



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

Attachment A

STAFF/OFFICE USE ONLY

| | |
|-----------|--|
| Case No.: | |
| AR No.: | |
| PA: | |
| | |
| | |

PARCEL ACCOUNT NUMBERS: 36640-004-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan _____

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

Expired PUD 160504Z that consisted of Multi-Family to SFR detached units

Property Address: NONE ASSIGNED

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: 39.36+/- **Maximum Proposed Residential Units:** 151
(# SFR 151 # MF)

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

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

Prosperity US 27 LLC

Property Owner name (please print)

3 Grace Ave, Ste 102

Mailing Address

Great Neck, NY 11021

City, State, Zip Code

NA

Phone Number (include area code)

NA

E-Mail Address (include complete address)

Refer to authorization letter

Signature*

Tillman & Associates Engineering, LLC

Applicant/Agent Name (please print)

1720 SE 16th Avenue, Bldg 100

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-387-4540

Phone Number (include area code)

Permits@Tillmaneng.com

E-Mail Address (include complete address)

[Signature]

Signature

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

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

STAFF/OFFICE USE ONLY

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

A) Application Fee:

| NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval | PUD Amendment that does NOT require Board of County Commissioners Approval |
|---|---|
| BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY). | BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY). |
| Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$ 5.00 X Max DUs) + (0 X Max Non-Res AC) = \$ 1,755.00 Total Fee | |

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
17. Show 100 year floodplain on the site.
18. Show any proposed land or right of way dedication.
19. Identify any proposed parks or open spaces.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
22. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

June 2, 2025

Marion County Growth Management
2710 E. Silver Springs Blvd.
Ocala, FL 34471

Juniper Loop

Introductory Letter for PUD submittal on parcel 36640-004-00

Dear Staff,

- Summary of proposed PUD

Parcel 36640-004-00, an approximate 39-acre parcel was previously approved for a residential Planned Unit Development (PUD) on 3/19/2016.

- This project consisted of multifamily buildings. A total of 123 units was proposed. This PUD has since expired. By code this site shall convert back to the original zoning, which in this case was A-1 (General Agriculture). Since it currently has High Residential (HR), this would deem the zoning non-conforming. Therefore, our client is seeking approval for another PUD.
- This proposed PUD consists of 151 detached single-family units. These lot sizes are minimum 40' wide with depths of 115' to 120'.
- Site Characteristics
 - North of this project is the main office of the Marion County Solid Waste Department. Directly adjacent to the South is Legacy Elementary School.
 - There is an existing county owned DRA, between this parcel and Juniper Road. We have partnered with the county to reconfigure this DRA and to obtain an easement for primary access to Juniper Road. This will be memorialized in a Developers Agreement.
 - We have partnered with the school board for the following:
 - Secondary emergency only access, connecting to the school site, will be provided. This connectivity will be gated.
 - Pedestrian access will be provided to the adjacent school to accommodate the residents of this community.
 - Enhanced landscaping at the primary entrance from Juniper Road will be beyond the minimum standards required and will incorporate the Marion County esthetic.
 - In addition to required perimeter buffers, privacy fencing will be added. Buffer landscaping will be outside of the privacy fencing.
 - Amenities for resident use will include a playground, dog park, and walking trails.

C. Environmental Considerations

- We recognize the western portion has some karst sensitive areas; therefore, we are proposing development to occur away from that area and utilizing it for open space with a dog park and walking trail. Great effort will be made to preserve existing trees in this area.

We hope you recommend approval and consider this to be a much needed and welcomed project within the community.

Sincerely,

Tillman and Associates Engineering, LLC

Planned Unit Development (PUD) Narrative

Previous PUD Approval

The subject property, approximately 39 acres in size, was previously approved for a residential Planned Unit Development (PUD) on March 19, 2016. That plan proposed 123 residential units in multi-family attached structures. Since the approval has now expired, the property has reverted to its original zoning designation of A-1 (General Agriculture).

Proposed PUD Overview

This proposed PUD introduces a thoughtfully designed residential community within the **Urban Growth Boundary (UGB)** of Marion County. The site's **Future Land Use designation is Medium Residential (MR)**, which allows a residential density of up to **four units per acre**.

