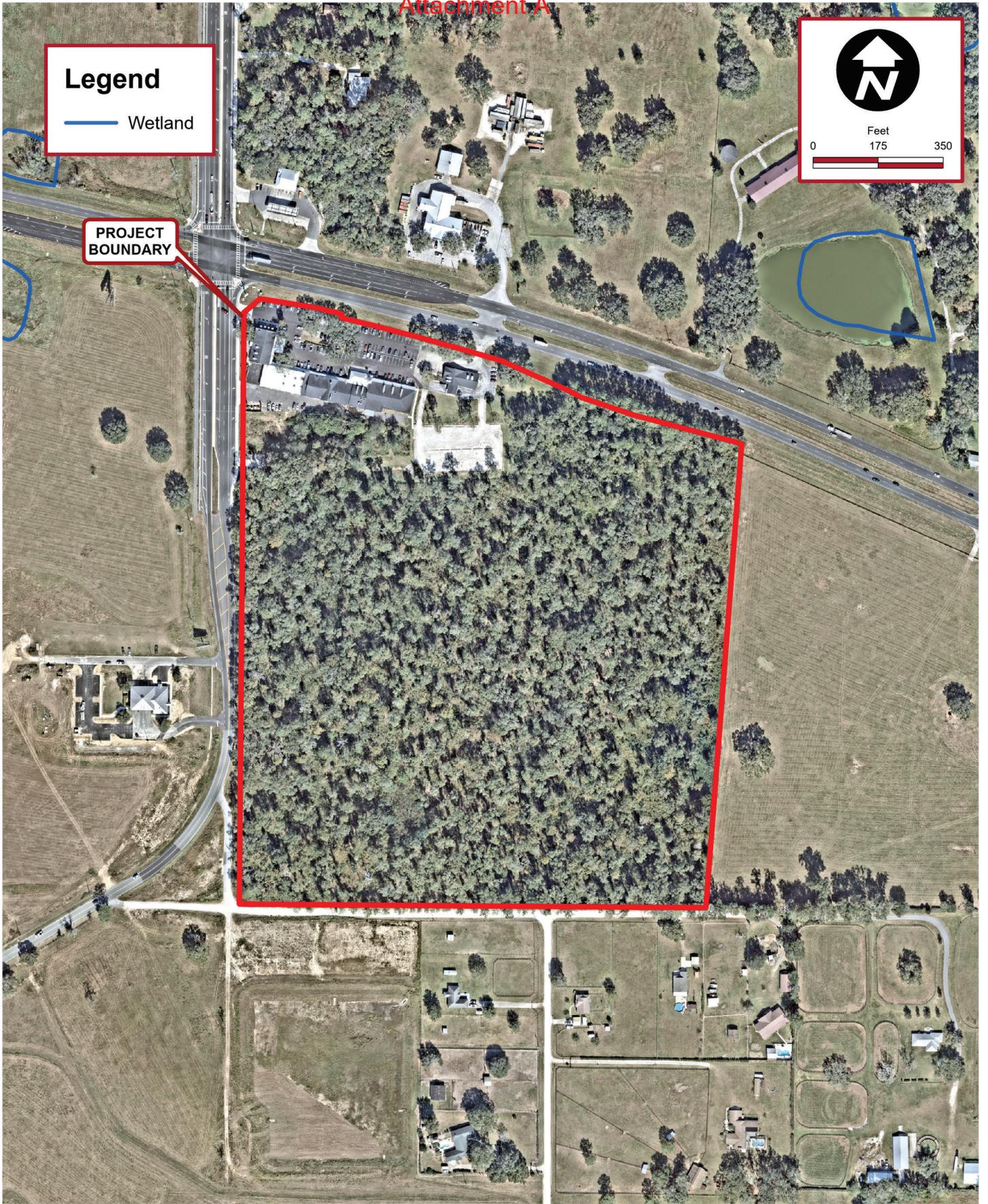
— Wetland



Feet

0 175 350

PROJECT BOUNDARY



K:\OCA\_GIS\042934006-Golden Hills PUD\Exhibit\Martingale Planned Unit Development.aprx - 8/16/2024 1:57 PM - alan.harb



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### WETLAND MAP

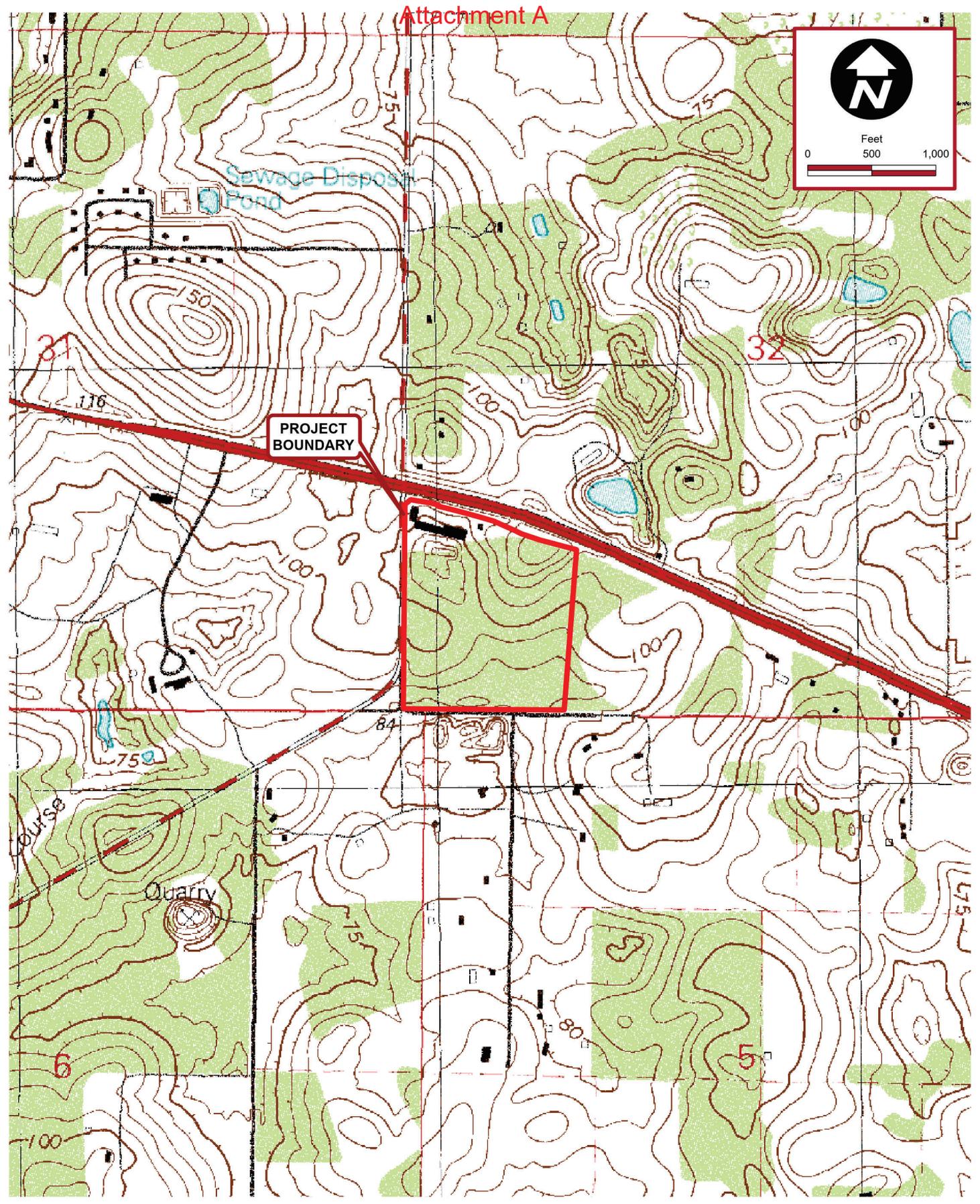
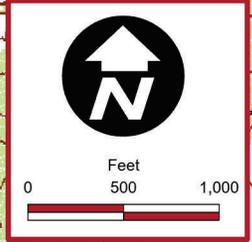
## MARTINGALE PLANNED UNIT DEVELOPMENT MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 042934006

August 2024

A-63 Figure 5



K:\LOCA\_GIS\042934006-Golden Hills PUD\Exhibit\Martingale Planned Unit Development.aprx - 8/16/2024 1:55 PM - alan.harb

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USGS QUAD MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA

Scale: As Noted    Project No.: 042934006    August 2024    **A-64** Figure 6



# MARTINGALE PLANNED UNIT DEVELOPMENT

## MASTER PLAN FOR CASTRO PROPERTIES



### LEGAL DESCRIPTION

(PARENT PARCEL PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2325, PAGE 550 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA)

THE SE 1/4 OF THE SW 1/4 OF SECTION 32, LYING SOUTH OF "BLITCHTUN ROAD" AND THE SW 1/4 OF THE SW 1/4 OF SECTION 32 EXCEPT THE WEST 37 FEET THEREOF AND EXCEPT THOSE LANDS DESCRIBED IN D.R. BOOK 1296, PAGES 519 AND 517 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THOSE LANDS LYING IN THE SW 1/4 OF THE SW 1/4 OF SECTION 32 AS DESCRIBED IN D.R. BOOK 1296, PAGE 519 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, THENCE N89°58'41"E ALONG THE SOUTH LINE OF THE SW 1/4 OF SAID SECTION 32, A DISTANCE OF 30 TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 33, 33' WITH A BEARING BEING A 36 FOOT WIDE RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING, 1) THENCE N00°03'00"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 175.14 TO THE SW CORNER OF THOSE LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 515 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 2) THENCE N89°58'20"E ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 515, A DISTANCE OF 417.35; 3) THENCE S89°59'39" E A DISTANCE OF 90.84; 4) THENCE N87°54'16"E A DISTANCE OF 403.46; TO THE NE CORNER OF SAID LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 515, SAID POINT BEING THE SW CORNER OF THOSE LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 519 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 5) THENCE N10°03'00"E ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 519, A DISTANCE OF 72.14 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "BLITCHTUN ROAD" (A.K.A. U.S. HIGHWAY NO. 27 AND/OR STATE ROAD NO. 509), 6) THENCE S82°52'56"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 147.25; 8) THENCE S77°34'06" ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 380.37; 8) THENCE S88°58'16"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 158.49; 10) THENCE S88°24'06" ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 128.50; 11) THENCE S00°00'00" ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 43.87; 12) THENCE S87°02'06" ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.14 TO A POINT ON THE EAST LINE OF THE AFORESAID HIGHWAY NO. 27 OF SECTION 32; 13) THENCE S00°00'00" ALONG SAID EAST LINE OF THE SAID HIGHWAY NO. 27 TO THE SE CORNER OF SAID SW 1/4 14; 14) THENCE S89°58'14"W ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 261.57 TO THE POINT OF BEGINNING AND TO CLOSE.

LESS AND EXCEPT THAT PORTION OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 960, PAGE 682 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE S.W. 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCE AT THE S.W. CORNER OF SAID SECTION 32, THENCE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, N89°58'20"E, A DISTANCE OF 127.88 FEET TO THE POINT OF BEGINNING.

THENCE DEPARTING SAID SOUTH BOUNDARY, N64°24'06", A DISTANCE OF 125.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BLITCHTUN ROAD (U.S. HIGHWAY NO. 27) WITH A BEARING BEING A 36 FOOT WIDE RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING, 1) THENCE S89°58'20"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 175.14 TO THE SW CORNER OF THOSE LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 515 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 2) THENCE N89°58'20"E ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 515, A DISTANCE OF 417.35; 3) THENCE S89°59'39" E A DISTANCE OF 90.84; 4) THENCE N87°54'16"E A DISTANCE OF 403.46; TO THE NE CORNER OF SAID LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 515, SAID POINT BEING THE SW CORNER OF THOSE LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 519 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA, 5) THENCE N10°03'00"E ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN D.R. BOOK 1296, PAGE 519, A DISTANCE OF 72.14 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "BLITCHTUN ROAD" (A.K.A. U.S. HIGHWAY NO. 27 AND/OR STATE ROAD NO. 509), 6) THENCE S82°52'56"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 147.25; 8) THENCE S77°34'06" ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 380.37; 8) THENCE S88°58'16"E ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 158.49; 10) THENCE S88°24'06" ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 128.50; 11) THENCE S00°00'00" ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 43.87; 12) THENCE S87°02'06" ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.14 TO A POINT ON THE EAST LINE OF THE AFORESAID HIGHWAY NO. 27 OF SECTION 32; 13) THENCE S00°00'00" ALONG SAID EAST LINE OF THE SAID HIGHWAY NO. 27 TO THE SE CORNER OF SAID SW 1/4 14; 14) THENCE S89°58'14"W ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 261.57 TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 30.50 ACRES, MORE OR LESS.

TOGETHER WITH:

A PORTION OF LAND IN SOUTHWEST 1/4, SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING SOUTH OF THE NORTH U.S. HIGHWAY NO. 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA, THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 32, N89°58'20"E, 30.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27, SAID POINT BEING THE POINT OF BEGINNING, 1) THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST RIGHT OF WAY, N00°03'00"E, 125.11 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1296, PAGE 519 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY, N00°03'00"E, 37.81 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY NO. 27, ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 33, SOUTHERLY RIGHT OF WAY WIDTH VARIES, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWS (IN SIX COURSES): 1) N44°46'44"E, 106.81 FEET; THENCE S47°22'16"E, A DISTANCE OF 130.39 FEET; THENCE S20°07'09"E, A DISTANCE OF 43.19 FEET; THENCE S77°34'06", A DISTANCE OF 135 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 32, S89°58'20"E, A DISTANCE OF 125.99 FEET TO THE CORNER OF THE S.W. 1/4 OF SAID SECTION 32, THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE AFORESAID SOUTHWEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, S89°58'20"E, A DISTANCE OF 128.59 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

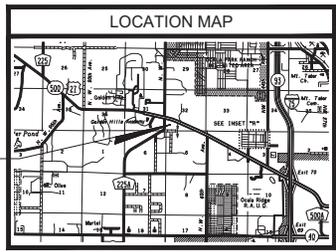
A PORTION OF LAND IN SOUTHWEST 1/4, SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, LYING SOUTH OF THE NORTH U.S. HIGHWAY NO. 27, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA, THENCE ALONG THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 32, N89°58'20"E, 30.50 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 27, SAID POINT BEING THE POINT OF BEGINNING, 1) THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG SAID EAST RIGHT OF WAY, N00°03'00"E, 125.11 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1296, PAGE 519 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY, N00°03'00"E, 37.81 FEET TO A POINT ON THE SOUTHWEST RIGHT OF WAY LINE OF NORTH U.S. HIGHWAY NO. 27, ACCORDING TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 33, SOUTHERLY RIGHT OF WAY WIDTH VARIES, THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWS (IN SIX COURSES): 1) N44°46'44"E, 106.81 FEET; THENCE S47°22'16"E, A DISTANCE OF 130.39 FEET; THENCE S20°07'09"E, A DISTANCE OF 43.19 FEET; THENCE S77°34'06", A DISTANCE OF 135 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE SE 1/4 OF SAID SECTION 32, S89°58'20"E, A DISTANCE OF 125.99 FEET TO THE CORNER OF THE S.W. 1/4 OF SAID SECTION 32, THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE AFORESAID SOUTHWEST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 32, S89°58'20"E, A DISTANCE OF 128.59 FEET TO THE POINT OF BEGINNING.

### UTILITY PROVIDERS

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
MARION COUNTY UTILITIES	JODY KIRKMAN	(352) 307-4625
CENTURYLINK	DAN CANNON	(352) 368-8817
OCCALA ELECTRIC	JASON FINCHES	(352) 351-8620
TECO PEOPLES GAS, OCCALA	BRUCE STOUT	(407) 466-2962

## OCTOBER 2024



### PROJECT OWNER AND CONSULTANTS

<b>OWNER:</b> AUSTIN INTERNATIONAL REALTY, LLC 95 FOREST AVENUE LOQUIST VALLEY, NY 11560 (516) 656-3100	<b>SURVEYOR:</b> JOY CONSULTING GROUP, INC. 426 SW 15TH STREET OCALA, FL 34471 352-405-1582
<b>CASTRO PLAZA, LLC</b> 95 FOREST AVENUE LOQUIST VALLEY, NY 11560 (516) 656-3100	<b>APPLICANT:</b> KIMLEY-HORN AND ASSOCIATES, INC. 2032 MAIN STREET, SUITE 600 SANAROSTA, FL 34427 (941) 394-8100
<b>CIVIL ENGINEERING CONSULTANT:</b> KIMLEY-HORN AND ASSOCIATES, INC. 1700 SW 17TH STREET, SUITE 200 OCALA, FL 34471 (352) 438-3000	<b>GEOTECHNICAL ENGINEER:</b> GEO-TECH, INC. 1014 SE 3RD AVENUE OCALA, FL 34471 (352) 694-7111
<b>ENVIRONMENTAL CONSULTANT:</b> KIMLEY-HORN AND ASSOCIATES, INC. 465 24TH STREET, SUITE 200 VERO BEACH, FL 32909 (772) 794-0033	<b>LANDSCAPE ARCHITECT:</b> KIMLEY-HORN AND ASSOCIATES, INC. 800 SW 2ND AVENUE, SUITE 100 GAINESVILLE, FL 32601 (352) 393-5296

### GENERAL NOTES

PARCELS:	13676-001-00 (1.50 AC)
	13675-000-00 (58.72 AC)

**UTILS:**  
POTABLE WATER WILL BE PROVIDED BY MARION COUNTY.

**SEWER:**  
WASTEWATER WILL BE PROVIDED BY MARION COUNTY.

**FEMA DESIGNATION:**  
PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING AND "X" (E1, X2 AND X3) (SPECIAL FLOOD HAZARD AREAS) PER THE FLOOD INSURANCE RATE MAP NUMBER 1206305016E EFFECTIVE APRIL 19, 2017.

**DESIGNATION SUMMARY:**  
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF MARION COUNTY AND THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

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

**SPRINGS PROTECTION ZONE:** SECONDARY

**WITHIN URBAN GROWTH BOUNDARY:** YES

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

TERM KEOGH  
APPOINTED AGENT  
AUSTIN INTERNATIONAL REALTY

### DRAWING INDEX

NO. PROJECT	DATE	DESCRIPTION
000000	OCTOBER 2024	COVER SHEET
0001	AS SHOWN	SCALE
0002	BY KIMLEY-HORN AND ASSOCIATES, INC.	DESIGNED BY
0003	MA	CHECKED BY
0004	MA	DATE

### SPECIAL NOTES

THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH MARION COUNTY LAND DEVELOPMENT CODE SEC. 4.231 - PLANNED UNIT DEVELOPMENT

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

2. PER MARION COUNTY LAND DEVELOPMENT CODE SEC. 4.231, THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 20% OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT IN ANY PHASE PROJECT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A P.U.D.

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

4. ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR THE ENTIRE P.U.D. ARE REQUIRED TO BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT AN ARBORIST OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL EVALUATE THE TREES ON-SITE, PROVIDE "NECESSARY" TREE PRESERVATION REQUIREMENTS, AND BE INVOLVED IN THE SITE CLEARING PROCESS TO ENSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN TO BE SAVED ON ANY FINAL LANDSCAPE PLANS.

5. PRIOR TO APPROVAL OF ANY SITE PLAN, AN ENVIRONMENTAL ASSESSMENT MEETING THE REQUIREMENTS OF MARION COUNTY LAND DEVELOPMENT CODE MUST BE APPROVED BY MARION COUNTY.

6. ALL IMPACT FEES WILL BE DETERMINED AT EACH PROJECT REVIEW WITHIN THE P.U.D.

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

NO.	DATE	BY

**Kimley-Horn**  
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1700 SE 17TH STREET, SUITE 200, OCCALA, FLORIDA 34811  
WWW.KIMLEY-HORN.COM, REGISTRY NO. 20106

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

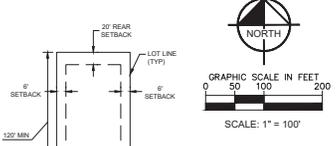
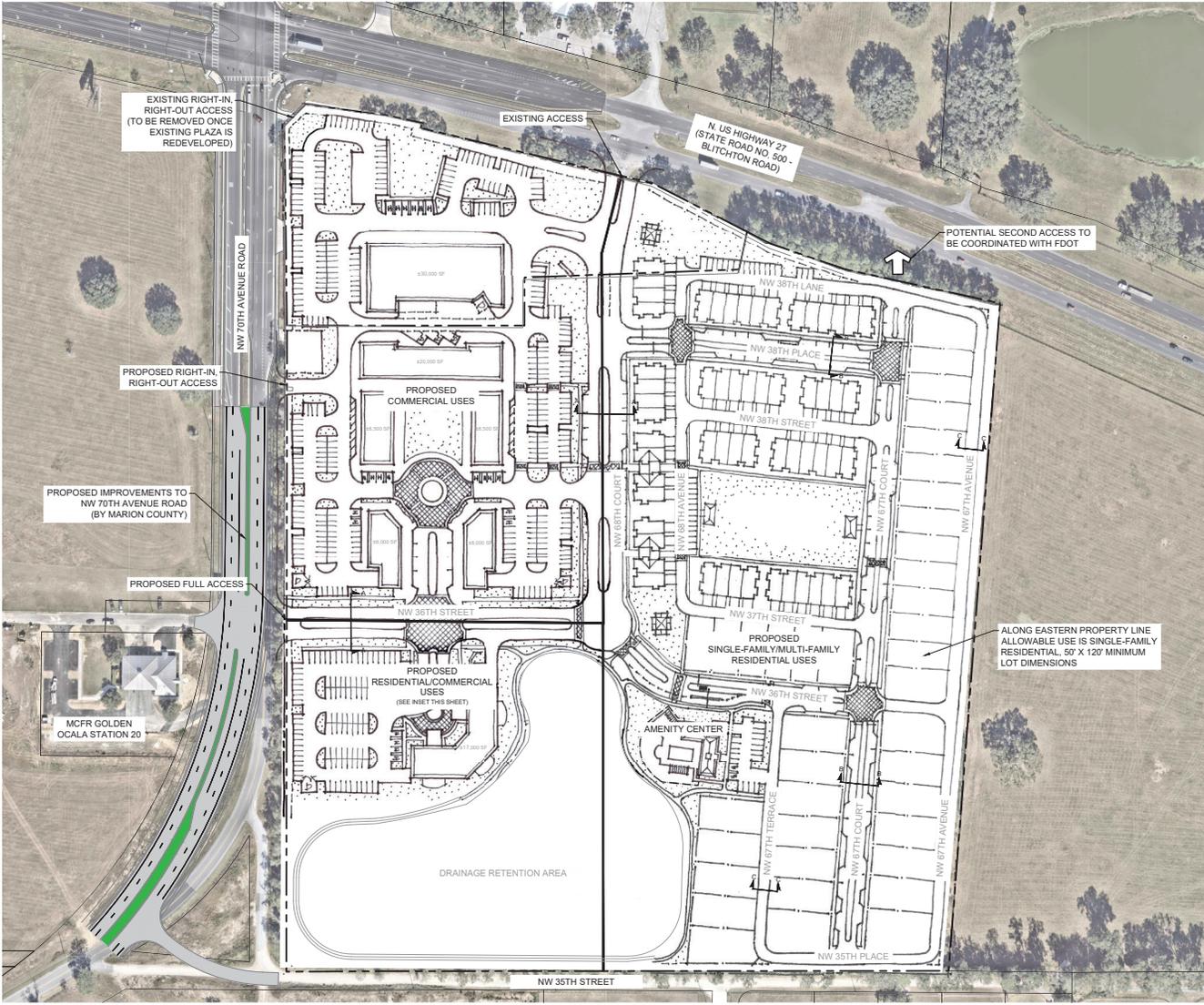
LICENSED PROFESSIONAL  
RICHARD J. BUDGE, P.E.  
FLORIDA LICENSE NUMBER  
50598

COVER SHEET  
MARTINGALE  
PREPARED FOR  
AUSTIN INTERNATIONAL  
REALTY, LLC.  
FLORIDA  
MARION COUNTY

SHEET NUMBER  
C001



THIS DOCUMENT, TOGETHER WITH ALL ATTACHED SHEETS, IS A PRELIMINARY DESIGN AND CONSTRUCTION DOCUMENT. IT IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING NEIGHBORS, ARISING FROM THE USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE DESIGNER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED HEREIN.



SITE DATA TABLE	
PROJECT NAME	MARTINGALE PLANNED UNIT DEVELOPMENT
PROJECT LOCATION	TWO US HWY 27
OWNER	AUSTIN INTERNATIONAL REALTY, L.L.C. 65 FOREST AVENUE LOCUST VALLEY, NY 11860
TOTAL SITE AREA	43.62 ACRES
SPRINGS PROTECTION ZONE	SECONDARY
OPEN SPACE REQUIRED	20% MINIMUM
FLOOD ZONE	X & AE
FEMA PANEL	13088C051E
EXISTING/FUTURE LAND USE	COM.
EXISTING ZONING	B-2, RAC & A-1
MAXIMUM BUILDING HEIGHT	40' COMMERCIAL, 30' MULTIFAMILY, 30' SINGLE FAMILY DETACHED
BUFFERS	SEE SHEET C003
SETBACKS	SEE PD STANDARDS
ROADS	PRIVATE
POTABLE WATER & SANITARY SEWER	MARION COUNTY UTILITIES
DRAINAGE	PRIVATE

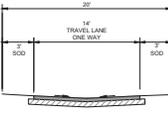
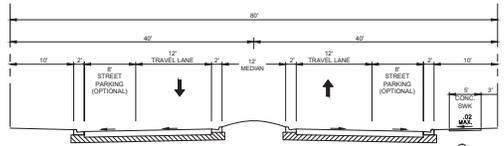
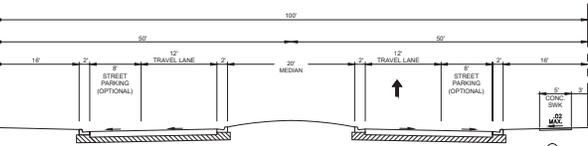
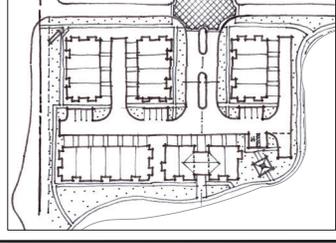
DEVELOPMENT PROGRAM TABLE		
DESIGNATION	ALLOWABLE USES	DENSITY
COM	RETAIL, RESTAURANT, OFFICE, COMMERCIAL OTHER USES ALLOWED WITHIN THE B-2 ZONING CLASSIFICATION, AS LIMITED BY THE PUD STANDARDS	UP TO 100,000 SQ. FT.
RES	TOWNHOMES SINGLE FAMILY HOMES	UP TO 100 TOWNHOMES AND 40 SINGLE FAMILY HOMES

\* THE PROPOSED DENSITIES MAY BE CHANGED AS DEVELOPMENT OCCURS WITHIN THE PLANNED DEVELOPMENT SO LONG AS THE TOTAL DENSITY DOES NOT EXCEED THOSE DEFINED IN THE APPROVED TRAFFIC IMPACT ANALYSIS.

**P.U.D. NOTES:**

- THE LAYOUT DEPICTED IS CONCEPTUAL AND TO THE LEVEL OF DETAIL NECESSARY FOR REVIEW OF THE PROPOSED PUD PLAN. LOCATIONS OF FINAL SITE IMPROVEMENTS MAY BE REFINED DURING DESIGN AND AGENCY REVIEW DUE TO ENGINEERING AND MARKET CONDITIONS, AND PURSUANT TO ICD SECTION 4.2.31 K.
- PROJECT PHASING WILL BE AS FOLLOWS:  
 PHASE 1 - A PORTION OF THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WILL BE CONSTRUCTED WHILE MAINTAINING ACCESS AND BUSINESS USE AT THE EXISTING PLAZA.  
 PHASE 2 - PORTION OF THE COMMERCIAL AND RESIDENTIAL DEVELOPMENT WILL BE CONSTRUCTED WHILE MAINTAINING ACCESS AND BUSINESS USE AT THE EXISTING PLAZA.  
 PHASE 3 - THE EXISTING PLAZA WILL BE DEMOLISHED AND RECONSTRUCTED.
- THE EXISTING COMMERCIAL PLAZA WILL REMAIN IN PLACE AND OPERATIONAL UNTIL SUCH TIME THAT REDEVELOPMENT IN THAT AREA IS PROPOSED. TENANT RELOCATIONS, BUILDING AND SITE MODIFICATIONS ALLOWED BY THE LAND DEVELOPMENT CODE, ETC. ARE PERMITTED DURING THAT TIME.
- THE PUD MUST PROVIDE AN INTERNAL REDESTRAN NETWORK AND MUST CONNECT TO THE REDESTRAN FACILITIES EXISTING AND PLANNED FOR NW 35TH AVENUE ROAD. SIDE WALKS ARE NOT REQUIRED ADJACENT TO US HWY 27 OR NW 35TH STREET.
- A TRAFFIC STUDY METHODOLOGY FOR THIS PROJECT MEETING THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE HAS BEEN APPROVED BY MARION COUNTY.
- THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY RIGHTS TO DEVELOP THE PROPERTY AND IS SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.

**INSET: PROPOSED RESIDENTIAL LAYOUT**



TYPICAL SECTION A-A  
100' BOULEVARD ROADWAY

TYPICAL SECTION B-B  
80' RESIDENTIAL FRONTAGE ROADWAY

TYPICAL SECTION C-C  
20' RESIDENTIAL REAR ALLEY TRACT

NO.	REVISIONS	DATE	BY

**Kimley Horn**  
 © 2024 KIMLEY HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34771  
 WWW.KIMLEYHORN.COM REGISTRY NO. 35108

LICENSED PROFESSIONAL  
 RICHARD V. BUDGE, P.E.  
 FLORIDA LICENSE NUMBER  
 50598

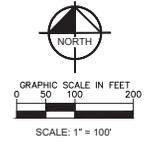
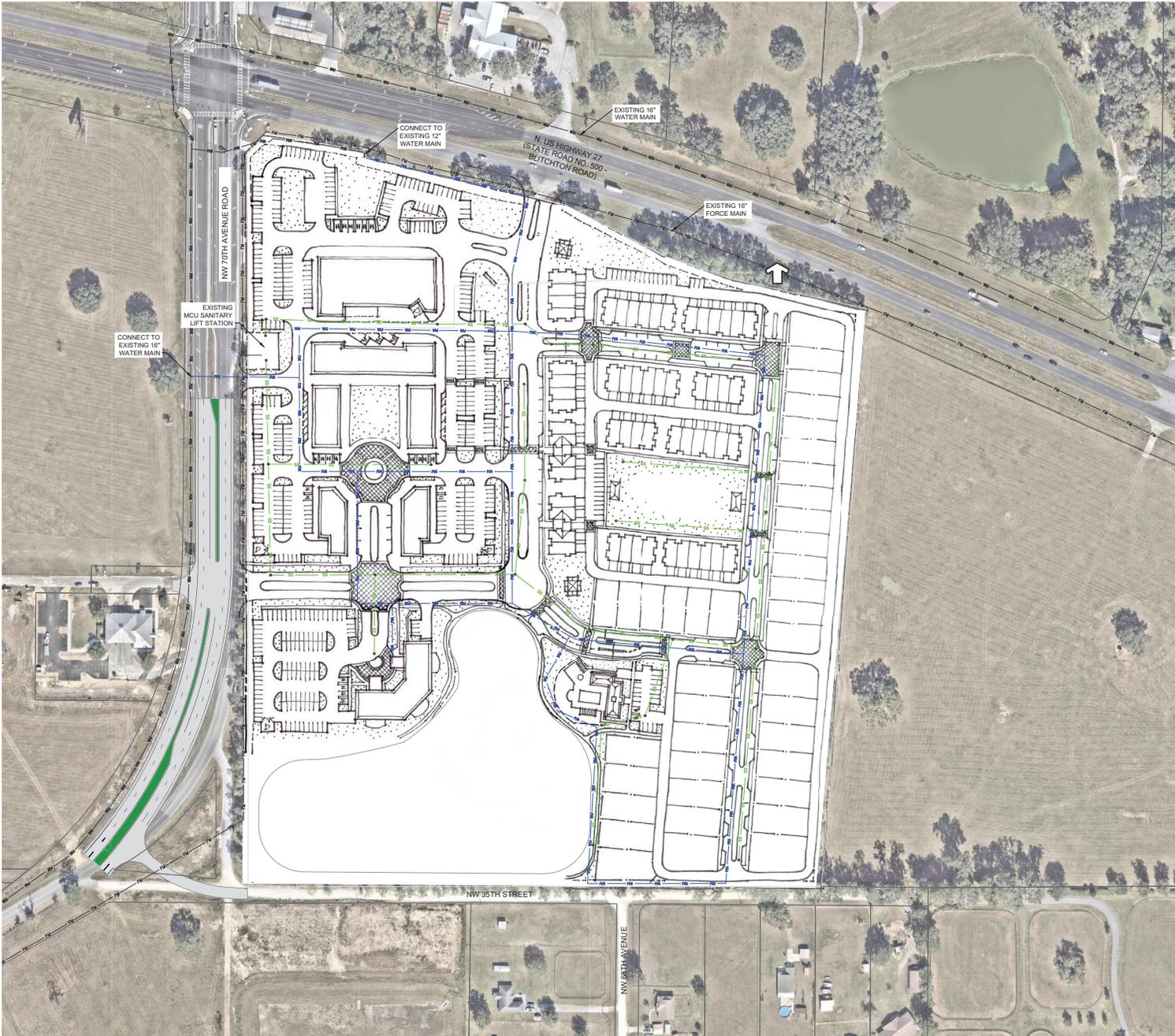
**PUD MASTER PLAN**

MARTINGALE  
 PREPARED FOR  
 AUSTIN INTERNATIONAL  
 REALTY, L.L.C.  
 MARION COUNTY  
 FLORIDA

SHEET NUMBER  
**C003**

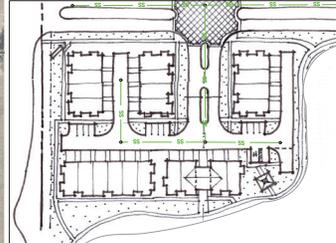


THIS DOCUMENT, TOGETHER WITH THE CONCEPT AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, IS ISSUED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED, THESE OF AND NEITHER SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



**UTILITY NOTES:**

1. THE PROJECT SHALL BE SERVED BY MARION COUNTY UTILITIES FOR CENTRAL POTABLE WATER AND SANITARY SEWER.
2. ALL ON-SITE UTILITY MAIN LINES WILL BE DEDICATED TO MARION COUNTY FOR OWNERSHIP AND MAINTENANCE.
3. ALL UTILITY CONSTRUCTION SHALL MEET THE DESIGN AND PERMITTING REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
4. UTILITY CONNECTION FEES WILL BE CALCULATED BY MARION COUNTY AT THE TIME OF DEVELOPMENT REVIEW AND ARE PAYABLE PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING OR STRUCTURE.



**MARTINGALE**  
 PREPARED FOR  
**AUSTIN INTERNATIONAL**  
 REALTY, LLC.  
 MARION COUNTY, FLORIDA

SHEET NUMBER  
**C005**

**MASTER UTILITY PLAN**

PROFESSIONAL SEAL  
 LICENSED PROFESSIONAL  
**RICHARD V. BUDGE, P.E.**  
 FLORIDA LICENSE NUMBER  
 50598  
 DRAWN BY: KHA  
 CHECKED BY: RVB DATE:

**Kimley Horn**  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34771  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

NO.	REVISIONS	DATE	BY





SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
**"CASTRO PLAZA"**

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:  
ABSTRACT INFORMATION WAS PROVIDED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 2017-140, ORDER NO. 661198, BEARING AN EFFECTIVE DATE OF NOVEMBER 8, 2017 WITH A REVISION DATE OF DECEMBER 1, 2017. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCELS:  
ITEM 6: EASEMENT IN FAVOR OF CITY OF OCALA, FLORIDA RECORDED IN DEED BOOK 362, PAGE 6. DOES NOT AFFECT SUBJECT PARCEL AND IS NOT DEPICTED HEREON.  
ITEM 7: EASEMENT IN FAVOR OF CITY OF OCALA, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 616, PAGE 85. DOES NOT AFFECT SUBJECT PARCEL AND IS NOT DEPICTED HEREON.  
ITEM 8: EASEMENT IN FAVOR OF CITY OF OCALA, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1001, PAGE 1742. DOES NOT AFFECT SUBJECT PARCEL AND IS NOT DEPICTED HEREON.  
ITEM 9: EASEMENT IN FAVOR OF CITY OF OCALA, FLORIDA RECORDED IN OFFICIAL RECORDS BOOK 1265, PAGE 778. AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE. (INSUFFICIENT INFORMATION), AND IS NOT DEPICTED HEREON.  
ITEM 11: NOTICE RECORDED SEPTEMBER 20, 2004 IN OFFICIAL RECORDS BOOK 3825, PAGE 1534, AND RECORDED SEPTEMBER 8, 2015 IN OFFICIAL RECORDS BOOK 6270, PAGE 1339. AFFECTS SUBJECT PARCELS BLANKET IN NATURE AND NOT DEPICTED HEREON.

- SURVEY NOTES**
1. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE SOUTH BOUNDARY OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, AS BEING S.89°56'39"W.
  2. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP NO. 12082C02010, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X".
  3. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
  4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD BY THIS FIRM.
  5. WETLAND AREAS, IF EXISTING, WERE NOT ADDRESSED AS A PART OF THIS SURVEY.
  6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (COMMERCIAL/HIGH RISK) 1 FOOT IN 10,000 FEET.
  7. ELEVATIONS SHOWN HEREON ARE BASED ON N.G.S. CONTROL POINT C-593, ELEVATION OF 103.35' (MAD 1988).
  8. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INFORMATION AS DEPICTED ON ASBUILTS PREPARED BY IBJ GROUP, DATED 01/11/2008.
  9. THE PROPERTY AS DESCRIBED IN THE AS SURVEYED LEGAL DESCRIPTION PREPARED BY THIS FIRM IS THE SAME ONE AS DESCRIBED IN THE PROVIDED TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, ISSUING OFFICE FILE NUMBER: 2017-140, ISSUING AGENT: LLOYD GRANNEY, P.A., BEARING AN EFFECTIVE DATE OF NOVEMBER 8, 2017 WITH A REVISION DATE OF DECEMBER 1, 2017 WITH NO GAPS, GOES, HATHUSES, OVERRAGES OR OVERRIDES.
  10. UNDERGROUND LOCATION OF THE SANITARY SEWER LINE AS SHOWN WAS NOT VERIFY BY JCH CONSULTING GROUP.

