

July 10, 2025

PROJECT NAME: BAY LAUREL PUD MASTER PLAN AMENDMENT

PROJECT NUMBER: 2004060042

APPLICATION: MASTER PLAN #32318

- 1 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure that final design includes adequate drainage easements and/or right of way widths; 20-ft minimum for conveyance culverts and 30-ft for DRA maintenance access, per LDC.
- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements  
STATUS OF REVIEW: INFO  
REMARKS: Proposed stormwater management system will be reviewed as part of the Improvement Plan stage. Final plat shall reflect the location of the proposed infrastructure with proper easements.
- 3 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map  
STATUS OF REVIEW: INFO  
REMARKS: Please note that pre- and post-development drainage maps will be required with the Improvement Plans.
- 4 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.13 - Stormwater Management  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans/Major Site Plans.
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at [alexander.turnipseed@marionfl.org](mailto:alexander.turnipseed@marionfl.org).
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval  
STATUS OF REVIEW: INFO  
REMARKS: 1/6/25-add waivers if requested in future
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.21 - Land use and zoning on project and on adjacent properties shown  
STATUS OF REVIEW: INFO  
REMARKS: Zoning change not approved.  
06/23/25 - For future reference, please specify PUD case no. 250304ZP.
- 9 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements.  
STATUS OF REVIEW: INFO  
REMARKS: Zoning change needs to be approved.  
6/23/25 - Includes zoning requirements in Supplemental
- 10 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: Zoning change needs to be approved  
06/23/25 - PUD 250304ZP approved. Buffering included
- 11 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6/4.1.4.I - Location of water and sewer  
STATUS OF REVIEW: INFO  
REMARKS: Please provide location of central utilities  
6/23/25 - Location provided. Master plan indicates location within Marion County service area. Defer to MCU
- 12 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.  
STATUS OF REVIEW: INFO  
REMARKS: Please provide an environmental assessment or exemption letter.  
6/23/25 - EALS submitted and transmitted to the FWC. For future reference, please include parcel ID in EALS report.
- 13 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(10) - Parking requirements, service entrances, space size paved parking isle and access to parking area/6.11.8 - Off-street parking requirements/6.11.7 - Loading areas/6.11.6 - Construction access/route  
STATUS OF REVIEW: INFO  
REMARKS: Will there be amenities that require off street parking, loading and unloading areas and such?  
6/25/25 - Required parking for housing units and all other amenities shall be provided during later stages of development review (pre-plat, improvement plans, major site plans, etc.)
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi occupancy complex like shopping centers they must submit a master sign plan.  
STATUS OF REVIEW: INFO  
REMARKS: Will there be any subdivision signs?  
6/23/25 - Signs indicated. Such signs will require a separate sign permit

- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain  
STATUS OF REVIEW: INFO  
REMARKS: No ESOZ  
FEMA Flood Zone X & AE  
Secondary Springs Protection Zone
- 16 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.27 - Show location of outside storage areas  
STATUS OF REVIEW: INFO  
REMARKS: No outdoor storage area
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - P/S/T Zones Shown/Listed?  
STATUS OF REVIEW: INFO  
REMARKS: Defert to MCU.
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.4.L(7 & 9) - Tracts Uses/Building Designations Provided for 911/Platt?  
STATUS OF REVIEW: INFO  
REMARKS: To be addressed as further development plans are submitted for review.
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.16/6.5 - [EALS or EALS-ER provided?]  
STATUS OF REVIEW: INFO  
REMARKS: OTOW Overall addressed by DRI study. As individual phases are proposed and planned, updates are required as needed.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.2.A - [Local Road right-of-Way Provided?]  
STATUS OF REVIEW: INFO  
REMARKS: OCE-Traffic must determine if additional R/W (as fee simply or easement) is required along SW 77th Court as that right-of-way is a substandard 25' wide publicly dedicated right-of-way.
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.2.A - [Access Improvements R/W Provided (decel/accel/turn lanes)?]  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE-Traffic.
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.11.4.B & D/7.3.1 - [Cross/Parallel Access Provided?]  
STATUS OF REVIEW: INFO  
REMARKS: Cross/parallel access will need to be addressed as individual development areas, primarily along SW 80th Avenue, are proposed.
- 23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.12 - [Sidewalks Provided?]  
STATUS OF REVIEW: INFO  
REMARKS: See the additional remarks listed under "Additional Planning Items."
- 24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency/Traffic - Study/Capacity Available?

STATUS OF REVIEW: INFO

REMARKS: Cover Sheet Note #16. Defer to OCE-Traffic regarding operational study needs to address potential access improvement needs related to SW 80th Avenue and SW 80th Street.

25 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/ Central Water

26 DEPARTMENT: ENRAA - ACQ AGENT ENG ROW

REVIEW ITEM: Master Plan

STATUS OF REVIEW: INFO

REMARKS: IF APPLICABLE:

Sec. 2.18.1.I - Show connections to other phases.

Sec.2.19.2.H – Legal Documents

Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.

Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)

For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."

Sec. 6.3.1.B.2 – Required Right of Way Dedication

For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec. 6.3.1.D.3 - Cross Access Easements

For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."

Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)

"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."

Sec. 6.3.1.C.2 – Utility Easements

"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:

1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."

2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."

3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."

Sec.6.3.1.D(f) –

If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."



## Marion County Board of County Commissioners

### Office of the County Engineer

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

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: December 18, 2024

### A. PROJECT INFORMATION:

Project Name: Bay Laurel PUD Master Plan Amendment

Parcel Number(s): 35474-000-00, 35300-000-15, 35300-000-17, 35300-001-01, 35300-000-11

Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_ Land Use OTOW DRI/MR Zoning Classification PUD

Commercial ☒ Residential ☐ Industrial ☐ Institutional ☐ Mixed Use ☐ Other \_\_\_\_\_

Type of Plan: MASTER PLAN

Property Acreage 44.25(additional acreage) Number of Lots 0 additional Miles of Roads \_\_\_\_\_

Location of Property with Crossroads North of SW 80th Street, East of SW 80th Avenue

Additional information regarding this submittal: This application accompanies a PUD Zoning Application request.

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



#### Engineer:

Firm Name: Kimley-Horn & Associates, Inc. Contact Name: Gene Bruno Losito, P.E.