Site Context:

- **North:** Marion County Solid Waste Department
- **South:** Legacy Elementary School
- **West:** County-owned Stormwater Detention Area (DRA)

Residential Development Plan

The proposed PUD includes **151 single-family homesites**, offered in two lot sizes:

- **139 homesites:** Minimum dimensions of **40' x 115'**
- **12 homesites:** Minimum dimensions of **60' x 115'**, located along the northern property boundary.

Community Amenities:

To enhance livability and promote community interaction, the plan includes:

- A covered playground for children and families with a covered pavilion
- A dog park with shaded areas for pets and their owners
- Walking trails integrated into the site's open space network

Site Design and Environmental Sensitivity

The western portion of the site contains karst-sensitive features, which are being addressed through careful site planning. No residential development is proposed in this area. Instead, it will be used as open space, accommodating the dog park and trails. Significant effort will be made to preserve existing trees and protect the natural landscape.

Landscaping, Buffering, and Screening

The development will incorporate enhanced landscaping and screening features designed to complement the surrounding area and exceed county minimums.

Key design elements include:

- A landscaped primary entrance along Juniper Road that reflects Marion County's aesthetic character
- Perimeter privacy fencing, with landscaping placed outside the fence to soften visual impacts and enhance screening
- Buffers and plantings that provide both visual appeal and functional separation from adjacent uses

Traffic Impact Summary for City Review

The project's traffic impacts were evaluated using the County's approved methodology. Roadway segments and intersections within the study area were evaluated for AM and PM peak hours under existing, background, and buildout traffic conditions.

The proposed development is not expected to generate significant or adverse impacts on the surrounding transportation network and does not create new deficiencies when compared to background traffic conditions.

Interagency Coordination and Connectivity

We are actively collaborating with Marion County and the Marion County School District to ensure that the project integrates seamlessly with existing infrastructure and supports community services.

Marion County Coordination:

We have partnered with Marion County to reconfigure the existing DRA and secure an easement for primary site access from Juniper Road. This collaboration will be formalized in a Developer's Agreement.

Marion County School District Coordination:

We have collaborated with the School District to provide the following:

- A gated, emergency-only secondary access connecting to the adjacent Legacy Elementary School site
- A dedicated pedestrian pathway with a gate, providing a safe, automobile-free route to and from school for neighborhood residents

Comprehensive Plan Consistency:

The proposed development supports the objectives, goals and policies of the Marion County Comprehensive Plan, particularly:

- **Objective 3.1:** Directs long-term capital improvements to compact, efficient development patterns within the UGB.
- **Policy 3.1.1:** Discourages urban sprawl by requiring new development to connect to central water and wastewater systems and promoting concentrated growth within the UGB.
- **Policy 1.1.5:** Encourages higher densities of development to be located within the Urban Growth Boundary.

Conclusion

- We believe this thoughtfully designed community offers a high-quality residential option that is much needed and consistent with the policy direction of the Marion County Comprehensive Plan. Accordingly, we respectfully request your recommendation of approval for this project.



CITY OF BELLEVIEW

City with Small Town Charm

www.bellevuefl.org

Public Works

5525 SE 119th St.

Belleview, FL 34420

Office: 352-245-7021

Fax: 352-307-7708

August 5, 2025

Marion County Utilities
11800 S US HWY 441
Belleview, FL 34420

RE: Parcel #36640-004-00

To Whom It May Concern:

This letter is in reference to water and sewer availability at parcel #36640-004-00. The City does have availability and capacity to serve the subject parcel and the projected 151 units if connected to the Utility's closest water and sewer lines. According to our records, the nearest water line is approximately 50' away, and the nearest public sewer line is approximately 2,200' away.

The subject parcel is in the City of Belleview's territorial service area, but does not fall under City Code. As it is in Marion County, we defer to the Marion County Land Development Code.

If you have any questions or concerns, please call me at 352-233-2115 or email SDick@bellevuefl.org.