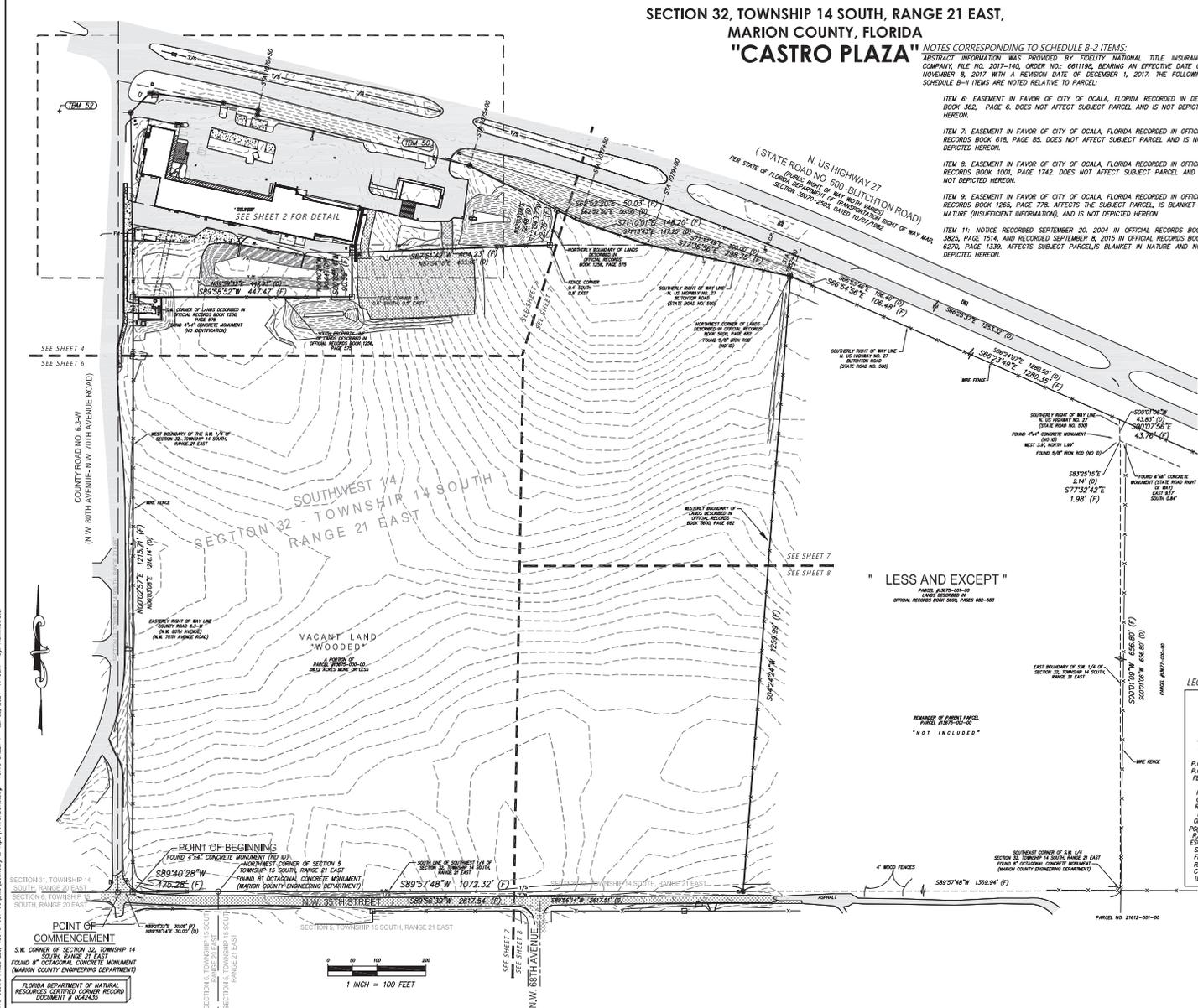
**LEGAL DESCRIPTION:**  
PARTIAL PARCEL, PER WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2325, PAGE 320 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.  
THE SE 1/4 OF THE SW 1/4 OF SECTION 32, LYING SOUTH OF "BULFINGTON ROAD", AND THE SW 1/4 OF THE SW 1/4 OF SECTION 32 EXCEPT THE WEST 30' THEREOF AND EXCEPT THOSE LANDS DESCRIBED IN O.R. BOOK 1258, PAGES 575 AND 577 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND THOSE LANDS LYING IN THE NW 1/4 OF THE SW 1/4 OF SECTION 32 AS DESCRIBED IN O.R. BOOK 1256, PAGE 578 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SW CORNER OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, THENCE N89°56'39"W ALONG SAID SOUTH LINE OF THE SW 1/4 OF SECTION 32, A DISTANCE OF 307' TO A POINT ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 63-8 (NW 80th AVENUE) (BEING A 60 FOOT WIDE RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING; 1) THENCE N00°00'00"E ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1216'14" TO THE SW CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 575 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; 2) THENCE N00°00'00"E ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 576, A DISTANCE OF 447'83.1" (A DISTANCE OF 447'83.1" IS A DISTANCE OF 404'45.1" THENCE N89°56'39"W TO THE SW CORNER OF SAID LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 575 SAID POINT BEING THE SW CORNER OF THOSE LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 575 OF SAID PUBLIC RECORDS OF MARION COUNTY, FLORIDA; 3) THENCE N12°03'08"E, ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN O.R. BOOK 1256, PAGE 576, A DISTANCE OF 72'48" TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF "BULFINGTON ROAD" (A.K.A. U.S. HIGHWAY NO. 27 AND/OR STATE ROAD NO. 2000); 4) THENCE S02°02'00"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 504.00'; 5) THENCE S71°14'31"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 147.25'; 6) THENCE S77°37'49"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 300.00'; 7) THENCE S68°54'47"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 106.40'; 8) THENCE S66°24'07"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1208.50'; 9) THENCE S00°00'00"E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 43.85'; 10) THENCE S02°02'00"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 214' TO A POINT ON THE EAST LINE OF THE ABovementioned SW 1/4 OF SECTION 32; 11) THENCE S00°00'00"E ALONG SAID EAST LINE OF THE SW 1/4, A DISTANCE OF 656.80' TO THE SE CORNER OF SAID SW 1/4, THENCE S89°56'39"W ALONG THE SOUTHWEST BOUNDARY OF THE SW 1/4 OF SAID SECTION 32, S.89°56'39"W, A DISTANCE OF 1369.94 FEET TO THE POINT OF BEGINNING.

**LESS AND EXCEPT:**  
THAT PORTION OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 5600, PAGE 682 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
A PORTION OF THE SW 1/4 OF SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SW CORNER OF SAID SECTION 32; THENCE ALONG THE SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 32, N.49°24'47"E, A DISTANCE OF 1073.6 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, N.04°24'24"E, A DISTANCE OF 1258.99 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BULFINGTON ROAD (U.S. HIGHWAY NO. 27) (RIGHT OF WAY WIDTH Varies); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: 1) A DISTANCE OF 126.48 FEET; THENCE S46°21'47"E, A DISTANCE OF 1268.35 FEET; THENCE S.00°00'00"E, A DISTANCE OF 43.78 FEET; THENCE S.77°32'42"E, A DISTANCE OF 1.88 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE, ALONG THE S.W. 1/4 OF SAID SECTION 32, S.00°00'00"E, A DISTANCE OF 656.80 FEET TO THE S.E. CORNER OF THE SW 1/4 OF SAID SECTION 32; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE ABovementioned SOUTH BOUNDARY OF THE SW 1/4 OF SAID SECTION 32, S.89°56'39"W, A DISTANCE OF 1369.94 FEET TO THE POINT OF BEGINNING.  
SAID LANDS CONTAINING 30.00 ACRES, MORE OR LESS.

**LEGEND AND ABBREVIATIONS:**

# MORE OR LESS	RLS REGISTERED LAND SURVEYOR	■ CABLE TELEVISION RISER BOX
LB LICENSED BUSINESS	RM CONCRETE MONUMENT	■ TELEPHONE RISER BOX
N/L NUMBER	IR IRON ROD AND CAP	■ UTILITY RISER
LS LAND SURVEYOR	IP IRON PIPE	■ IRRIGATION CONTROL VALVE
LD IDENTIFICATION	ICF CHAIN LINK FENCE	■ WATER METER
ORB OFFICIAL RECORDS BOOK	(F) FIELD MEASUREMENT	■ WATER VALVE
POL POINT ON LINE	(C) CALCULATED	■ FIRE HYDRANT
P.I. POINT OF INTERSECTION	(D) DEED	■ GAS METER
P.C.M. POINT OF COMMENCEMENT	■ FOUND 4x4 CONCRETE MONUMENT (NO ID)	■ CONCRETE UTILITY POLE
P.O.B. POINT OF BEGINNING	■ FOUND 4x4 CONCRETE MONUMENT (LS 3337)	■ METAL UTILITY POLE
FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY	■ FOUND NAIL & DISK (AS NOTED)	■ WOOD UTILITY POLE
DIP DUCTILE IRON PIPE	■ SET 5/8" IRON ROD & CAP (LR 807)	■ UTILITY POLE OUT ANCHOR
PVC POLYVINYL CHLORIDE	■ FOUND 5/8" IRON ROD & CAP (NO ID)	■ SUN
CMP CORRUGATED METAL PIPE	■ FOUND 5/8" IRON ROD & CAP (FLOOR)	■ BOLLARD
RWC REINFORCED CONCRETE PIPE	■ SET 3/4" IRON ROD & CAP (LR 807)	■ MAILBOX
PLAT BOOK	■ FOUND 5/8" IRON ROD (NO ID)	■ AIR CONDITIONER PAD
ORB OFFICIAL RECORDS BOOK	■ CABLE MET	■ GAS VALVE
PAGE(S)	■ CATON BASIN	■ INTERFERED SAID SECTION
R/W RIGHT OF WAY	■ EASEMENT	■ 4" WELL
ESMT EASEMENT	■ SANITARY MANHOLE	■ GREASE TRAP
SEC SECTION	■ LINE BREAK	■ LINE BREAK
ESMT EASEMENT	■ ELECTRIC MANHOLE	■ IRON FENCE
REC RECORDED	■ ELECTRIC METER	■ CHAIN LINK UTILITY LINE
FCR FIDELITY NATIONAL TITLE INSURANCE COMPANY	■ ELECTRIC RISER BOX	■ POINT OF BEGINNING
TM TEMPORARY BENCHMARK		

**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 307.0205-052, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.  
*Chris Hanson* 07/15/2024 DATE  
CHRISTOPHER J. HANSON 07152024 DATE  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)



**REVISIONS**

FB/PG	DATE	DRAWN	REVISION	CHKD
15-478	10/21/16	M.A.	SHOW TOPO ON CASTRO PLAZA AREA	GM
	07/26/19	ALB	UPDATE SURVEY	GM
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY	GM
	06/04/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS	GM

**JCH CONSULTING GROUP, INC.**  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.I.S.  
40 SW 151ST STREET, OCALA, FLORIDA 34767  
PHONE: 352.462.1400 FAX: 352.275.4330 www.jch.com  
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LOCATED IN SECTION 32,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
CASTRO PROPERTIES, LLC

FB/PG	FIELD DATE	JOB NO.	SCALE 1" = 100'
16-1/11-19	12/21/17	16179ADR66	
DRAWING DATE	BY	APPROVED	
01/03/18	MA	GM	

1 OF 8

Drawing name: Z:\Projects\16179 Castro Plaza LLC - 2016-05-01\16179 Castro Plaza.dwg (Boundary & Topo) 16179A.DWG 7/15/2024 7:45am By: Administrator

Attachment A

A-72

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"CASTRO PLAZA"

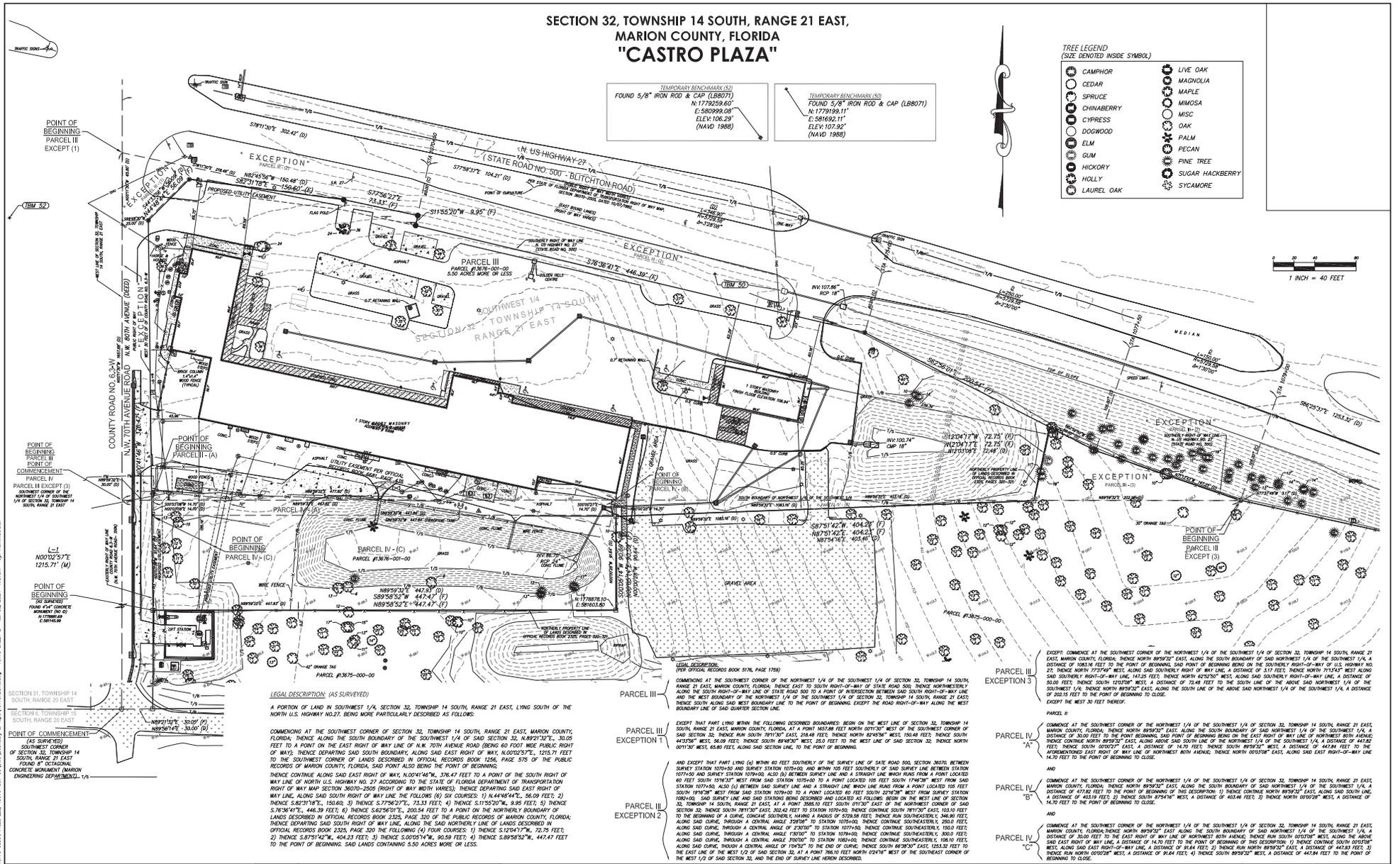
TREE LEGEND  
(SIZE DENOTED INSIDE SYMBOL)

	CAMPOR		LIVE OAK
	CEDAR		MAGNOLIA
	SPRUCE		MAPLE
	CHINABERRY		MIMOSA
	CYPRESS		OAK
	DOGWOOD		PALM
	ELM		PECAN
	CUM		PINE TREE
	HICKORY		SUGAR HACKBERRY
	HOLLY		SYCAMORE
	LAUREL OAK		

TEMPORARY BENCHMARK (M)  
FOUND 5/8" IRON ROD & CAP (L88071)  
N:1779259.60'  
E:580999.60'  
N:1779199.11'  
E:581692.11'  
ELEV:106.29'  
(NAVD 1988)

TEMPORARY BENCHMARK (M)  
FOUND 5/8" IRON ROD & CAP (L88071)  
N:1779199.11'  
E:581692.11'  
ELEV:107.92'  
(NAVD 1988)

1 INCH = 40 FEET



REVISIONS

FB/PG	DATE	DRAWN	REVISION	CHKD
	10/21/16	M.A.	SHOW TOPO ON CASTRO PLAZA AREA	C.H.
	07/26/19	ALB	UPDATE SURVEY	C.H.
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY	C.H.
	06/04/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS	C.H.

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.I.S.  
401 SW 151ST STREET, OCALA, FLORIDA 34771  
PHONE: 352.462.1440 FAX: 352.275.2332 www.jch.com

LOCATED IN SECTION 32,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

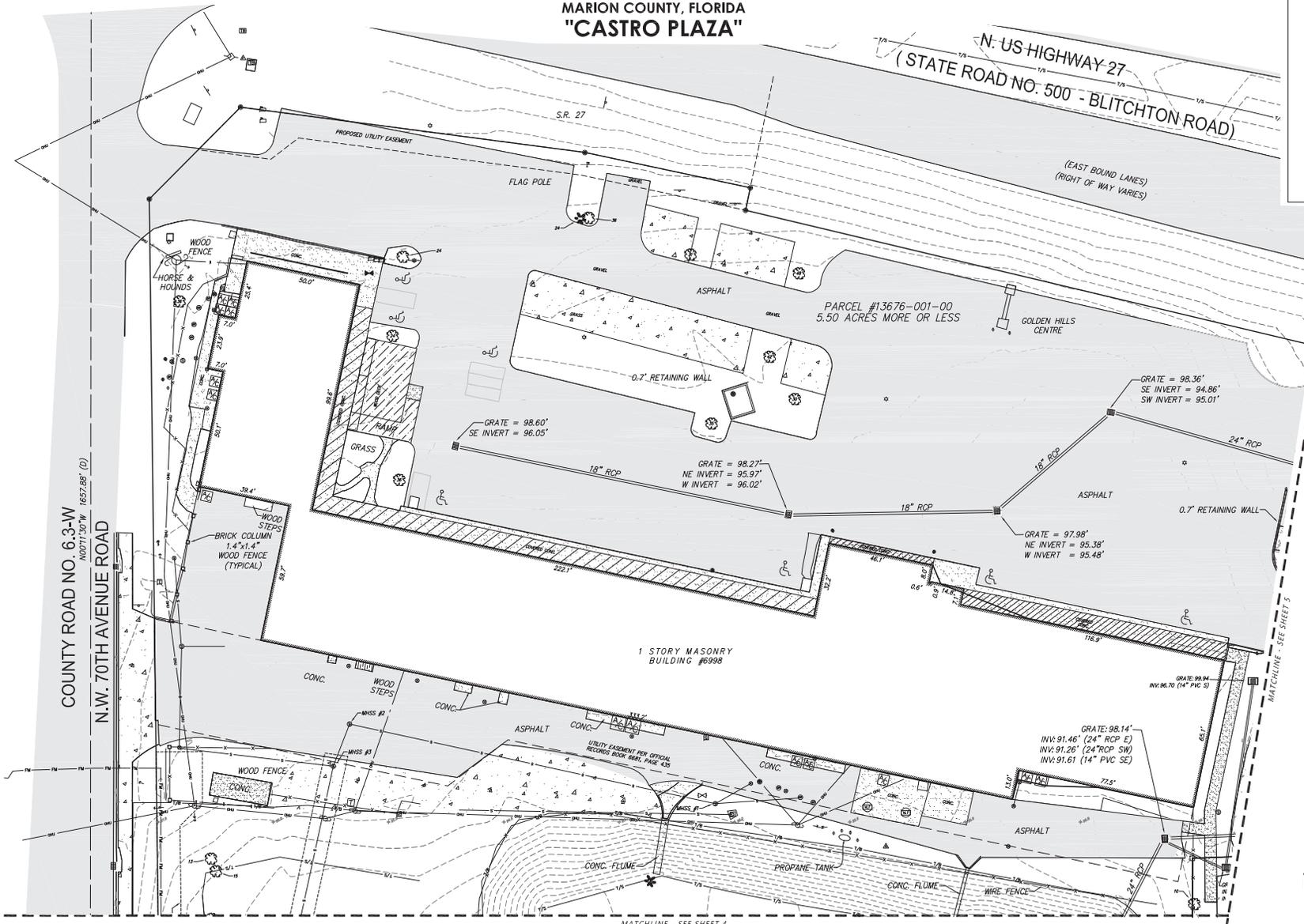
BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
CASTRO PROPERTIES, LLC

FB/PG	FIELD DATE	JOB NO.	2 OF 8
16-11-19	12/21/17	16179ADR66	
DRAWING DATE	BY	APPROVED	SCALE
01/03/18	MA	C.H.	1"=40'

A-73

Attachment A

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"CASTRO PLAZA"



N- US HIGHWAY 27  
(STATE ROAD NO. 500 - BLITCHTON ROAD)  
(EAST BOUND LANES)  
(RIGHT OF WAY VARIES)

COUNTY ROAD NO. 6.3-W  
N.W. 70TH AVENUE ROAD

PARCEL #13676-001-00  
5.50 ACRES MORE OR LESS

GOLDEN HILLS  
CENTRE

1 STORY MASONRY  
BUILDING #6998

SEWER STRUCTURES:

MISS #1	RM 95.42
INV 89.82 (8" PVC W)	
INV CAPED (6" PVC NE)	
INV 80.30 (8" PVC N)	
INV 80.27 (8" PVC E)	
MISS #2	RM 97.00
INV 88.96 (8" PVC N)	
INV 88.90 (8" PVC E)	
INV 88.86 (8" PVC SW)	
MISS #3	RM 85.47
INV 88.39 (8" PVC W)	
INV 87.68 (8" PVC NE)	
INV 87.68 (8" PVC S)	
MISS #4	RM 96.62
INV 81.69 (8" PVC N)	
INV 81.78 (S)	
INV 81.67 (8" PVC S)	

LEFT STATION:  
RM 96.77  
INV 81.46 (12" PVC N)  
INV 81.48 (10" PVC E)



REVISIONS

FB/PG	DATE	DRAWN	REVISION	CHKD
	10/21/16	M.A.	SHOW TOPO ON CASTRO PLAZA AREA	C.J.H.
	07/26/19	ALB	UPDATE SURVEY	C.J.H.
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY	C.J.H.
	06/04/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS	C.J.H.

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
425 SW 15TH STREET, Ocala, Florida 34771  
PHONE 352.466.1400 FAX 352.466.1401  
WWW.JCHGROUP.COM

LOCATED IN SECTION 32,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
CASTRO PROPERTIES, LLC

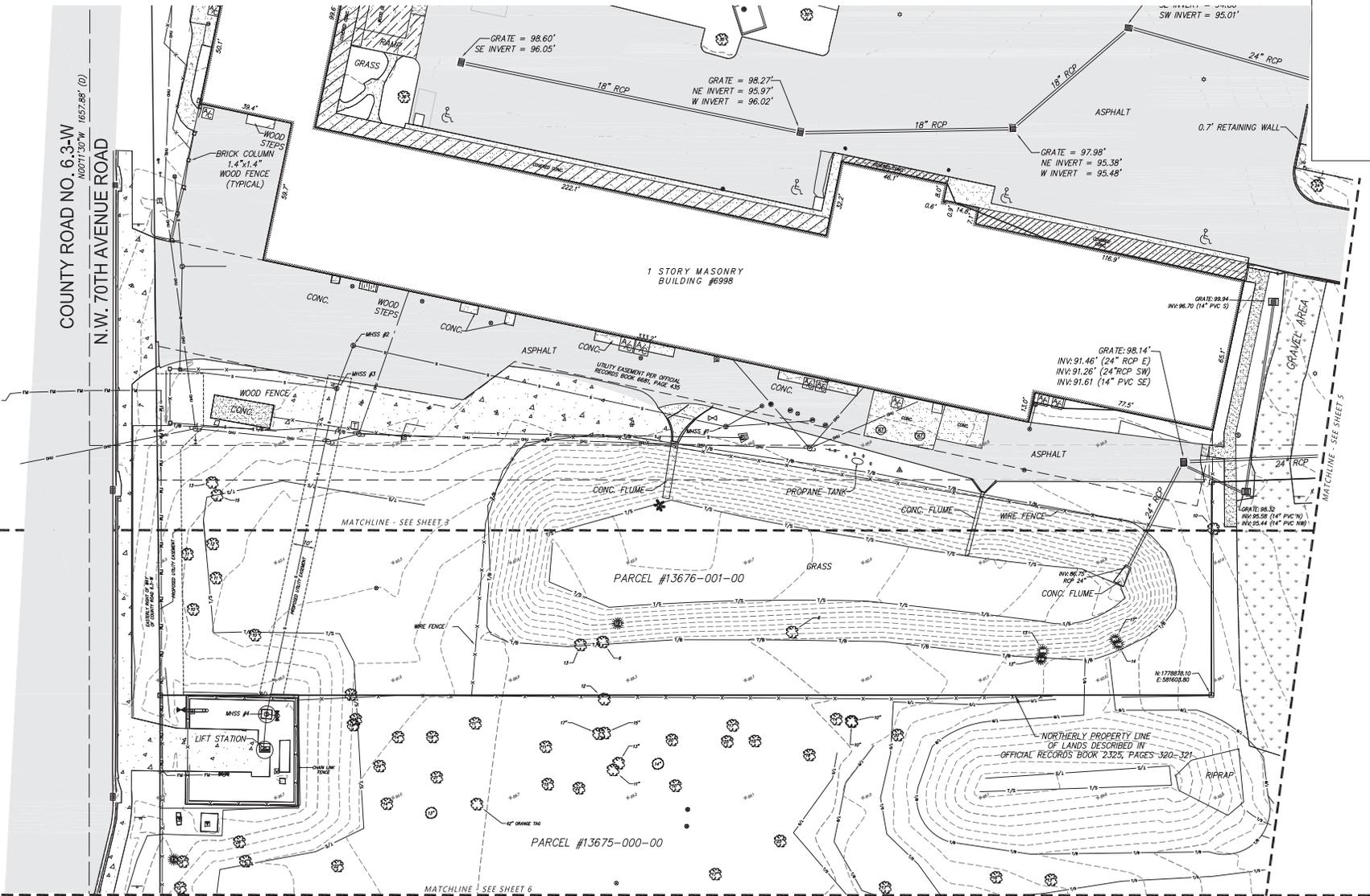
FB/PG	FIELD DATE	JOB NO.	3 OF 8
16-1/11-19	04/21/16	16179ADDR6	
DRAWING DATE	BY	APPROVED	SCALE
05/19/16	MA	C.J.H.	1"=20'

Drawing name: 2:\Projects\16179 Castro Plaza LLC - 16179-001-00\16179\Boundary & Topo\16179ADD6.dwg 16179 SHEET 3 Jul 01, 2024 2:08pm By Administrator  
 A-74

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"CASTRO PLAZA"

SEWER STRUCTURES:

MISS #1	RM: 95.42	INV: 98.82 (8" PVC W)	INV: CAPPED (6" PVC NE)	INV: 98.30 (8" PVC W)	INV: 98.27 (8" PVC E)
MISS #2	RM: 97.00	INV: 88.98 (8" PVC N)	INV: 88.99 (8" PVC E)	INV: 88.86 (8" PVC SW)	
MISS #3	RM: 95.47	INV: 88.39 (8" PVC W)	INV: 87.68 (8" PVC NE)	INV: 87.66 (8" PVC S)	
MISS #4	RM: 96.83	INV: 81.69 (8" PVC N)	INV: 83.78 (E)	INV: 81.67 (10" PVC S)	
LIFT STATION	RM: 96.71	INV: 88.46 (12" PVC N)	INV: 84.28 (10" PVC E)		



REVISIONS

FB/PG	DATE	DRAWN	REVISION	CHKD
	10/21/16	M.A.	SHOW TOPO ON CASTRO PLAZA AREA	C.H.
	07/26/19	ALB	UPDATE SURVEY	C.H.
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY	C.H.
	06/04/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS	C.H.

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
435 SW 151ST STREET, OCALA, FLORIDA 34767  
PHONE: 352.466.1400 FAX: 352.275.2032 www.jchgroup.com  
E-MAIL: JCH@JCHGROUP.COM

LOCATED IN SECTION 32,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
CASTRO PROPERTIES, LLC

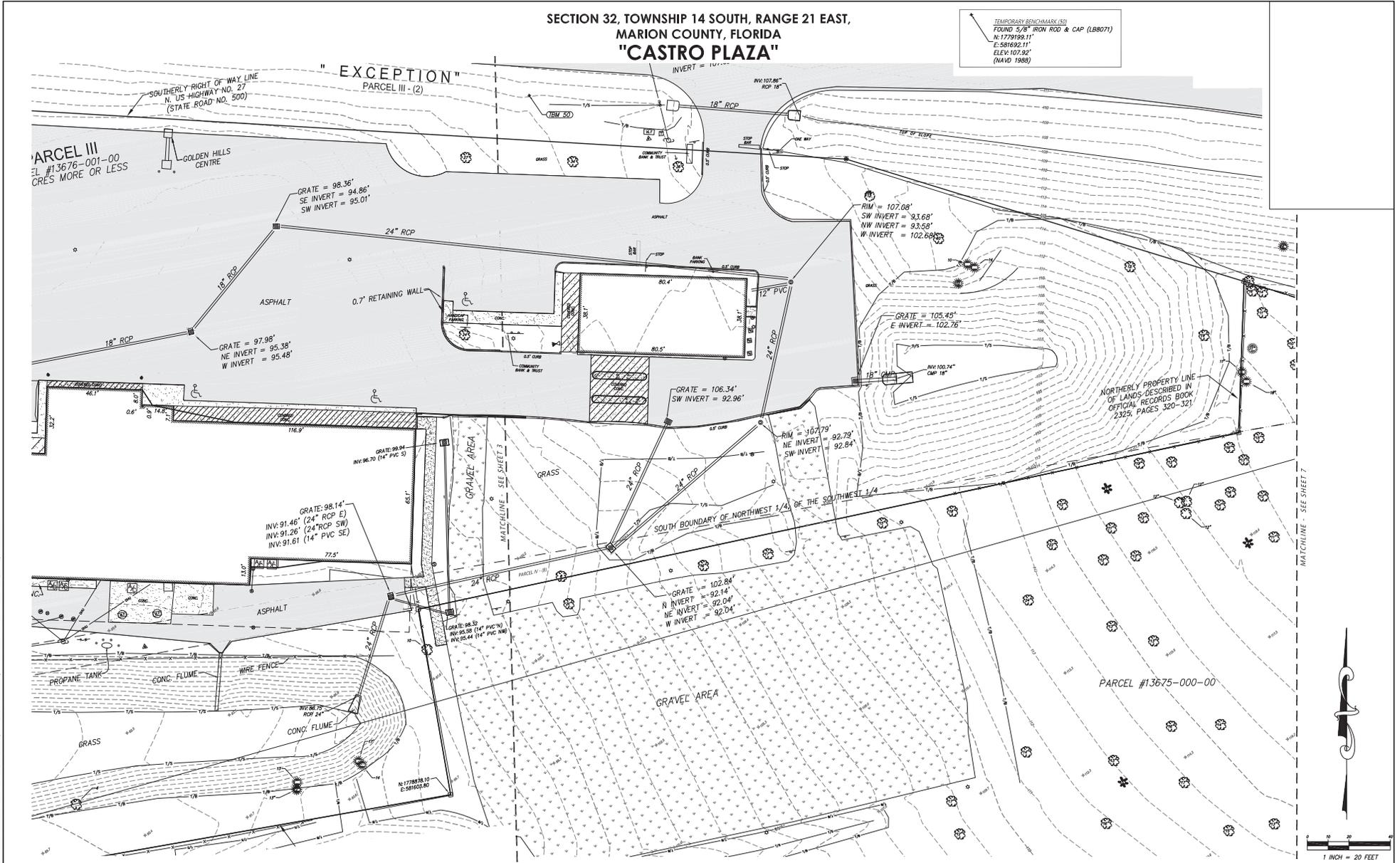
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16-1/11-19	04/21/16	16179ADDR6	
DRAWING DATE	BY	APPROVED	SCALE
05/19/16	MA	C.H.	1"=20'

Drawing name: Z:\Projects\16179 Castro Plaza LLC - 16179-001-00\16179\Boundary & Topo\16179\16179.dwg 16179 SHEET 4 Jul 01, 2024 2:08pm By Administrator

Attachment A

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"CASTRO PLAZA"

TEMPORARY BENCHMARK (30)  
FOUND 5/24" IRON ROD & CAP (L88071)  
N: 1779199.11'  
E: 581692.11'  
ELEV: 107.36'  
(NAVD 1988)



Drawing name: S:\Projects\16179 Castro Plaza LLC - 16179-00-00\16179\Boundary & Topo\16179.dwg 16179 SHEET 5 of 05 2:00pm 04/21/24 by Administrator

REVISIONS

FB/PG	DATE	DRAWN	REVISION	CHKD
	10/21/16	M.A.	SHOW TOPO ON CASTRO PLAZA AREA	C.M.
	07/26/19	ALB	UPDATE SURVEY	C.M.
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY	C.M.
	06/14/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS	C.M.



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
420 SW 151ST STREET, OCALA, FLORIDA 34761  
PHONE: 352.486.1400 FAX: 352.275.2032 www.jchgroup.com  
CREATED BY: JCH/2024/04/21/24/0005 - 1/6/2024

LOCATED IN SECTION 32,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST

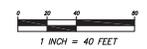
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
CASTRO PROPERTIES, LLC

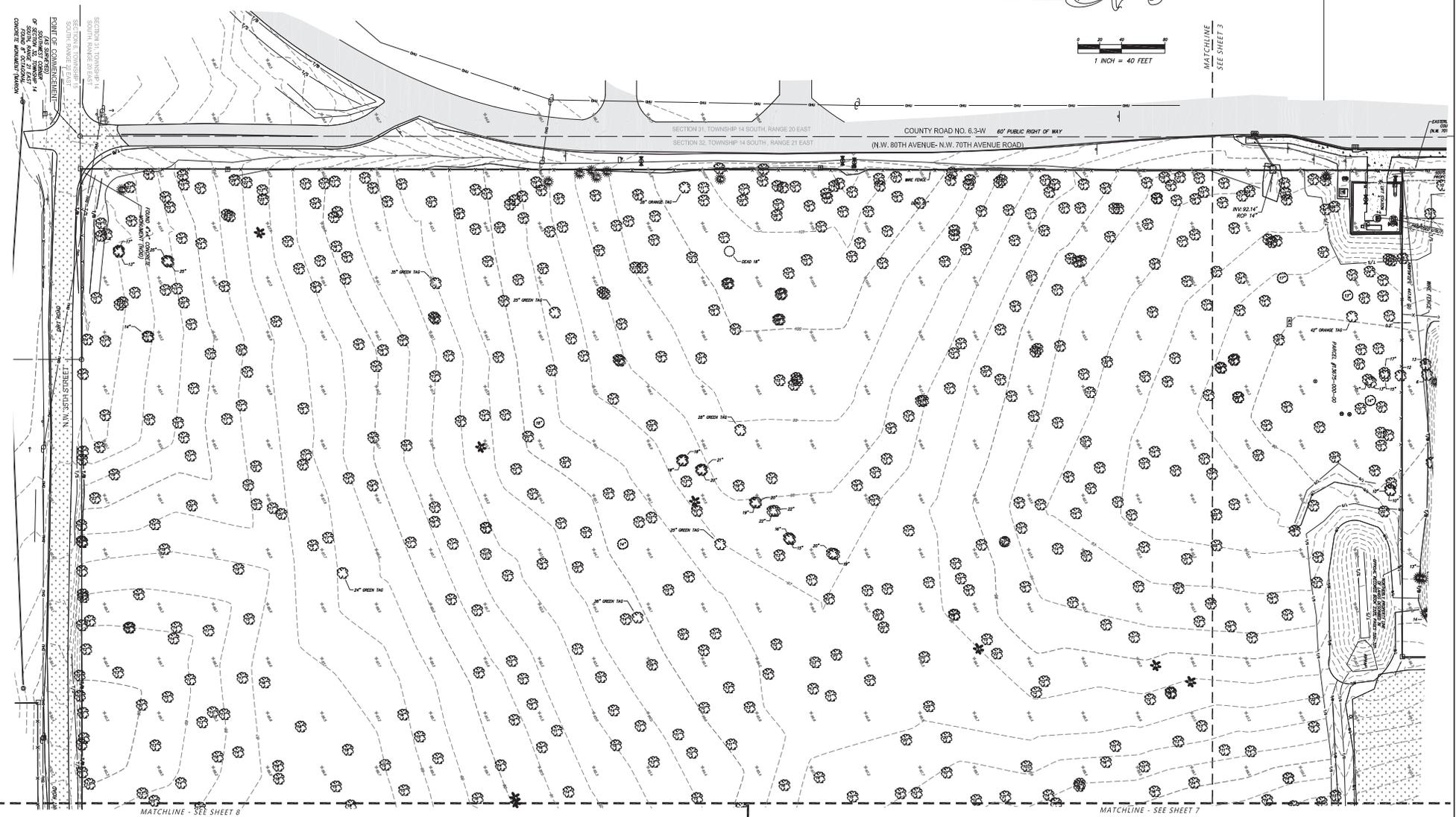
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16-1/11-19	04/21/16	16179ADDR6	
DRAWING DATE	BY	APPROVED	SCALE
05/19/16	MA	C.M.	1"=20'

Attachment A

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"CASTRO PLAZA"



MATCHLINE  
SEE SHEET 3



MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 7

Drawing name: 2:\Projects\16179-Castro Plaza-LLC\16179-01-01\16179-01-01.dwg (Boundary & Topo) 16179-SHEET 6 of 21 04/21/16 2:10pm by Administrator

REVISIONS			
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	07/26/19	ALB	UPDATE SURVEY
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY
	06/04/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS

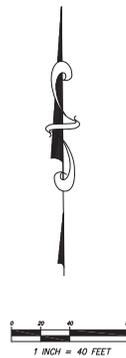
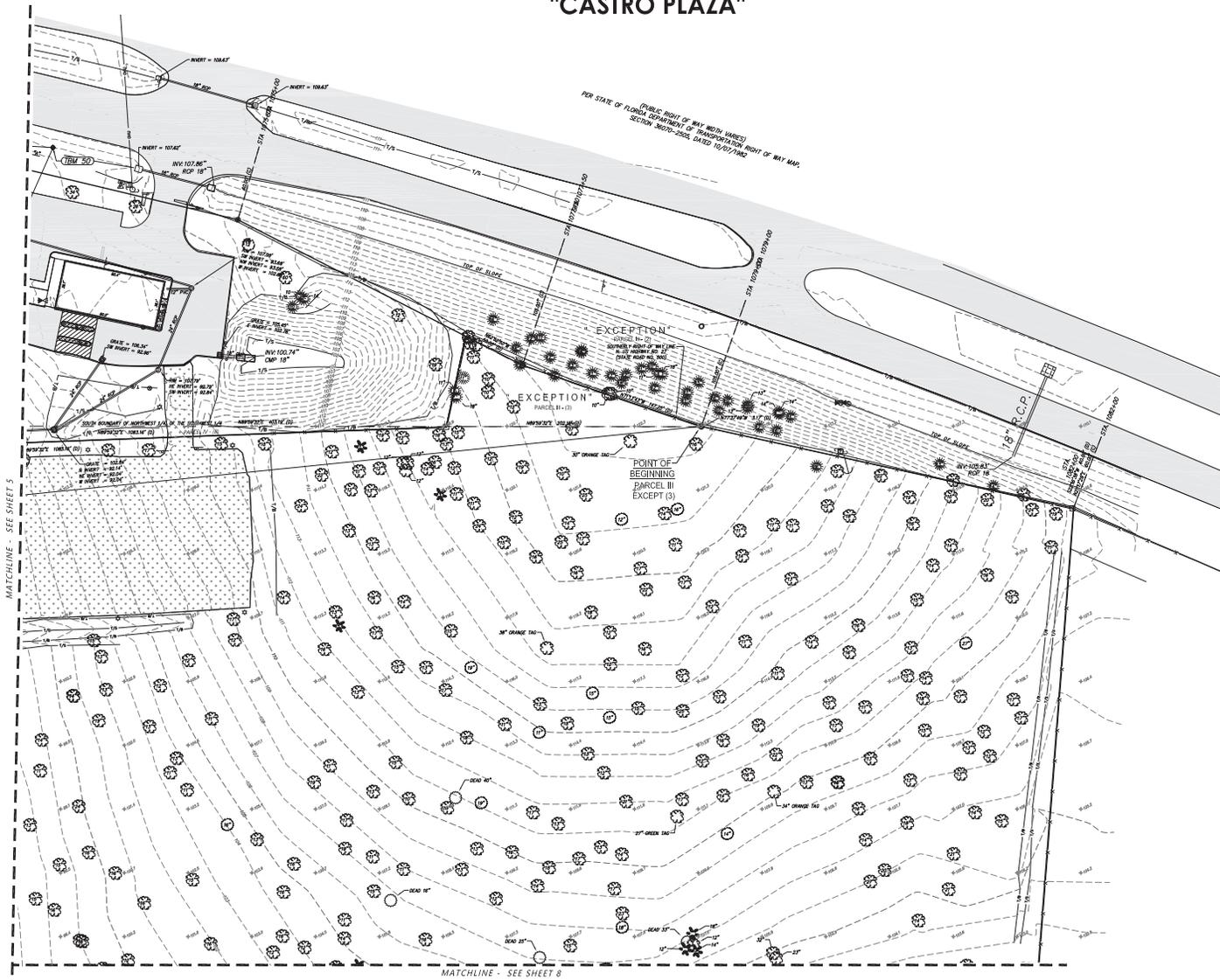
**JCH**  
 CONSULTING GROUP, INC.  
 LAND DEVELOPMENT - SURVEYING & MAPPING  
 PLANNING - ENVIRONMENTAL - G.I.S.  
 625 SW 151ST STREET, OCALA, FLORIDA 34761  
 PHONE 352.466.1400 FAX 352.277.4332 www.jchgroup.com  
 625 SW 151ST STREET, OCALA, FLORIDA 34761

LOCATED IN SECTION 32,  
 TOWNSHIP 14 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
 -FOR-  
 CASTRO PROPERTIES, LLC

FB/PG	FIELD DATE	JOB NO.	6 OF 8
16-1/11-19	04/21/16	16179ADDR6	
DRAWING DATE	BY	APPROVED	SCALE
05/19/16	MA	C.H.	1"=20'

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"CASTRO PLAZA"



REVISIONS

FB/PG	DATE	DRAWN	REVISION	CHKD
	10/21/16	M.A.	SHOW TOPO ON CASTRO PLAZA AREA	CJH
	07/26/19	ALB	UPDATE SURVEY	CJH
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY	CJH
	06/04/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS	CJH



**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - GIS  
435 SW 15TH STREET, Ocala, FLORIDA 34771  
PHONE 352.466.1400 FAX 352.275.2032 www.jchgroup.com  
CREATED BY: JCH/ALB/04/24/24

LOCATED IN SECTION 32,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
CASTRO PROPERTIES, LLC

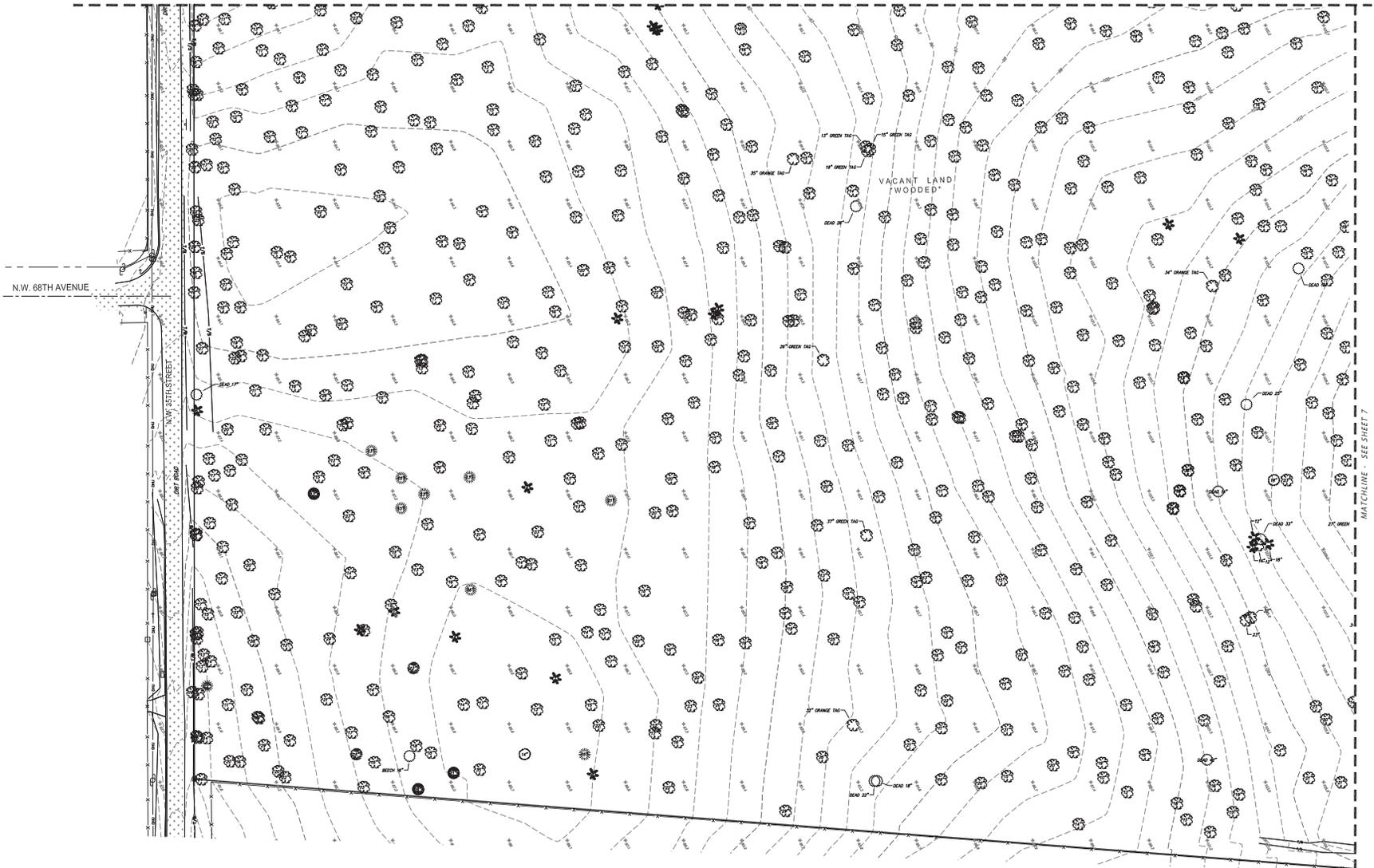
FB/PG	FIELD DATE		JOB NO.
16-1/11-19	04/21/16		16179ADDR6
DRAWING DATE	BY	APPROVED	SCALE
05/19/16	MA	CJH	1"=20'

7 OF 8

SECTION 32, TOWNSHIP 14 SOUTH, RANGE 21 EAST,  
MARION COUNTY, FLORIDA  
"CASTRO PLAZA"



MATCHLINE - SEE SHEET 6



MATCHLINE - SEE SHEET 7

Drawing name: 2:\Projects\16179 Castro Plaza LLC - 16179-00-00\16179\Boundary & Topo\16179ADD6.dwg 16179 SHEET 6 of 21 04/21/2016 3:12pm By Administrator

REVISIONS			
FB/PG	DATE	DRAWN	REVISION
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	07/26/19	ALB	UPDATE SURVEY
	05/08/24	M.A.	ADDITIONAL TOPOGRAPHIC SURVEY
	06/04/24	M.A.	ADDRESS COMMENTS FROM ENGINEERS

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - G.I.S.  
425 SW 151ST STREET, OCELA FLORIDA 32067  
PHONE 352.462.1400 FAX 352.275.2032 www.jchgroup.com  
CREATED BY: WITTE, REGISTRATION # 16,402

LOCATED IN SECTION 32,  
TOWNSHIP 14 SOUTH, RANGE 21 EAST  
  
MARION COUNTY, FLORIDA

BOUNDARY & TOPOGRAPHIC SURVEY  
-FOR-  
CASTRO PROPERTIES, LLC

FB/PG	FIELD DATE	JOB NO.	
16-1/11-19	04/21/16	16179ADDR6	
DRAWING DATE	BY	APPROVED	SCALE
05/19/16	MA	C.H.	1"=20'

8 OF 8

Attachment A



# MARTINGALE

## PLANNED UNIT DEVELOPMENT STANDARDS

Prepared for:

Castro Properties

Prepared by:

Kimley-Horn and Associates, Inc.

August 2024

**Kimley»Horn**

1700 SE 17<sup>th</sup> Street, Suite 200  
Ocala, Florida 34471  
352 438 3000

**CONTENTS**

Introduction ..... 1  
Overall Guiding Principles..... 2  
Development Standards ..... 4

**LIST OF TABLES**

Table 1 - Proposed Uses Within the PUD ..... 4  
Table 2 - Development Standards for Commercial Use ..... 5  
Table 3 - Development Standards for Residential Use ..... 6

**LIST OF FIGURES**

Figure 1 - Martingale PUD Master Plan..... 7  
Figure 2 - Conceptual Illustration A ..... 8  
Figure 3 - Conceptual Illustration B ..... 9  
Figure 4 - Typical Building Elevations, Articulation and Accent Materials ..... 10

## INTRODUCTION

The Martingale Planned Unit Development (“PUD Plan”) is approximately 43.62 acres located in Marion County, southeast of the US Hwy 27 and NW 70<sup>th</sup> Avenue Road intersection (Parcel Numbers: 13676-001-00 and 13675-000-00). The property is located 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 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 Commercial 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.

The Standards have been prepared to encourage and regulate the commercial and 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 is intended to allow a cohesive blend of commercial and residential uses across the property. Each development tract within the PUD will develop into a safe, attractive, sustainable, connected, and economically viable use.

The PUD has an existing Comprehensive Plan Future Land Use of Commercial (COM). The COM land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC.

The proposed allowable uses and densities in the Martingale PUD are consistent with the uses and densities allowed in the COM land use. A Comprehensive Plan Land Use Amendment is not proposed for this PUD.

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 of the building.
- 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, canopies, overhangs, recesses, projections, or display 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 and recreational paths 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.

- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Drive access and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 24 feet in height; pedestrian level lighting should generally not exceed 16 feet in height and shall be used adjacent to existing residential. Light fixtures may allow for additional elements such as non-commercial banners or hanging planters. Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries.
- All site improvements shall ensure the minimum requirements are met per NFPA1 Chapter 18 for fire department access and water supply. All commercial structures shall comply with minimum requirements of the Florida Fire Prevention Code.
- Buildings exceeding 20,000 square feet shall comply with the minimum requirements of the Building Public Safety Minimum Radio Signal Strength.

**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
Commercial (COM)	Commercial PUD	Permitted Uses and Special Uses at the maximum density shown on the PUD Plan compliant with the Neighborhood Business (B-1) and Community Business (B-2) zoning classifications, outdoor market and retail sales, and event venues. Prohibited Uses within the PUD shall include those listed on Exhibit E of the application materials.
	Residential PUD	Single family detached and multi-family attached residential units at the maximum density shown on the PUD Plan.

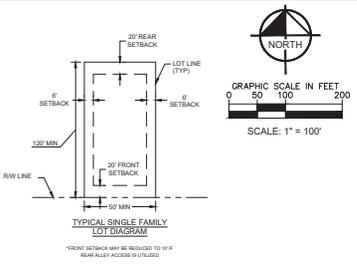
**Table 2 - Development Standards for Commercial Use**

Standard	Requirements
Maximum Lot Coverage (FAR)	1.0 Subject to 100,000 S.F. Maximum Commercial Density.
Minimum Building Setback (NW 80 <sup>th</sup> Ave ROW)	40'
Minimum Building Setback (US Hwy 27 ROW)	40'
Minimum Lot Size	N/A
Maximum Building Height	Height of building, as defined in the Marion County Land Development Code, may not exceed 45 feet.
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 public roadways and the eastern boundary shall be allowed per the PUD Master Plan.</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. See notes and site data on PUD plan. Improved Open Space shall be tabulated for the overall PUD plan area, and not on a per phase basis. 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. Internal interconnection shall be provided within the PUD.

**Table 3 - Development Standards for Residential Use**

Standard	Requirements
Maximum Dwelling Units	100 attached Townhomes and 40 single-family detached residential lots.
Minimum Building Setback (NW 80 <sup>th</sup> Ave ROW)	40'
Minimum Building Setback (US Hwy 27 ROW)	40'
Minimum Building Setback (NW 35 <sup>th</sup> St ROW)	30'
Minimum Building Setback (Adjacent Eastern Property)	30'
Minimum Lot Size	N/A (Townhomes), 50'x120' (SF Detached)
Maximum Building Height	Height of building, as defined in the Marion County Land Development Code, may not exceed 35' for Multi-Family or 30' for Single Family.
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 public roadways and the eastern boundary shall be allowed per the PUD Master Plan.</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>
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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. Internal interconnection shall be provided within the PUD.

Figure 1 - Martingale PUD Master Plan

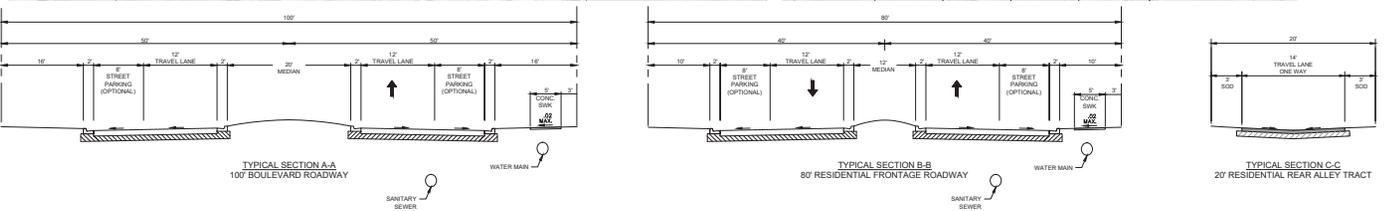
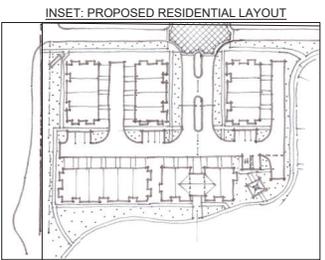


SITE DATA TABLE	
PROJECT NAME	MARTINGALE PLANNED UNIT DEVELOPMENT
PROJECT LOCATION	8850 N US HWY 27
OWNER	AUSTIN INTERNATIONAL REALTY, LLC, CASTRO PLAZA, LLC 80 FOREST ARCADE LOCUST VALLEY, NY 11560
TOTAL SITE AREA	43.62 ACRES
SPRINGS PROTECTION ZONE	SECONDARY
OPEN SPACE REQUIRED	20% MINIMUM
FLOOD ZONE	X & AE
FEMA PANEL	12830302E
EXISTING FUTURE LAND USE	COM
EXISTING ZONING	R-2, PRC, & A-1
MAXIMUM BUILDING HEIGHT	40' COMMERCIAL, 30' MULTI-FAMILY, 30' SINGLE FAMILY DETACHED
BUFFERS	SEE SHEET C006
UTILITIES	SEE PD STANDARDS
ROADS	PRIVATE
POTABLE WATER & SANITARY SEWER	MARION COUNTY UTILITIES
URBANISMS	PRIVATE

DEVELOPMENT PROGRAM TABLE		
DESIGNATION	ALLOWABLE USES	DENSITY
COM	<ul style="list-style-type: none"> <li>RETAIL, RESTAURANT, OFFICE, COMMERCIAL</li> <li>OTHER USES ALLOWED WITHIN THE R-2 ZONING CLASSIFICATION, AS LIMITED BY THE PD STANDARDS</li> </ul>	UP TO 100,000 SQ. FT.
RES	<ul style="list-style-type: none"> <li>TOWNHOMES</li> <li>SINGLE FAMILY HOMES</li> </ul>	UP TO 100 TOWNHOMES AND 40 SINGLE FAMILY HOMES

THE PROPOSED CREDITS MAY BE CHANGED AS DEVELOPMENT OCCURS WITHIN THE PLANNED DEVELOPMENT AS LONG AS THE TOTAL DENSITY DOES NOT EXCEED THOSE DENSED BY THE APPROVED TRAFFIC IMPACT STUDY.

- P.U.D. NOTES:**
- THE LAYOUT DEPICTED IS CONCEPTUAL AND TO THE LEVEL OF DETAIL NECESSARY FOR REVIEW OF THE PROPOSED PUD PLAN. LOCATIONS OF FINAL SITE IMPROVEMENTS WILL BE DETERMINED DURING DESIGN AND AGENCY REVIEW DUE TO ENGINEERING AND MARKET CONDITIONS, AND PURSUANT TO LDC SECTION 4.2.31.K.
  - PROJECT PHASING WILL BE DETERMINED DURING DEVELOPMENT REVIEW.
  - THE EXISTING COMMERCIAL PLAZA WILL REMAIN IN PLACE AND OPERATIONAL UNTIL SUCH TIME THAT REDEVELOPMENT IN THAT AREA IS PROPOSED. TENANT RENOVATIONS, BUILDING AND SITE MODIFICATIONS ALLOWED BY THE LAND DEVELOPMENT CODE, ETC. ARE PERMITTED DURING THAT TIME.
  - THE PUD MUST PROVIDE AN INTERNAL PEDESTRIAN NETWORK AND MUST CONNECT TO THE PEDESTRIAN FACILITIES EXISTING AND PLANNED FOR NW 70TH AVENUE ROAD. SIDEWALKS ARE NOT REQUIRED ADJACENT TO US HWY 27 OR NW 35TH STREET.
  - A TRAFFIC STUDY METHODOLOGY FOR THIS PROJECT MEETING THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE HAS BEEN APPROVED BY MARION COUNTY.
  - THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO IMPROVEMENT PLAN, FINAL PLAT, SITE PLAN OR BUILDING PERMIT REVIEW.



NO.	REVISIONS	DATE	BY

**Kimley-Horn**  
 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA, 34471  
 PHONE: 352.237.0000 FAX: 352.237.0001  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35196

**Attachment A**  
 REGISTERED PROFESSIONAL ENGINEER  
 RICHARD J. BISHOP, P.E.  
 FLORIDA LICENSE NUMBER 12500  
 DESIGNED BY: AS SHOWN  
 SCALE: AS SHOWN

**PROJECT INFORMATION**  
 KHM PROJECT: 04250400B  
 DATE: AUGUST 2024

**PUD MASTER PLAN**

**MARTINGALE**  
 PREPARED FOR  
**AUSTIN INTERNATIONAL REALTY, LLC.**  
 FLORIDA  
 MARION COUNTY

SHEET NUMBER  
**C003**

Figure 2 - Conceptual Illustration A





Figure 4 - Typical Building Elevations, Articulation and Accent Materials



-sketch of retail marketplace-



-sketch of residential streetscape



-sketch of residential streetscape-





**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

August 20, 2024

KIMLEY-HORN  
ALEXANDER CAMPANO  
1700 SE 17TH ST SUITE 200  
OCALA, FL 34471

**SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER**  
PROJECT NAME: MARTINGALE PUD (AKA: GOLDEN HILLS)  
PROJECT #2024030071 APPLICATION: #31337 PARCEL #13675-000-00

Dear Alexander,

The Traffic Methodology dated August 13, 2024 for the above referenced project was approved by Marion County on August 20, 2024. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**



August 13, 2024

Mr. Christopher Zeigler  
Engineering Project Manager  
Marion County Office of the County Engineer  
412 SE 25<sup>th</sup> Avenue  
Ocala, FL. 34471

**RE: *Martingale PUD – Traffic Study Methodology; Marion County, Florida  
Kimley-Horn Project No. 042934006***

Dear Mr. Zeigler:

Kimley-Horn and Associates, Inc. is pleased to submit this methodology for a forthcoming traffic study for the Martingale PUD project. The project site is located in the southeast corner of US 27 at CR 225A (NW 70<sup>th</sup> Avenue) in Marion County. The traffic study will be performed to support a PUD zoning application through Marion County. The conceptual PUD plan is provided as an attachment.

The development is projected to generate more than 100 peak hour trips, therefore a “Traffic Study” is required per the Marion County Traffic Impact Analysis (TIA) Guidelines. A 5-year buildout (year 2029) will be used for the study.

## **TRIP GENERATION**

Trip generation for the proposed development was determined using the Institute of Transportation Engineer’s (ITE) *Trip Generation Manual* (11<sup>th</sup> Edition). The following development program and ITE land use codes were used for the trip generation calculations:

- ITE LUC 210 – Single Family Detached Housing – up to 40 dwelling units
- ITE LUC 215 – Single Family Attached Housing – up to 100 dwelling units
- ITE LUC 821 – Shopping Plaza (40-150k SF, w/ supermarket) – up to 100,000 square feet

Internal capture and pass-by reductions were applied. Internal capture was applied based on the methodologies of the ITE *Trip Generation Handbook* (3<sup>rd</sup> Edition).

A pass-by rate of 40% is recommended for ITE LUC 821 based on the ITE *Trip Generation Manual*, 11<sup>th</sup> Edition. Pass-by traffic was reviewed and capped at 10% of adjacent street traffic according to FDOT Multimodal Transportation Impact Handbook (2023) guidance.

**Table 1** summarizes the trip generation potential at project buildout. ITE *Trip Generation Manual* excerpts are provided as an attachment.

Table 1 – Buildout Trip Generation

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
<b>Total Trips</b>								
Single Family, Detached	40 DU	434	32	8	24	42	26	16
Single Family, Attached	100 DU	712	46	14	32	56	32	24
Shopping Plaza w/ Supermarket (40-150k SF)	100,000 SF	9,109	353	219	134	886	425	461
	Subtotal	10,255	431	241	190	984	483	501
<b>Internal Capture</b>	Daily AM PM							
Retail	2.9% 0.3% 5.0%	261	1	1	0	44	17	27
Residential	22.8% 1.3% 44.9%	261	1	0	1	44	27	17
Overall Development	5.1% 0.5% 8.9%	522	2	1	1	88	44	44
<b>Pass-By Traffic</b>	Daily AM PM							
Shopping Plaza (40-150k SF)	40.0% 40.0% 40.0%	3,539	141	70	71	337	168	169
10% of Adjacent Street		2,670	240	120	120	240	120	120
	Pass-by utilized	2,670	141	70	71	240	120	120
<b>Total Net New Trips</b>		<b>7,063</b>	<b>288</b>	<b>170</b>	<b>118</b>	<b>656</b>	<b>319</b>	<b>337</b>

Note 1: Trip Generation and and internal capture were derived using the ITE Trip Generation Manual (11th Ed) and ITE Trip Generation Handbook (3rd Ed).

Note 2: Pass-by was calculated using the ITE Trip Generation Manual (11th Ed) and capped at 10% of adjacent street background traffic on CR 225A (CMP ID 3510) and US 27 (CMP ID 6430) per the FDOT Multimodal Transportation Site Impact Handbook (2023, Chapter 4.6.6.6).

**Single-Family Detached Housing [ITE 210]**

Daily  $Ln(T) = 0.92 * Ln(X) + 2.68$  (X is Number of Dwelling Units)  
 AM Peak Hour of Adjacent Street  $Ln(T) = 0.91 * Ln(X) + 0.12$  (X is Number of Dwelling Units; 26% in, 74% out)  
 PM Peak Hour of Adjacent Street  $Ln(T) = 0.94 * Ln(X) + 0.27$  (X is Number of Dwelling Units; 63% in, 37% out)

**Single-Family Attached Housing [ITE 215]**

Daily  $T = 7.62 * (X) - 50.48$  (X is Number of Dwelling Units)  
 AM Peak Hour of Adjacent Street  $T = 0.52 * (X) - 5.70$  (X is Number of Dwelling Units; 31% in, 69% out)  
 PM Peak Hour of Adjacent Street  $T = 0.60 * (X) - 3.93$  (X is Number of Dwelling Units; 57% in, 43% out)

**Shopping Plaza w/ Supermarket (40-150k SF) [ITE 821]**

Daily  $T = 76.96 * (X) + 1412.79$  (X is 1000 SF)  
 AM Peak Hour of Adjacent Street  $T = 3.53 * (X)$  (X is 1000 SF; 62% in, 38% out)  
 PM Peak Hour of Adjacent Street  $T = 7.67 * (X) + 118.86$  (X is 1000 SF; 48% in, 52% out)

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8/12/24

**PROJECT TRIP DISTRIBUTION**

The project’s trip distribution was derived using the Central Florida Regional Planning Model (CFRPM v7), which is based on the Florida Standard Urban Transportation Planning Model. The FDOT provided model was reviewed against the committed improvements in the surrounding area, the following roadways were verified or updated to generate this development’s trip distribution:

- NW 49<sup>th</sup> Street – extended the 2-lane roadway from CR 225A to NW 44<sup>th</sup> Avenue (Marion County TIP Project C7, 2023/24)

- CR 225A/NW 70<sup>th</sup> Avenue/SW 80<sup>th</sup> Avenue – updated NW 49<sup>th</sup> Street to SR 40 (Marion County TIP Project C12, 2023/24) and SW 38<sup>th</sup> Street to SR 200 (Marion County TIP Project C13 / C14, 2024/25 / 2023/24) to 4-lane roadways
- SW 49<sup>th</sup> Avenue – 4 lane divided roadway from SW 66<sup>th</sup> Street to SW 42<sup>nd</sup> Street Flyover (TIP073804, 2023/24), Marion Oaks Trail to SW 95<sup>th</sup> Street (TIP77250B, 2025/26), and Marion Oaks Manor to 0.7 miles south of CR 484 (STC073813, 2023/24)
- NW/SW 44<sup>th</sup> Avenue – 4 lane divided roadway from SR 200 to US 27 (TIP R17/R18, 2026-2030). Portions of this roadway are under construction, already completed, or have existing 2-lane sections

The CFRPM model outputs are provided as an attachment. The attached **Figure 2** and **Figure 3** illustrate the project location, trip distribution and volumes at the project driveways.

## STUDY AREA

The study area, which is illustrated in the attached **Figure 1**, was determined based on the Marion County TIA Guidelines, which states that roadway segments with a 3% or greater project impact to the peak hour directional service volume are considered significantly impacted. Significantly impacted roadway segments, plus one segment beyond, were included in the study area per the Marion County TIA Guidelines.

The project impact was calculated as the PM peak hour net new traffic from the development multiplied by the maximum trip distribution on the segment, divided by the peak hour peak direction service volume. The peak hour peak direction service volumes were obtained from the Ocala Marion Transportation Planning Organization (TPO) Congestion Management Process (CMP) and FDOT Quality/Level of Service Tables (2020). The project impact calculations are provided in the attached **Table 2**. Excerpts from the Ocala Marion TPO CMP are provided in the attachments.

The following study area roadway segments will be evaluated during the PM peak hour:

- US 27 – NW 80<sup>th</sup> Avenue to CR 225A (< 3% impact, one segment beyond)
- US 27 – CR 225A to NW 60<sup>th</sup> Avenue
- US 27 – NW 60<sup>th</sup> Avenue to NW 49<sup>th</sup> Avenue
- US 27 – NW 49<sup>th</sup> Avenue to NW 44<sup>th</sup> Avenue
- US 27 – NW 44<sup>th</sup> Avenue to I-75
- US 27 – I-75 to NW 27<sup>th</sup> Avenue
- US 27 – NW 27<sup>th</sup> Avenue to NW MLK Jr Avenue (< 3% impact, one segment beyond)
- CR 225A – US 27 to SR 40 (< 3% impact, adjacent segment)

The following major intersections on significantly impacted roadway segments will be included in the study area and evaluated during the AM peak hour and PM peak hour in the forthcoming traffic study:

- CR 225A/NW 70<sup>th</sup> Avenue at US 27 (signalized)
- NW 60<sup>th</sup> Avenue at US 27 (signalized)
- NW 49<sup>th</sup> Avenue at US 27 (signalized)
- NW 44<sup>th</sup> Avenue at US 27 (signalized)

- US 27 at I-75 SB Ramp (signalized)
- US 27 at I-75 NB Ramp (signalized)

In addition, the site access locations on CR 225A/NW 70<sup>th</sup> Avenue and US 27 will be evaluated.

## EXISTING CONDITIONS INVENTORY

An existing conditions inventory for the adjacent roadway network is included in the attached **Table 2**. The existing conditions inventory includes the daily service volume, existing Annual Average Daily Traffic (AADT), Volume to Maximum Service Volume (V/MSV), and Level of Service (LOS). The daily service volume and AADT were obtained from the Ocala Marion TPO CMP Database.

## SITE ACCESS

Site access to the development is proposed via the following access connections:

- A full access connection to US 27 at the existing median opening +/- 750 feet east of CR 225A/NW 70<sup>th</sup> Avenue
- Three access connections on CR 225A/NW 70<sup>th</sup> Avenue south of US 27;
  - i. an existing right-in right-out driveway that serves the existing development
  - ii. a proposed right-in / right out driveway south of the existing driveway, and
  - iii. a full access driveway aligned with the northern Marion County Fire Rescue Station 20 driveway

The existing median opening on US 27 east of CR 225A/NW 70<sup>th</sup> Avenue also provides access to the Ocala Breeders Feed & Supply north of US 27. There are two driveways currently located on CR 225A/NW 70<sup>th</sup> Avenue serving the site; the northern one is proposed to remain with the new PUD and the southern one will be closed and new access to CR 225A/NW 70<sup>th</sup> Avenue constructed for the site.

The need for new ingress turn lanes at the proposed access connections will be evaluated using National Cooperative Highway Research Program (NCHRP) 457 criteria, Florida Department of Transportation (FDOT) criteria, and/or the Marion County Land Development Code. The project driveways will also be evaluated using the Synchro 11 software package. The existing median opening on US 27 will be evaluated to determine if lengthening of the existing westbound left-turn lane is required to accommodate background and buildout traffic.

The proposed trip distribution and project traffic volumes at the site access locations are illustrated in the attached **Figure 2** and **Figure 3**.

## MULTIMODAL CONNECTIVITY

The traffic study will include a discussion of available pedestrian and bicycle facilities adjacent to the site, and proposed connectivity from the development to the surrounding pedestrian and bicycle network. A listing of transit routes adjacent to the site, if any, will be provided.

## PLANNED IMPROVEMENTS

The Ocala Marion TPO 2045 Long Range Transportation Plan (LRTP), the Ocala Marion TPO Transportation Improvement Program (TIP), the Marion County TIP, and the FDOT Five-Year Work

Program were reviewed to identify planned or programmed capacity improvements within the project study area. The following projects were identified within the study area:

- CR 225A / NW 70<sup>th</sup> Avenue / NW/SW 80<sup>th</sup> Avenue – NW 49<sup>th</sup> Street to SR 40 (Marion County TIP Project C12, 2023/24)

The service volumes used for the study area determination shown in **Table 2** consider the above planned and programmed improvements.

## VOLUME DEVELOPMENT

AM peak period (7 AM – 9 AM) and PM peak period (4 PM – 6 PM) turning movement counts will be collected at the study area intersections. Turning movement counts will be collected at the following locations:

- CR 225A/NW 70<sup>th</sup> Avenue at US 27
- NW 60<sup>th</sup> Avenue at US 27
- NW 49<sup>th</sup> Avenue at US 27
- NW 44<sup>th</sup> Avenue at US 27
- US 27 at I-75 SB Ramp
- US 27 at I-75 NB Ramp
- Existing median opening on US 27 east of CR 225A
- Existing driveway on CR 225/NW 70<sup>th</sup> Avenue at the Marion County Fire Station / future access connection
- Existing right-in right-out driveway on CR 225/NW 70<sup>th</sup> Avenue / future access connection

The observed turning movement counts will be adjusted to peak season using the 2023 peak season conversion factors (minimum 1.0) published by FDOT. The existing peak season volumes will be adjusted to background traffic by applying a background growth rate, with vested traffic added. Vested traffic, if any, provided by Marion County will be added to the background traffic growth. Project traffic will be added to background traffic to generate future buildout traffic volumes.

An annual area wide growth rate of 2.56% is proposed to adjust the existing intersection volumes to future background traffic volumes. The area wide growth rate was calculated based on an average of the TPO growth rates and CMP growth rates within the study area. The calculated area wide growth rate is provided in the attached **Table 3**.

The PM peak hour approach and departure volumes observed from the intersection turning movement counts will be utilized for existing roadway segment volumes. The segment specific averaged TPO growth rates and CMP growth rates are proposed for adjusting the existing roadway segment volumes to background traffic volumes. A minimum 1% annual background growth rate will be applied. Project traffic will be added to the background traffic to obtain buildout traffic volumes.

Excerpts from Ocala Marion CMP and Ocala Marion Traffic Counts Report are provided in the attachments.

## OPERATIONAL ANALYSIS

The study area intersections will be evaluated using the *Synchro* software package, which is based on Highway Capacity Manual methodologies. The study area intersections will be evaluated during the AM peak hour and PM peak hour traffic conditions for existing, future background, and future buildout conditions.

The existing traffic conditions analysis and the future background (without project) traffic conditions analysis will be evaluated assuming the existing intersection geometries and traffic controls. Improvements necessary to accommodate future background (without project) or buildout traffic conditions will be identified within the report.

Study area roadway segments will be evaluated for PM peak hour, peak direction traffic conditions. The existing, future background (without project), and future buildout (with project) peak hour, peak direction traffic volumes will be compared against the allowable service volumes in **Table 2**.

Please do not hesitate to call to discuss any questions or comments during your review.

Sincerely,

**KIMLEY-HORN**



Amber L. Gartner, P.E.

Attachments: Conceptual PUD Plan  
 ITE Trip Generation Excerpts  
 CFRPM Model Output  
 Figure 1 – Project Location and Study Area  
 Figure 2 - AM Peak Hour Net New & Pass-By Site Access Trip Distribution & Volumes  
 Figure 3 - PM Peak Hour Net New & Pass-By Site Access Trip Distribution & Volumes  
 Table 2 – Study Area Determination  
 Table 3 – Growth Rate Calculations  
 Ocala Marion TPO CMP Excerpts  
 Ocala Marion TPO Traffic Counts Report Excerpts

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# ATTACHMENTS

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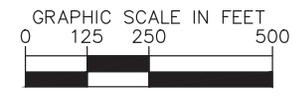
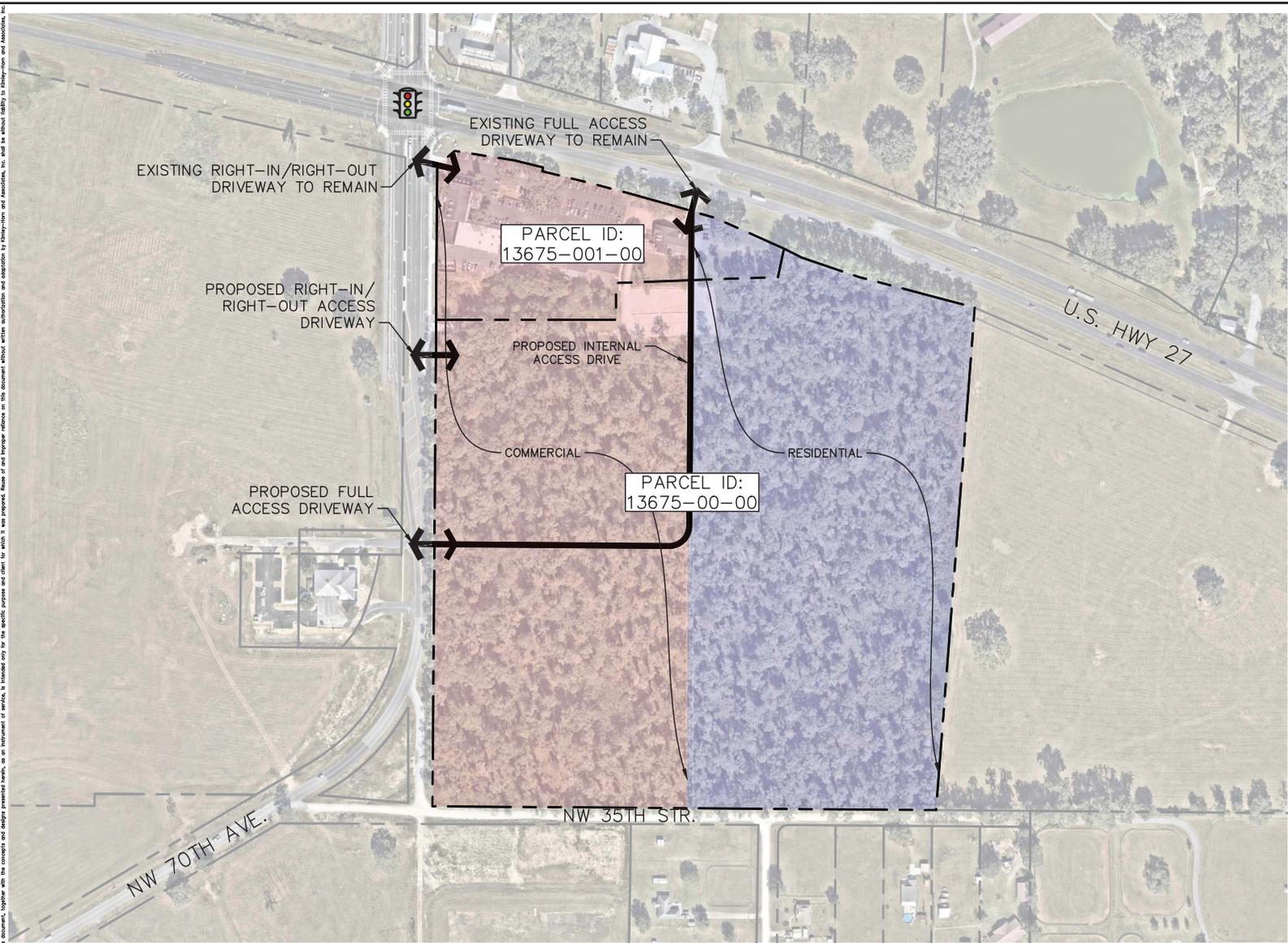
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**CONCEPTUAL PUD PLAN**

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This document, together with the conceptual design and design presentation herein, is an "instrument of service" as defined in Florida Statute, Chapter 481, Part 1, Section 481.05(1). It is prepared, issued, and delivered for the specific purpose and client for which it was prepared. Reason of and transfer of title on this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



No.	REVISIONS	DATE	BY

**Kimley-Horn**

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KHA PROJECT  
042934006

DATE  
AUGUST 2024

SCALE  
AS SHOWN

DESIGNED BY  
RVB

DRAWN BY  
CJC

CHECKED BY  
RVB

MARION COUNTY

MARTINGALE

FLORIDA

LICENSED PROFESSIONAL

RICHARD V. BUSCHE, P.E.