Mailing Address: 1700 SE 17 Street, Suite 200 City: Ocala State: FL Zip Code: 34471

Phone # 352-438-3000 Alternate Phone # \_\_\_\_\_

Email(s) for contact via ePlans: ocala.permits@kimley-horn.com, gene.losito@kimley-horn.com



#### Surveyor:

Firm Name: JCH Consulting Group, Inc. Contact Name: Christopher Howson, PSM CFM

Mailing Address: 426 SW 15th Street City: Ocala State: FL Zip Code: 34471

Phone # 352-405-1482 Alternate Phone # \_\_\_\_\_

Email(s) for contact via ePlans: chris@jchcg.com

#### Property Owner:

Owner: On Top of the World Communities, L.L.C. Contact Name: Kenneth D. Colen

Mailing Address: 8445 SW 80th Street City: Ocala State: FL Zip Code: 34481

Phone # 352-387-7480 Alternate Phone # \_\_\_\_\_

Email address: LD\_permits@colenbuilt.net

#### Developer:

Developer: \_\_\_\_\_ Contact Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone # \_\_\_\_\_ Alternate Phone # \_\_\_\_\_

Email address: \_\_\_\_\_

Revised 6/2021

Empowering Marion for Success

marionfl.org



December 20, 2024

Marion County Growth Services  
2710 E. Silver Springs Boulevard  
Ocala, Florida 34470

**RE: *Bay Laurel PUD Rezoning and Master Plan Amendment***  
***Kimley-Horn Project No. 242248009***

To Whom It May Concern:

On behalf of our client, On Top of the World Communities, L.L.C., we are submitting two applications: (1) an application for a PUD Master Plan Amendment for the Bay Laurel PUD; and (2) an application for rezoning for a 44.25 acre parcel (35474-000-00) to incorporate it into the Bay Laurel PUD.

#### **PUD Master Plan Amendment**

The Bay Laurel PUD was initially adopted in 2005, along with PUD development standards and waivers. The Bay Laurel PUD approved the development of 2,552 single family and 399 multi-family units, as well as up to 801,000 square feet of commercial. To date, 795 single-family units have been platted (Weybourne Landing) and a portion of the 801,000 square foot of commercial has been developed.

The PUD Master Plan Amendment proposes to primarily: (1) alter the locations of various uses and the location of a corridor roadway on the Property; (2) amend the PUD Development Standards to modernize the standards; and (3) incorporate a 44.25 acre± parcel into the PUD (the "Added Parcel").

First, the locations of the various uses have been adjusted, including the addition of a commercial node at the intersection of SW 80th Ave and SW 63rd Street Road. The total amount of Open Space remains unchanged. The corridor roadway (SW 90th Terrace Road) is proposed to intersect with SW 80th Street further to the east than previously shown.

Second, the PUD Development Standards, initially approved in 2005, have been modernized to reflect the County's current standards and general practices. They have also been updated to include standards specific to the Added Parcel.

Third and lastly, the PUD proposes to annex the Added Parcel. The Added Parcel's current zoning classification is A-1. This application requests a rezoning to classification PUD (specifically the Bay Laurel PUD). The Added Parcel together with a 27.65 acre ± parcel already located within the PUD, will encompass Melody Preserve, a proposed 233 unit (161 units in Added Parcel) age-restricted, single family detached development with amenities, located on the east side of SW 80th Ave.

The residential units proposed for Melody Preserve originate from the Bay Laurel PUD. Notably, all entitlements will remain the same as this application does not request an amendment or increase to any existing entitlements even though the Added Parcel is proposed to be added to the Bay Laurel PUD.

Additionally, as part of this PUD Master Plan Amendment, OTOW is proposing to reserve 50 feet along the southern property line of the Added Parcel for future widening along SW 80th Street. Furthermore, this PUD Master Plan Amendment proposes to redesign the intersection of SW 80th Street and SW 77th Court and construct improvements to allow for better flow of traffic.



A traffic methodology (AR 32095) for the Melody Preserve project was submitted to Marion County for approval. Following approval of the traffic methodology by Marion County, a traffic operational analysis will be submitted for approval.

## Rezoning

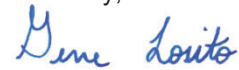
The Added Parcel's current future land use designation is Medium Residential and the current zoning classification is A-1. The intended use of the Added Parcel is a residential development to be called Melody Preserve. The Added Parcel will draw from Bay Laurel PUD's existing entitlements to develop a 233 unit (161 units in Added Parcel) age-restricted, single family detached development with amenities. Included with the application is a Concept Plan for Melody Preserve.

The following items are included with the submittal for review:

1. Development Review Application
2. PUD Zoning Application
3. Authorization
4. Warranty Deed
5. MCPA Property Card
6. Location Map
7. Aerial Map
8. FEMA Firmette
9. NRCS Soils Report
10. Quad Map
11. Wetland Map
12. Bay Laurel PUD Master Plan
13. Bay Laurel PUD Master Plan Development Standards
14. Melody Preserve Conceptual Plan
15. Melody Preserve Buffer Rendering
16. ALTA Boundary Survey (Amendment Area)
17. Bay Laurel PUD Survey
18. Drainage Analysis

Should you need any additional information to aid in the review, please feel free to contact our office.

Sincerely,



Gene B. Losito, P.E.

CC: Kenneth D. Colen, On Top of the World Communities, L.L.C.  
Jessica Icerman, Esq., Stearns Weaver Miller Weissler Alhadeff & Sitterson, P.A.  
File

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**FEMA DESIGNATION:**  
THIS SITE LIES WITHIN FLOOD ZONE "AE" & "X", ACCORDING TO FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION - FLOOD INSURANCE RATE MAP - COMMUNITY PANELS 12083C0682E AND 12083C0701E, EFFECTIVE DATE APRIL 19, 2017.

6.13.8.B(5) - MINIMUM DRAINAGE EASEMENT	06/09/2025
UTILITY LOCATION	06/09/2025
6.12.9.1 - CORNER RADII AT INTERSECTIONS	06/09/2025
6.12.2 TABLE 6.12-1 - PRIVATE ROAD MINIMUM	06/09/2025
RIGHT OF WAY WIDTH	
6.12.9.8 - RIGHT OF WAY DEDICATION	06/09/2025
6.11.4.C.(1) - SECTION/QUARTER SECTION LINE ROADS	06/09/2025
REGULATORY T3 031-032 - DECORATIVE POSTS/POSTS FOR	
REGULATORY AND WARNING SIGNS	06/09/2025
6.12.8(K) - CENTERLINE RADII	06/09/2025
6.12.8(K) - CENTERLINE OF BAYS AND DEAD ENDS	06/09/2025
6.11.8.B(1) - OFF STREET PARKING	06/09/2025
6.12.9.A) - CROSS SECTIONS	06/09/2025
6.12.9.E) - PRIVATE ROAD STATUS	06/09/2025

**SECTIONS 1,7,11,12,13,14**  
**TOWNSHIP 16S**  
**RANGE 20E,21E**

[illegible]