Thank you,
Sage Dick
Executive Assistant
Public Works Department

JUNIPER LOOP

P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCEL # 36640-004-00

PROJECT AREA: ± 39.36 ACRES

FUTURE LAND USE: MEDIUM RESIDENTIAL

CURRENT ZONING: EXPIRED PUD (16050Z)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED USE: DETACHED SFR UNITS

NOTES:

1. THIS IS WITHIN THE PRIMARY SPRINGS PROTECTION ZONE
2. SIDEWALKS ONE SIDE OF ALL STREETS INTERNALLY
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0730D
5. RENDERINGS OF AMENITIES AND HOMES ARE INTENDED TO BE CONCEPTUALS THAT ARE SIMILAR OR COMPATIBLE TO PROPOSED PRODUCT. FINAL PRODUCT IS SUBJECT TO DIFFER BASED ON MATERIAL, COLOR, OR DESIGN
6. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATION OF HOMESITES AND AMENITY AREA PRIOR TO APPROVAL OF MASTER PLAN PROVIDED BUFFERS AS APPROVED ARE INSTALLED.
7. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

COVER SHEET

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE _____
SHT. 01

INDEX OF SHEETS

| | |
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| 01 | COVER SHEET |
| 02 | LIST OF REQUIREMENTS |
| 03 | PUD CONCEPT |
| 04 | OVERALL RENDERINGS (TO BE PROVIDED AT LATER DATE) |
| 05-A | SITE DATA |
| 05-B | NOTES |
| 05-C | LEGAL DESCRIPTION |
| 05-D | FUTURE LAND USE |
| 05-E | ZONING CLASSIFICATION |
| 05-F | FLOOD ZONE MAP |
| 06 | TYPICALS |
| 07 | CROSS SECTION |
| 08-A, 08-B | BUFFER DETAILS |
| 09 | BUFFER RENDERING |
| 10-A, 10-B | HOUSE RENDERING |
| 11 | OPEN SPACE MAP & CALCULATIONS |
| 12-A, 12-B, 12-C, 12-D | AMENITY RENDERINGS |
| 13 | SIGNAGE |
| 14 | ENTRANCE LANDSCAPE |

LIST OF REQUIREMENTS

1. THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET.
SEE SHEET 01- COVER SHEET
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS. SEE SHEET 05-A-SITE DATA
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. SEE SHEET 03-PUD CONCEPT
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. SEE SHEET 05-C-LEGAL DESCRIPTION
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. SEE SHEET 05-D-FUTURE LAND USE, SHEET 05-E-ZONING CLASSIFICATION
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. NO IMPROVEMENTS ON SITE
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. SEE SHEET 01-COVER SHEET
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.
SEE SHEET 06-TYPICALS-NO CUL-DE-SAC BEING PROVIDED
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) SEE SHEET 05-A-SITE DATA
10. IDENTIFY PROPOSED PHASING ON THE PLAN. TO BE DONE AT MASTER PLAN
11. IDENTIFY PROPOSED BUFFERS. SEE SHEET 03-PUD CONCEPT, SHEET 08-A, 08-B -BUFFER DETAILS, SHEET 09-BUFFER RENDERING
12. IDENTIFY ACCESS TO THE SITE. SEE SHEET 03-PUD CONCEPT
13. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PARKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) SEE SHEET 06-TYPICALS
14. PRELIMINARY SIDEWALK LOCATIONS. SEE SHEET 01- COVER SHEET, SEE NOTES
15. PROPOSED PARALLEL ACCESS LOCATIONS. SEE SHEET 03-PUD CONCEPT
16. REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. TO BE PROVIDED
17. SHOW 100 YEAR FLOODPLAIN ON THE SITE. SEE SHEET 05-F-FLOOD ZONE MAP
18. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION. TO BE DETERMINED
19. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. SEE SHEET 11-OPEN SPACE MAP & CALCULATIONS, SEE SHEET 12-A-AMENITY RENDERINGS
20. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. SEE NOTE 7 ON COVER SHEET
21. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. SEE SHEET 09-A-BUFFER RENDERING, SEE SHEETS 12-A,B,C,D-AMENITY RENDERINGS, SEE SHEET 13-SIGNAGE
22. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE DOR 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

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE 5/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE _____
SHT. 02

SITE DATA TABLE

OWNER/DEVELOPER:
PROSPERITY US 27, LLC
D.R. HORTON

PARCEL:
36640-004-00

PROJECT AREA:
TOTAL = 39.36 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: MEDIUM RESIDENTIAL
EXISTING ZONING: EXPIRED PUD (16050Z)
PROPOSED ZONING: PUD
PROPOSED USE: RESIDENTIAL (SFR DETACHED)