58568

DATE: \_\_\_\_\_

PUD ACCESS PLAN

SHEET NUMBER

EX-01

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**ITE TRIP GENERATION EXCERPTS**

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# Land Use: 210

## Single-Family Detached Housing

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### Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

### Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

### Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077, 1078, 1079

# Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 174

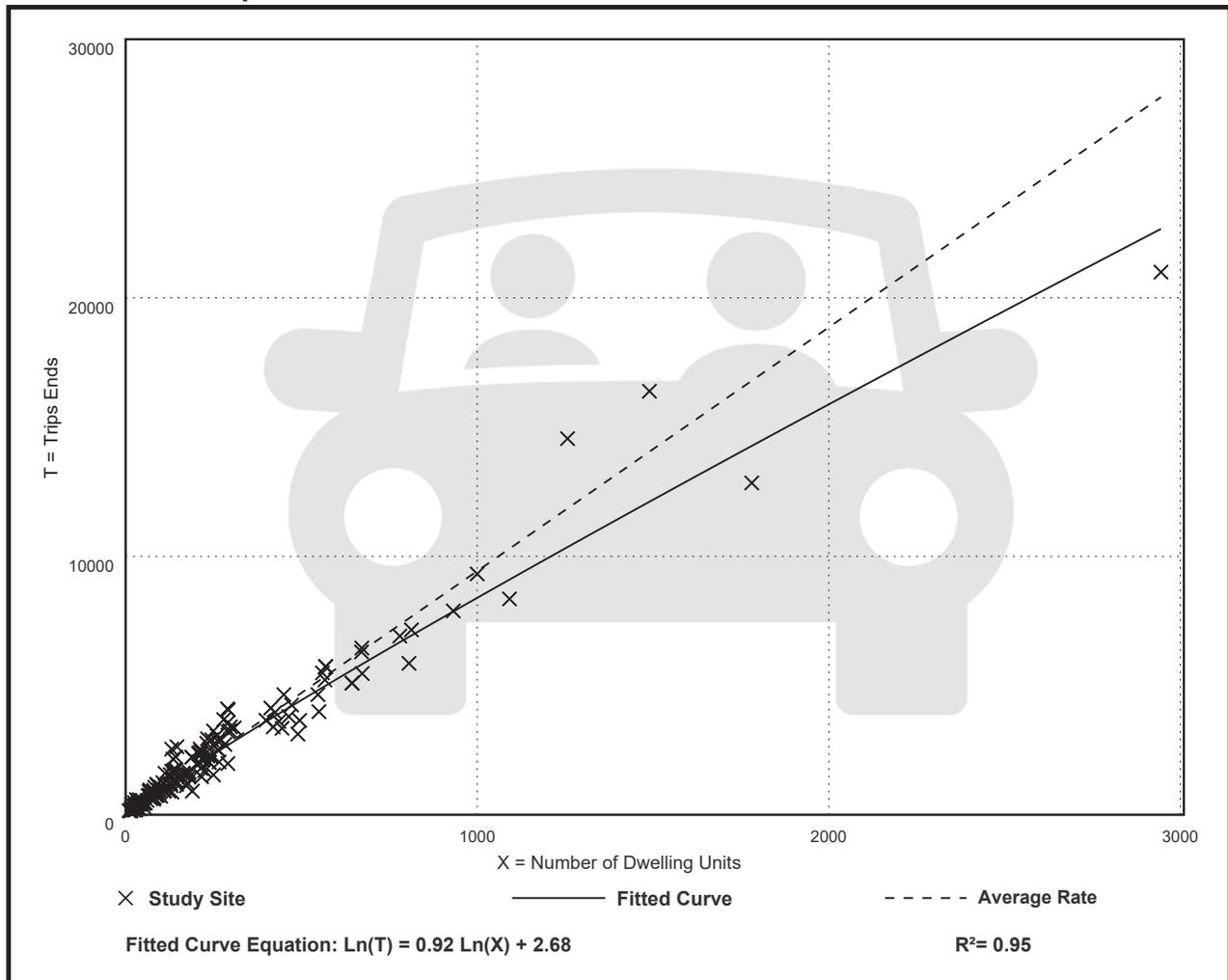
Avg. Num. of Dwelling Units: 246

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: **Weekday,**

**Peak Hour of Adjacent Street Traffic,**

**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 192

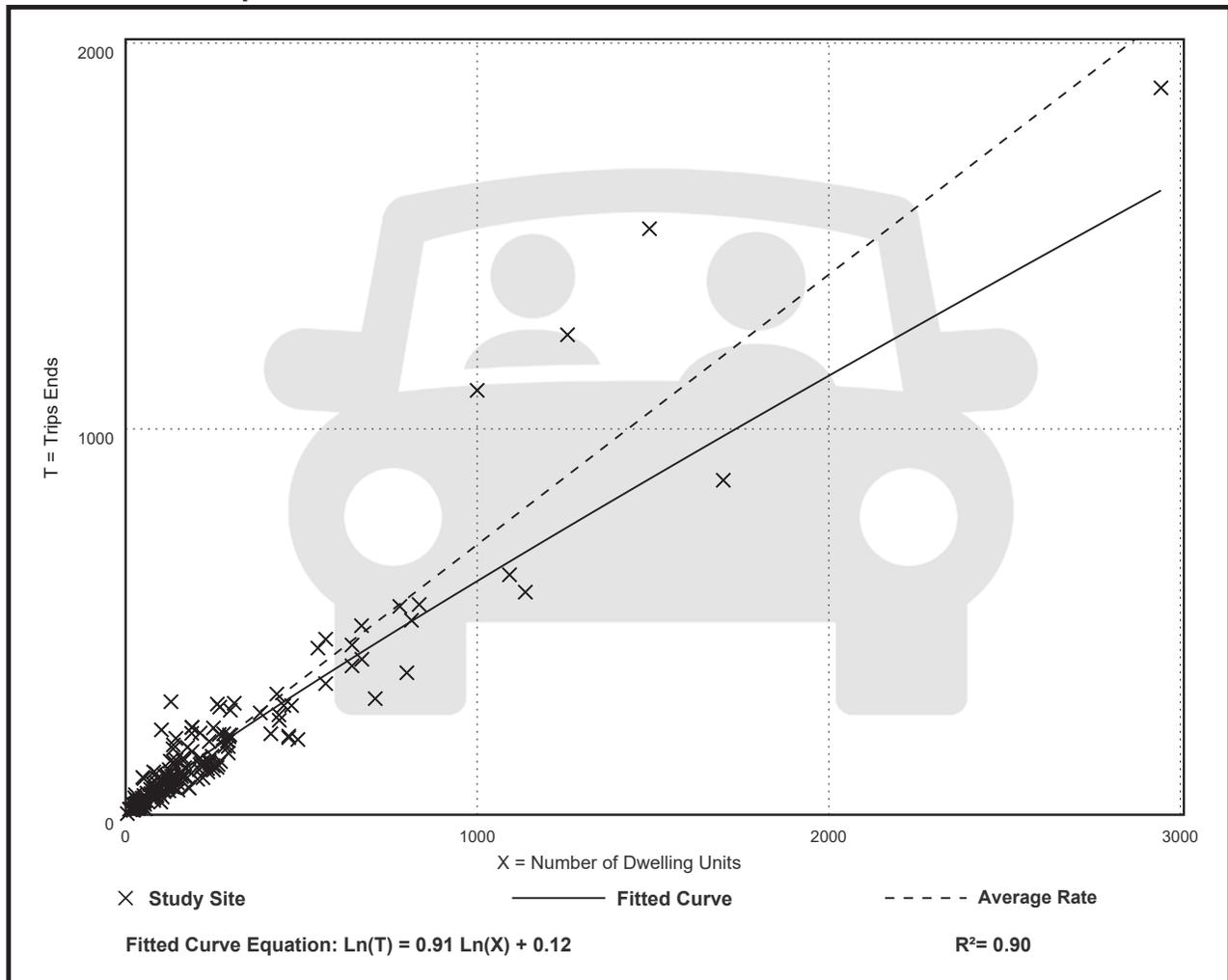
Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

## Data Plot and Equation



# Single-Family Detached Housing (210)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

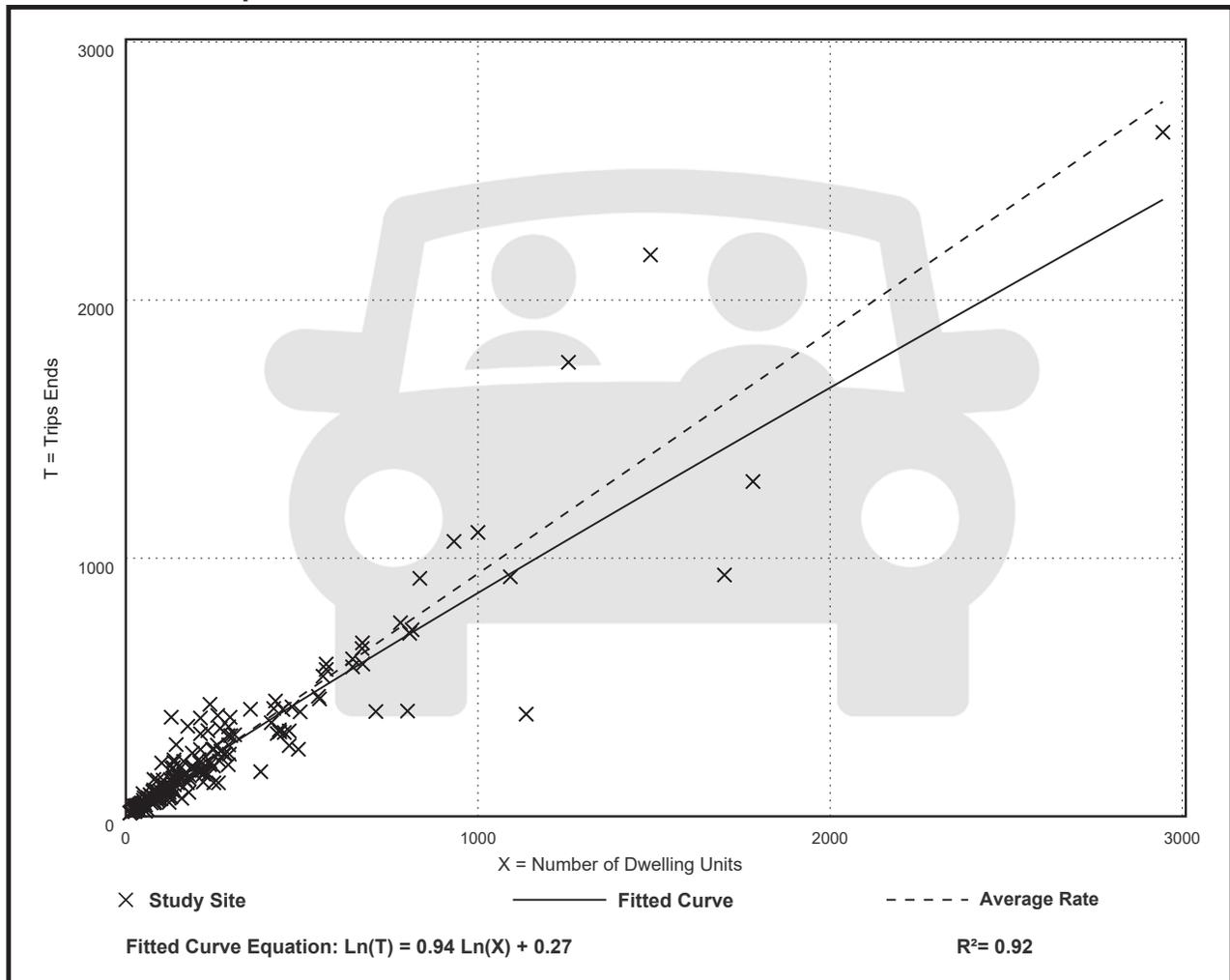
Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

## Data Plot and Equation



# Land Use: 215

## Single-Family Attached Housing

---

### Description

Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

### Additional Data

The database for this land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in British Columbia (CAN), California, Georgia, Illinois, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Utah, Virginia, and Wisconsin.

### Source Numbers

168, 204, 211, 237, 305, 306, 319, 321, 357, 390, 418, 525, 571, 583, 638, 735, 868, 869, 870, 896, 912, 959, 1009, 1046, 1056, 1058, 1077

# Single-Family Attached Housing (215)

Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 22

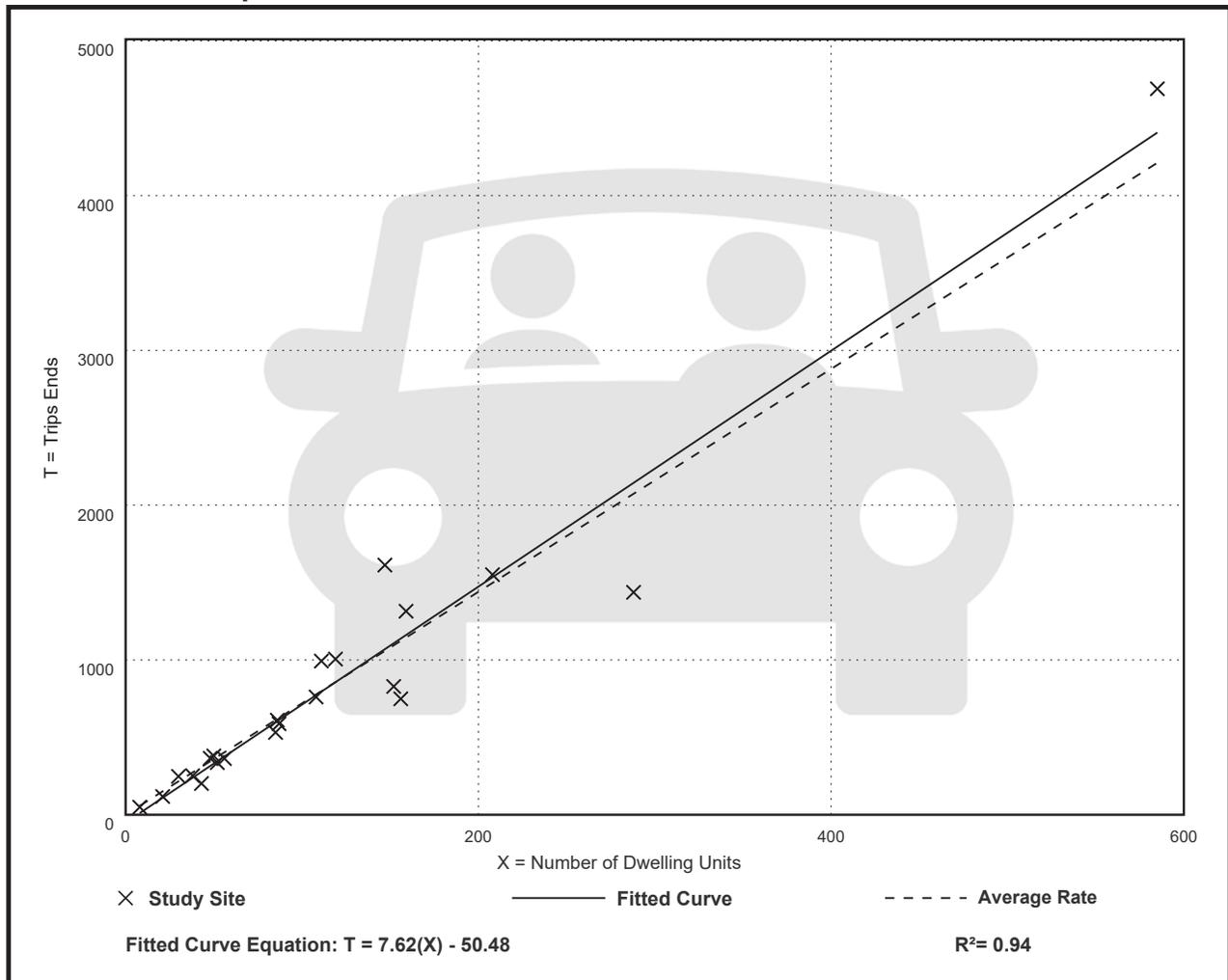
Avg. Num. of Dwelling Units: 120

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

## Data Plot and Equation



# Single-Family Attached Housing (215)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 46

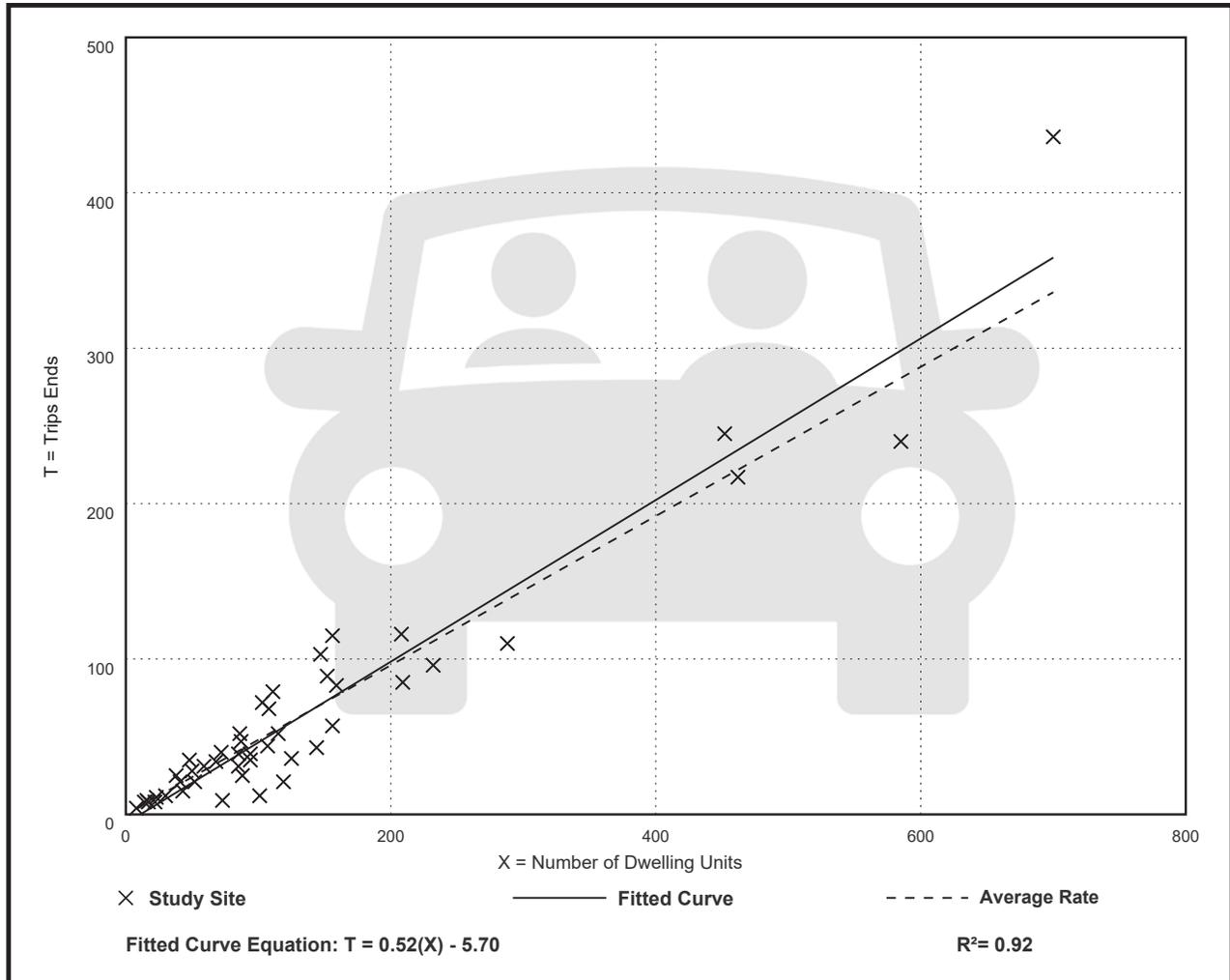
Avg. Num. of Dwelling Units: 135

Directional Distribution: 31% entering, 69% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

## Data Plot and Equation



# Single-Family Attached Housing (215)

## Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

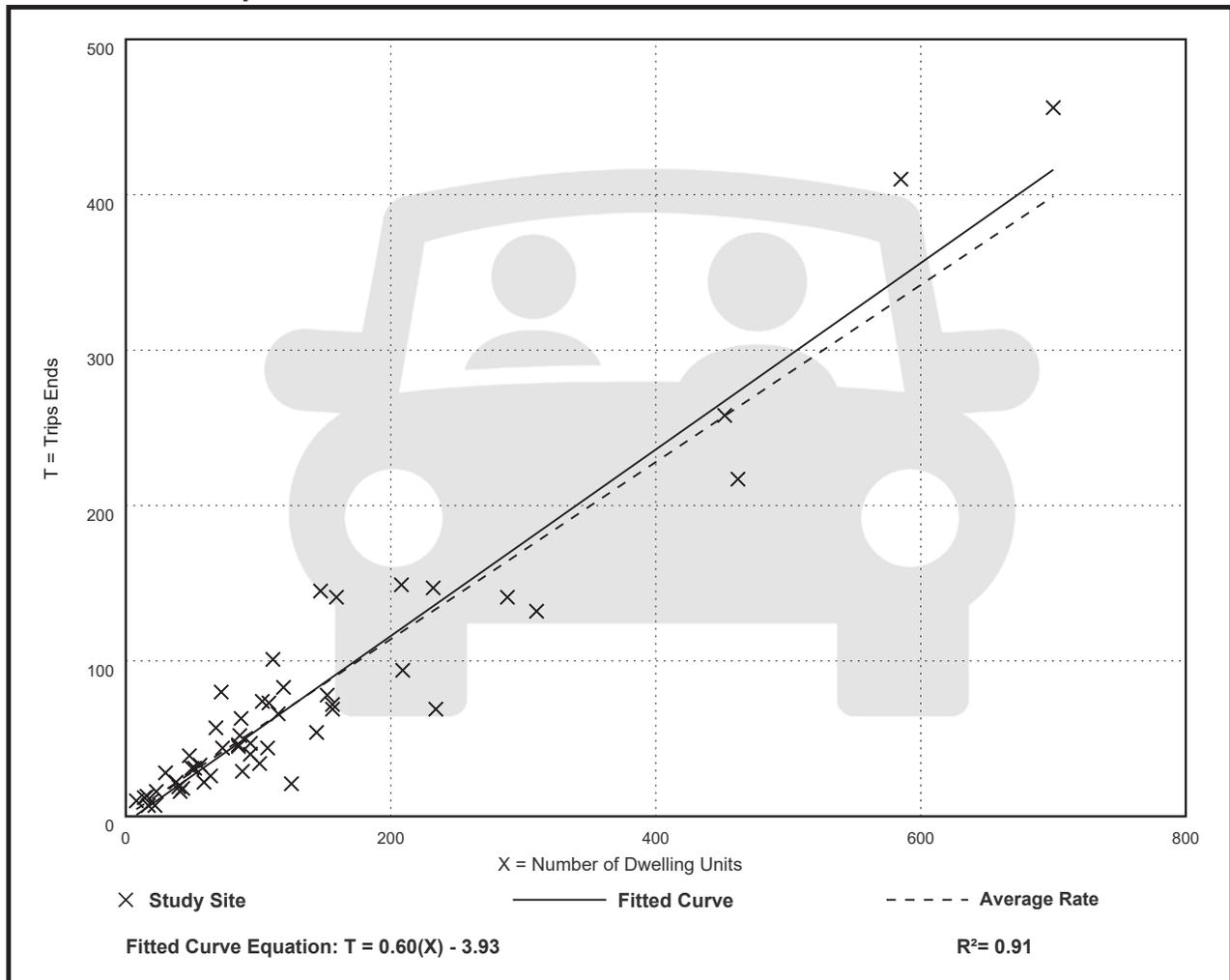
Avg. Num. of Dwelling Units: 136

Directional Distribution: 57% entering, 43% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

## Data Plot and Equation



# Land Use: 821

## Shopping Plaza (40-150k)

---

### Description

A shopping plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). The term “plaza” in the land use name rather than “center” is simply a means of distinction between the different shopping center size ranges. Various other names are commonly used to categorize a shopping plaza within this size range, depending on its specific size and tenants, such as neighborhood center, community center, and fashion center.

Its major tenant is often a supermarket but many sites are anchored by home improvement, discount, or other stores. A shopping plaza typically contains more than retail merchandising facilities. Office space, a movie theater, restaurants, a post office, banks, a health club, and recreational facilities are common tenants. A shopping plaza is almost always open-air and the GLA is the same as the gross floor area of the building.

The 150,000 square feet GLA threshold value between shopping plaza and shopping center (Land Use 820) is based on an examination of trip generation data. For a shopping plaza that is smaller than the threshold value, the presence or absence of a supermarket within the plaza has a measurable effect on site trip generation. For a shopping center that is larger than the threshold value, the trips generated by its other major tenants mask any effects of the presence or absence of an on-site supermarket.

The 40,000 square feet GFA threshold between shopping plaza and strip retail plaza (Land Use 822) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land Use 820), strip retail plaza (<40k) (Land Use 822), and factory outlet center (Land Use 823) are related uses.

### Land Use Subcategory

The presence or absence of a supermarket in a shopping plaza has been determined to have a measurable effect on site trip generation. Therefore, data are presented for two subcategories for this land use: sites with a supermarket anchor and sites without a supermarket.

### Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (<https://www.ite.org/technical-resources/topics/trip-and-parking-generation/>).

## Attachment A

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), British Columbia (CAN), California, Connecticut, District of Columbia, Florida, Georgia, Illinois, Indiana, Iowa, Kansas, Kentucky, Maine, Maryland, Massachusetts, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

### Source Numbers

105, 110, 156, 159, 186, 198, 204, 211, 213, 239, 259, 260, 295, 301, 304, 305, 307, 317, 319, 358, 376, 390, 400, 404, 437, 444, 446, 507, 580, 598, 658, 728, 908, 926, 944, 946, 960, 973, 974, 1004, 1009, 1025, 1069

# Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 17

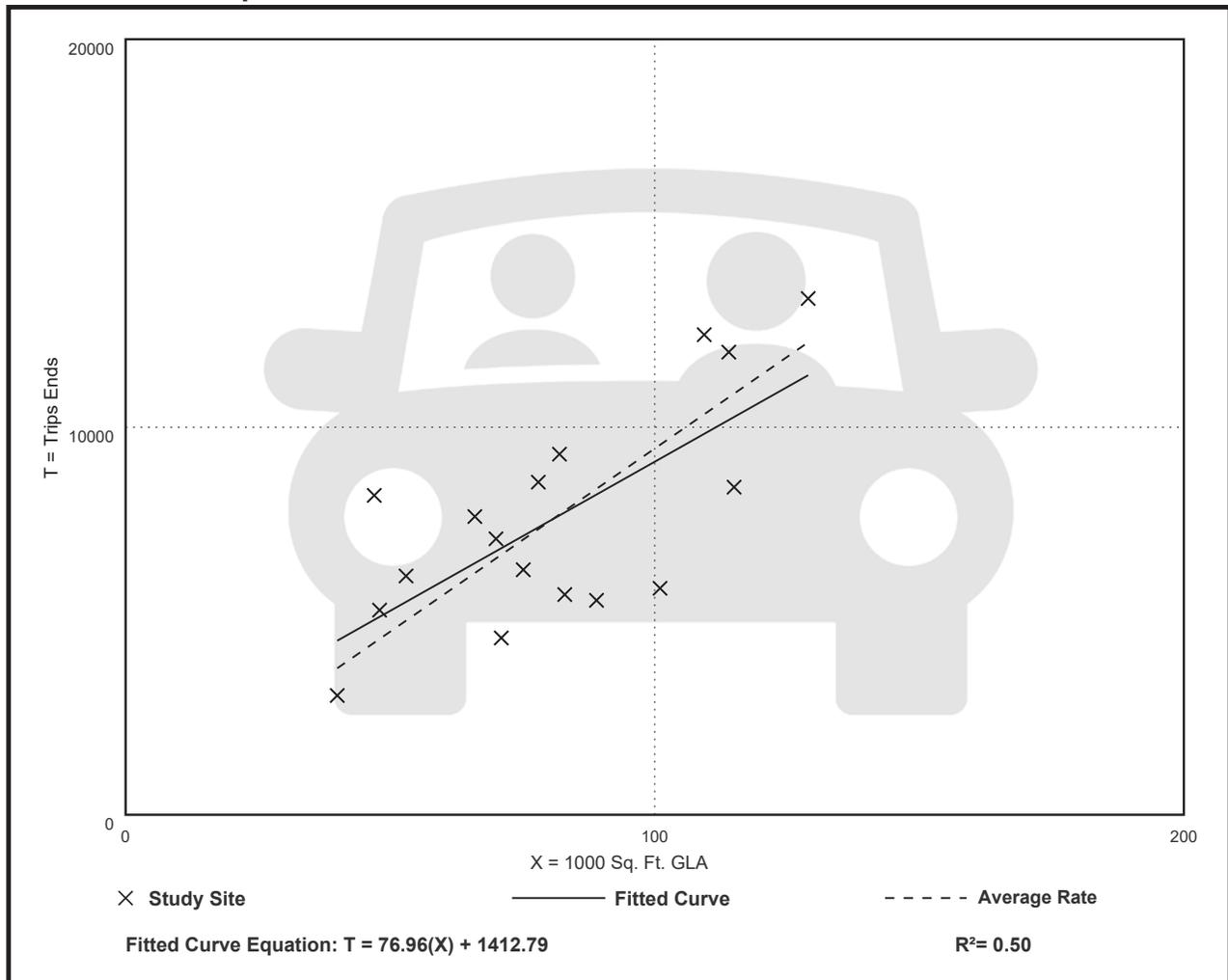
Avg. 1000 Sq. Ft. GLA: 81

Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
94.49	57.86 - 175.32	26.55

## Data Plot and Equation



# Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 16

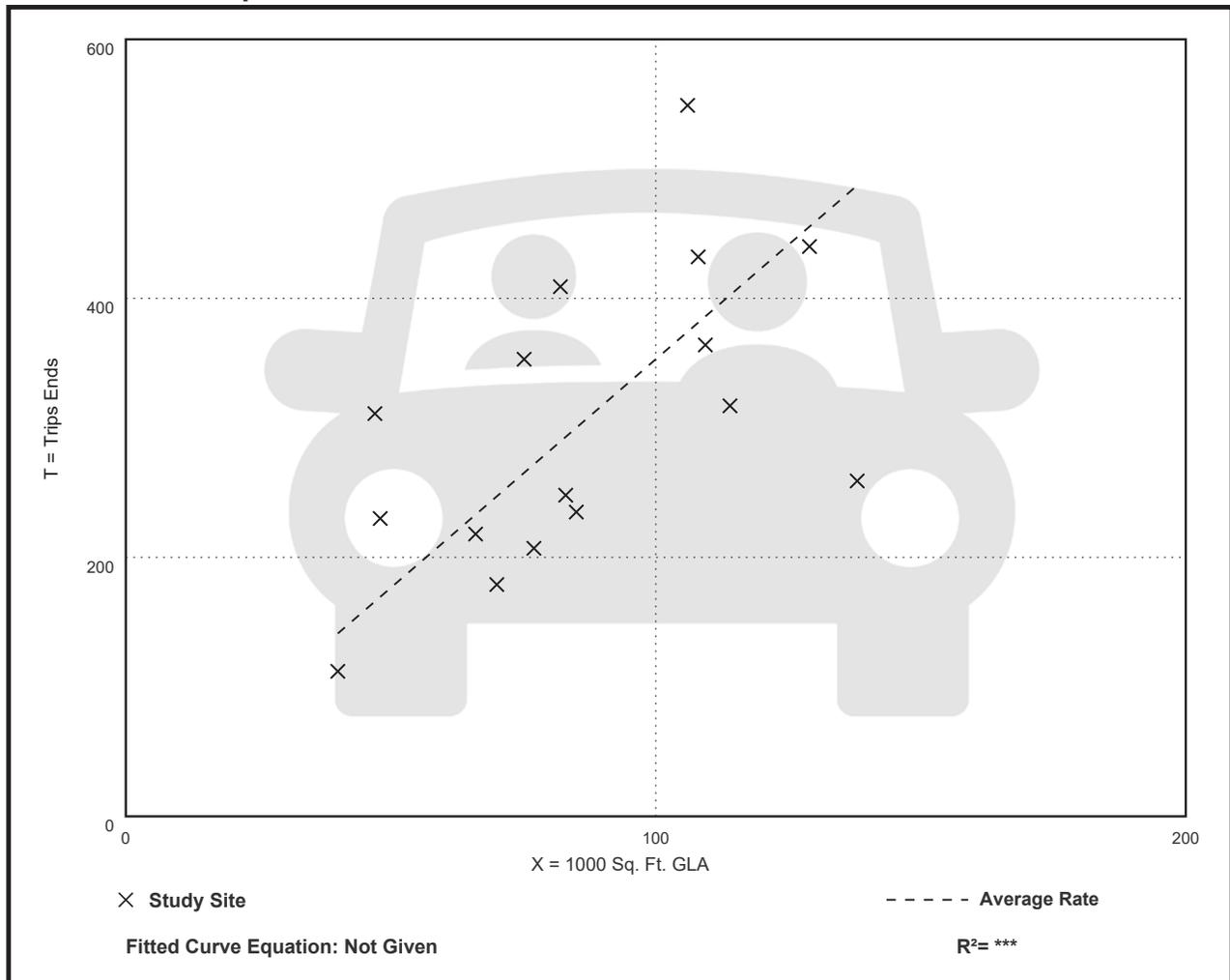
Avg. 1000 Sq. Ft. GLA: 86

Directional Distribution: 62% entering, 38% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
3.53	1.88 - 6.62	1.17