1 THERE ARE NO OPEN WATER BODIES OR WETLANDS WITHIN THE BOUNDARY OF THIS REZONING  
2 REQUEST. DRAINAGE RETENTION AREAS WILL BE PROVIDED PER THE MARION COUNTY LAND  
3 DEVELOPMENT CODE AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.  
4 THE PROPOSED DEVELOPMENT AREAS ARE NOT LOCATED WITHIN THE BOUNDARY OF EITHER THE  
5 MARION COUNTY LAND DEVELOPMENT CODE OR SHOWN ON THE IMPROVEMENT PLANS.  
6 THE MARION COUNTY LAND DEVELOPMENT CODE AND SOUTHWEST FLORIDA WATER MANAGEMENT  
7 DISTRICT CRITERIA REQUIRE THE DEVELOPER TO PROVIDE DRAINAGE RETENTION AREAS TO  
8 DEVELOPMENT DISTRICT AND MARION COUNTY UTILITIES.  
9 THE DEVELOPER OF THE PROPOSED DEVELOPMENT'S ASSOCIATION WILL OWN AND BE  
10 RESPONSIBLE FOR MAINTAINING ALL DRAINAGE RETENTION AREAS A COMMON AREAS.  
11 IN ADDITION TO THE REQUIRED MARION COUNTY APPROVALS THE PROJECT WILL RECEIVE SOUTHWEST  
12 FLORIDA WATER MANAGEMENT DISTRICT APPROVAL AND A PERMITS CONTACT WITH THE FLORIDA  
13 DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMITS FOR WATER AND SEWER.  
14 THE DEVELOPER WILL KNOW HISTORICAL ACTIVITIES OR USES WILL BE IMPACTED BY PROPOSED  
15 DEVELOPMENT.  
16 ALL DEVELOPMENT COVERED BY THIS MASTER PLAN SHALL COMPLY WITH THE PROVISIONS OF THE DAY  
17 LAUREL PUD WITHIN FLOOD PLAIN ZONE ACCORDING TO FEDERAL, EMERGENCY MANAGEMENT  
18 ADMINISTRATION - FLOOD INSURANCE RATE MAP - COMMUNITY PANELS 12083C0002E AND 12083C0031E,  
19 APRIL 1986.  
20 TOPOGRAPHIC INFORMATION PROVIDED BY: JCH CONSULTING GROUP, INC. SURVEY DATE: 2013  
21 VERTICAL DATA: N.G.V.D. 1988 HORIZONTAL DATA: N.A.D. 1983 ADJUSTMENT  
22 DAY LAUREL PUD SHALL BE THE AUTHORITY FOR THE PROPOSED DEVELOPMENT FOR LOT SIZES,  
23 SETBACKS, AND COMMERCIAL USES.  
24 THE DEVELOPER'S PLANS AND LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN  
25 AND VEHICLE/DRIVEWAY ACCESS SHALL BE PROVIDED BY THE INTERNAL STREET SYSTEM, DIRECT  
26 ROADWAY/DRIVEWAY ACCESS TO SW 80TH AVENUE, SW 80TH STREET, AND SW 63RD STREET. DRIVE  
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78 ROADWAY/DRIVEWAY ACCESS TO SW 80TH AVENUE, SW 80TH STREET, AND SW 63RD STREET. DRIVE  
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**GEOTECHNICAL ENGINEER:**  
GEO-TECH, INC.  
1016 SE 3RD AVENUE  
OCALA, FLORIDA 34471  
(352) 604-7711



C01 - COVER  
C02 - PUD MASTER PLAN  
C03 - DEVELOPMENT STANDARDS

## BAY LAUREL PARCEL 1:

[illegible]

DESCRIPTION: A PARCEL OF LAND LIES IN SECTION 12, TOWNSHIP 18 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, FOR A POINT OF BEGINNING, RUN THENCE ALONG THE SOUTHWEST BOUNDARY OF SAID SECTION 12, 86.95' N10°00'00" E, 86.87 FEET TO A POINT ON THE EASTERLY CORNER OF SAID SECTION 12, 40' SOUTH, 40' EAST, TO A POINT OF BEGINNING, RUN THENCE RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) SIDES: (1) N11°30'40" E, 143.97 FEET TO A CURVE TO THE RIGHT HAVING A RADIUS OF 106.51 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A CURVE OF 107.03 TO FEET AND A CENTRAL ANGLE OF 56°54"04" (CURVE BEARING = S89°38'19" E, 157.37 FEET TO A POINT ON THE EAST BOUNDARY OF SAID SECTION 12, 40' SOUTH, 40' EAST, TO A POINT OF BEGINNING, RUN THENCE NORTHEASTERLY, 92.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 117.03 TO FEET AND A CENTRAL ANGLE OF 45°00'16" (CURVE BEARING = N22°53'55" E, 89.78 FEET TO A POINT OF BEGINNING, RUN THENCE NORTHEASTERLY, 88.99' N10°00'00" E, 157.37 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE AFORESAID SECTION 12, 40' SOUTH, 40' EAST, TO A POINT OF BEGINNING, RUN THENCE S89°38'19" E, 2219.54 FEET TO THE POINT OF BEGINNING, CONTAINING 27.390 ACRES, MORE OR LESS.

THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY FLORIDA CONTAINING 44.25 ACRES, MORE OR LESS.

[illegible]

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
 SUITE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471  
 PHONE: 352-438-3000  
 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