## Data Plot and Equation



# Shopping Plaza (40-150k) - Supermarket - Yes (821)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 51

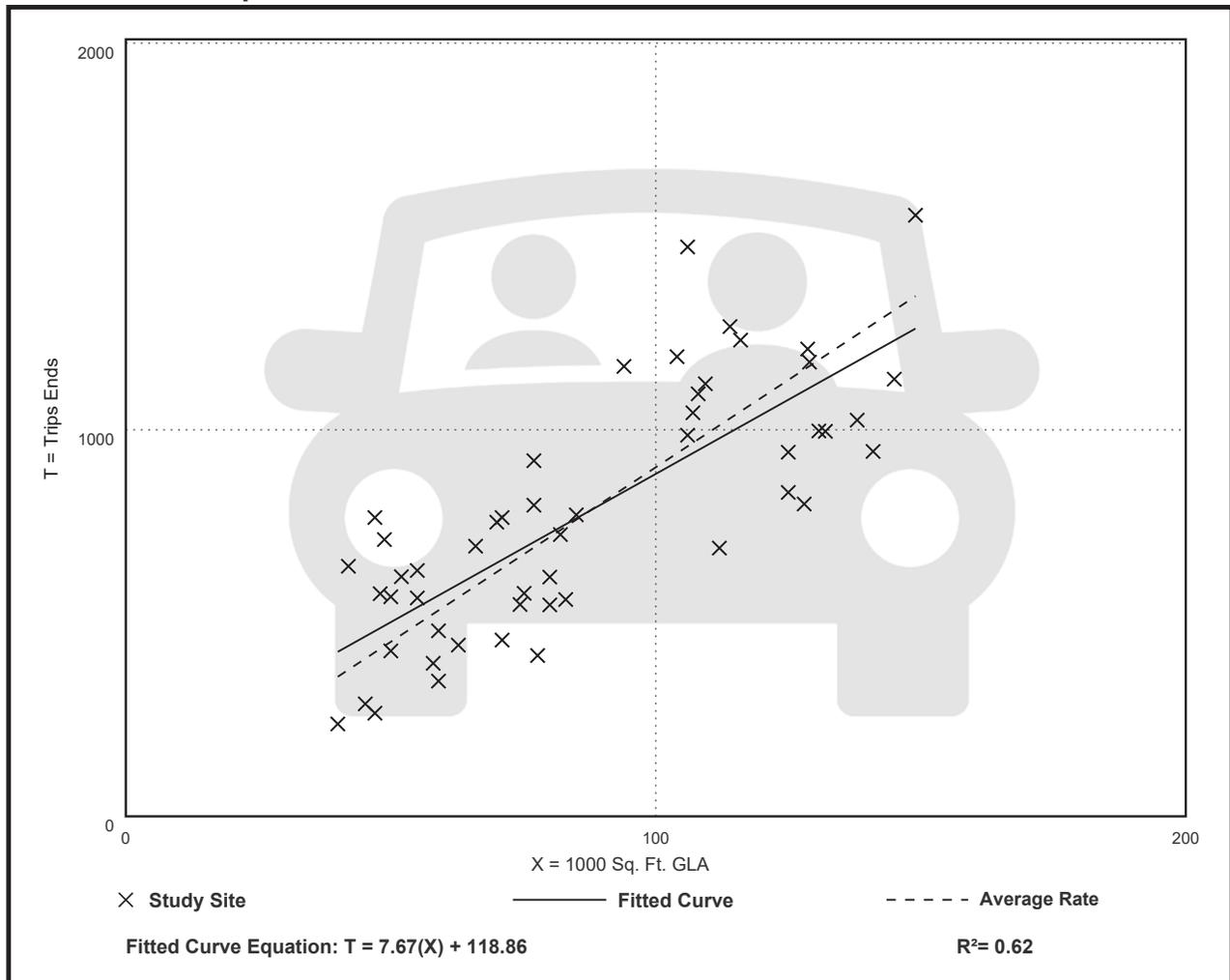
Avg. 1000 Sq. Ft. GLA: 87

Directional Distribution: 48% entering, 52% exiting

## Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
9.03	5.35 - 16.45	2.37

## Data Plot and Equation



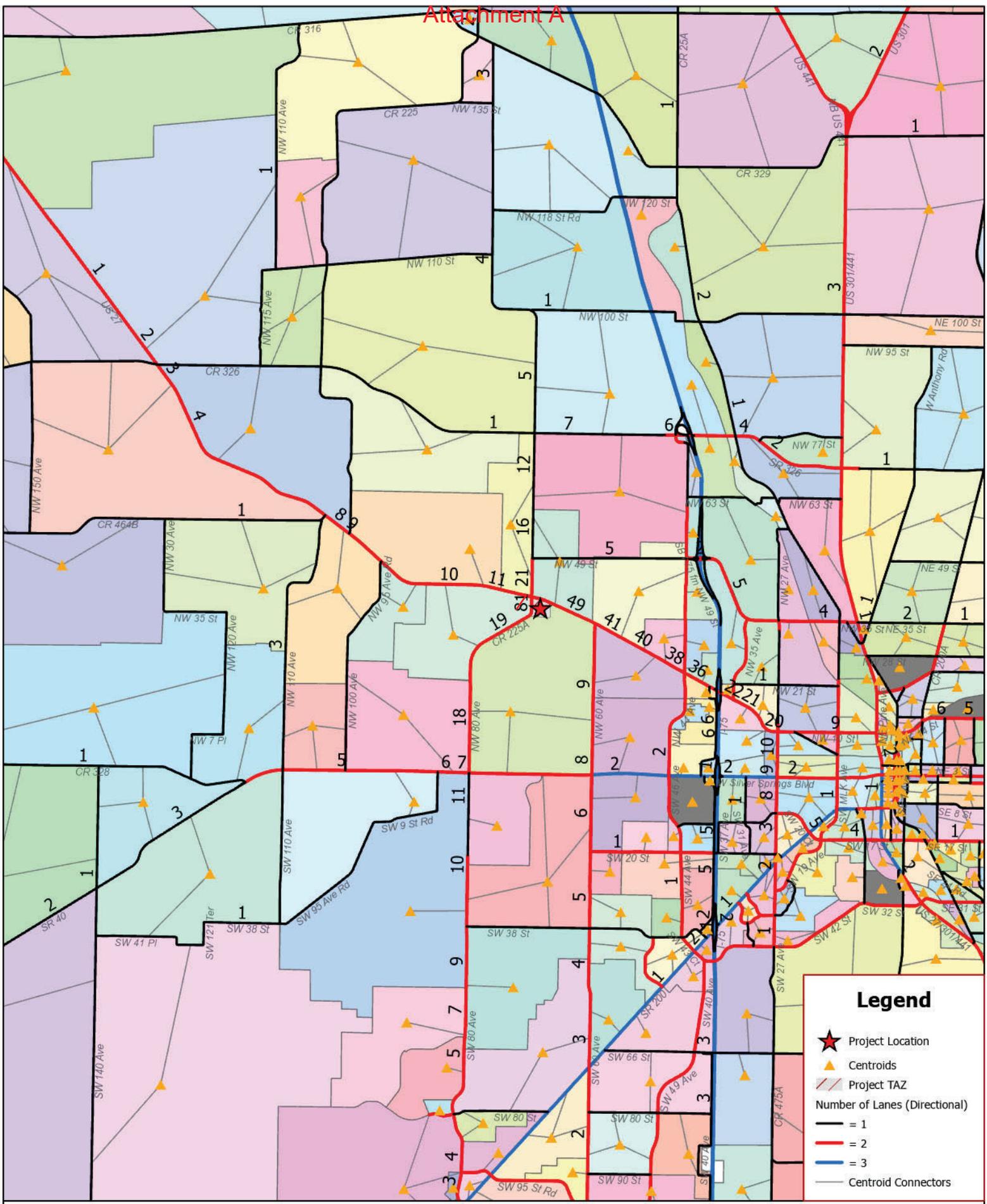
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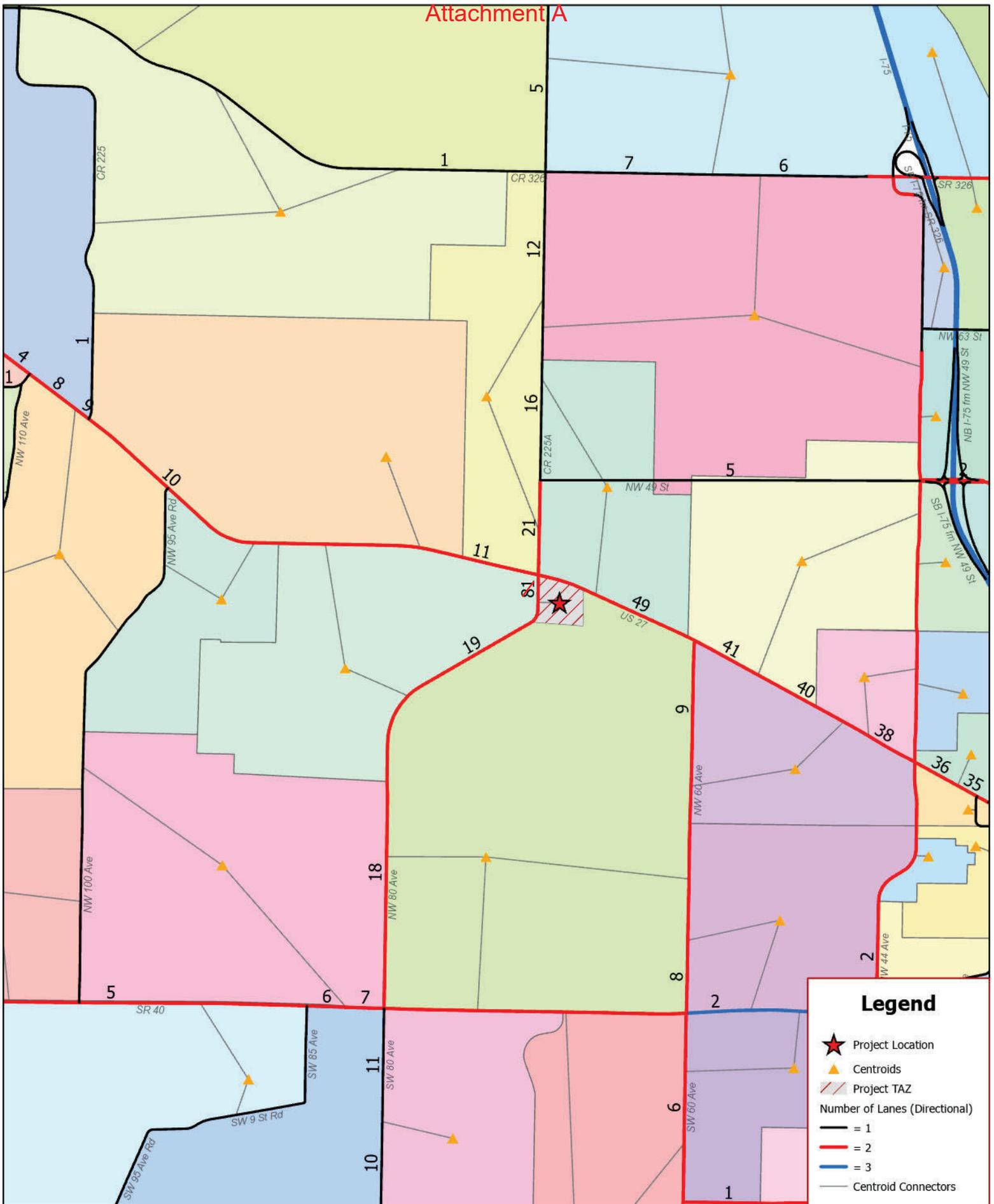
**CFRPM MODEL OUTPUT**

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Attachment A



Trip Distribution - Martingale  
CFRPMv7 - 2030 - 6/18/2024

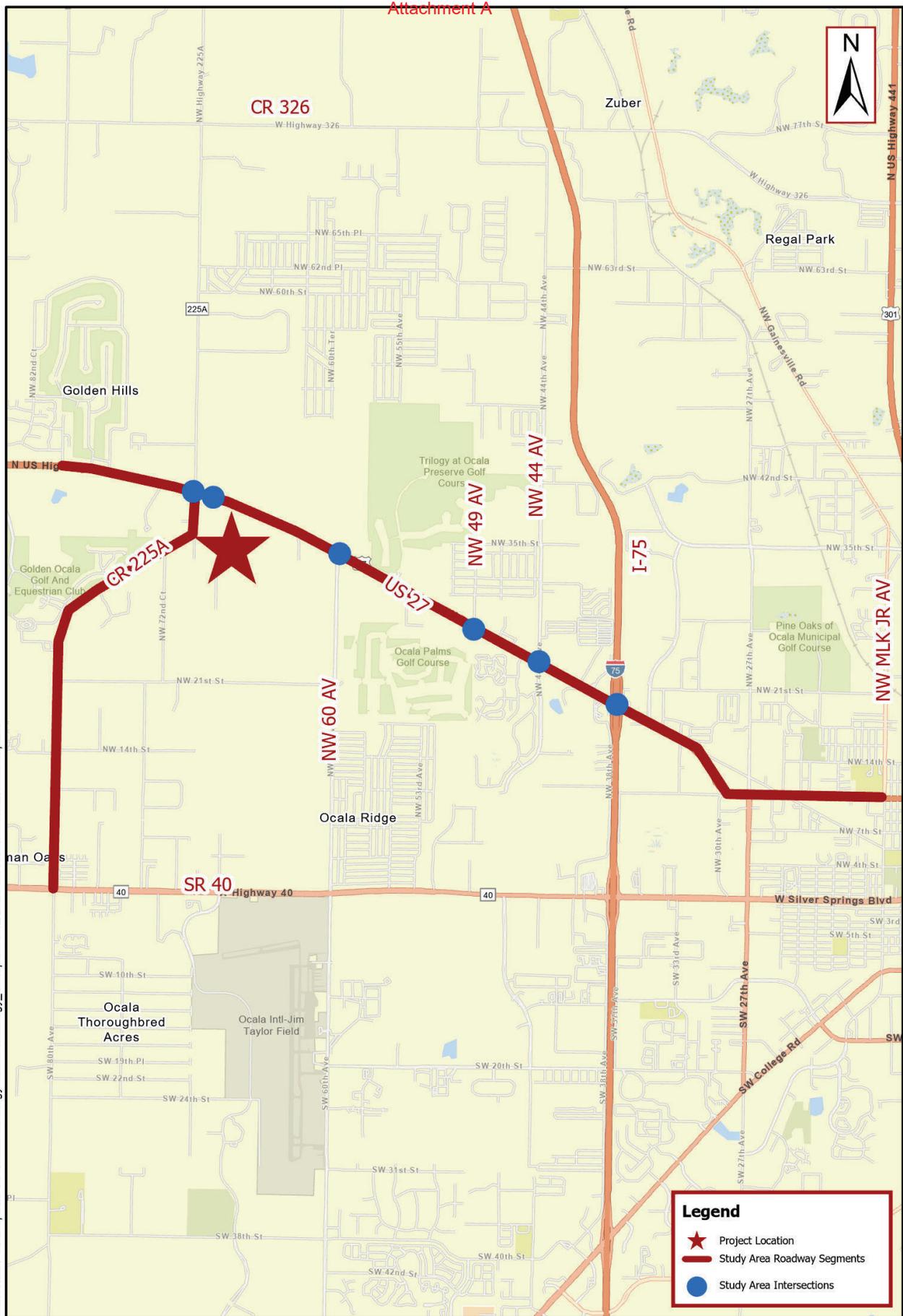
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**FIGURE 1 – PROJECT LOCATION AND STUDY  
AREA**

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Phone: (352) 438-3000  
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FIGURE 1 - PROJECT LOCATION AND STUDY AREA

**MARTINGALE PUD  
MARION COUNTY, FLORIDA**

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**FIGURE 2 – AM PEAK HOUR NET NEW & PASS-BY SITE ACCESS TRIP DISTRIBUTION & VOLUMES**

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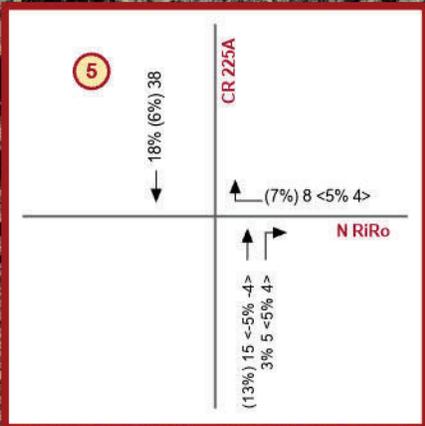
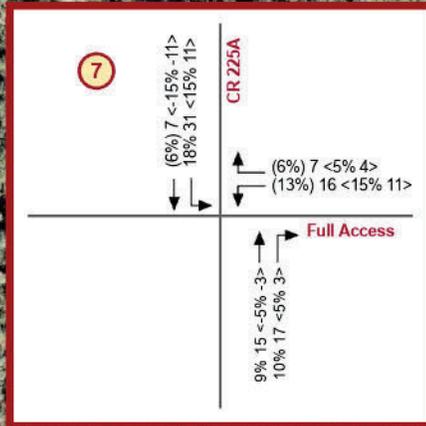
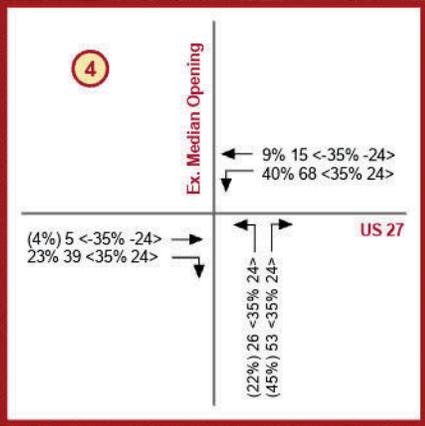
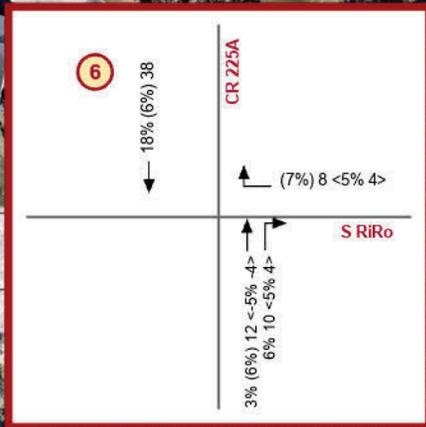
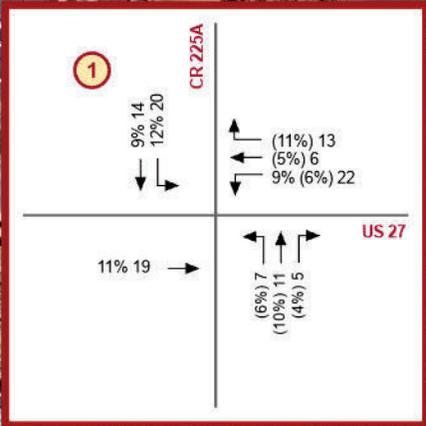


FIGURE 2 - AM PEAK HOUR NET NEW & PASS-BY SITE ACCESS TRIP DISTRIBUTION & VOLUMES

MARTINGALE PUD  
MARION COUNTY, FLORIDA

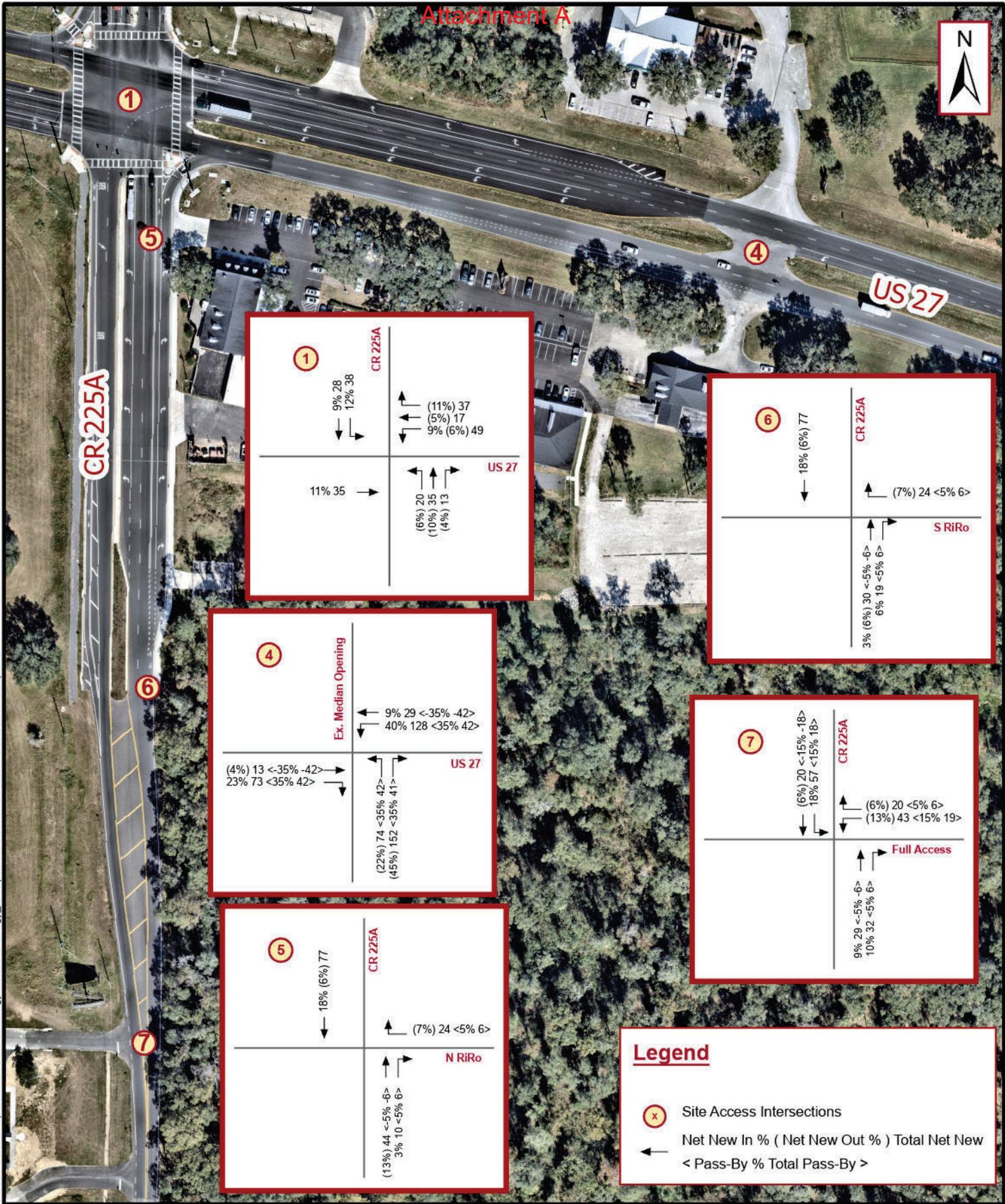
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**FIGURE 3 – PM PEAK HOUR NET NEW & PASS-BY SITE ACCESS TRIP DISTRIBUTION & VOLUMES**

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FIGURE 3 - PM PEAK HOUR NET NEW & PASS-BY SITE ACCESS TRIP DISTRIBUTION & VOLUMES

**MARTINGALE PUD  
MARION COUNTY, FLORIDA**

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www.kimley-horn.com Registry No. 35106

Project No: 042934006

Not to Scale

August 2024

A-124 Figure 3

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**TABLE 2 – STUDY AREA DETERMINATION**

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Table 2: Study Area Determination

Roadway From To		ROADWAY ATTRIBUTES <sup>1</sup>											EXISTING DAILY TRAFFIC CONDITIONS			PM PEAK HOUR SIGNIFICANCE CALCULATIONS				Include in Study Area? <sup>5</sup>			
		TPO CMP Station	FDOT Classification <sup>2</sup>	Area Type	Adopted LOS	Number of Lanes (2023)	Number of Lanes (2028)	2023 Daily Service Volume	2023 Pk. Hr. Dir. Service Volume	2028 Daily Service Volume	2028 Pk. Hr. Dir. Service Volume	TPO CMP Growth Rate	TPO Counts Growth Rate	AADT <sup>1</sup>	V/MSV	LOS <sup>1</sup>	Percent Project Traffic Assignment <sup>3</sup>	Project Traffic			Project % Impact	Significant Impact? <sup>4</sup>	
																		NB / EB	SB / WB				
<b>US 27</b>																							
NW 80 AV	CR 225A	6420	C2	Rural	C	4	--	45,800	2,390	--	--	1.00%	--	13,300	0.29	B	11.0%	35	37	1.55%	--	YES	
CR 225A	NW 60 AV	6430	C2	Urban	D	4	--	55,700	2,910	--	--	1.00%	1.80%	18,100	0.32	B	49.0%	165	156	5.67%	YES	YES	
NW 60 AV	NW 49 AV	6440	C2	Urban	D	4	--	55,700	2,910	--	--	1.00%	--	18,100	0.32	B	41.0%	138	131	4.74%	YES	YES	
NW 49 AV	NW 44 AV	6450	C2	Urban	D	4	--	55,700	2,910	--	--	1.00%	-0.50%	21,700	0.39	B	40.0%	135	128	4.64%	YES	YES	
NW 44 AV	I-75	6460	C2	Urban	D	4	--	55,700	2,910	--	--	1.00%	--	21,700	0.39	B	36.0%	121	115	4.16%	YES	YES	
I-75	NW 27 AV	6490	C3C	Urban	D	4	--	38,430	1,901	--	--	1.00%	-1.70%	21,200	0.55	C	23.0%	78	73	4.10%	YES	YES	
NW 27 AV	NW MARTIN L KING AV	6500.0	C3C	Urban	D	4	--	38,430	1,901	--	--	1.00%	-1.80%	23,700	0.62	C	10.0%	34	32	1.79%	--	YES	
<b>CR 225A / NW 70th Ave / NW/SW 80th Ave</b>																							
US 27	NW 49 ST	1050	NS-SC-C2	Rural	D	2	4	10,224	533	67,770	3,360	1.00%	-3.10%	7,100	0.69	C	21.0%	71	67	2.11%	--	--	
SR 40	US 27	3510	NS-UC-C2	Urban	E	2	4	29,340	1,449	35,820	2,518	1.00%	9.80%	7,400	0.25	B	19.0%	61	64	2.54%	--	YES	
SW 38 ST	SR 40	6260.4	NS-UC-C2	Urban	E	2	--	29,340	1,449	--	--	1.67%	1.20%	8,900	0.30	B	11.0%	35	37	2.55%	--	--	
<b>NW / SW 60th Ave</b>																							
SR 40	US 27	3480	NS-SA-C1	Urban	E	4	--	35,820	1,800	--	--	2.38%	3.00%	11,100	0.31	C	9.0%	29	30	1.67%	--	--	
SW 20 ST	SR 40	6190	NS-SA-C1	Urban	E	4	--	35,820	1,800	--	--	4.10%	--	16,000	0.45	C	6.0%	19	20	1.11%	--	--	
<b>NW 49th St</b>																							
CR 225A	NW 60 AV	8060	NS-SA-C1	Urban	D	2	--	--	--	16,700	800	1.00%	--	--	--	--	5.0%	17	16	2.13%	--	--	
NW 60 AV	NW 44 AV	8065	NS-SA-C1	Urban	D	2	--	--	--	16,700	800	1.00%	--	--	--	--	5.0%	17	16	2.13%	--	--	
NW 44 AV	NW 35 AV	7737.1	NS-SA-C1	Urban	E	4	4	--	--	37,600	1,900	1.00%	--	--	--	--	5.0%	17	16	0.89%	--	--	

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8/2/24

- Notes:
- The roadway attributes and daily volumes were obtained from the 2023 Ocala Marion TPO CMP Database, 2023 Ocala Marion Traffic Counts Report, and 2020 FDOT Quality/Level of Service Tables.
  - In the 2023 CMP service volumes for state and non-state maintained roads were derived using the 2023 and 2020 FDOT Quality/Level of Service Handbook. For the purpose of determining the roadway segment service volumes in the Ocala Marion TPO Database, roadway segments were assigned a context classification (state roads) or categorized into non-state maintained (ST, NS), interrupted or uninterrupted flow (S, U), arterial or collector (A, C), and Class 1 or Class 2 (C1, C2 [speed limit >= 40 mph or <= 35 mph]). For CR 225A from NW 49th St to US 27 it was assumed to be uninterrupted flow with an adopted LOS E standard (similar to CR 225A from US 27 to SR 40 [NS-UC-C2, Urban]).
  - Project traffic assignment was assigned as the max percentage across the segment based on the trip distribution and assignment.
  - Per the Marion County TIA Guidelines roadway segments were considered significantly impacted if the project impact was 3% or greater.
  - All significantly impacted roadway segments (project impact >= 3%), plus one segment beyond and adjacent segments, were included in the study area per the Marion County TIA Guidelines.

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**TABLE 3 – GROWTH RATE CALCULATIONS**

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## Attachment A

**Table 3: Study Area Growth Rate Calculations**

		2023 AADT <sup>1</sup>	CMP Growth Rates <sup>1</sup>	TPO Growth Rates <sup>1</sup>
<b>Roadway</b>	<b>From/To</b>			
<b>US 27</b>				
	NW 80 AV to CR 225A	13,300	1.00%	--
	CR 225A to NW 49 AV	18,100	1.00%	1.80%
	NW 49 AV to I-75	21,700	1.00%	-0.50%
	I-75 to NW 27 AV	21,200	1.00%	-1.70%
	NW 27 AV to NW MARTIN L KING AV	23,700	1.00%	-1.80%
<b>CR 225A / SW 80th Ave</b>				
	SR 40 to US 27	7,400	1.00%	9.80%
Average Growth Rate <sup>2</sup>			1.00%	4.12%
Proposed Intersection Analysis Growth Rate <sup>3</sup>			2.56%	
Notes:				
1. The AADTs and growth rates were derived from the Ocala Marion CMP and Traffic Counts Report.				
2. Weighted average is the summation of (AADT x Growth Rate) divided by the summation of AADT (for growth rates > 0%).				

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6/11/2024

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**OCALA MARION TPO CMP EXCERPTS**

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SELEMENT ID	ROAD NAME	FROM	TO	LANES (REQ)	FUNCTIONAL CLASSIFICATION	FLOW	FOOT CLASS	DAILY SERVICE VOLUME (2023)	PEAK HOUR SERVICE VOLUME (2023)	LANES (REQ)	DAILY SERVICE VOLUME (2023)	PEAK HOUR SERVICE VOLUME (2023)	URBAN/RURAL	DIVIDED UNDIVIDED	MAINTENANCE AGENCY	NHS	ADOPTED LOS (A+LAND)	2023 ADT	2023 DAILY VMSV	2023 DAILY LOS	GROWTH RATE	2023 ADT	2023 DAILY VMSV	2023 DAILY LOS
3340.1	CR 202A	US 441	NE JACKSONVILLE RD	4	ARTERIAL	INTERRUPTED	2	35,820	1,530	4	35,820	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	9,300	0.31	C	1.34%	12,300	0.40	C
3350	NW 27 AV	US 40	US 27	4	ARTERIAL	INTERRUPTED	2	35,820	1,530	4	35,820	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	27,200	0.76	C	1.44%	35,300	0.99	D
3370	NW 27 AV	US 27	US 27	2	COLLECTOR	INTERRUPTED	2	12,232	576	2	12,232	576	Urban	D	CITY OF OKLA	Other CMP Network Roadway	E	6,400	0.40	C	1.20%	6,400	0.47	D
3380	NW 27 AV	NW 27 ST	NW 27 ST	2	COLLECTOR	INTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	CITY OF OKLA	Other CMP Network Roadway	E	5,800	0.33	D	1.00%	5,800	0.54	D
3390	NW 27 AV	NW 40 AV	NW 40 AV	2	COLLECTOR	INTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	2,200	0.22	C	1.37%	2,200	0.24	C
3400	NW 27 AV	US 27	NW 27 ST	4	ARTERIAL	INTERRUPTED	2	47,770	1,817	4	47,770	1,817	Urban	D	COUNTY	Other CMP Network Roadway	E	9,300	0.34	B	1.00%	9,300	0.54	B
3410	NW 27 AV	NW 27 AV	NW MARTIN KINGS AV	4	COLLECTOR	INTERRUPTED	2	35,820	1,530	4	35,820	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	11,300	0.38	C	1.35%	17,200	0.57	D
3420	NW 27 AV	NW MARTIN KINGS AV	US 244	4	COLLECTOR	INTERRUPTED	2	35,820	1,530	4	35,820	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	17,800	0.59	D	1.87%	22,600	0.74	D
3430.2	NW 27 AV	NE 2ND AVE	US 202A	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	10,400	0.35	B	2.76%	12,800	0.41	C
3430.3	NW 27 AV	US 441	NE 2ND AVE	4	COLLECTOR	INTERRUPTED	2	35,820	1,530	4	35,820	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	10,400	0.34	C	2.76%	11,900	0.39	C
3440	NW 27 AV	NW 51 ST	US 27	2	COLLECTOR	INTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	CITY OF OKLA	Other CMP Network Roadway	E	2,200	0.22	C	1.00%	2,200	0.24	C
3450	NW 27 AV	US 40	US 27	2	COLLECTOR	INTERRUPTED	2	12,232	576	2	12,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	2,200	0.24	C	1.00%	4,200	0.38	C
3460.1	NW 40 AV	NW 13 ST	US 40	2	ARTERIAL	UNINTERRUPTED	1	16,727	832	2	16,727	832	Urban	D	COUNTY	Other CMP Network Roadway	E	9,000	0.59	C	1.74%	10,400	0.55	C
3470.1	NW 40 AV	US 27	NW 40 AV	4	COLLECTOR	UNINTERRUPTED	2	47,770	1,817	4	47,770	1,817	Urban	D	CITY OF OKLA	Other CMP Network Roadway	E	9,000	0.55	B	1.74%	10,400	0.54	B
3480.4	NW 40 AV	NW 202A ST	US 40	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	9,000	0.61	B	2.76%	10,800	0.51	C
3480	NW 40 AV	US 40	US 27	4	ARTERIAL	UNINTERRUPTED	1	35,820	1,530	4	35,820	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	11,100	0.41	C	1.35%	12,400	0.55	C
3510	CR 202A	US 40	US 27	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	D	COUNTY	Other CMP Network Roadway	E	7,000	0.25	B	1.00%	7,000	0.35	B
3520	NW MARTIN KINGS AV	US 40	NE 400 FLOW RD	4	ARTERIAL	UNINTERRUPTED	2	27,815	540	4	27,815	540	Urban	U	CITY OF OKLA	Other CMP Network Roadway	E	13,600	0.33	D	1.00%	14,800	0.53	D
3540	NW MARTIN KINGS AV	US 27	NW 22 ST	4	COLLECTOR	UNINTERRUPTED	2	47,770	1,817	4	47,770	1,817	Urban	D	CITY OF OKLA	Other CMP Network Roadway	E	8,700	0.52	B	1.00%	8,600	0.53	B
3570.1	NW MARTIN KINGS AV	NW 22 ST	US 27	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	CITY OF OKLA	Other CMP Network Roadway	E	2,600	0.27	C	1.00%	2,600	0.28	C
3580	NW MARTIN KINGS AV	NW 25 ST	US 27A	2	COLLECTOR	UNINTERRUPTED	2	11,232	600	2	11,232	600	Urban	U	COUNTY	Other CMP Network Roadway	E	7,200	0.50	C	1.00%	8,500	0.65	C
3590.1	OKA RD	US 130 ST	CR 46A	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	6,000	0.2	B	12.24%	10,500	0.57	C
3610	OKA RD	US 40	US 27	4	COLLECTOR	UNINTERRUPTED	2	35,776	1,459	4	35,776	1,459	Urban	U	COUNTY	Other CMP Network Roadway	E	8,600	0.35	C	1.00%	9,200	0.35	C
3620	MAGNOLIA AV	US 40	US 27	4	COLLECTOR	UNINTERRUPTED	2	11,232	576	4	11,232	576	Urban	D	CITY OF OKLA	Other CMP Network Roadway	E	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
3630	SE MAGNOLIA EXT	US 1 AV	NW 20TH ST	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	5,300	0.47	D	1.00%	5,500	0.49	D
3640	SE MAGNOLIA EXT	US 1 AV	US 40	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	5,300	0.47	D	1.00%	5,500	0.49	D
3700	SE 1 AV	US 100 ST	SE FORT KINGS ST	2	COLLECTOR	UNINTERRUPTED	2	18,252	1,836	2	18,252	1,836	Urban	D	COUNTY	Other CMP Network Roadway	E	1,300	0.59	C	1.00%	1,300	0.59	C
3740	SE 1 AV	E FORT KING ST	E FORT KING ST	2	COLLECTOR	INTERRUPTED	2	18,252	1,836	2	18,252	1,836	Urban	D	COUNTY	Other CMP Network Roadway	E	1,700	0.69	C	1.00%	1,800	0.50	C
3760.1	SE 20 AV	US 25	SUNSET HARBOR RD	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	9,100	0.37	B	1.00%	9,500	0.38	B
3770	SE 20 AV	CR 25	SE 20 AV	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	6,000	0.47	C	1.00%	6,000	0.41	C
3790	SE 23 AV	US 40	E FT KING ST	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	CITY OF OKLA	Other CMP Network Roadway	E	3,100	0.39	C	1.00%	3,100	0.39	C
3800	SE 23 AV	E FT KING ST	US 40	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	CITY OF OKLA	Other CMP Network Roadway	E	2,600	0.21	C	1.00%	2,500	0.22	C
3810	SE 23 AV	CR 47A	US 40	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	2,600	0.21	C	1.00%	2,500	0.22	C
3820	SE 23 AV	US 441	US 441	2	COLLECTOR	UNINTERRUPTED	2	5,756	266	2	5,756	266	Urban	U	COUNTY	Other CMP Network Roadway	E	6,900	1.31	D	1.10%	8,400	1.60	D
3830.1	CR 25	US 130 ST	US 39	2	COLLECTOR	UNINTERRUPTED	2	30,807	1,521	2	30,807	1,521	Urban	D	COUNTY	Other CMP Network Roadway	E	9,500	0.52	B	1.00%	10,400	0.54	B
3830.2	CR 25	OKA RD	OKA RD	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	9,500	0.52	B	1.00%	10,400	0.54	B
3830.3	CR 25	CR 46A	CR 46A	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	9,500	0.52	B	1.00%	10,400	0.54	B
3830.4	CR 25	US 141TH ST RD	CR 25	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	4,400	0.35	B	1.00%	4,700	0.34	B
3840	CR 46A	US 393	US 393	2	ARTERIAL	UNINTERRUPTED	1	12,744	634	2	12,744	634	Urban	U	COUNTY	Other CMP Network Roadway	E	6,000	0.47	C	1.00%	6,400	0.46	C
3900.1	SE SUNSET HARBOR RD	US 441	SE SUNSET HARBOR RD	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	6,900	0.24	B	7.75%	10,500	0.51	B
3900.2	SE SUNSET HARBOR RD	NE 20TH AVE	SE 100TH AV	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMP Network Roadway	E	6,400	0.27	B	1.00%	6,800	0.23	B
3910	SE 11 AV	US 27	SE 11 AV	4	ARTERIAL	UNINTERRUPTED	4	38,430	1,363	4	38,430	1,363	Urban	D	STATE	Other CMP Network Roadway	E	30,100	0.79	C	1.00%	31,800	0.81	C
3910.1	SE 11 AV	US 46A	US 46A	4	ARTERIAL	UNINTERRUPTED	4	38,430	1,363	4	38,430	1,363	Urban	D	STATE	Other CMP Network Roadway	E	30,800	0.79	C	1.00%	32,400	0.83	C
3950	US 46A	US 22 AV	US 25 AV	4	ARTERIAL	UNINTERRUPTED	4	38,430	1,363	4	38,430	1,363	Urban	D	STATE	Other CMP Network Roadway	E	30,800	0.8	C	1.00%	32,400	0.84	C
4000	CR 23A	US 27	US 27	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	3,400	0.31	C	1.00%	3,600	0.33	C
4000	CR 23A	US 183 AV RD	US 183 AV RD	2	COLLECTOR	UNINTERRUPTED	2	19,120	999	2	19,120	999	Urban	U	COUNTY	Other CMP Network Roadway	D	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
4040	SE 29 AV	US 27	US 31 ST	2	LOCAL	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	8,400	0.75	D	1.00%	8,800	0.78	D
4050	SE 29 AV	US 27	US 27	2	COLLECTOR	UNINTERRUPTED	2	24,960	700	2	24,960	700	Urban	U	CITY OF OKLA	Other CMP Network Roadway	E	1,000	0.83	D	1.00%	1,000	0.83	D
4060	SE 29 AV	US 46A	US 46A	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	2,400	0.21	C	1.02%	3,100	0.28	C
4070	SE 24 ST	US 46A	US 36 AV	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232	576	Urban	U	COUNTY	Other CMP Network Roadway	E	39,100	0.62	D	1.71%	11,200	1.06	F
4080	SE 24 ST	US 46A	US 27	2	COLLECTOR	UNINTERRUPTED	2	11,232	576	2	11,232													

SEGMENT ID	ROAD NAME	FROM	TO	LANES (2023)	FUNCTIONAL CLASSIFICATION	FLOW	FOOT CLASS	DAILY SERVICE VOLUME (2023)	PEAK HOUR SERVICE VOLUME (2023)	LANES (2023)	DAILY SERVICE VOLUME (2023)	PEAK HOUR SERVICE VOLUME (2023)	URBAN/RURAL	DIVIDED UNDIVIDED	MAINTENANCE AGENCY	NHS	ADOPTED LOS (STANDARD)	2023 AADT	2023 DAILY VMSV	2023 DAILY LOS	GROWTH RATE	2033 AADT	2033 DAILY VMSV	2033 DAILY LOS
6350	SW 80 AV	SW 95 ST RD	SW 200 ST	4	COLLECTOR	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	18,400	0.54	C	2.25%	21,200	0.61	C
6351	SW 80 AV	SW 200	SW 200	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	18,400	0.51	C	4.30%	22,400	0.55	C
6352	SW 80 AV	SW 200 ST	SW 200	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	CITY OF Ocala	Other CMAP Network Roadway	E	18,400	0.49	C	4.30%	21,200	0.55	C
6353	SW 80 AV	SW 200 ST	SW 200	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	16,000	0.45	C	6.00%	18,800	0.55	C
6354	SW 80 AV	SW 200	SW 200	2	COLLECTOR	INTERRUPTED	1	12,076	598	2	12,076	598	Urban	U	COUNTY	Other CMAP Network Roadway	E	8,500	0.7	C	8.40%	12,200	0.75	D
6355	SW 80 ST	SW 200	SW 200	2	COLLECTOR	INTERRUPTED	1	12,076	598	2	12,076	598	Urban	U	COUNTY	Other CMAP Network Roadway	E	13,400	1.31	F	8.40%	16,200	1.47	F
6356	SW 80 ST	SW 27 AV	SW 200	2	COLLECTOR	INTERRUPTED	1	9,288	482	2	9,288	482	Rural	U	COUNTY	Other CMAP Network Roadway	E	5,800	0.63	C	1.80%	6,400	0.69	C
6357	SW 27 AV	SW 32 ST	SW 46A	2	LOCAL	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMAP Network Roadway	E	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
6358	SW 80 ST	SW 46A	SW 46A	2	LOCAL	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMAP Network Roadway	E	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
6359	SW 80 ST	SW 103 ST	SW 200	2	COLLECTOR	INTERRUPTED	1	12,744	634	2	12,744	634	Urban	U	COUNTY	Other CMAP Network Roadway	E	5,800	0.59	C	7.31%	7,300	0.59	C
6360	SW 80 ST	SW 200	SW 200	4	COLLECTOR	INTERRUPTED	2	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	13,100	0.41	D	2.52%	14,500	0.48	D
6361	SW 80 ST	SW 200	SW 200	2	COLLECTOR	UNINTERRUPTED	1	29,340	1,449	2	29,340	1,449	Urban	D	COUNTY	Other CMAP Network Roadway	E	12,100	0.87	C	2.06%	13,200	0.76	C
6362	SW 80 ST	SW 85	SW 85	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMAP Network Roadway	E	8,000	0.3	B	1.87%	9,500	0.33	B
6363	SW 80 ST	SW 85	SW 85	2	COLLECTOR	INTERRUPTED	2	9,288	482	2	9,288	482	Rural	U	COUNTY	Other CMAP Network Roadway	E	4,500	0.44	C	1.50%	4,400	0.47	C
6364	SW 80 ST	SW 85	SW 85	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMAP Network Roadway	E	8,000	0.3	B	1.87%	9,500	0.33	B
6365	SW 80 ST	SW 80 AV	SW 200	4	COLLECTOR	UNINTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	35,200	0.28	C	23.26%	36,700	0.75	C
6366	SW 80 ST	SW 80 AV	SW 200	4	COLLECTOR	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	11,100	0.32	C	1.00%	11,800	0.33	C
6367	SW 80 ST	SW 80 AV	SW 200	4	COLLECTOR	UNINTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	12,100	0.25	C	5.00%	12,800	0.23	C
6368	SW 80 ST	SW 80 AV	SW 200	4	COLLECTOR	UNINTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	Other CMAP Network Roadway	E	11,100	0.39	C	1.00%	13,400	0.41	C
6370	CR 40	SW ROLLING HILLS RD	PENNSYLVANIA AV	2	COLLECTOR	UNINTERRUPTED	2	29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	Other CMAP Network Roadway	E	3,800	0.11	B	2.80%	4,400	0.11	B
6380	SW MARTIN LUTHER KING JR	SW 200	SW 200	4	ARTERIAL	UNINTERRUPTED	2	36,276	1,790	4	36,276	1,790	Urban	D	CITY OF Ocala	Other CMAP Network Roadway	E	7,500	0.45	C	1.00%	7,800	0.26	C
6400	SW MARTIN LUTHER KING JR	SW 200	SW 400	4	ARTERIAL	UNINTERRUPTED	2	28,600	720	4	28,600	720	Urban	D	CITY OF Ocala	Other CMAP Network Roadway	E	17,000	0.50	D	4.31%	21,000	0.73	D
6400	US 27	CR 4048	COUNTY LINE (N)	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	8,500	0.19	B	1.00%	8,500	0.19	B
6400	US 27	CR 4048	COUNTY LINE (S)	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	8,500	0.19	B	1.00%	8,500	0.19	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500	0.29	B	1.00%	14,000	0.31	B
6400	US 27	CR 225A	CR 225A	4	ARTERIAL	UNINTERRUPTED	4	45,800	2,300	4	45,800	2,300	Rural	D	STATE	NHS - Non-Interstate Roadway	C	13,500						

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**OCALA MARION TPO TRAFFIC COUNTS  
REPORT EXCERPTS**

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## Attachment A

Location	Source	Count Type	2018	2019	2020	2021	2022	Ave Annual Growth Rate (%)
<b>NW 60th Avenue</b>								
North of SR 40	MC	3	9,700	9,700	10,000	11,600	10,800	3.0%
<b>NW 80th Avenue</b>								
North of SR 40	MC	3	5,400	5,400	4,800	7,000	7,300	9.8%
<b>NW 110th Avenue</b>								
North of SR 40	MC	3	4,000	3,800	7,800	4,800	5,400	18.6%
<b>NW 21st Street</b>								
MLK Jr. to NW 27th Ave	OCA	3	NC	1,700	1,900	1,600	1,900	4.9%
<b>NW/NE 28th Street</b>								
US 441 to NW 2nd Ave	OCA	3	NC	3,300	3,300	5,200	2,300	N/A
<b>NW/NE 35th Street</b>								
West of NW 16th Ave	MC	3	6,400	6,600	6,700	10,200	10,600	15.2%
West of US 441	MC	3	13,400	13,000	14,000	16,500	17,000	6.4%
West of NE 25th Ave	MC	3	8,400	8,500	9,800	8,700	9,800	4.5%
East of NE 25th Ave	MC	3	8,300	8,200	7,900	7,600	7,900	-1.2%
East of NE 36th Ave	MC	3	6,500	6,500	7,100	6,600	7,100	2.4%
<b>NW/SW 27th Avenue</b>								
NW 21st St to US 27	OCA	3	NC	6,200	5,600	5,700	6,200	0.3%
US 27 to SR 40	OCA	2	20,000	20,500	20,300	30,400	25,800	9.0%
SW 20th St to SR 200	OCA	2	NC	19,200	13,100	19,300	18,800	4.3%
SW 34th St to SW 42nd St	OCA	3	11,800	19,900	18,800	20,900	23,500	21.7%
<b>NW/SW 38th Avenue</b>								
South of US 27	MC	3	2,300	3,200	3,400	2,700	2,500	4.3%
<b>Powell Road</b>								
West of US 41	MC	3	4,100	4,200	4,000	4,800	3,600	-1.8%
<b>SE 3rd Avenue</b>								
CR 464A to SR 464	OCA	3	NC	5,700	2,900	4,600	3,500	-4.8%
SR 464 to SE 23rd Pl	OCA	3	NC	3,600	4,400	2,700	2,700	-5.5%
<b>SE 11th Avenue</b>								
SR 40 to SE Ft King Street	OCA	2	2,700	2,900	2,300	3,100	2,400	-0.3%
SE Ft King St to SR 464	OCA	3	NC	3,700	2,700	3,500	3,100	-2.9%
SR 464 to CR 464A	OCA	3	NC	2,400	1,400	2,100	2,000	1.2%
<b>SE 18th Avenue</b>								
SR 464 to SE 31st Street	OCA	2	8,400	8,600	6,500	8,600	8,300	1.7%
<b>SE 22nd Avenue</b>								
SE Ft King St to SR 464	OCA	3	NC	2,000	1,900	1,900	2,300	5.4%
<b>SE 30th Avenue</b>								
SE Ft King St to SE 17th St	OCA	3	NC	4,200	2,800	3,400	3,800	0.0%

## Attachment A

Location	Source	Count Type	2018	2019	2020	2021	2022	Ave Annual Growth Rate (%)
<b>US 27</b>								
W of NW 160th Ave	FDOT	4	7,200	7,400	7,600	7,800	8,400	4.0%
South of CR 326	FDOT	4	7,800	8,000	7,800	8,000	9,900	6.6%
East of CR 225A	FDOT	4	16,700	16,900	17,500	17,900	17,900	1.8%
NW of I-75	FDOT	4	22,000	21,000	21,000	21,500	21,500	-0.5%
I-75 to NW 27th Ave	FDOT	4	22,500	22,500	21,000	21,000	21,000	-1.7%
NW 27th to NW MLK Jr	FDOT	4	25,500	22,500	22,500	23,500	23,500	-1.8%
MLK Jr Ave to US 441	FDOT	4	28,000	28,000	25,000	26,000	26,000	-1.7%
<b>US 41</b>								
North of SR 40	FDOT	4	10,900	11,300	11,100	11,300	11,700	1.8%
North of CR 484	FDOT	4	20,500	21,000	21,000	21,000	21,500	1.2%
North of CR 484	FDOT	4	25,500	26,000	26,000	24,000	24,000	-1.4%
North of Citrus County	FDOT	4	21,500	21,500	21,500	21,500	21,500	0.0%
<b>US 301</b>								
North of CR 318	FDOT	4	14,500	15,200	14,800	15,100	15,100	1.1%
North of CR 316	FDOT	4	16,700	17,300	17,000	19,000	19,000	3.4%
North of CR 329	FDOT	4	13,700	14,900	14,700	15,000	9,900	-6.1%
North of SE 118th PL	FDOT	4	13,700	13,500	13,300	13,500	13,100	-1.1%
North of CR 42	FDOT	4	17,100	17,300	17,100	17,500	17,500	0.6%
S of CR 42	FDOT	4	21,200	19,900	19,700	23,000	23,000	2.4%
<b>US 441</b>								
S of Alachua County Line	FDOT	4	8,000	8,100	5,300	5,400	5,400	-7.9%
South of CR 320	FDOT	4	9,100	9,300	8,200	8,400	8,400	-1.8%
South of CR 318	FDOT	4	9,700	9,800	9,600	8,400	8,400	-3.4%
SE of CR 25A	FDOT	4	7,600	7,800	7,200	7,400	7,400	-0.6%
South of CR 316	FDOT	4	9,000	8,900	8,700	8,900	8,500	-1.4%
North of NW 100th St	FDOT	4	29,000	22,500	22,500	28,500	28,500	1.1%
0.3 mi N of SR 326 (Telemetered)	FDOT	T	30,600	31,400	29,200	32,500	33,200	2.3%
S of SR 326	FDOT	4	18,600	16,600	16,300	16,700	16,500	-2.8%
North of CR 25A	FDOT	4	20,500	22,000	22,000	22,000	18,100	-2.6%
W. Anthony Rd to CR 25A	FDOT	4	22,000	22,000	19,300	21,200	18,100	-4.3%
N of NW 10th Street	FDOT	4	27,500	27,000	27,000	28,000	25,500	-1.8%
North of SR 40	FDOT	4	29,500	29,500	28,000	29,000	29,000	-0.4%
South of SR 40	FDOT	4	36,500	35,500	34,500	35,500	39,500	2.2%
South of SR 200	FDOT	4	26,000	26,000	26,000	32,000	32,000	5.8%
South of SR 464	FDOT	4	24,000	25,500	25,500	26,500	30,000	5.8%
South of CR 464A	FDOT	4	29,500	31,500	30,500	31,500	32,500	2.5%
S of SE 38th Terrace	FDOT	4	27,500	29,500	28,500	29,500	29,500	1.8%



**DRAINAGE ANALYSIS**

**MARTINGALE**

**PLANNED UNIT DEVELOPMENT**

**MARION COUNTY, FLORIDA**

*Prepared for:*

**Austin International Realty, LLC**

*Prepared by:*

**Kimley-Horn and Associates, Inc.**

142992500  
August 2024  
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**Kimley»»Horn**

**DRAINAGE ANALYSIS**  
**MARTINGALE**  
**PLANNED UNIT DEVELOPMENT**  
**MARION COUNTY, FLORIDA**

*Prepared for:*

**Austin International Realty, LLC**

*Prepared by:*

**Kimley-Horn and Associates, Inc.**

042934006  
August 2024  
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352 438 3000 TEL

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SUPERVISION.

---

Richard V. Busche, P.E.  
Florida Registration #58568  
Registry #696

**TABLE OF CONTENTS**

INTRODUCTION..... 1  
DESIGN CRITERIA..... 1  
DESIGN METHODOLOGY ..... 1  
    Existing Conditions ..... 1  
    Proposed Conditions ..... 1

**APPENDIX**

MAP FIGURES  
PRIMARY BASIN ANALYSIS  
    EXISTING CONDITIONS BASIN MAP  
    PROPOSED CONDITIONS BASIN MAP

## INTRODUCTION

The proposed Martingale Planned Unit Development project (the “Project”) is located in Marion County, Florida (Section 10, Township 16 South, Range 22 East) (See **Map Figures** in the **Appendix**). The Project has a total area of ± 43.62 acres and will consist of a residential and commercial development with building, roadway, parking, utility, and stormwater conveyance improvements. The drainage system for this project will be designed to meet Southwest Florida Water Management District and Marion County design criteria. This preliminary summary and analysis are provided to support a rezoning application to Planned Unit Development. A full drainage analysis will be required at the time of development permitting.

## DESIGN CRITERIA

The Project will be designed to be compliant with stormwater quantity and quality criteria set forth by the Marion County Land Development Code effective September 15, 2020, and the Southwest Florida Water Management District Environmental Resource Permit Applicant’s Handbook, Volume II, effective June 1, 2018.

## DESIGN METHODOLOGY

### *Existing Conditions*

In existing conditions, the Project area consists of an existing commercial retail plaza and a large undeveloped, rural parcel with elevations that vary from 122 feet at the highest point to 83 feet at the lowest point. The Project area consists of three existing primary basins. Basin E0020, which consists of most of the northwestern area of the Project, flows to an on-site drainage retention area (DRA) with some off-site flow to the NW 70<sup>th</sup> Ave Road right-of-way. Basin E0060, which consists of most of the northeastern area of the Project, flows off-site to a low area. Basin E0100, which consists of most of the central and southern area of the Project, flows off-site to a low area.

The existing basins can be seen in the **Existing Conditions Basin Map** in the **Appendix**.

Per FEMA FIRM Panel No. 12083C0501E effective April 19, 2017, the Project area contains areas in Zone X and Zone AE as shown in **Figure 3** (see **Map Figures** in the **Appendix**). Per the USDA National Resources Conservation Service, the project area contains Kendrick Loamy Sand, 0 to 5 percent slopes, Candler Sand, 1 to 5 percent slopes, and Arredondo Sand, 0 to 5 percent slopes (all Hydrologic Group A). The project’s soil type information is shown in **Figure 4** (see **Map Figures** in the **Appendix**).

### *Proposed Conditions*

In proposed conditions, the Project will include a stormwater management system designed to capture stormwater flow from the future buildings, parking facilities, roadways, and landscaped areas. The Project

stormwater flow from the future buildings, parking facilities, roadways, and landscaped areas. The Project area will have one primary basin, Basin B-01. The runoff generated from this basin will be conveyed to its proposed DRA. The DRA will hold the total stormwater runoff volume generated from the 100-year, 24-hour storm event, with no off-site discharge.

The proposed basin can be seen in the **Proposed Conditions Basin Map** in the **Appendix**.

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# APPENDICES

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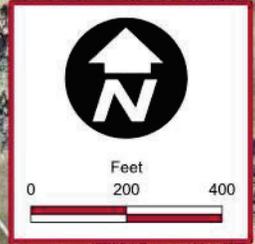
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# MAP FIGURES

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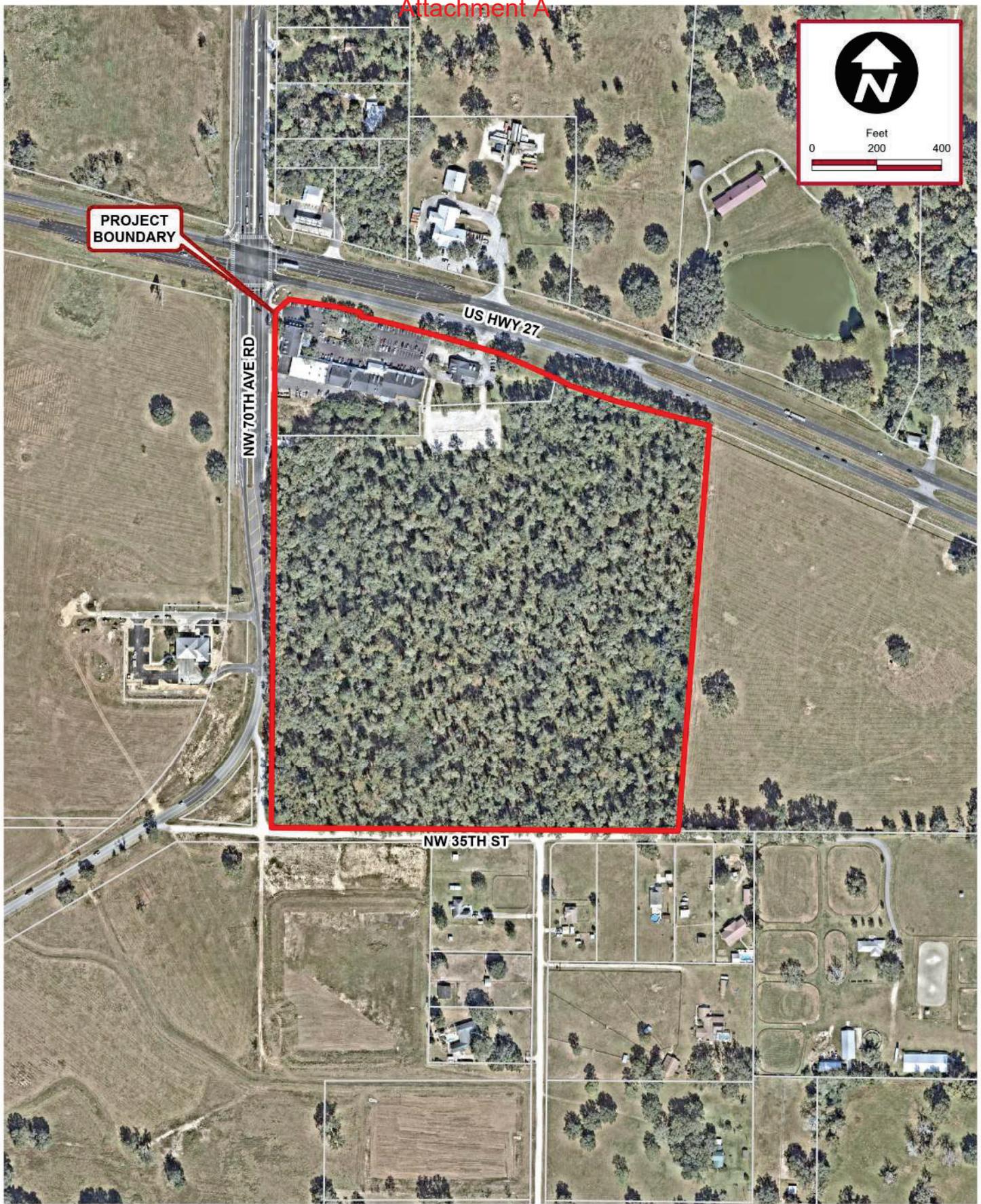


PROJECT BOUNDARY

NW 70TH AVE RD

US HWY 27

NW 35TH ST



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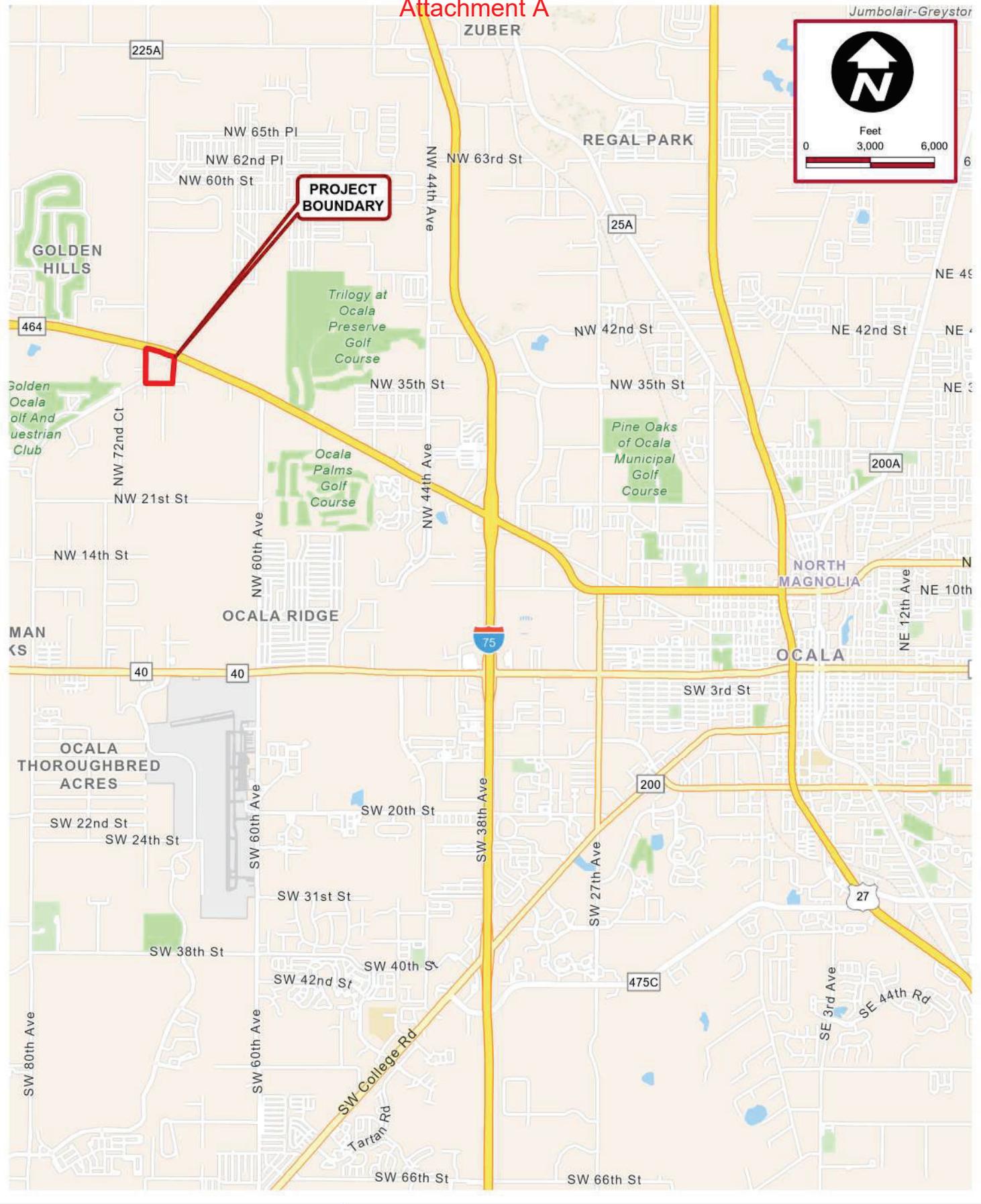
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AERIAL MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
 MARION COUNTY, FLORIDA

Scale: As Noted	Project No.: 042934006	August 2024	A-142 Figure 1
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Attachment A



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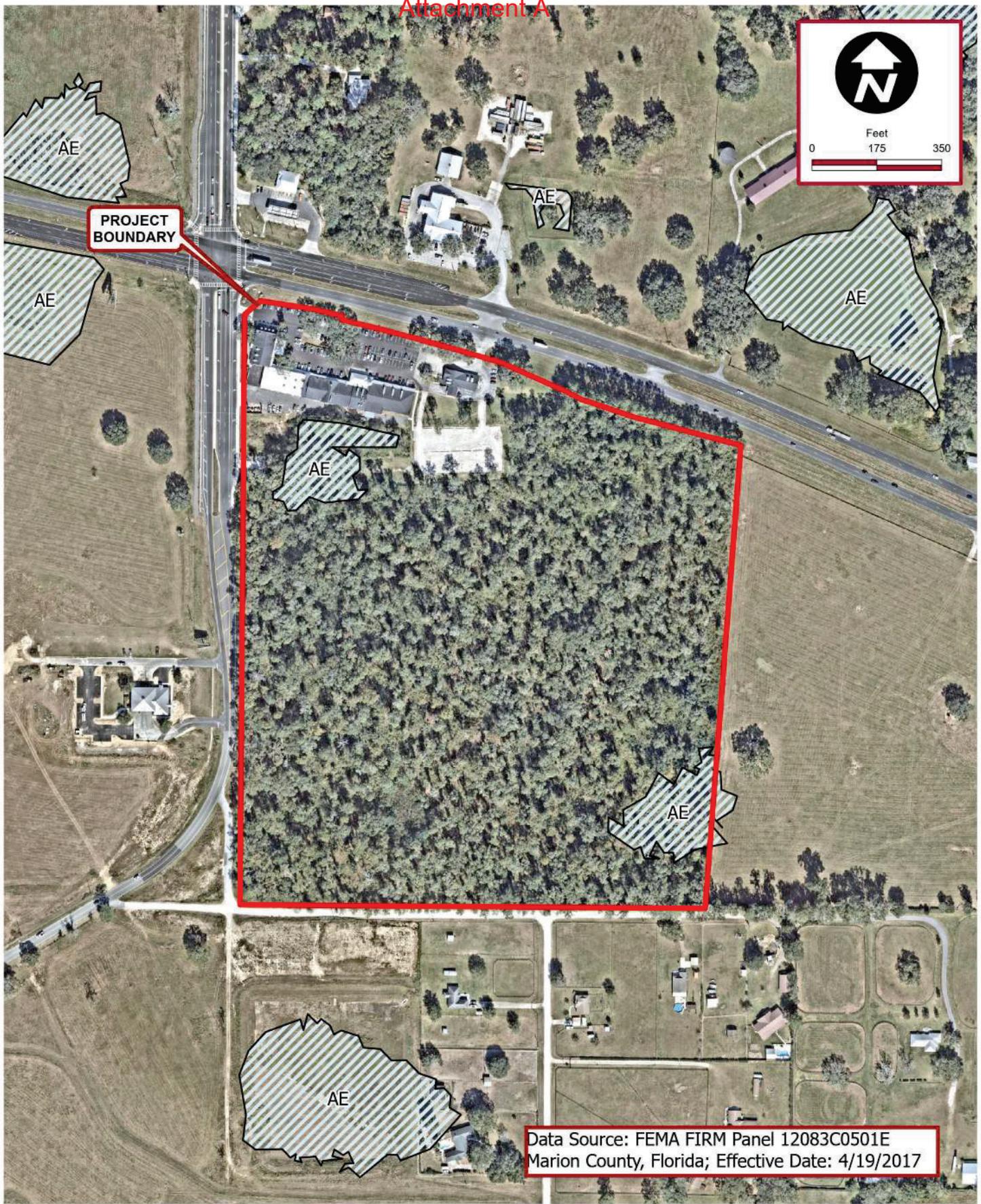
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LOCATION MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
 MARION COUNTY, FLORIDA

Scale: As Noted	Project No.: 042934006	August 2024	A-143 Figure 2
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Data Source: FEMA FIRM Panel 12083C0501E  
Marion County, Florida; Effective Date: 4/19/2017

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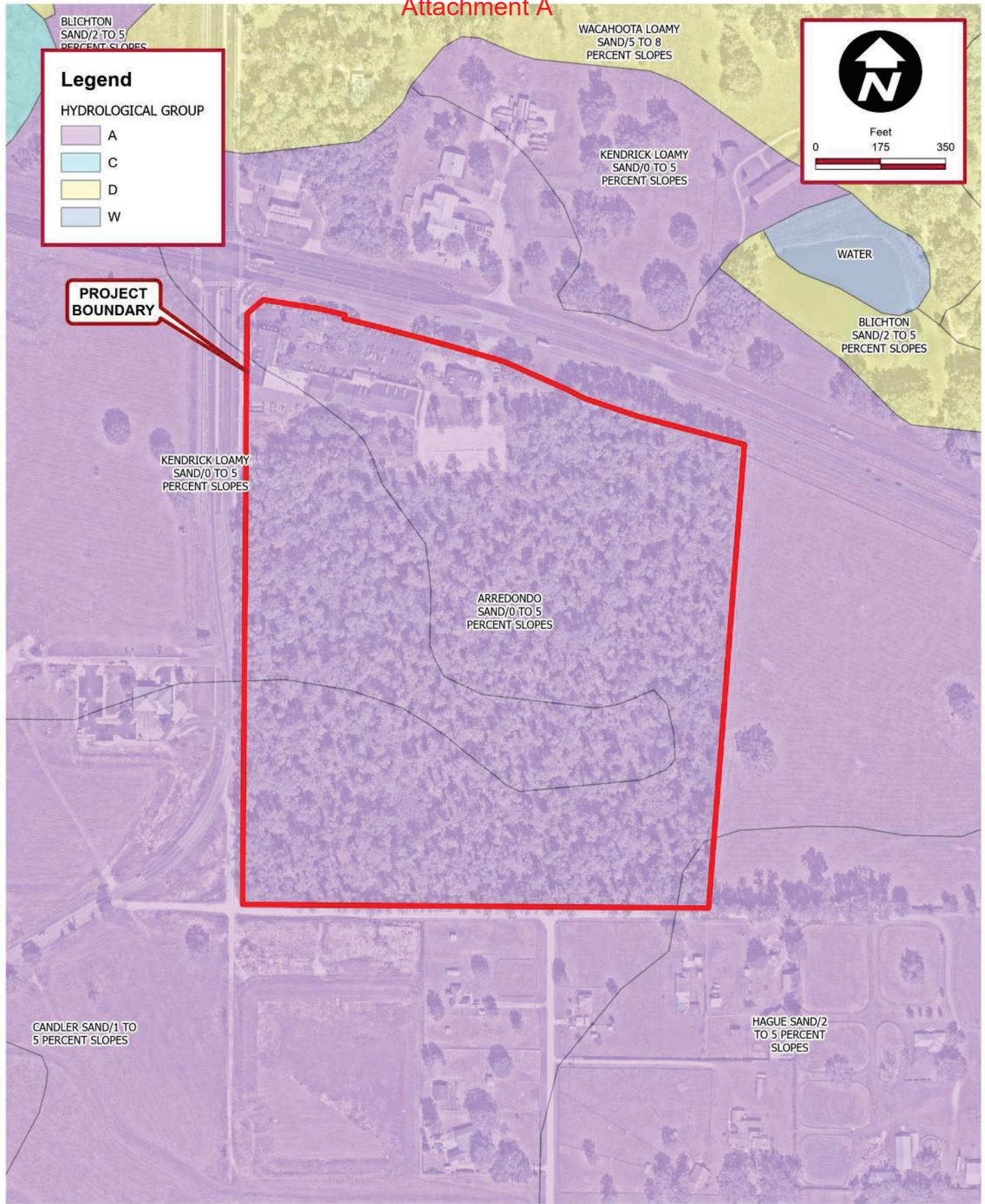
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FEMA MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA

Scale: As Noted | Project No.: 042934006 | August 2024 | **A-144** Figure 3

Attachment A



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SOILS MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
 MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 042934006

August 2024

A-145 Figure 4

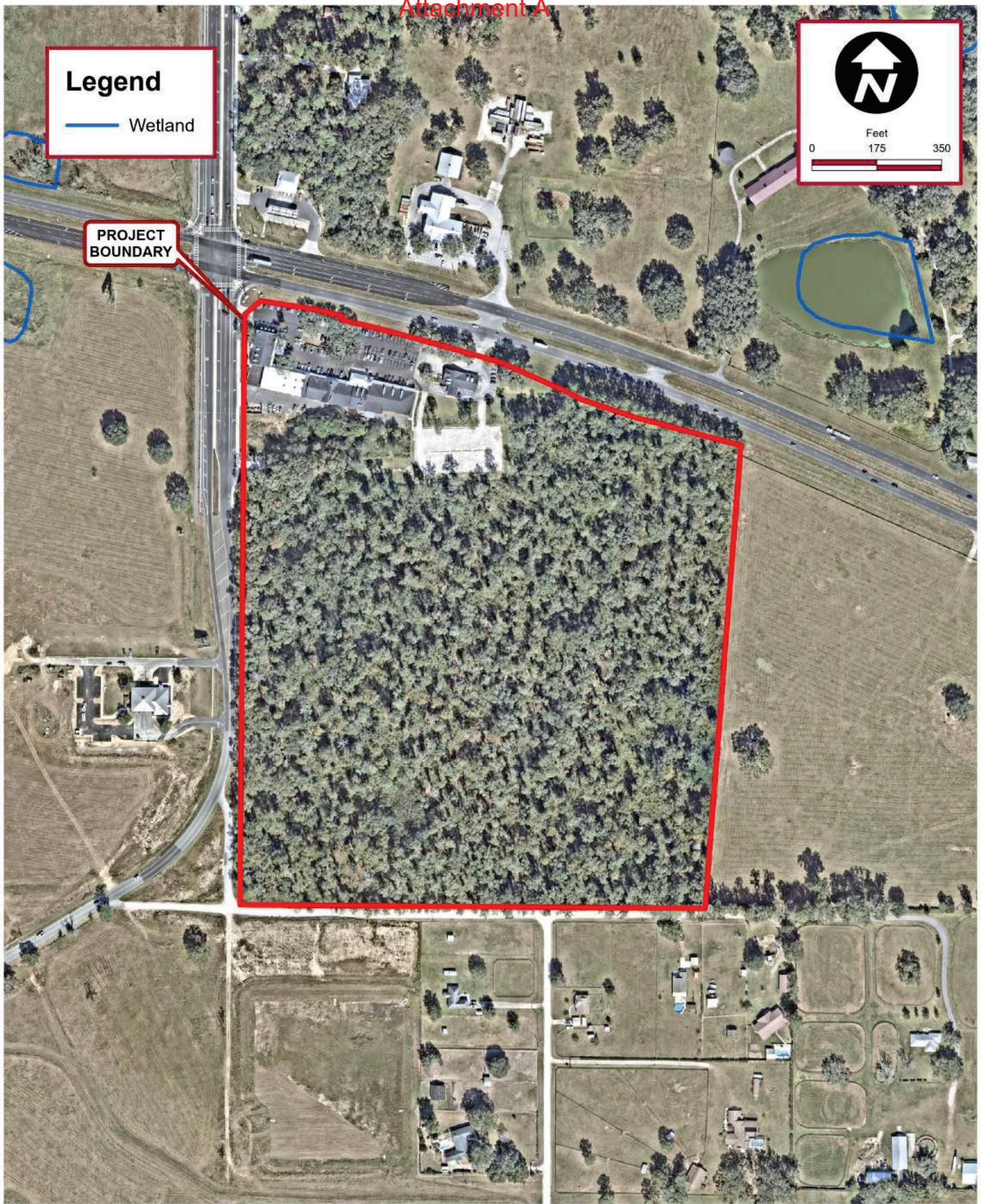
**Legend**

— Wetland



Feet  
0 175 350

**PROJECT BOUNDARY**



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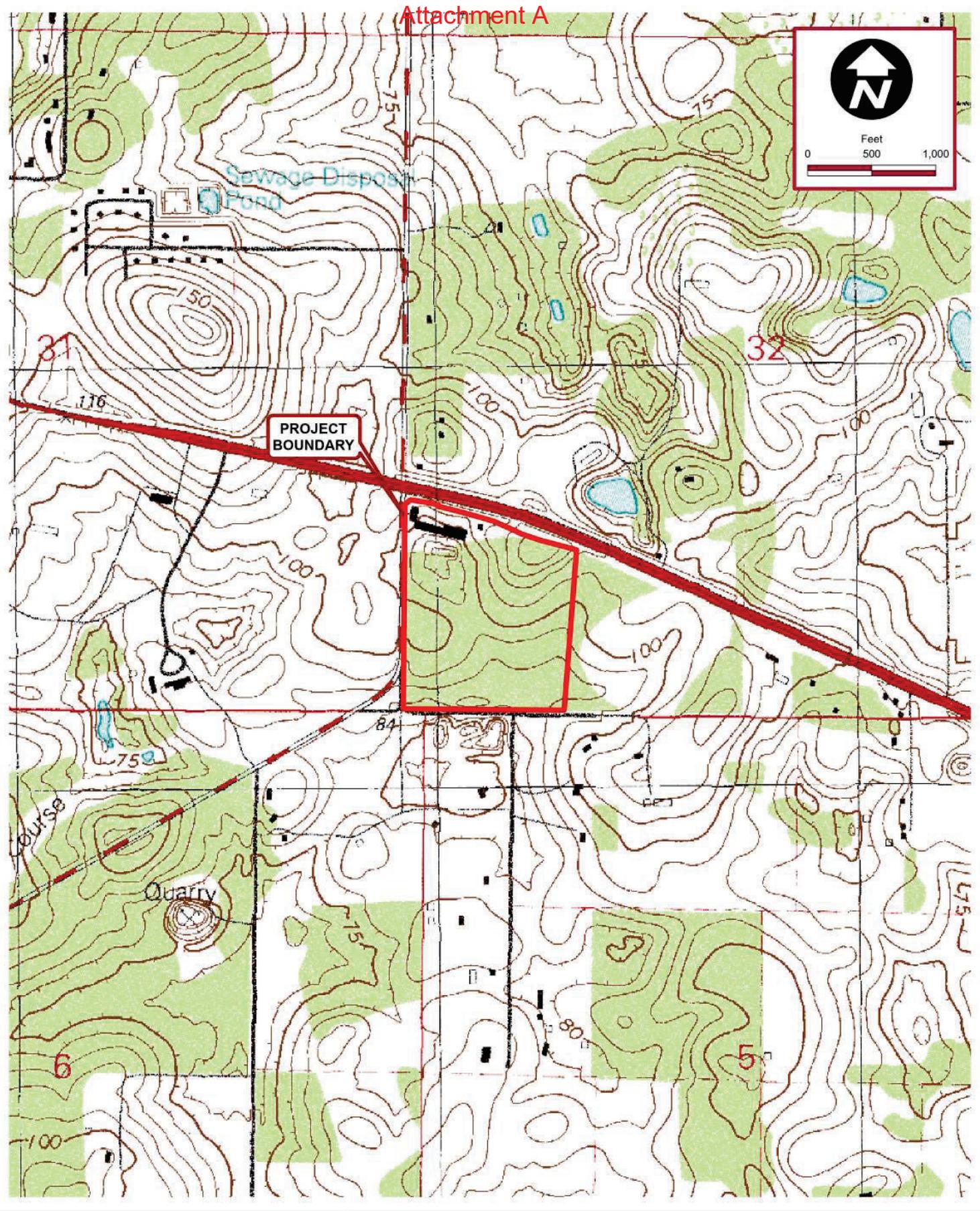
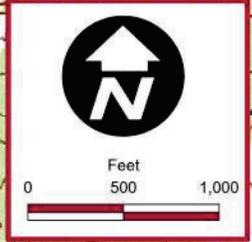
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**WETLAND MAP**

**MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA**

Scale: As Noted | Project No.: 042934006 | August 2024 | **A-146** Figure 5



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USGS QUAD MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA

Scale: As Noted    Project No.: 042934006    August 2024    **A-147** Figure 6

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# PRIMARY BASIN ANALYSIS

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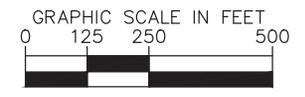
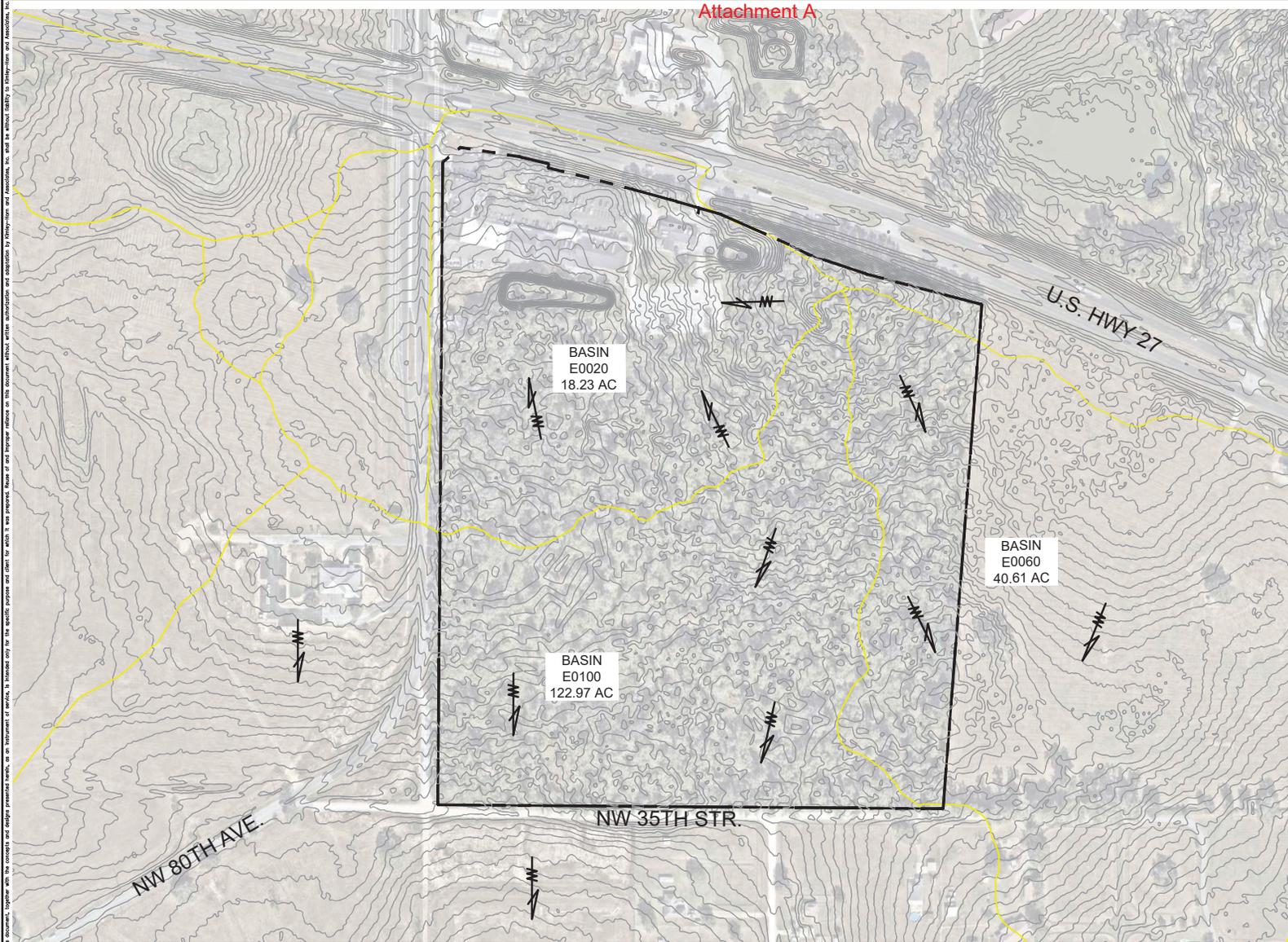
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**EXISTING CONDITIONS BASIN MAP**