**ENE BRUNO LOSITO, P.E.**

FLORIDA LICENSE NUMBER

75547

44

COVER SHEET

**BAY LAUREL PUD**  
PREPARED FOR  
**IN TOP OF THE WORLD**  
**COMMUNITIES, L.L.C.**

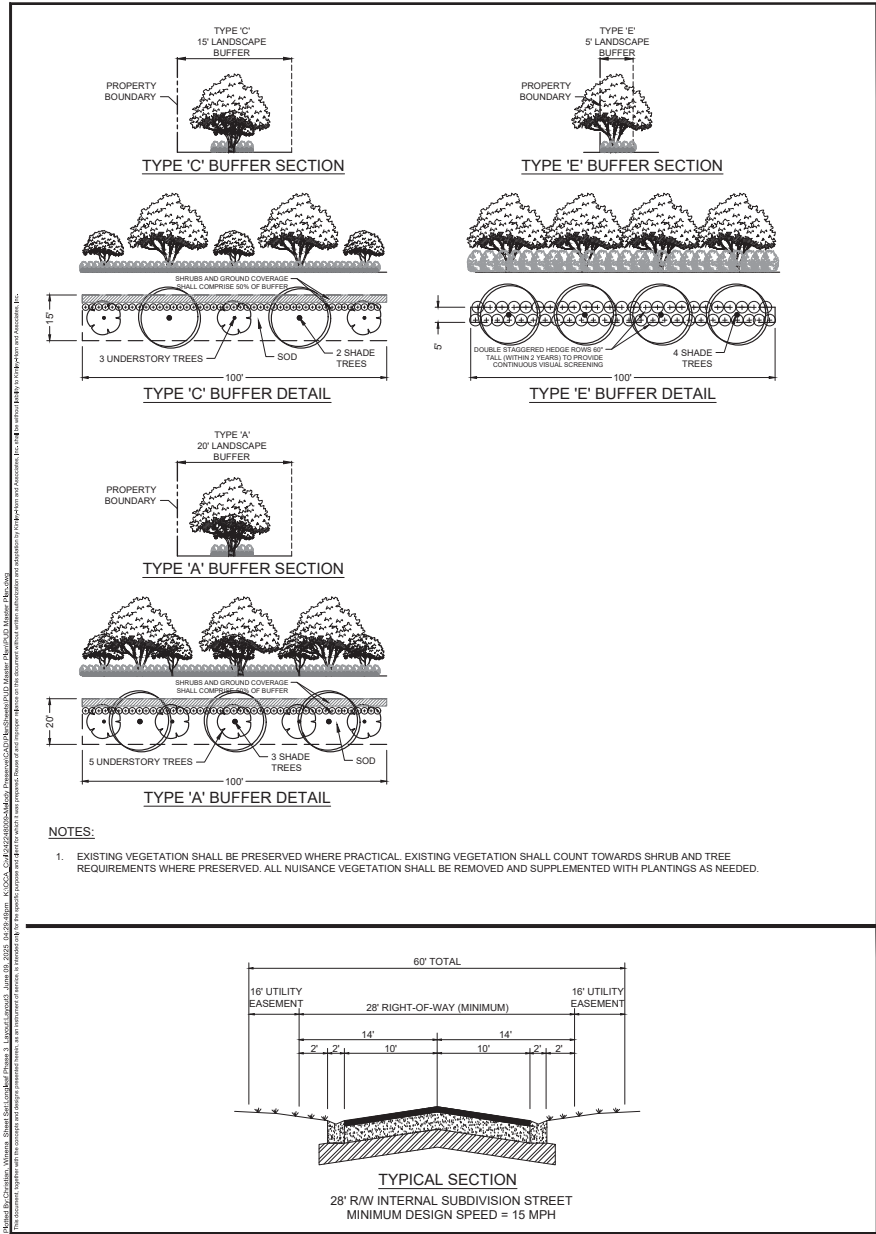
FLORIDA

BAY LAUREL PUD - MASTER PLAN

SHEET NUMBER  
C01







**BAY LAUREL PUD DENSITY TABLE**

LAND USE	DENSITY	ACREAGE
RESIDENTIAL (SINGLE FAMILY)	2,552 UNITS	607.1 ±
RESIDENTIAL (MULTI-FAMILY)	399 UNITS	44.7 ±
AMENITY	N/A	5.1 ±
PARK, OPEN SPACE (W OF SW 80TH AVE)	N/A	75.6 ±
PARK, OPEN SPACE (MELODY PRESEVE)	N/A	13.9 ± (20%)
ROAD RIGHT-OF-WAY	N/A	43.2 ±
COMMERCIAL	801,000 SF	47.4 ±
TOTAL	2,951	837.0 ±
TOTAL UNITS/AC (LESS COMMERCIAL):		3.74 UNITS

**NOTES:**

PARK/OPEN SPACE OF 75.6 ACRES, PER PREVIOUSLY APPROVED MARCH 2005 BAY LAUREL PUD MASTER PLAN, WILL BE PROVIDED WEST OF SW 80TH AVE.

DATE	06/25/2025
BY	GBL
REVISIONS	
NOT FOR CONSTRUCTION	

**Kimley-Horn**

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 DE LUCA DRIVE, SUITE 200, FORT LAUDERDALE, FL 33304  
PHONE: 954-348-2000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 31108

KHA PROJECT	242245009
DATE	JUNE 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	CWA
CHECKED BY	GBL
DATE	06/25/2025
LICENSER PROFESSIONAL	75547
STATE	FLORIDA
FLORIDA LICENSE NUMBER	75547
GEOTECHNICAL	

**DETAILS**

**BAY LAUREL PUD**

PREPARED FOR

**ON TOP OF THE WORLD COMMUNITIES, L.L.C.**

FLORIDA

MARION COUNTY

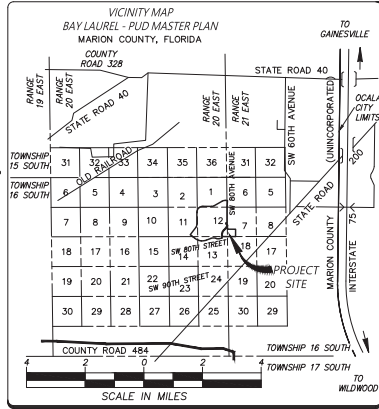
BAY LAUREL PUD MASTER PLAN

SHEET NUMBER	C03
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# ON TOP OF THE WORLD PUD MASTER PLAN - BAY LAUREL

A PORTION OF SECTIONS 1, 11, 12, 13, AND 14, TOWNSHIP  
16 SOUTH, RANGE 20 EAST AND SECTIONS 7 AND 18,  
TOWNSHIP 16 SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°1'09"E	300.02
L2	S89°1'47"E	1156.99
L3	S01°31'5"W	1322.36
L4	N89°50'22"W	1459.24
L5	N01°9'03"E	1321.82

1 INCH = 400 FEET

SECTION 1, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST

SECTION 7, TOWNSHIP 16  
SOUTH, RANGE 21 EAST  
SECTION 18, TOWNSHIP 16  
SOUTH, RANGE 21 EAST

## LEGAL DESCRIPTION:

THE S.W. 1/4 OF THE S.W. 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

## NOTES:

- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083C0082E, AND PANEL NO. 12083C0070I, EFFECTIVE DATE OF APRIL 19, 2017. THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- THERE ARE NO OPEN WATER BODIES OR WETLANDS WITHIN THE BOUNDARY OF THIS REZONING REQUEST. DRAINAGE RETENTION AREAS WILL BE PROVIDED FOR STORMWATER TREATMENT AND ATTENUATION.
- TREE LOCATIONS ARE NOT SHOWN HEREON. TREES SHALL BE LOCATED IN ACCORDANCE WITH THE MARION COUNTY LAND DEVELOPMENT CODE AND SHOWN ON PRELIMINARY PLAT.
- WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE BAY LAUREL CENTER COMMUNITY DEVELOPMENT DISTRICT.
- A PROPOSED COMMUNITY DEVELOPMENT DISTRICT WILL OWN AND BE RESPONSIBLE FOR MAINTAINING ALL DRAINAGE RETENTION AREAS AND COMMON AREAS.
- IN ADDITION TO THE REQUIRED MARION COUNTY APPROVALS THE PROJECT WILL RECEIVE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT E.R.P. PERMITS AND STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMITS FOR WATER AND SEWER.
- THERE ARE NO KNOWN HISTORICAL STRUCTURES OR AREAS THAT WILL BE IMPACTED BY PROPOSED DEVELOPMENT.
- ALL CONSTRUCTIONS COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.

SURVEYOR'S CERTIFICATE:  
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5817.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON 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)

LOCATED IN SECTIONS 1, 11, 12, 13, AND 14,  
TOWNSHIP 16 SOUTH, RANGE 20 EAST  
AND SECTIONS 7 AND 18, TOWNSHIP 16  
SOUTH, RANGE 21 EAST  
MARION COUNTY, FLORIDA

ON TOP OF THE WORLD  
BAY LAUREL - PUD MASTER PLAN

FB/PG	DATE	FIELD DATE	JOB NO.	1 OF 1
---	---	---	18148 PUD	
DRAWING DATE	BY	APPROVED	SCALE	
11/13/2024	M.A.	C.H.	1" = 400'	

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT - SURVEYING & MAPPING  
PLANNING - ENVIRONMENTAL - C.E.S.  
2630 17TH STREET, Ocala, FLORIDA 34471  
PHONE: (352) 468-1482 FAX: (352) 775-3333 www.JCHgroup.com  
4301 18TH AVE. SE, ALBUQUERQUE, NM 87105-1100

PROPERTY DATA:

PARCEL ID: 35474-000-00  
ADDRESS: 7875 S.W. 80TH STREET, OCALA, FL  
OWNER: WEC OCALA LLC

ALTA/NSPS LAND TITLE SURVEY FOR:  
**OTOW COMMUNITIES, L.L.C.**  
 A PORTION OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST  
 MARION COUNTY, FLORIDA

THE FLORIDA STATE PLANE COORDINATES SHOWN HEREON ARE NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA WEST ZONE AS DERIVED FROM GPS STATIC SURVEY AND TRADITIONAL TRAVERSE METHODS AND ESTABLISHED FROM MARION COUNTY, FLORIDA CONTROL MONUMENTS "A1852" AND "V086", PURSUANT TO SECTION 177.151, F.S.

THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 16 SOUTH,  
RANGE 30 EAST, HARRIS COUNTY, FLORIDA - FOUND 4" X 4"  
CONCRETE MONUMENT WITH NAIL & DISK STAMPED 1 2 11 N  
NORTHING: 1740427.4009 FEET  
EASTING: 570381.5670 FEET  
LATITUDE: 29°07'16.02210" N  
LONGITUDE: 82°16'07.23060" W  
CONVERGENCE: -00°07'50.7"  
SCALE: 0.99994961

FOUND STAINLESS STEEL ROD STAMPED V086 1990  
NORTHING: 1745775.8082 FEET  
EASTING: 543817.8667 FEET  
LATITUDE: 29°08'08.27974" N  
LONGITUDE: 82°21'06.91361" W  
CONVERGENCE: -00°10'16.8"  
SCALE: 0.99995564

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY,  
TITLE COMMITMENT FILE NUMBER: 110070008, BEARING AN EFFECTIVE DATE OF AUGUST 10, 2023.  
THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 7: EAST IN FAVOR OF SUMTER ELECTRIC RECORDED IN OFFICIAL RECORDS BOOK 354,  
PAGE 644 AND OFFICIAL RECORDS BOOK 6736, PAGE 1973. AFFECTS THE SUBJECT  
LANDS AND IS NOT PART OF THIS APPLICATION.

ITEM 8:  
**R**IGHTS OF ALL PERSONS CLAIMING BY, THROUGH OR UNDER SAME, OR VIRTUE OF  
RESERVATION, GRANT OR LEASE OF THE OIL, GAS AND/OR MINERALS LYING WITHIN  
THE LANDS DESCRIBED IN SCHEDULE "A," AS CONTAINED AND RECORDED APRIL 3,  
1900, IN DEED BOOK 280, PAGE 180; DEED BOOK 280, PAGE 180, RECORDED MARCH  
29, 1900, RECORDED FEBRUARY 4, 1948 IN DEED BOOK 280, PAGE 180, RECORDED MARCH  
29, 1900, RECORDED MARCH 30, 1948 IN DEED BOOK 278, PAGE 202, RECORDED  
JUNE 2, 1950 IN DEED BOOK 280, PAGE 68; RECORDED MAY 29, 1950 IN DEED  
BOOK 280, PAGE 202.  
**C**LAIM RECORDED NOVEMBER 12, 1908 IN BOOK 370, PAGE 713, RECORDED JULY  
19, 1908 IN BOOK 404, PAGE 1574, RECORDED JANUARY 12, 1909 IN BOOK 404,  
PAGE 1616, ASSIGNMENT RECORDED JULY 10, 1908 IN BOOK 1360, PAGE 1374,  
RECORDED AUGUST 10, 1908 IN BOOK 1360, PAGE 1374 FOR THE FIRST TIME FOR  
ENTRY AND EXPLORATION HAS BEEN RELEASED AND BACK TO PERMIT PURSUANT TO SECTION  
7404, FLORIDA STATUTES, AND CHAPTER 712, BARBERS COUNTY, AFFECTS THE  
SUBJECT LANDS AND IS NOT PART OF THIS APPLICATION.

1. DATE OF FIELD SURVEY: SEPTEMBER 13, 2023.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH AN ELEVATION ADJUSTMENT AS FURNISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
3. BASED ON THE FEDERAL ENERGY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP, FIRM NUMBER 13-0140-01, DATED 01/01/2013, THE FOLLOWING ARE THE FLOOD HAZARD EFFECTIVE DATE OF APRIL 18, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA WITH REDUCED FLOOD HAZARD, AND ZONE "AE" AN AREA WITHIN THE 100 YEAR FLOOD HAZARD AREA.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AT THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST LINES TO FUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CADASTRAL RECORDS.
6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
7. ANY ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEDICATES THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT THE DATE OF THE SIGNING OF THIS INSTRUMENT.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR REPLIED UPON BY ANY OTHER PARTY OR PARTY(IES) WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
10. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JUI CONSULTING GROUP, INC.
11. THE DELINEATION OF THE EASEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.