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Attachment A



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KHA PROJECT  
042934006  
 DATE  
AUGUST 2024  
 SCALE AS SHOWN  
 DESIGNED BY AAH  
 DRAWN BY AAH  
 CHECKED BY RVE

MARTINGALE  
 PLANNED UNIT DEVELOPMENT

MARION COUNTY  
 FLORIDA

LICENSED PROFESSIONAL  
 RICHARD V. BUSCHE, P.E.  
 58568  
 DATE: \_\_\_\_\_

EXISTING CONDITIONS BASIN MAP

SHEET NUMBER  
 EX-01

A-150

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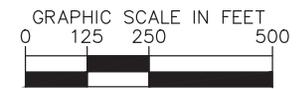
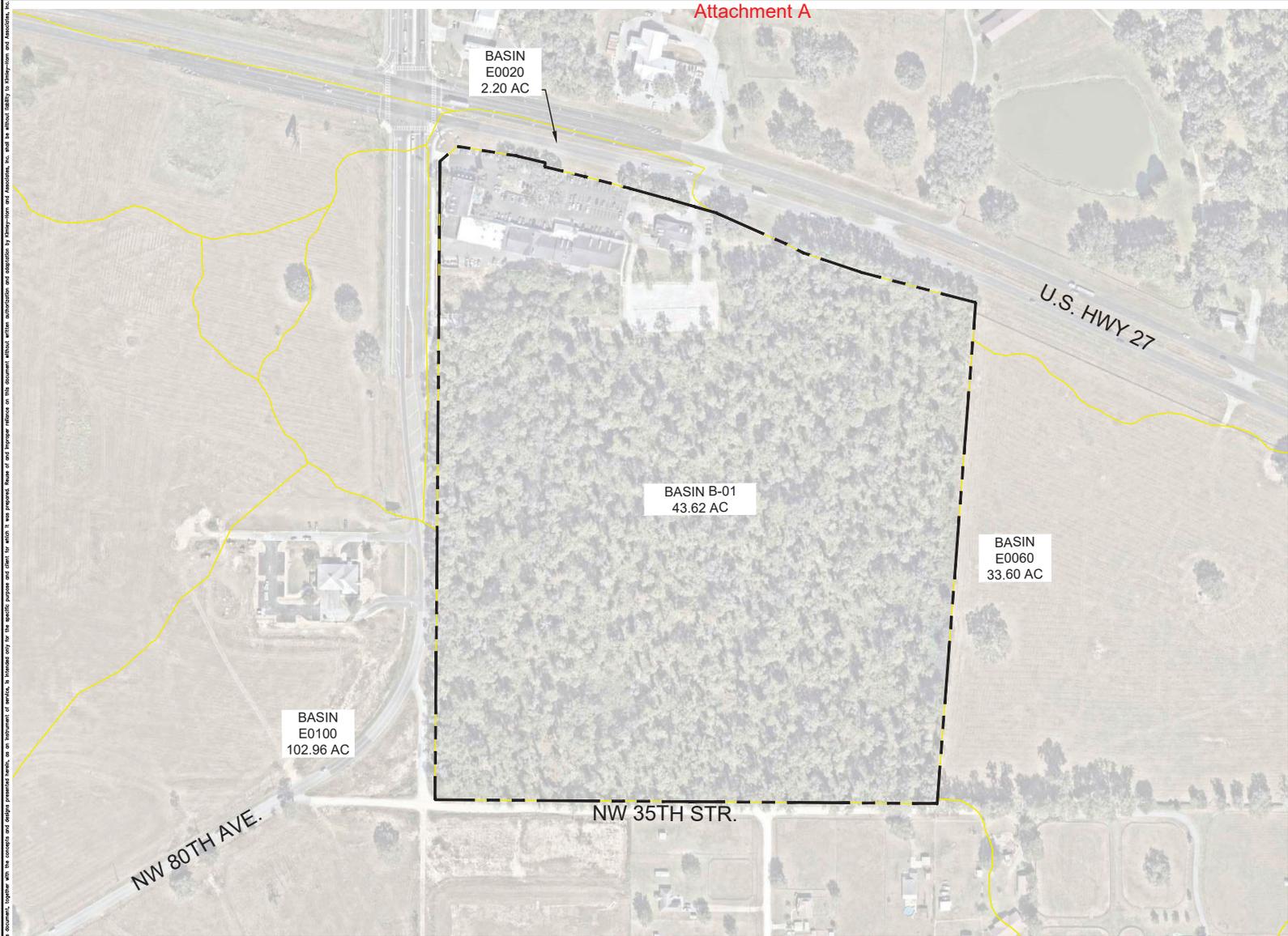
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**PROPOSED CONDITIONS BASIN MAP**

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Attachment A



LEGEND	
	PROJECT BOUNDARY
	PROPOSED DRAINAGE BASIN
	EXISTING CONTOURS

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KHA PROJECT 042934006
DATE AUGUST 2024
SCALE AS SHOWN
DESIGNED BY AAH
DRAWN BY AAH
CHECKED BY RVB

MARTINGALE  
PLANNED UNIT DEVELOPMENT

MARION COUNTY

LICENSED PROFESSIONAL
RICHARD V. BUSCHE, P.E.
58568
FLORIDA DATE: _____

PROPOSED CONDITIONS BASIN MAP

SHEET NUMBER  
EX-02

Attachment A

# NATURAL RESOURCE ASSESSMENT

Golden Hills  
Marion County,  
Florida

April 2024



PREPARED FOR:

Austin International Realty, LLC

95 Forest Avenue

Locust Valley, NY 11560

Kimley»Horn

042934006

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A-153

**TABLE OF CONTENTS**

1.0 INTRODUCTION ..... 1  
2.0 METHODOLOGY ..... 4  
3.0 EXISTING CONDITIONS ..... 5  
    3.1 SOILS ..... 5  
    3.2 LAND COVER AND NATURAL COMMUNITIES ..... 5  
    3.3 WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS ..... 5  
    3.4 WILDLIFE UTILIZATION ..... 8  
    3.5 THREATENED AND ENDANGERED SPECIES ..... 8  
    3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES ..... 11  
    3.7 FLOODPLAIN ..... 11  
4.0 REGULATORY REQUIREMENTS ..... 14  
    4.1 LOCAL ENVIRONMENTAL ORDINANCES ..... 14  
    4.2 STATE REGULATORY REQUIREMENTS ..... 14  
    4.3 FEDERAL REGULATORY REQUIREMENTS ..... 15  
5.0 SUMMARY AND RECOMMENDATIONS ..... 15

**LIST OF FIGURES**

Figure 1 - PROJECT LOCATION MAP ..... 2  
Figure 2 - USGS TOPOGRAPHIC MAP ..... 3  
Figure 3 - NRCS SOILS MAP ..... 6  
Figure 4 - FLUCCS MAP ..... 8  
Figure 5 - GOPHER TORTOISE BURROW MAP ..... 14  
Figure 6 - FEMA MAP ..... 14

**LIST OF TABLES**

TABLE 1 POTENTIAL LISTED SPECIES OCCURRENCE ..... 9

**APPENDICES**

FNAI BIODIVERSITY MATRIX/USFWS IPAC ..... APPENDIX A  
STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE... APPENDIX B  
SHPO FLORIDA MASTER SITE FILE REPORT ..... APPENDIX C

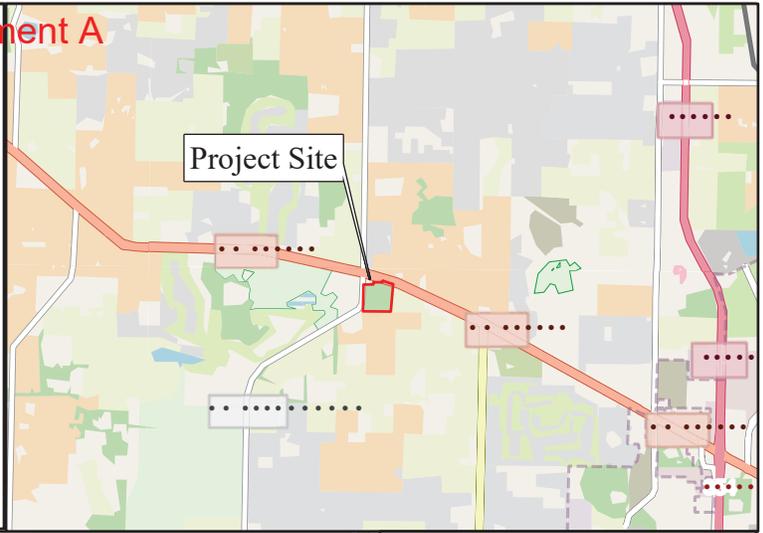
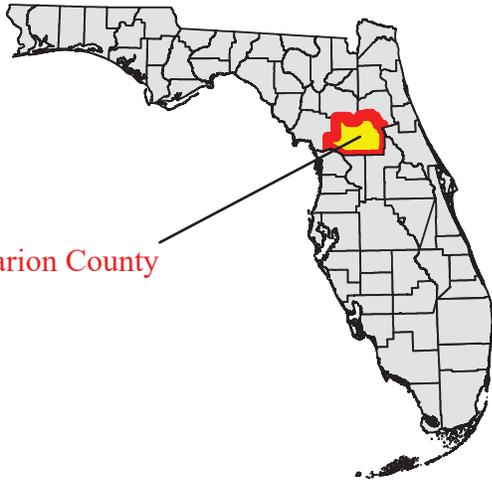
## 1.0 INTRODUCTION

The following technical memorandum summarizes a review of readily available documentation and the results of field reconnaissance conducted within the project site. The purpose of this Natural Resource Assessment (NRA) is to characterize the existing conditions of the property relative to threatened and endangered species and their habitat, ecological communities, land cover and vegetation, wetlands, soils, hydrology, archaeological and historical resources, and floodplains.

The scope of this assessment included a review of readily available information from public databases as described in [Section 2.0 Methodology](#) and field reconnaissance to evaluate the environmental conditions of the site and future permit requirements if development is proposed.

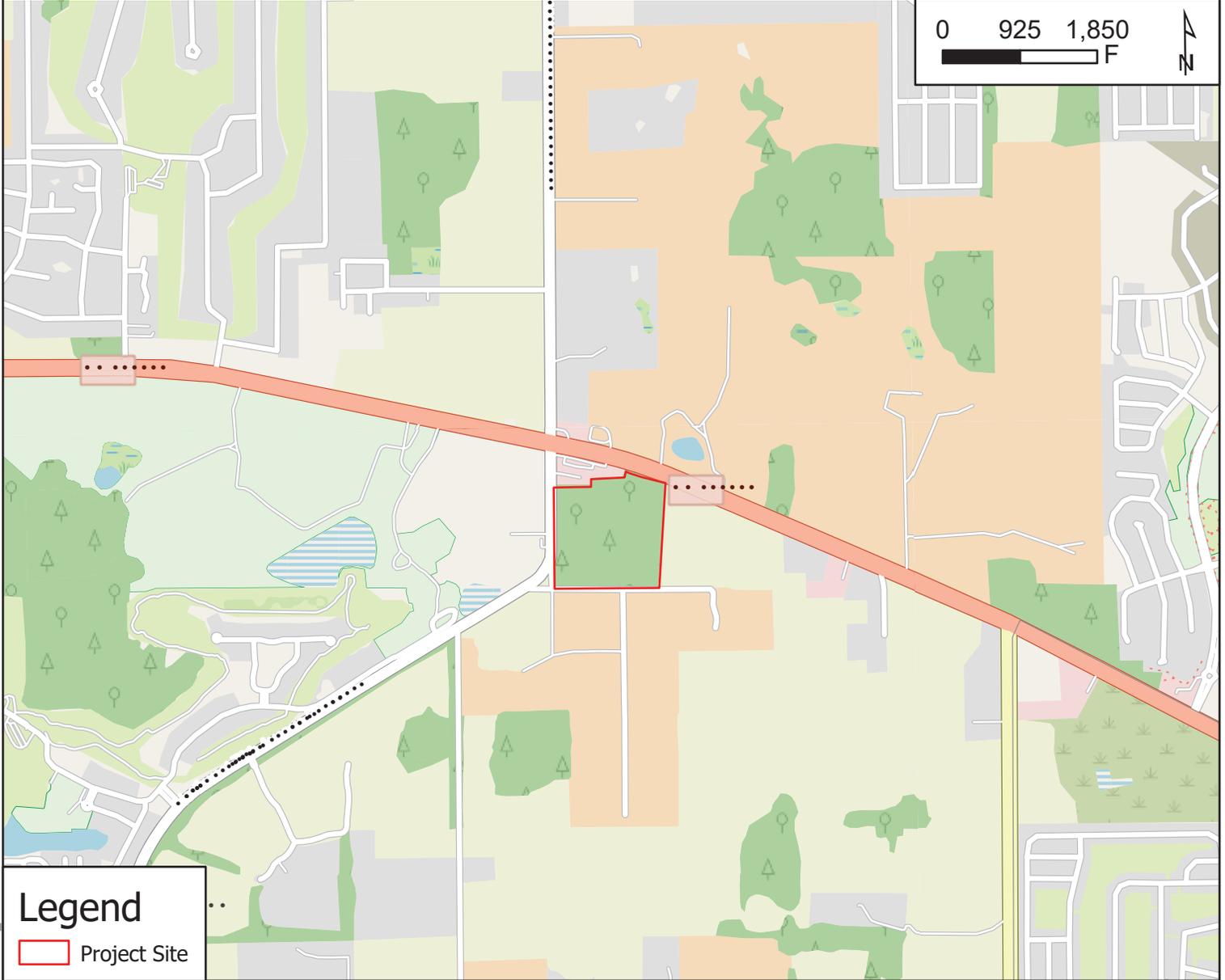
The project site is approximately 38.22 acres and is located directly southeast of the intersection of U.S. Highway 27 and Northwest 70th Avenue, north of NW 35th Street, in Section 32, Township 14 South and Range 21 East in Ocala, Marion County, Florida. A location map is attached in [Figure 1](#). A portion of the U.S. Geological Service (USGS) 7.5-minute quadrangle map depicting the location of the project site is attached as [Figure 2](#). Elevation throughout the project site ranges from approximately 85-120 feet.

Marion County



Project Site

0 925 1,850 F



Legend

Project Site

K:\VRB\_Environmental\042934006 - Golden Hills NRA\ENV\GIS\MXD

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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Project Location Map

Golden Hills  
Marion County, Florida

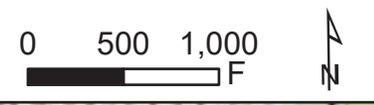
1 inch = 1,850 feet

PROJECT NUMBER: 042934006

APRIL 2024

A-156

FIGURE 1



**Legend**

 Project Site

K:\VRB\_Environmental\042934006 - Golden Hills NRA\ENV\GIS\MXD

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

**USGS Topographic Map**

**Kimley»Horn**

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**Golden Hills  
Marion County, Florida**

## 2.0 METHODOLOGY

The methodology for this assessment included a review of the following resources:

- Florida Natural Areas Inventory (FNAI) Biodiversity Matrix (<http://www.fnai.org/biointro.cfm>)
- Various Geographic Information System (GIS) data layers from the U.S. Fish and Wildlife Service (USFWS), U.S. Geological Survey (USGS), Florida Fish and Wildlife Conservation Commission (FWC) [(<https://myfwc.com/wildlifehabitats/wildlife/bba/species>) and ([Eagle Nesting | Florida Fish and Wildlife Conservation Commission \(myfwc.com\)](#))]
- USFWS IPaC Trust Resources Report (<https://ecos.fws.gov/ipac/>)
- U.S. Department of Agriculture (USDA) / Natural Resources Conservation Service (NRCS) Soil Survey of Marion County, Florida (<http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>)
- State Historic Preservation Officer (SHPO), Florida Master Site File (<http://www.flheritage.com/>)
- USFWS National Wetlands Inventory (NWI) Maps (Web-based maps available from <http://www.fws.gov/wetlands/Data/mapper.html>)
- Federal Emergency Management Agency (FEMA) Digital Flood Insurance Rate Maps (FIRM; Web-based maps available from <http://msc.fema.gov/>)
- USGS Quadrangle Maps, Land Boundary Information System (LABINS; <http://www.labins.org>)
- Southwest Florida Water Management District (SWFWMD) GIS data
- Florida Department of Environmental Protection (FDEP) MapDirect GIS
- Marion County Code of Ordinances

Field reconnaissance was conducted on February 29, 2024. Kimley-Horn biologists inspected the project site by walking representative transects, observing the state and conditions of the site, and adjacent properties as visible from the project site.

### 3.0 EXISTING CONDITIONS

#### 3.1 SOILS

The USDA / NRCS *Soil Survey of Marion County, Florida* maps the project site with the following soils: (9) Arredondo Sands, 0 to 5 percent slopes, (37) Hague Sand, 2 to 5 percent slopes, and (44) Kendrick Loamy Sand, 0 to 5 Percent Slopes. All on-site soil types are considered non-hydric. A copy of the digital USDA/NRCS soil data is attached in [Figure 3](#).

#### 3.2 LAND COVER AND NATURAL COMMUNITIES

Land uses within the proposed project site were identified through pedestrian transects and aerial photograph interpretation. Land use types were classified using the *Florida Land Use, Cover, and Forms Classification System* (FLUCFCS, Florida Department of Transportation, 1999). A FLUCFCS map of the project site is attached as [Figure 4](#). A description of the land cover included below characterizes dominant vegetation observed along random pedestrian transects and does not represent an all-inclusive vegetative inventory.

##### **FLUCFCS 434 – UPLAND MIXED – CONIFEROUS/HARDWOOD (± 38.22 ACRES)**

This land cover was found throughout the entire project site and consisted of dense canopy and scattered groundcover. The groundcover was sparse due to recent ground clearing activities. The canopy was made up of southern live oaks (*Quercus virginiana*), southern magnolias (*Magnolia grandiflora*), and Laurel oaks (*Quercus laurifolia*) with the subcanopy consisting of camphor trees (*Cinnamomum camphora*) and Carolina cherry Laurel trees (*Prunus caroliniana*), and the groundcover consisting of scattered common ragweed (*Ambrosia artemisiifolia*), greenbrier (*Smilax*), lyreleaf sage (*Salvia lyrata*), oatgrass (*Arrhenatherum spp.*), bed straws (*Galium spp.*), poison ivy (*Toxicodendron radicans*), dog fennel (*Eupatorium capillifolium*), and beggar tick (*Bidens alba*).

#### 3.3 WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS

The presence of wetlands and other surface waters was evaluated based on the Florida unified wetland delineation methodologies by Chapter 62-340, Florida Administrative Code (FAC) and the U.S. Army Corps of Engineers (USACE) 1987 Wetland Delineation Manual and Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0). These methods consider the prevalence of wetland vegetation, hydric soil indicators, and wetland hydrology. No wetlands or surface waters were found within the project site.



**Legend**

- Project Site (±38.22 Acres)
- NRCS Soils Description & Hydric Rating**
- 9: ARREDONDO SAND, 0 TO 5 PERCENT SLOPES, Non-hydric
- 37: HAGUE SAND, 2 TO 5 PERCENT SLOPES, Non-hydric
- 44: KENDRICK LOAMY SAND, 0 TO 5 PERCENT SLOPES, Non-hydric

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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**NRCS Soils Map**

**Golden Hills**  
**Marion County, Florida**

K:\VRB\_Environmental\042934006 - Golden Hills NRA\ENV\GIS\MXD



### Legend

Project Site (±38.22 Acres)

### Land Use

434: Upland Hardwood - Coniferous Mix

K:\VRB\_Environmental\042934006 - Golden Hills NRA\ENV\GIS\MXD\

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

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## Land Use (FLUCFCS) Map

### Golden Hills Marion County, Florida

### 3.4 WILDLIFE UTILIZATION

Wildlife observed during field reconnaissance included a pileated woodpecker (*Dryocopus pileatus*), American crow (*Corvus brachyrhynchos*), northern cardinal (*Cardinalis cardinalis*), nine-banded armadillo (*Dasypus novemcinctus*), turkey vulture (*Cathartes aura*), and red-shouldered hawk (*Buteo lineatus*). One (1) potentially occupied gopher tortoise (*Gopherus polyphemus*) burrow was also observed within the project site, this species is discussed further below.

### 3.5 THREATENED AND ENDANGERED SPECIES

A listing of species potentially occurring within the project site was reviewed using the databases described in [Section 2.0 Methodology](#). The results of the database review are as follows:

FNAI Biodiversity Matrix Report – Matrix Units 29242 (see [Appendix A](#)). No documented, documented-historic, or likely elements were noted within the FNAI report.

FWC – There are no known bald eagle (*Haliaeetus leucocephalus*) nests or wading bird colonies on or within one (1) mile of the project site.

USFWS Consultation Areas – The project site is within the USFWS Consultation Area for the Florida scrub-jay (*Aphelocoma coerulescens*). However, on-site habitat was not suitable for this species due to the lack of scrub oak species and a suitable ground cover for foraging. Therefore, this species will not be discussed further.

USFWS Wood Stork Colonies – The project site is not within the core foraging area (CFA) of any wood stork (*Mycteria americana*) colonies. A wood stork colony CFA, within central Florida, is defined as the area within a 15-mile radius of an active wood stork colony. Additionally, habitat is not found on-site for this species. The wood stork will not be discussed further.

USFWS IPaC Data – The IPaC Trust Resources Report ([Appendix A](#)) includes historical data in their reporting, which results in some species findings that do not reflect current conditions within the project site. The following species are listed in the report and have suitable habitats within the project site: eastern indigo snake (*Drymarchon couperi*). This species will be discussed further below. Species listed in the report that do not have

## Attachment A

suitable habitats within the project site include the eastern black rail (*Laterallus jamaicensis jamaicensis*) and the whooping crane (*Grus americana*). These species will not be discussed further. The monarch butterfly (*Danaus plexippus*) is also listed in the report and is currently proposed for listing, however, is still under review by USFWS and as a result, no permitting requirements are associated with this species at this time. The project site is not within any USFWS-designated Critical Habitat.

Based on field reconnaissance and database reviews, a listing of the state and federally-listed species potentially occurring within the immediate vicinity of the project site: has been compiled. **Table 1** lists species that may occur and their likelihood of occurrence. The likelihood of occurrence is based on actual observation of the species, signs of the species (burrows, tracks, scat, etc.), observance of suitable habitat, or documented occurrences of the species within various databases.

TABLE 1 - POTENTIAL LISTED SPECIES OCCURRENCE						
Common Name		Scientific Name	State Status	Federal Status	Comments	Likelihood of Occurrence
REPTILES	Eastern Indigo Snake	<i>Drymarchon couperi</i>	T	FT	Observed On-site: No Observed in Proximity: No Habitat present: Yes Habitat Type: Nesting and foraging	Medium
	Gopher Tortoise	<b><i>Gopherus polyphemus</i></b>	NL	ST	<b>Observed On-site: Yes Observed in Proximity: No Habitat present: Marginal Habitat Type: Nesting and foraging</b>	High
BIRDS	Southeastern American Kestrel	<i>Grus canadensis pratensis</i>	NL	ST	Observed On-site: No Observed in Proximity: No Habitat present: None Habitat Type: N/A	No
MAMMALS	* Florida Black Bear	<i>Ursus americanus floridanus</i>	NL	NL	Observed On-site: No Observed in Proximity: Yes Habitat present: Marginal Habitat Type: Nesting and foraging	Medium
Legend: FT – Federally Threatened; FE – Federally Endangered; E – Endangered; ST – State Threatened; NL – Not Listed. Note: Coordination is not required with FWC for federally listed species <b>Bold depicts the species observed within the project site.</b> * The Florida black bear is protected under Chapter 68A-4.009, Florida Administrative Code, the Florida Black Bear Conservation Plan.						

Based on the database review and field reconnaissance, the following species may occur within the project site: or require additional evaluation, survey, or permitting:

### ***Eastern Indigo Snake***

The eastern indigo snake occurs in a range of habitats, including pine flatwoods, scrubby flatwoods, high pine, dry prairie, tropical hardwood hammocks, edges of freshwater marshes, agricultural fields, coastal dunes, and human-altered habitats. The snake requires large tracts of land to survive and often winters in burrows of gopher tortoises, armadillos, cotton rats, and land crabs (in coastal areas) and forages in more hydric habitats. As two (2) mammal burrows and one (1) gopher tortoise burrow were observed during site reconnaissance, nesting, and foraging habitat for this species exists within the project site. Given the presence of habitat, the implementation of the USFWS *Standard Protection Measures for the Eastern Indigo Snake (Appendix B)* is recommended during construction to minimize possible impacts on the eastern indigo snake.

### ***Gopher tortoise***

The gopher tortoise is a burrowing tortoise that inhabits upland habitats such as pine flat woods, xeric oak hammocks, and open sandy pastures, but is also often found in disturbed areas. One (1) potentially occupied gopher tortoise burrow was observed during a 15% gopher tortoise survey conducted during field reconnaissance on February 29, 2024 (see **Figure 5 – Species Observation Map**). As a result, a 100% gopher tortoise survey is required to be completed on-site within 90 days of construction. Gopher tortoise burrows that will be impacted by the proposed development will require a relocation permit from FWC to relocate the gopher tortoises to an off-site, state-permitted gopher tortoise recipient site.

### ***Florida black bear***

The Florida black bear was removed from the state's list of protected species in 2012; however, the bear remains protected under Chapter 68A-4.009, Florida Administrative Code, the Florida Black Bear Conservation Plan. The black bear requires large amounts of space for its home range and a variety of forested habitats, including flatwoods, swamps, scrub oak ridges, bayheads, and hammocks. No black bears were observed during field reconnaissance; however, the project site is within the FWC's Central Bear Management Unit and black bear sightings have been recorded within the area. Consistent with the *December 2019 FWC Black Bear Management Plan*, it is recommended that garbage and food debris be properly removed from the construction site daily to eliminate possible sources of food that could encourage and attract bears. Nuisance bears will need to be reported to the FWC at the Wildlife Alert Hotline at 1-888-404-3922.

## **LISTED PLANT SPECIES**

The Florida Department of Agriculture and Consumer Service's *Notes on Florida's Threatened and Endangered Plants* and Richard Wunderlin's *Guide to Vascular Plants of Florida* were consulted to assess habitat requirements for listed plant species. Although thirteen (13) federal or state-listed plants were noted within the FNAI and IPaC reports as potentially occurring in the project site or its immediate vicinity, none were observed during field reconnaissance. As a result, no further action is required regarding the listed plant species.

## **3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES**

Kimley-Horn requested an inquiry from the Department of State, State Historic Preservation Officer (SHPO) Division of Historical Resources (DHR) Florida Master Site File (FMSF) regarding the presence of known historic or archaeological findings on the project site or in the immediate vicinity (see [Appendix C - SHPO Florida Master Site File Report](#)). Two (2) cultural resources (Blackberry Trail & Carter Family Cemetery) were identified near the project site; however, neither of these resources are listed as eligible. Additionally, based on the proposed scope of work, the project will not affect these resources. As a result, no impacts to historic and archaeological resources will occur and no further action is anticipated.

## **3.7 FLOODPLAIN**

The Federal Emergency Management Agency (FEMA) lists the following flood zones within the project site: Flood Zone X, an area of minimal flood hazard, and Flood Zone AE – 1% annual chance of flooding ([Figure 6](#)). Additional engineering analysis will be required to address effects to the floodplain including the design and construction of flood compensation areas. This will be evaluated during civil design and permitting.



K:\VRB\_Environmental\042934006 - Golden Hills NRA\ENV\GIS\MXD

Attachment A



225A

27

NW Highway 225A

225A

225A

225A

NW 35th St

### Legend

- Project Site (±38.22 Acres)
- 🌐 Gopher Tortoise Burrow (Potentially Occupied)

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Kimley»Horn

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## Species Observations Map

**Golden Hills  
 Marion County, Florida**

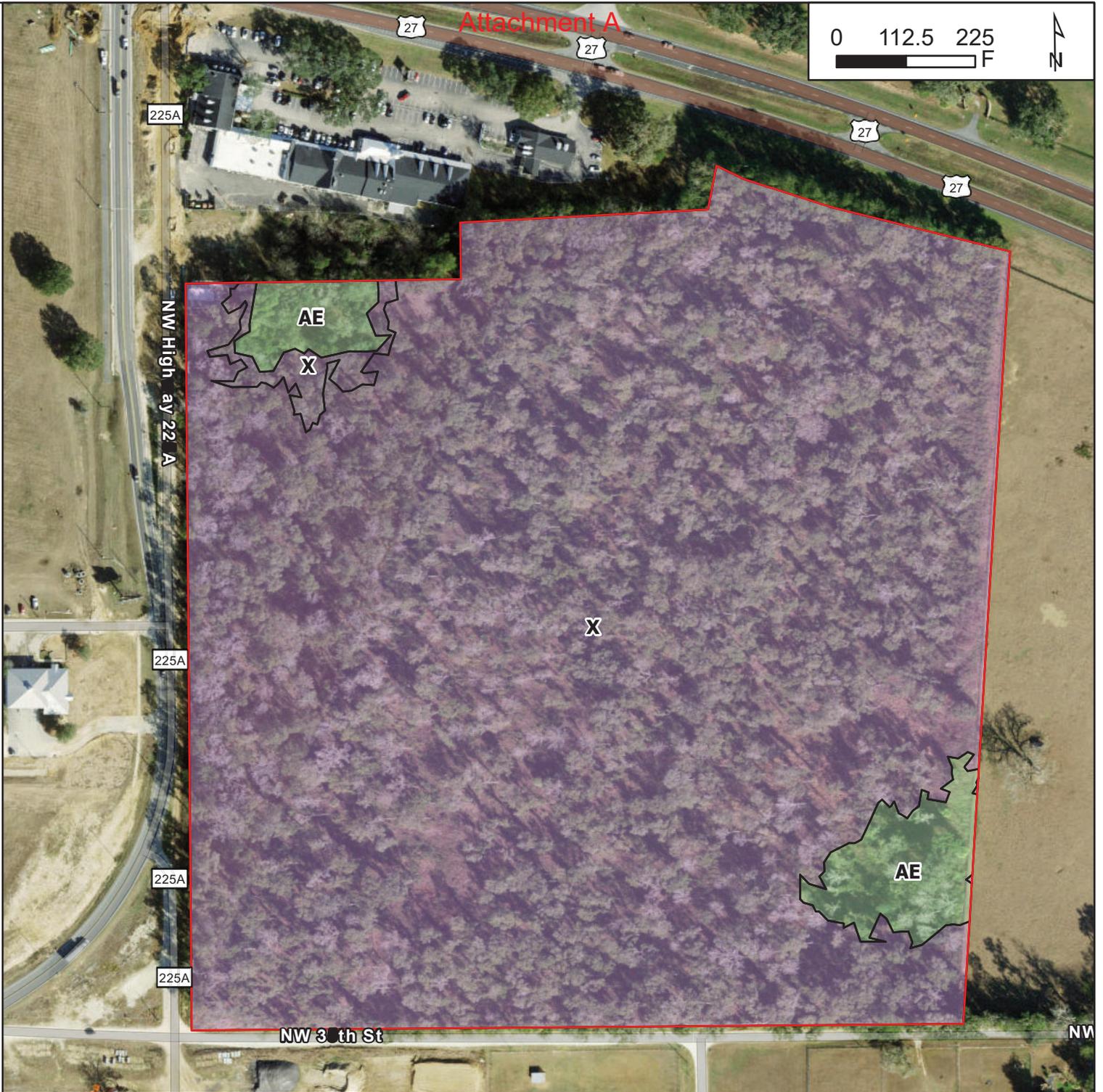
1 inch = 200 feet

PROJECT NUMBER: 042934006

APRIL 2024

A-166

FIGURE 5



**Legend**

Project Site (±38.22 Acres)

**Flood Zone**

X: OUTSIDE SPECIAL FLOOD HAZARD AREA

AE: INSIDE SPECIAL FLOOD HAZARD AREA

Source: ESRI, FDOT, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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- or . o

**FEMA Flood Zone Map**

**Golden Hills  
Marion County, Florida**

1 inch = 225 feet

PROJECT NUMBER: 042934006

APRIL 2024

A-167

FIGURE 6

K:\VRB\_Environmental\042934006 - Golden Hills NRA\ENV\GIS\MXD

## 4.0 REGULATORY REQUIREMENTS

### 4.1 LOCAL ENVIRONMENTAL ORDINANCES

The project site is located within Marion County; therefore, the site must adhere to Marion County guidelines.

Per Sec. 6.7.3, all trees with a diameter at breast height (DBH) of ten (10) inches or larger are considered protected trees, the removal of which may require replacement or mitigation. On-site protected trees to remain will require Best Management Practices (BMPs) to assure protection.

Per Sec. 6.6.4, if the proposed development or land clearing site is found to include listed species, the application will be required to provide on-site or off-site mitigation for listed species impacts. The relocation of the on-site gopher tortoise population to an off-site recipient site is anticipated to satisfy this requirement.

### 4.2 STATE REGULATORY REQUIREMENTS

#### ***ENVIRONMENTAL RESOURCE PERMIT (ERP)***

An Environmental Resource Permit (ERP) will be required from the SWFWMD if stormwater improvements are proposed. Drainage design and stormwater management are not discussed further in this report as the scope was limited to natural resources.

#### ***STATE-LISTED SPECIES***

The following state-listed species may potentially occur on-site:

- ***Gopher Tortoise***

One (1) potentially occupied gopher tortoise burrow was observed during a 15% gopher tortoise survey conducted during field reconnaissance. A 100% gopher tortoise survey is required to be completed no more than 90 days before construction to determine if gopher tortoises are within or adjacent to the project site. Gopher tortoise burrows that will be impacted by project development will require a permit from FWC allowing their relocation to off-site recipient sites before construction commences.

## 4.3 FEDERAL REGULATORY REQUIREMENTS

### SECTION 404 DREDGE AND FILL PERMITTING

No wetlands or natural surface waters were found on-site, thus, there are no waters of the United States (WOTUS) within the project site and a Section 404 permit is not anticipated to be required.

### FEDERALLY LISTED SPECIES

The following federally listed species may potentially occur on-site:

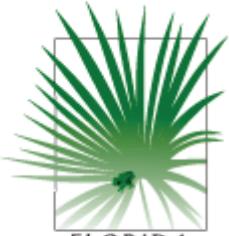
- **Eastern Indigo Snake**

Due to the presence of marginal habitat within the project site, implementation of *Eastern Indigo Snake Standard Protection Measures (Appendix B)* during construction will be required.

## 5.0 SUMMARY AND RECOMMENDATIONS

- Per the Marion County Code of Ordinances, all trees with a DBH of ten (10) inches or larger shall be considered protected trees unless otherwise listed. As such, their removal will require replacement or mitigation. Additionally, mitigation for on-site listed species will be required. This is anticipated to be satisfied through relocation of the on-site gopher tortoises.
- Two (2) cultural resources were identified on the project site, but are not eligible for listing, and will not be impacted by the proposed development. No further action is required.
- The project site is within Flood Zone X and AE. Additional engineering analysis will need to be conducted regarding floodplain impacts.
- The following state and federally-listed species require additional action before development:
  - A 100% gopher tortoise survey will need to be completed no more than 90 days before construction and a gopher tortoise relocation will be required for the on-site population.
  - The USFWS *Standard Protection Measures for the Eastern Indigo Snake* is recommended during construction.