TO FIRST AMERICAN NATIONAL TITLE INSURANCE COMPANY, STEARNS WEAVER MILLE  
WESSLER ALHADEFF & SITTERSON, P.A., ON TOP OF THE WORLD COMMUNITIES, L.L.C.  
A FLORIDA LIMITED LIABILITY COMPANY, THAT:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(A), 8, 9, 10, 11, 13, 14, 16, 17, 18, 19, AND 20, OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED: SEPTEMBER 13, 2023  
DATE OF LAST REVISION:

CHRISTOPHER J. HOWSON  
FLORIDA LICENSED SURVEYOR

**SIGNATURE DATE**

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF  
A FLORIDA LICENSED SURVEYOR AND MAPPER.

FB/PG		FIELD DATE		JOB NO.		1 OF 6
---		09/13/2023		15020TOPO		
DRAWING DATE		BY		APPROVED		
08/29/2024		MA		CJH		
				SCALE		
				1" = 100'		

E MORE OR LESS  
 EL ELEVATION  
 LI LICENSED BUSINESS  
 NO NUMBER  
 LG LAND SURVEYOR  
 LD IDENTIFICATION  
 GR RECORDS BOOKS  
 OR CENTERLINE  
 R RADIUS  
 L ARC LENGTH  
 Δ DELTA (CENTRAL ANGLE)  
 (P) PL PLAT MEASURE  
 (D) D DIP MEASURE  
 (C) CALCULATED MEASURE  
 C.D. CHORD LENGTH  
 CH CHORD BEARING  
 PC POINT ON CURVE  
 POL POINT ON LINE  
 P.C. POINT OF COMPOUND CURVATURE  
 PC POINT OF REVERSE CURVATURE  
 P.C. POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 P.I. POINT OF INTERSECTION  
 P.O. POINT OF COMMENCEMENT  
 P.O.B. POINT OF BEGINNING  
 FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY  
 PVC POLYVINYL CHLORIDE  
 CORR CORRUGATED METAL  
 RPE REINFORCED CONCRETE PIPE  
 HDPE HIGH DENSITY POLYETHYLENE  
 NAIVE NAIVE AMERICAN VERTICAL DRAIN  
 NGVD NATIONAL GEODETIC VERTICAL DATUM  
 PL PLAT BOOK  
 ORD RECORDS  
 PG(S) PAGE(S)  
 RW RIGHT OF WAY  
 ESMT EASEMENT  
 SEC SECTION  
 FND FOUND  
 REC RECOVERED  
 CCR CERTIFIED CORNER RECORD  
 REG REGISTERED LAND SURVEYOR  
 CM CONCRETE MEMENTO  
 RHD ROAD AND CAP  
 IR IRON ROD  
 RP ROP PIPE  
 CLF CHAIN LINK FENCE  
 CUB CURB INLET GRATE  
 CAB CASK BASKIN  
 S STORM MANHOLE  
 MTERED END SECTION  
 YD YARD DRAINAGE  
 S SANITARY MANHOLE  
 S SANITARY CLEAVOUT  
 E ELECTRIC MANHOLE  
 E ELECTRIC METER  
 R RISER BOX  
 C CABLE TELEVISION RISER BOX  
 T TELEPHONE RISER BOX  
 U UTILITY RISER  
 W WELL  
 S WATER SPOT  
 I IRRIGATION CONTROL VALVE  
 W WATER METER  
 W WATER METER  
 F FIRE HYDRANT  
 B BACK FLOW PREVENTER  
 A AIR CONDITIONER PAD  
 C GAS CONVEYER  
 G GAS METER  
 M METAL LINE MARKER  
 C CONCRETE UTILITY POLE  
 M METAL UTILITY POLE  
 M MUD UTILITY POLE  
 U UTILITY POLE QUT ANCHOR  
 L LIGHT POLE  
 S SPOT/GROUND LIGHT  
 E ELECTRIC TRANSFORMER  
 E ELECTRIC VAULT  
 F FLAG AND FLAG  
 S SIGN  
 D DOLLARD  
 P FLAG POLE  
 M MAILBOX  
 ——— LINE BREAK  
 ——— WIRE FENCE  
 ——— OVERHEAD UTILITY  
 PFC UNDERGROUND FIBER OPTIC  
 ——— STORM DRAINAGE LINE  
 \* FOUND 5/8" IRON ROD & CAP (AS NOTED)  
 \* FOUND 1" CONCRETE MEMENTO (AS NOTED)  
 \* FOUND NAIL & DISC (AS NOTED)

R E V I S I O N S				
FB/PG	DATE	DRAWN	REVISION	OKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	C.J.H