**APPENDIX A**  
**FNAI BIODIVERSITY MATRIX & USFWS IPAC**



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FLORIDA  
**Natural Areas**  
 INVENTORY

## Florida Natural Areas Inventory

### Biodiversity Matrix Query Results

UNOFFICIAL REPORT

Created 2/26/2024

(Contact the FNAI Data Services Coordinator at 850.224.8207 or  
 kbrinegar@fnai.fsu.edu for information on an official Standard Data Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

#### Report for 1 Matrix Unit: 29242

	<p><b>Descriptions</b></p> <p><b>DOCUMENTED</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit.</p> <p><b>DOCUMENTED-HISTORIC</b> - There is a documented occurrence in the FNAI database of the species or community within this Matrix Unit; however the occurrence has not been observed/reported within the last twenty years.</p> <p><b>LIKELY</b> - The species or community is <i>known</i> to occur in this vicinity, and is considered likely within this Matrix Unit because:</p> <ol style="list-style-type: none"> <li>1. documented occurrence overlaps this and adjacent Matrix Units, but the documentation isn't precise enough to indicate which of those Units the species or community is actually located in; <i>or</i></li> <li>2. there is a documented occurrence in the vicinity and there is suitable habitat for that species or community within this Matrix Unit.</li> </ol> <p><b>POTENTIAL</b> - This Matrix Unit lies within the known or predicted range of the species or community based on expert knowledge and environmental variables such as climate, soils, topography, and landcover.</p>
--	--

**Matrix Unit ID: 29242**

0 Documented Elements Found

0 Documented-Historic Elements Found

0 Likely Elements Found

**Matrix Unit ID: 29242**

29 Potential Elements for Matrix Unit 29242

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
<a href="#">Agrimonia incisa</a> incised groove-bur	G3	S2	N	T
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
<a href="#">Arnoglossum diversifolium</a> variable-leaved Indian-plantain	G2	S2	N	T

## Attachment A

<i>Asplenium x curtissii</i> Curtiss' spleenwort	GNA	S1	N	N
<i>Asplenium x heteroresiliens</i> Morzenti's spleenwort	G2	S1	N	N
<i>Asplenium x plenum</i> ruffled spleenwort	G1Q	S1	N	N
<a href="#"><u><i>Athene cunicularia floridana</i></u></a> Florida Burrowing Owl	G4T3	S3	N	ST
<a href="#"><u><i>Calopogon multiflorus</i></u></a> many-flowered grass-pink	G2G3	S2S3	N	T
<i>Digitaria floridana</i> Florida fingergrass	G1	S1	N	N
<a href="#"><u><i>Drymarchon couperi</i></u></a> Eastern Indigo Snake	G3	S2?	T	FT
<a href="#"><u><i>Dryobates borealis</i></u></a> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<a href="#"><u><i>Eriogonum longifolium var. gnaphalifolium</i></u></a> scrub buckwheat	G4T3	S3	T	E
<a href="#"><u><i>Forestiera godfreyi</i></u></a> Godfrey's swampprivet	G2	S2	N	E
<a href="#"><u><i>Gopherus polyphemus</i></u></a> Gopher Tortoise	G3	S3	C	ST
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<a href="#"><u><i>Leitneria floridana</i></u></a> corkwood	G3	S3	N	T
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<a href="#"><u><i>Matelea floridana</i></u></a> Florida spiny-pod	G2	S2	N	E
<a href="#"><u><i>Monotropsis reynoldsiae</i></u></a> pygmy pipes	G2	S2	N	E
<i>Mustela frenata peninsulæ</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<a href="#"><u><i>Myotis austroriparius</i></u></a> Southeastern Myotis	G4	S3	N	N
<a href="#"><u><i>Neofiber alleni</i></u></a> Round-tailed Muskrat	G2	S2	N	N
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<a href="#"><u><i>Peromyscus floridanus</i></u></a> Florida Mouse	G3	S3	N	N
<a href="#"><u><i>Pteroglossaspis ecristata</i></u></a> giant orchid	G2G3	S2	N	T
<a href="#"><u><i>Pycnanthemum floridanum</i></u></a> Florida mountain-mint	G3	S3	N	T
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<a href="#"><u><i>Sideroxylon alachuense</i></u></a> silver buckthorn	G1	S1	N	E
<a href="#"><u><i>Spigelia loganioides</i></u></a> pinkroot	G2Q	S2	N	E

### Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

**Unofficial Report**

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.



## United States Department of the Interior



### FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

777 37th St

Suite D-101

Vero Beach, FL 32960-3559

Phone: (352) 448-9151 Fax: (772) 562-4288

Email Address: [fw4filesregs@fws.gov](mailto:fw4filesregs@fws.gov)

<https://www.fws.gov/office/florida-ecological-services>

In Reply Refer To:

Project Code: 2024-0054395

Project Name: Golden Hills NRA

February 26, 2024

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat.

**Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered

species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

**Migratory Birds:** In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

## OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Florida Ecological Services Field Office**

777 37th St

Suite D-101

Vero Beach, FL 32960-3559

(352) 448-9151

## PROJECT SUMMARY

Project Code: 2024-0054395  
Project Name: Golden Hills NRA  
Project Type: Animal Control  
Project Description: Golden Hills NRA  
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@29.22766665,-82.23392573669425,14z>



Counties: Marion County, Florida

## ENDANGERED SPECIES ACT SPECIES

There is a total of 5 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

### BIRDS

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/10477">https://ecos.fws.gov/ecp/species/10477</a>	Threatened
Whooping Crane <i>Grus americana</i> Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/758">https://ecos.fws.gov/ecp/species/758</a>	Experimental Population, Non-Essential

### REPTILES

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon couperi</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/646">https://ecos.fws.gov/ecp/species/646</a>	Threatened

### INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9743">https://ecos.fws.gov/ecp/species/9743</a>	Candidate

## FLOWERING PLANTS

NAME	STATUS
Lewton's Polygala <i>Polygala lewtonii</i> Population: No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/6688">https://ecos.fws.gov/ecp/species/6688</a>	Endangered

## CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

## USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

## BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act<sup>1</sup> and the Migratory Bird Treaty Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats<sup>3</sup>, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

- 
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
  2. The [Migratory Birds Treaty Act](#) of 1918.
  3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
<b>Bald Eagle <i>Haliaeetus leucocephalus</i></b> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Sep 1 to Jul 31

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

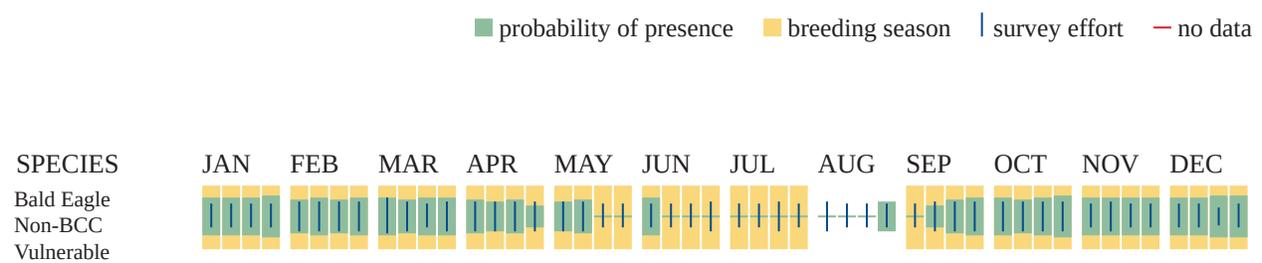
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>

- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act<sup>1</sup> and the Bald and Golden Eagle Protection Act<sup>2</sup>.

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats<sup>3</sup> should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Kestrel <i>Falco sparverius paulus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/9587">https://ecos.fws.gov/ecp/species/9587</a>	Breeds Apr 1 to Aug 31
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. <a href="https://ecos.fws.gov/ecp/species/1626">https://ecos.fws.gov/ecp/species/1626</a>	Breeds Sep 1 to Jul 31
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. <a href="https://ecos.fws.gov/ecp/species/9406">https://ecos.fws.gov/ecp/species/9406</a>	Breeds Mar 15 to Aug 25
Great Blue Heron <i>Ardea herodias occidentalis</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA <a href="https://ecos.fws.gov/ecp/species/10590">https://ecos.fws.gov/ecp/species/10590</a>	Breeds Jan 1 to Dec 31

NAME	BREEDING SEASON
<p>Lesser Yellowlegs <i>Tringa flavipes</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9679">https://ecos.fws.gov/ecp/species/9679</a></p>	Breeds elsewhere
<p>Painted Bunting <i>Passerina ciris</i></p> <p>This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA</p> <p><a href="https://ecos.fws.gov/ecp/species/9511">https://ecos.fws.gov/ecp/species/9511</a></p>	Breeds Apr 25 to Aug 15
<p>Prairie Warbler <i>Dendroica discolor</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9513">https://ecos.fws.gov/ecp/species/9513</a></p>	Breeds May 1 to Jul 31
<p>Red-headed Woodpecker <i>Melanerpes erythrocephalus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/9398">https://ecos.fws.gov/ecp/species/9398</a></p>	Breeds May 10 to Sep 10
<p>Swallow-tailed Kite <i>Elanoides forficatus</i></p> <p>This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.</p> <p><a href="https://ecos.fws.gov/ecp/species/8938">https://ecos.fws.gov/ecp/species/8938</a></p>	Breeds Mar 10 to Jun 30

## PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

### Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

### Breeding Season (■)

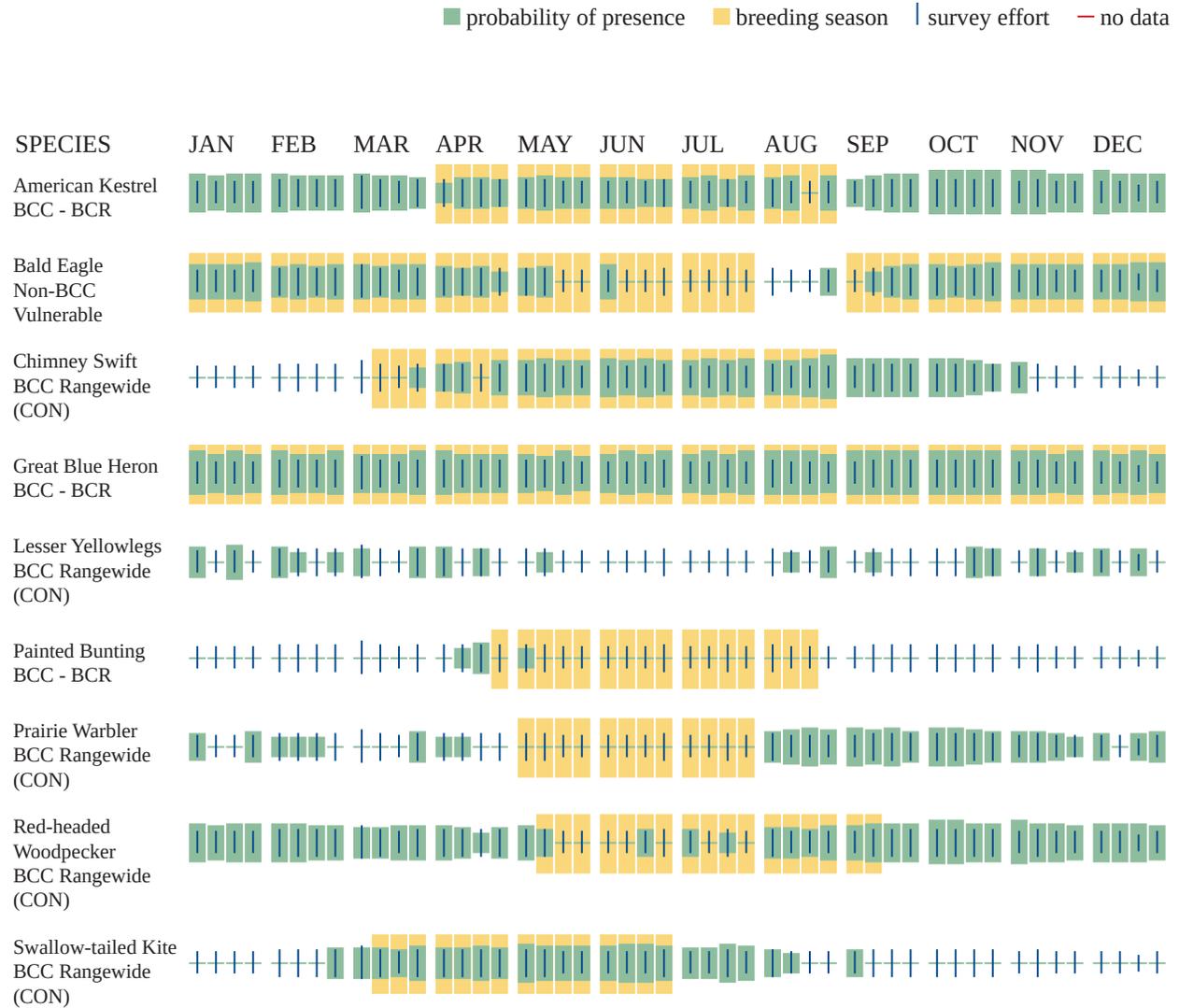
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

### Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

### No Data (—)

A week is marked as having no data if there were no survey events for that week.



Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide conservation measures for birds <https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

## WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

## IPAC USER CONTACT INFORMATION

Agency: KH

Name: DEBORAH santos de azevedo

Address: 1920 WEKIVA WAY SUITE 200

City: WEST PALM

State: FL

Zip: 33411

Email: deborah.santos@kimley-horn.com

Phone: 9548266691

**APPENDIX B**  
**STANDARD PROTECTION MEASURES FOR**  
**THE EASTERN INDIGO SNAKE**

# STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

## U.S. Fish and Wildlife Service

December 2023

The Standard Protection Measures for the Eastern Indigo Snake (Plan) below has been developed by the U.S. Fish and Wildlife Service (USFWS) in Florida and Georgia for use by project proponents and their construction personnel help minimize adverse impacts to eastern indigo snakes. However, implementation of this Plan does not replace any state or federal consultation or regulatory requirements. At least 30 days prior to any land disturbance activities, the project proponent shall notify the appropriate USFWS Field Office (see Field Office contact information) via e-mail that the Plan will be implemented as described below.

As long as the signatory of the e-mail certifies compliance with the below Plan (including use of the approved poster and pamphlet ([USFWS Eastern Indigo Snake Conservation webpage](#))), no further written confirmation or approval from the USFWS is needed regarding use of this Plan as a component of the project.

If the project proponent decides to use an eastern indigo snake protection/education plan other than the approved Plan below, written confirmation or approval from the USFWS that the plan is adequate must be obtained. The project proponent shall submit their unique plan for review and approval. The USFWS will respond via e-mail, typically within 30 days of receiving the plan, either concurring that the plan is adequate or requesting additional information. A concurrence e-mail from the appropriate USFWS Field Office will fulfill approval requirements.

## STANDARD PROTECTION MEASURES

### BEFORE AND DURING CONSTRUCTION ACTIVITIES:

- All Project personnel shall be notified about the potential presence and appearance of the federally protected eastern indigo snake (*Drymarchon couperi*).
- All personnel shall be advised that there are civil and criminal penalties for harassing, harming, pursuing, hunting, shooting, wounding, killing, capturing, or collecting the species, in knowing violation of the Endangered Species Act of 1973.
- The project proponent or designated agent will post educational posters in the construction office and throughout the construction site. The posters must be clearly visible to all construction staff and shall be posted in a conspicuous location in the

## Attachment A

Project field office until such time that Project construction has been completed and time charges have stopped.

- Prior to the onset of construction activities, the project proponent or designated agent will conduct a meeting with all construction staff (annually for multi-year projects) to discuss identification of the snake, its protected status, what to do if a snake is observed within the project area, and applicable penalties that may be imposed if state and/or federal regulations are violated. An educational pamphlet including color photographs of the snake will be given to each staff member in attendance and additional copies will be provided to the construction superintendent to make available in the onsite construction office. Photos of eastern indigo snakes may be accessed on USFWS, Florida Fish and Wildlife Conservation Commission and/or Georgia Department of Natural Resources websites.
- Each day, prior to the commencement of maintenance or construction activities, the Contractor shall perform a thorough inspection for the species of all worksite equipment.
- If an eastern indigo snake (alive, dead or skin shed) is observed on the project site during construction activities, all such activities are to cease until the established procedures are implemented according to the Plan, which includes notification of the appropriate USFWS Office. The contact information for the USFWS is provided below and on the referenced posters and pamphlets.
- During initial site clearing activities, an onsite observer is recommended to determine whether habitat conditions suggest a reasonable probability of an eastern indigo snake sighting (example: discovery of snake sheds, tracks, lots of refugia and cavities present in the area of clearing activities, and presence of gopher tortoises and burrows).
- Periodically during construction activities, the project area should be visited to observe the condition of the posters and Plan materials and replace them as needed. Construction personnel should be reminded of the instructions (above) as to what is expected if any eastern indigo snakes are seen.
- For erosion control use biodegradable, 100% natural fiber, net-free rolled erosion control blankets to avoid wildlife entanglement.

### POST CONSTRUCTION ACTIVITIES:

Whether or not eastern indigo snakes are observed during construction activities, a monitoring report should be submitted to the appropriate USFWS Field Office within 60 days of project completion (See USFWS Field Office Contact Information).

### USFWS FIELD OFFICE CONTACT INFORMATION

Georgia Field Office: Phone: (706) 613-9493, email: [gaes\\_assistance@fws.gov](mailto:gaes_assistance@fws.gov)  
Florida Field Office: Phone: (352) 448-9151, email: [fw4flesregs@fws.gov](mailto:fw4flesregs@fws.gov)

## POSTER & PAMPHLET INFORMATION

Posters with the following information shall be placed at strategic locations on the construction site and along any proposed access roads (final posters for Plan compliance are available on our website in English and Spanish and should be printed on 11 x 17in or larger paper and laminated ([USFWS Eastern Indigo Snake Conservation webpage](#))). Pamphlets are also available on our webpage and should be printed on 8.5 x 11in paper and folded, and available and distributed to staff working on the site.

### POSTER CONTENT (ENGLISH):

#### ATTENTION

Federally-Threatened Eastern Indigo Snakes may be present on this site!

Killing, harming, or harassing eastern indigo snakes is strictly prohibited and punishable under State and Federal Law.

#### IF YOU SEE A LIVE EASTERN INDIGO SNAKE OR ANY BLACK SNAKE ON THE SITE:

- Stop land disturbing activities and allow the snake time to move away from the site without interference. Do NOT attempt to touch or handle the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Immediately notify supervisor/agent, and a U.S. Fish and Wildlife Service (USFWS) Ecological Services Field Office, with the location information and condition of the snake.
- If the snake is located near clearing or construction activities that will cause harm to the snake, the activities must pause until a representative of the USFWS returns the call (within one day) with further guidance.

#### IF YOU SEE A DEAD EASTERN INDIGO SNAKE ON THE SITE:

- Stop land disturbing activities and immediately notify supervisor/applicant, and a USFWS Ecological Services Field Office, with the location information and condition of the snake.
- Take photographs of the snake, if possible, for identification and documentation purposes.
- Thoroughly soak the dead snake in water and then freeze the specimen. The appropriate wildlife agency will retrieve the dead snake.

**DESCRIPTION:** The eastern indigo snake is one of the largest non-venomous snakes in North America, reaching up to 8 ft long. Named for the glossy, blue-black scales above and slate blue below, they often have orange to reddish color (cream color in some cases)

in the throat area. They are not typically aggressive.

**SIMILAR SPECIES:** The black racer resembles the eastern indigo snake. However, black racers have a white or cream chin, and thinner bodies.

**LIFE HISTORY:** Eastern indigo snakes live in a variety of terrestrial habitat types. Although they prefer uplands, they also use wetlands and agricultural areas. They will shelter inside gopher tortoise burrows, other animal burrows, stumps, roots, and debris piles. Females may lay from 4 to 12 white eggs as early as April through June, with young hatching in late July through October.

**PROTECTED STATUS:** The eastern indigo snake is protected by the USFWS, Florida Fish and Wildlife Conservation Commission, and Georgia Department of Natural Resources. Any attempt to kill, harm, harass, pursue, hunt, shoot, wound, trap, capture, collect, or engage eastern indigo snakes is prohibited by the U.S. Endangered Species Act. Penalties include a maximum fine of \$25,000 for civil violations and up to \$50,000 and/or imprisonment for criminal offenses. Only authorized individuals with a permit (or an Incidental Take Statement associated with a USFWS Biological Opinion) may handle an eastern indigo snake.

Please contact your nearest USFWS Ecological Services Field Office if a live or dead eastern indigo snake is encountered:

Florida Office: (352) 448-9151

Georgia Office: (706) 613-9493

## POSTER CONTENT (SPANISH):

### ATENCIÓN

¡Especie amenazada, la culebra Índigo del Este, puede ocupar el área!

Matar, herir o hostigar culebras Índigo del Este es estrictamente prohibido bajo la Ley Federal.

**SI VES UNA CULEBRA ÍNDIGO DEL ESTE O UNA CULEBRA NEGRA VIVA EN EL ÁREA:**

- Pare excavación y permite el movimiento de la culebra fuera del área sin interferir. NO atentes tocar o recoger la culebra.
- Fotografié la culebra si es posible para identificación y documentación.
- Notifique supervisor/agente, y la Oficina de Campo de Servicios Ecológicos del Servicio Federal de Pesca y Vida Silvestre (USFWS) apropiada con información acerca del sitio y condición de la culebra.

## Attachment A

- Si la culebra está cerca de un área de construcción que le pueda causar daño, las actividades deben parar hasta un representante del USFWS regrese la llamada (dentro de un día) con más orientación.

### SI VES UNA CULEBRA ÍNDIGO DEL ESTE MUERTA EN EL ÁREA:

- Pare excavación. Notifique supervisor/aplicante, y la Oficina de Campo de Servicios Ecológicos apropiada con información acerca del sitio y condición de la culebra.
- Fotografié la culebra si es posible para identificación y documentación.
- Emerge completamente la culebra en agua y congele la especie hasta que personal apropiado de la agencia de vida silvestre la recoja.

**DESCRIPCIÓN.** La culebra Índigo del Este es una de las serpientes sin veneno más grande en Norte América, alcanzando hasta 8 pies de largo. Su nombre proviene del color azul-negro brillante de sus escamas, pero pueden tener un color anaranjado-rojizo (color crema en algunos casos) en su mandíbula inferior. No tienden a ser agresivas.

**SERPIENTES PARECIDAS.** La corredora negra, que es de color negro sólido, es la única otra serpiente que se asemeja a la Índigo del Este. La corredora negra se diferencia por una mandíbula inferior color blanca o crema y un cuerpo más delgado.

**HÁBITATS Y ECOLOGÍA.** La culebra Índigo del Este vive en una variedad de hábitats, incluyendo tierras secas, humedales, y áreas de agricultura. Ellas buscan refugio en agujeros o huecos de tierra, en especial madrigueras de tortugas de tierra. Las hembras ponen 4 hasta 12 huevos blancos entre abril y junio, y la cría emergen entre julio y octubre.

**PROTECCIÓN LEGAL.** La culebra Índigo del Este es clasificada como especie amenazada por el USFWS, la Comisión de Conservación de Pesca y Vida Silvestre de Florida y el Departamento de Recursos Naturales de Georgia. Intento de matar, hostigar, herir, lastimar, perseguir, cazar, disparar, capturar, coleccionar o conducta parecida hacia las culebras Índigo del Este es prohibido por la Ley Federal de Especies en Peligro de Extinción. Penalidades incluyen un máximo de \$25,000 por violaciones civiles y \$50,000 y/o encarcelamiento por actos criminales. Solos individuales autorizados con un permiso o Determinación de toma incidental (Incidental Take Statement) asociado con una Opinión Biológico del USFWS pueden recoger una Índigo del Este.

Por favor de contactar tu Oficina de Campo de Servicios Ecológicos más cercana si encuentras una culebra Índigo del Este viva o muerta:

Oficina de Florida: (352) 448-9151

Oficina de Georgia: (706) 613-9493

**APPENDIX C**  
**SHPO FLORIDA MASTER SITE FILE**  
**REPORT**



**This record search is for informational purposes only and does NOT constitute a project review. This search only identifies resources recorded at the Florida Master Site File and does NOT provide project approval from the Division of Historical Resources. Contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333 for project review information.**

March 8, 2024



**Kelsey Vander Ley** | Environmental Analyst

**Kimley-Horn** | 1615 S. Congress Avenue, Suite 201, Delray Beach, FL 33445

Direct: 561-621-8299 | Mobile: 719-244-3680

In response to your inquiry of February 23, 2023, the Florida Master Site File lists two archeological sites and one cemetery recorded, within a 0.25-mile buffer located around a designated Golden Hills parcel in Marion County, Fla.

When interpreting the results of our search, please consider the following information:

- **This search area may contain *unrecorded* archaeological sites, historical structures or other resources even if previously surveyed for cultural resources.**
- **Because vandalism and looting are common at Florida sites, we ask that you limit the distribution of location information on archaeological sites.**
- **While many of our records document historically significant resources, the documentation of a resource at the Florida Master Site File does not necessarily mean the resource is historically significant.**
- **Federal, state and local laws require formal environmental review for most projects. This search DOES NOT constitute such a review. If your project falls under these laws, you should contact the Compliance and Review Section of the Division of Historical Resources at 850-245-6333.**

Please do not hesitate to contact us if you have any questions regarding the results of this search.

Sincerely,

A handwritten signature in black ink that reads "Eman M. Vovsi".

Eman M. Vovsi  
Historical Data Analyst  
Florida Master Site File  
[EMVovsi@DOS.MyFlorida.com](mailto:EMVovsi@DOS.MyFlorida.com)



AR=2  
 SS=0  
 CM=1  
 RG=0  
 BR=0  
 Total=3

## Attachment A

### Cultural Resource Roster

SiteID	Type	Site Name	Address	Additional Info	SHPO Eval	NR Status
MR04239	AR	Blackberry Trail	Ocala		Not Eligible	
MR04314	CM	Carter Family Cemetery	Ocala	Established c1851, Graves = 27	Not Eligible	
MR04335	AR		Ocala		Insufficient Info	



Attachment A

MR04366

MR04366

MR02668

MR0511

MR03262

MR04335

MF04239

MR0425

MR04409

A-195

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



## Technical Memorandum

To: Marion County

From: Richard V. Busche, P.E.; Kimley-Horn and Associates, Inc.

Date: August 23, 2024

RE: ***Martingale Planned Unit Development  
Karst Feature Geologic Assessment  
Kimley-Horn Project Number: 042934006***

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### Purpose

The purpose of this technical memorandum is to provide a Karst Feature Geologic Assessment for the offsite improvement plans for the Martingale Planned Unit Development (the "Project"), as outlined and required by the Marion County Land Development Code (LDC), Sections 2.12.17 and 6.10.

### Background

The Project is located in Marion County, Florida, southeast of the intersection of US Hwy 27 and NW 70<sup>th</sup> Ave. As with nearly any development project in Marion County, the risk of encountering karst activities is likely. Marion County's geologic profile generally consists of layers of sand and clay, of varying thicknesses, over limestone formations that cap the upper Floridan aquifer. When conditions permit the erosion of the limestone layer and the subsidence of the upper soils, sinkholes can occur. It is our professional opinion that development of this Project poses a normal, not elevated, risk of sinkhole formation.

### Conclusion

Kimley Horn has examined the on-site soil test data, reviewed the NRCS Soil Survey, and performed a site inspection. No evidence of Karst features was found on this site or within 200 feet of the project area boundary at the time of inspection.

Additionally, the Florida Department of Environmental Protection sinkhole database does not show any known sinkhole activity on-site or within 200 feet of the project area.

Please feel free to contact our office if you have any questions.

Sincerely,

**KIMLEY-HORN**

A handwritten signature in blue ink, appearing to read "R. Busche", enclosed within a blue oval scribble.

Richard V. Busche, PE

Attachments: USGS Quad Map  
NRCS Soils Report

K:\OCA\_Civil\042934006-Golden Hills PUD\doc\Karst Assessment\MEMOmc240823rvb\_Karst Assessment.docx

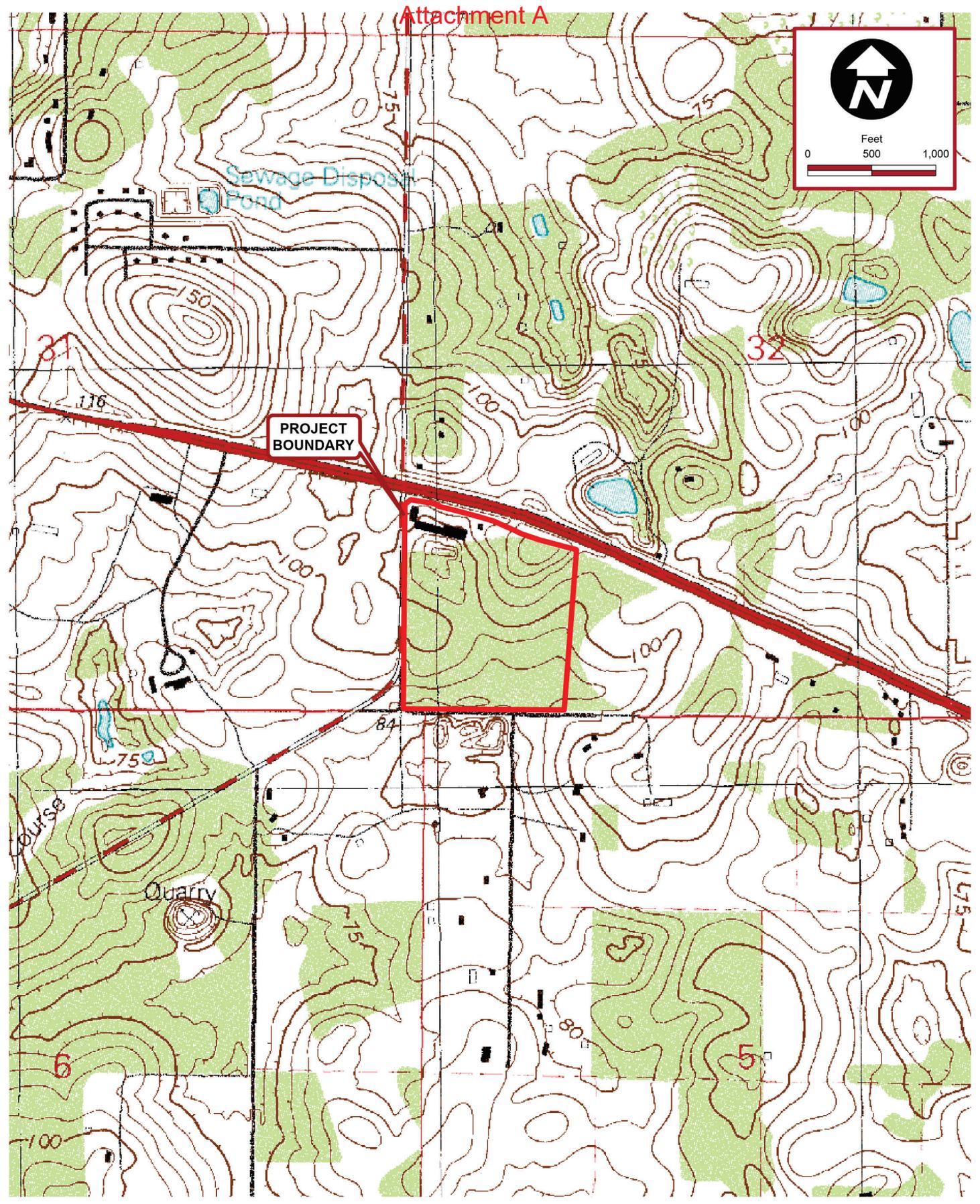
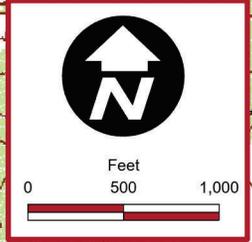
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# **ATTACHMENTS**

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K:\LOCA\_GIS\042934006-Golden Hills PUD\Exhibit\Martingale Planned Unit Development.aprx - 8/16/2024 1:55 PM - alan.harb

**Kimley»Horn**

© 2024 Kimley-Horn and Associates, Inc.  
1700 SE 17th Street, Suite 200, Ocala, FL 34471  
Phone: (352) 438-3000  
www.kimley-horn.com Registry Number 35106

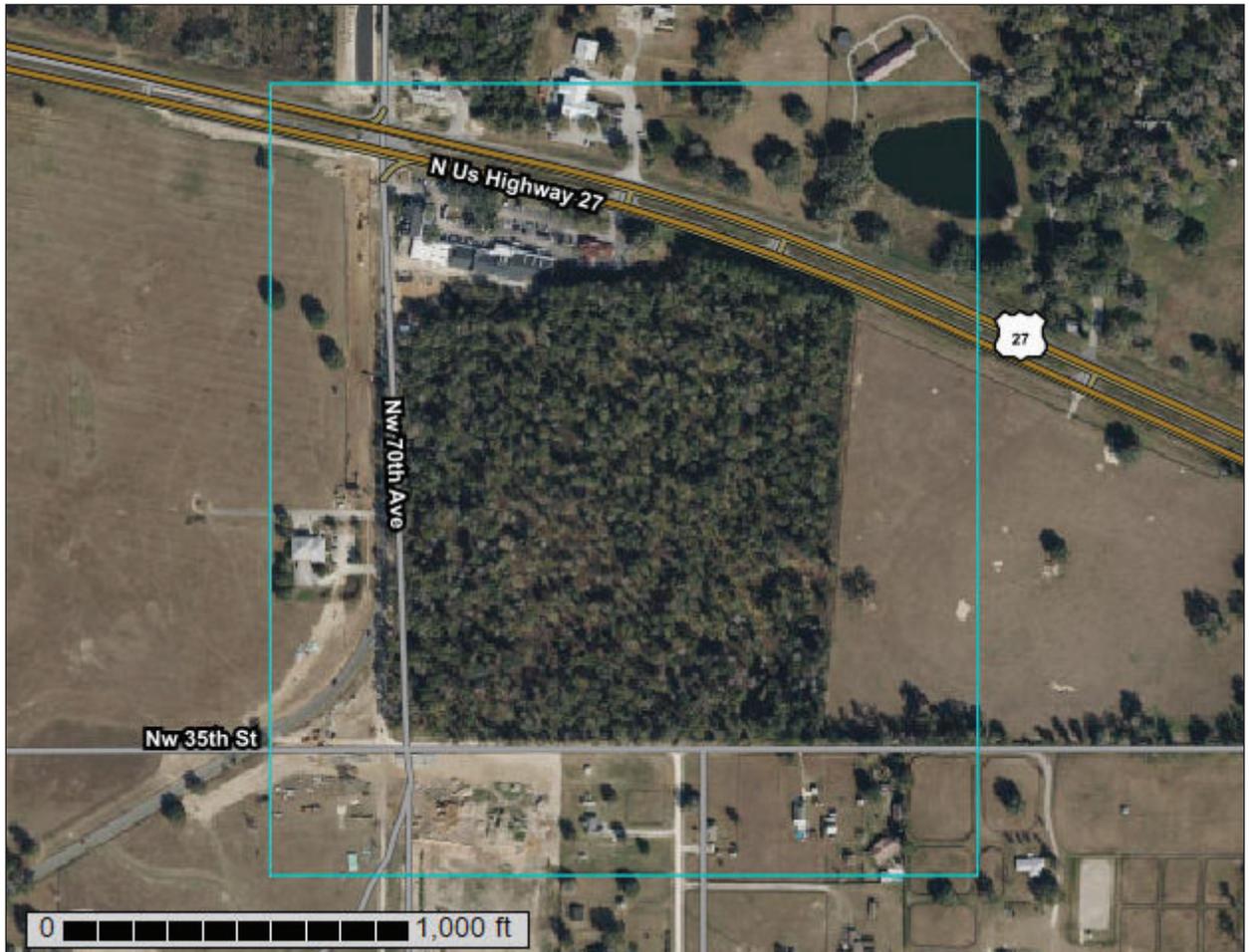
USGS QUAD MAP

MARTINGALE PLANNED UNIT DEVELOPMENT  
MARION COUNTY, FLORIDA

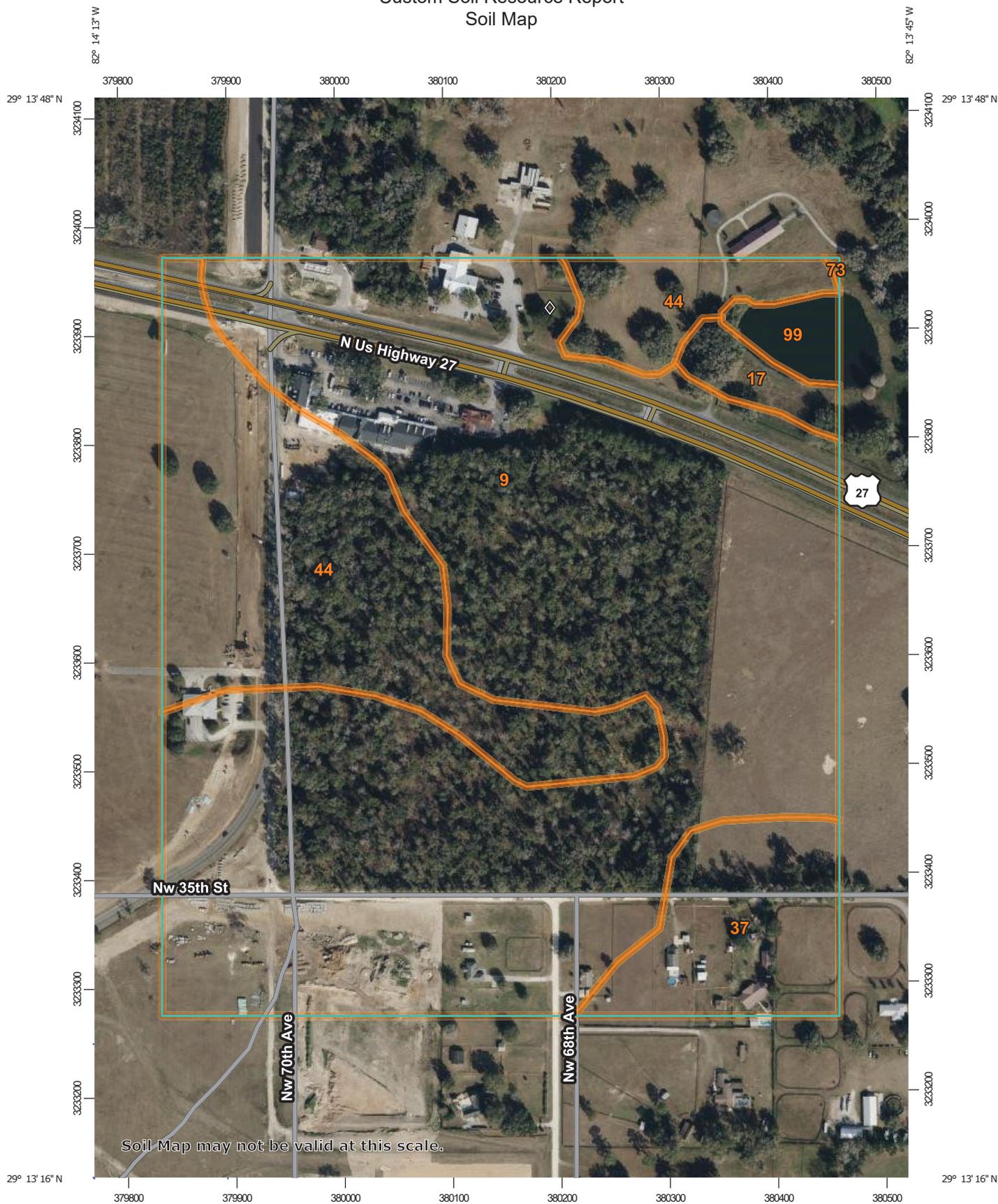
Scale: As Noted    Project No.: 042934006    August 2024    **A-198** Figure 6

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

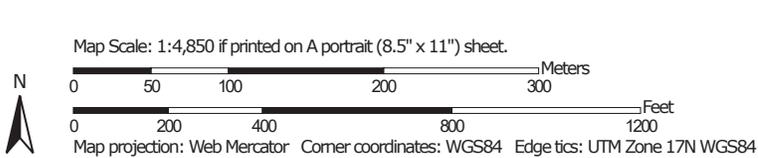
# Custom Soil Resource Report for Marion County Area, Florida



Attachment A  
Custom Soil Resource Report  
Soil Map



Soil Map may not be valid at this scale.



### MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- 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.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Arredondo sand, 0 to 5 percent slopes	71.9	66.6%
17	Blichton sand, 2 to 5 percent slopes	1.8	1.7%
37	Hague sand, 2 to 5 percent slopes	8.0	7.4%
44	Kendrick loamy sand, 0 to 5 percent slopes	24.7	22.8%
73	Wacahoota loamy sand, 5 to 8 percent slopes	0.0	0.0%
99	Water	1.6	1.4%
<b>Totals for Area of Interest</b>		<b>108.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it

## Attachment A

### Custom Soil Resource Report

was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.