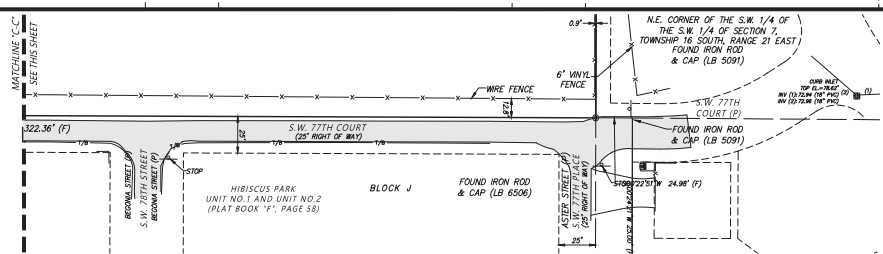
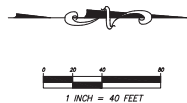
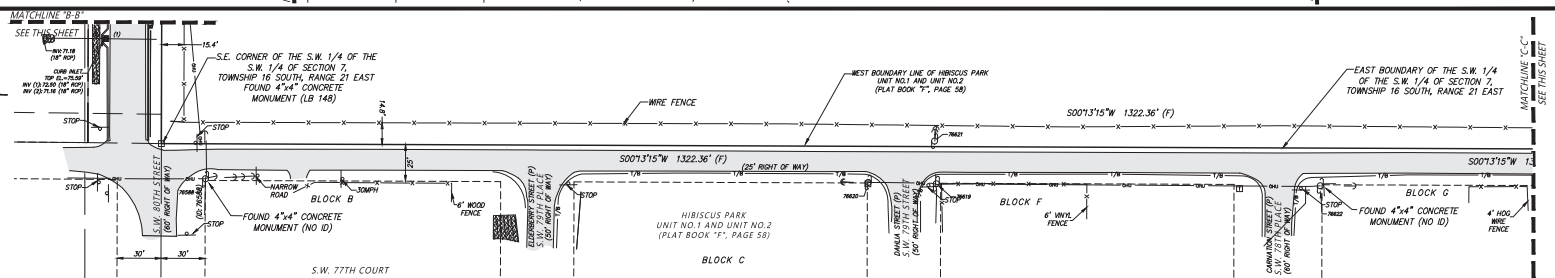
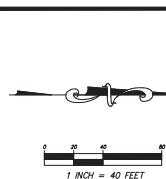
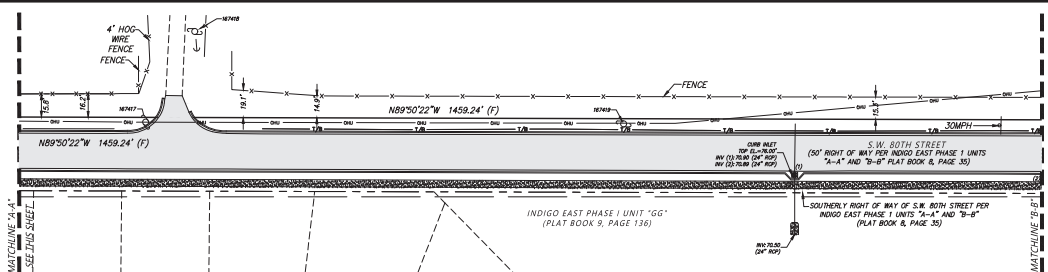
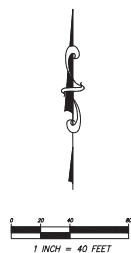
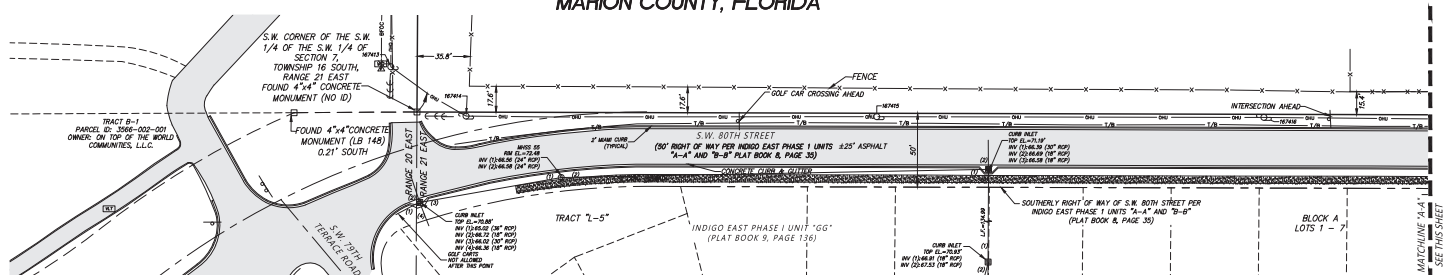
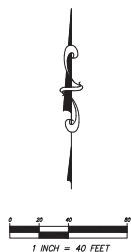
**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHgroup.com](http://www.JCHgroup.com)  
THIS PAGE OF ADVERTISING IS FREE 4-11-02

LOCATED IN SECTION 12, TOWNSHIP 16  
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY  
-FOR-  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.

SHEET 2 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHER



REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	C.J.H

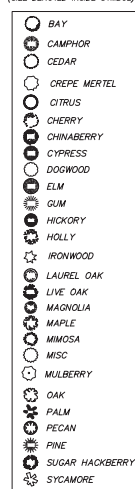


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426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHgroup.com](http://www.JCHgroup.com)

MARION COUNTY, FLORIDA

ALTA/NSPS LAND TITLE SURVEY  
-FOR-  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.

FB/PG		FIELD DATE		JOB NO. 15020TOPO	2 OF 6
----		09/13/2023			
DRAWING DATE	BY	APPROVED	SCALE		
09/20/2023	MA	CJH	1" = 40'		

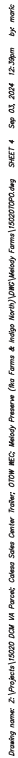


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PHONE: 352.402.1482 FAX: 352.472.8335 [www.JCHgroup.com](http://www.JCHgroup.com)  
CERTIFICATE OF AUTHORIZATION - I.A. 9021

FB/PG		FIELD DATE		JOB NO. 15020TOPO	3 OF 6
---		09/13/2023			
DRAWING DATE	BY	APPROVED		SCALE 1" = 40'	
09/20/2023	MA	CJH			



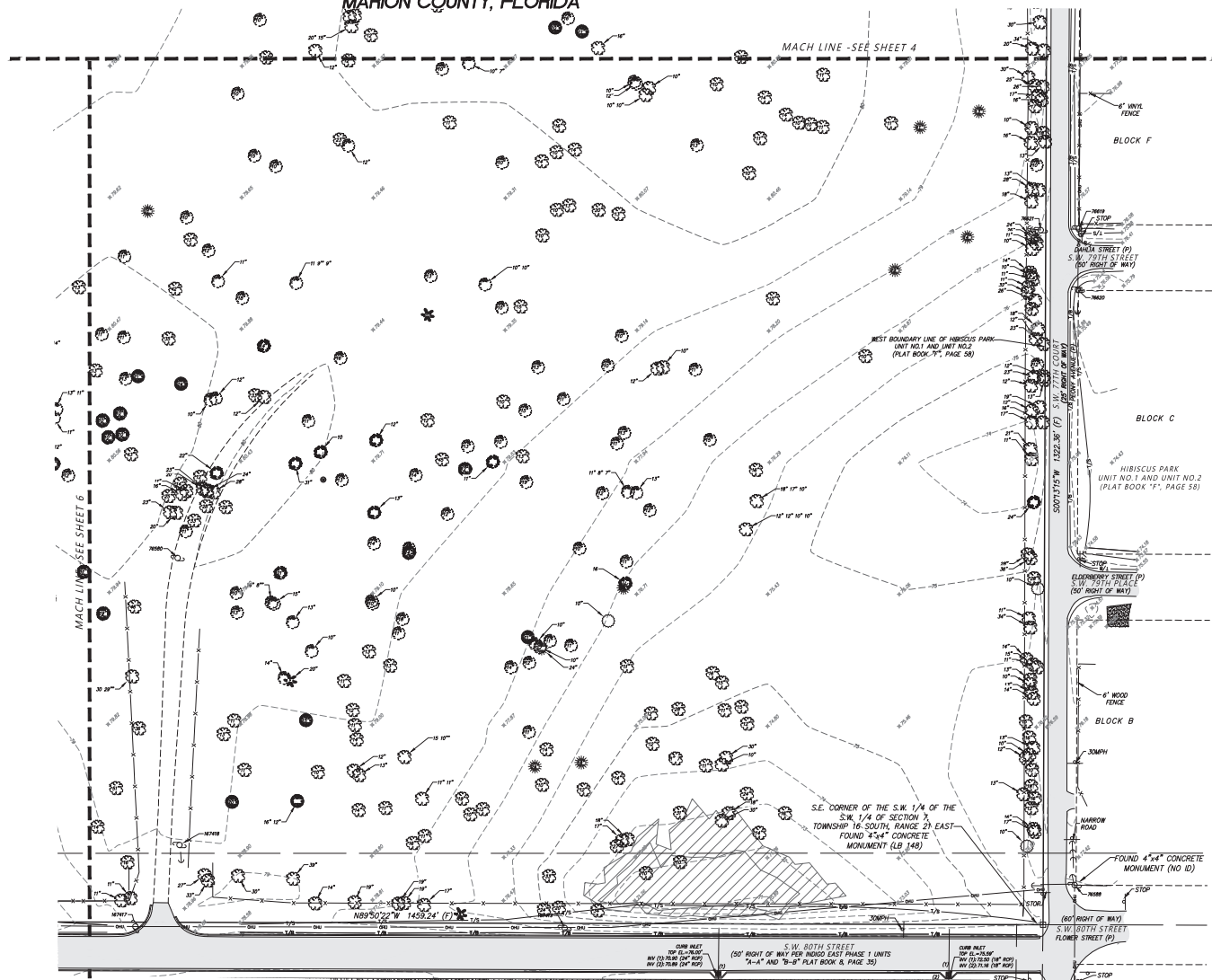
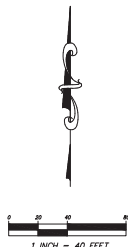
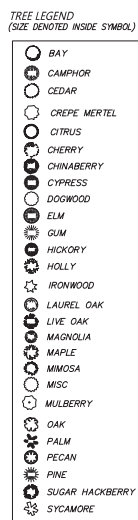
SHEET 4 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHER



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[info@jchgroup.com](mailto:info@jchgroup.com)

MARION COUNTY, FLORIDA

FB/PG		FIELD DATE		JOB NO. 15020TOPO	<div style="text-align: center; vertical-align: middle;"> <div>4</div> <div>OF</div> <div>6</div> </div>
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DRAWING DATE	BY	APPROVED		SCALE 1" = 40'	
09/20/2023	MA	C.H			

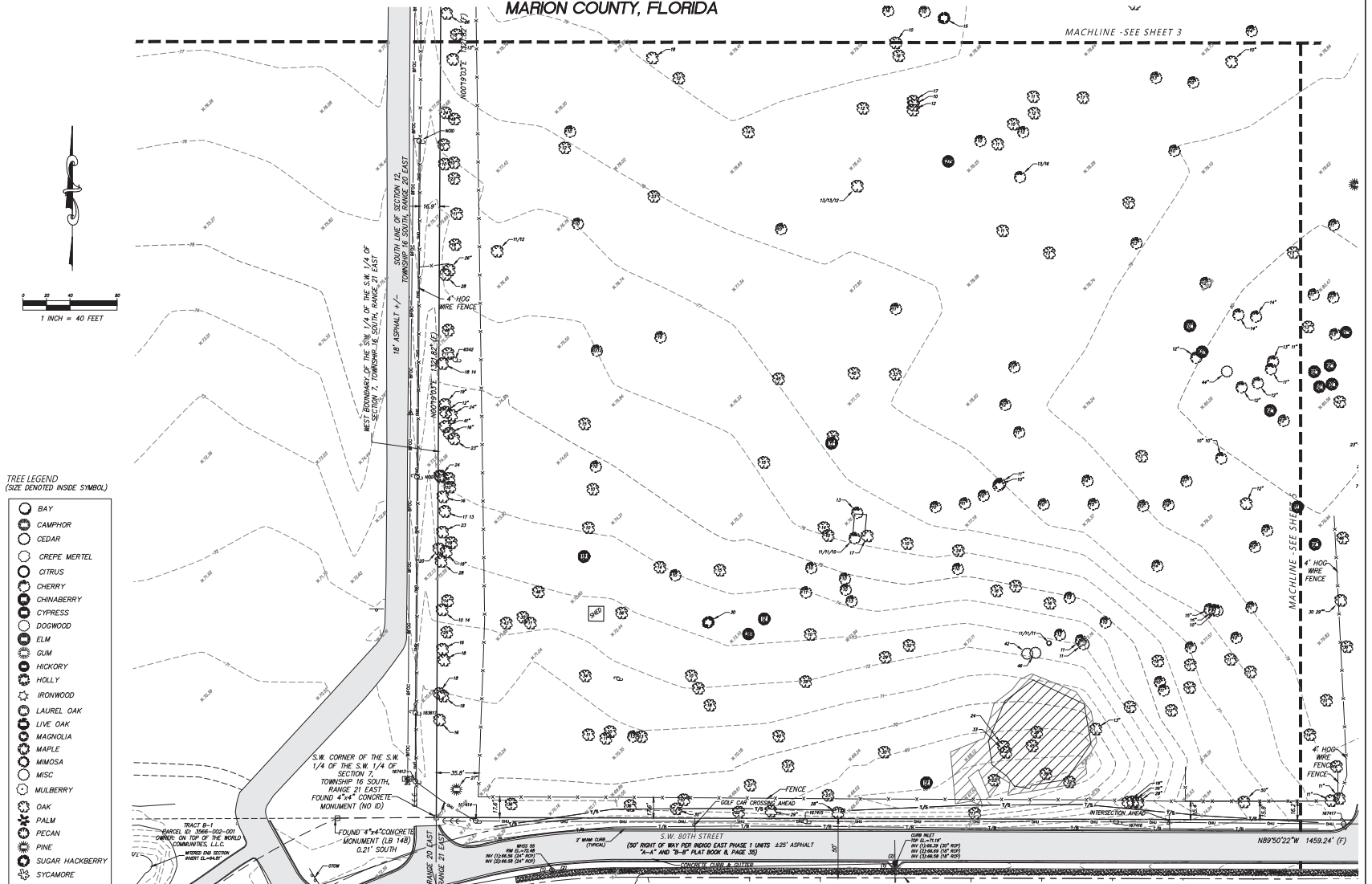


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CERTIFICATE OF AUTHORIZATION - C.B. 8071

MARION COUNTY, FLORIDA

FB/PG		FIELD DATE		JOB NO. 15020TOPO	
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DRAWING DATE	BY	APPROVED	SCALE 1" = 40'		
09/20/2023	MA	CJH			

SHEET 6 OF 6  
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REVISIONS				
FB/PG	DATE	DRAWN	REVISION	OKD
	08/20/24	M.A.	TOPOGRAPHIC AND TREE SURVEY	CJH



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MARION COUNTY, FLORIDA

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DRAWING DATE	BY	APPROVED	SCALE 1" = 40'		
09/20/2023	MA	C.H			