DENSITY:
TOTAL ALLOWABLE (39.36 X 4) = 157 UNITS
TOTAL SHOWN = 151 UNITS
TOTAL DENSITY NOT TO EXCEED 151 UNITS

MINIMUM BUILDING LOT

LINE SETBACKS: - INCLUDES AMENITIES

FRONT - 20' (25' MIN. WITH ADJACENT
SIDEWALK)

REAR - 15' MIN. (10') ACCESSORY

SIDE - 5'/15' MIN. (5') ACCESSORY

MAX BUILDING HEIGHT:

50'

PROPOSED LOTS:

(A) 40' X 115' MIN. LOTS 139 UNITS

(B) 60' X 115' MIN. LOTS 12 UNITS

TOTAL 151 UNITS

PROPOSED BUFFERS:

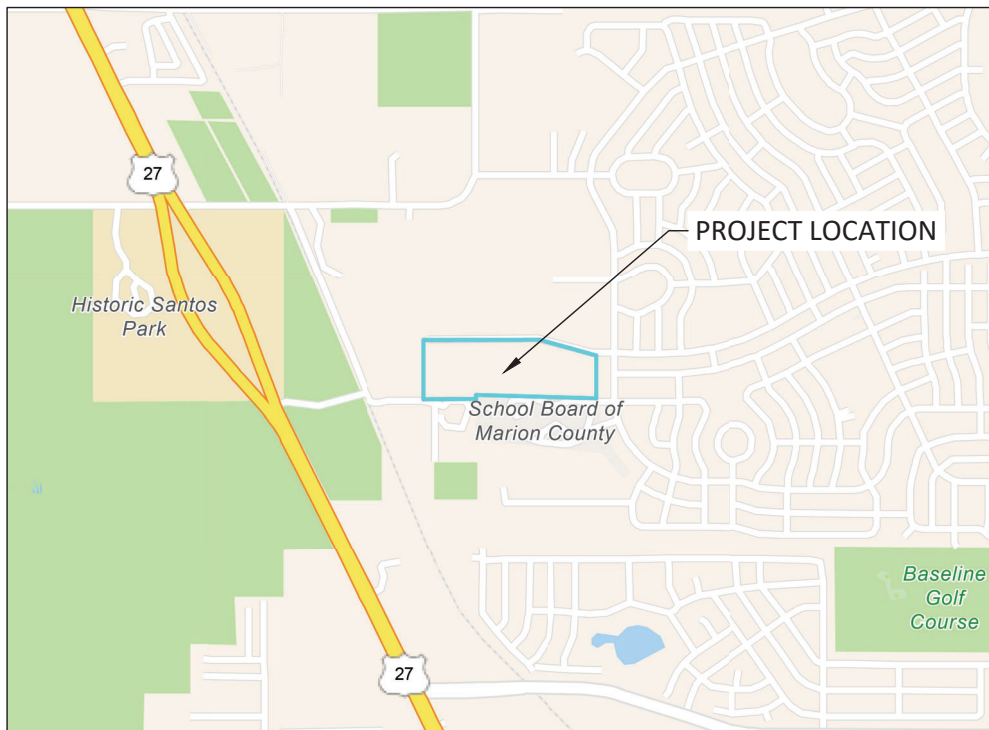
AS SHOWN ON CONCEPT PLAN

PARKING FOR AMENITY AREA PROVIDED:

STANDARD PARKING 10' x 20' SPACES = 4

HANDICAP PARKING 12' x 20' SPACES = 1

TOTAL PARKING SPACES = 5



VICINITY MAP

Tillman & Associates
ENGINEERING, LLC.

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Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

SITE DATA

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE
SHT. 05-A

NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
4. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
5. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
6. PRIVATE ROAD STATUS WITH 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' UTILITY EASEMENT.
7. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
8. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
9. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
10. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
11. ACCESSORY STRUCTURES (AS ALLOWED IN R-1) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
12. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE MAINTAINED BY ESTABLISHED HOA .

ARCHITECTURAL STYLE

NOTES: FACADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

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JUNIPER LOOP
MARION COUNTY, FLORIDA

NOTES

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE _____
SHT. 05-B

LEGAL DESCRIPTION:

SECTION 14 TOWNSHIP 16 RANGE 22

COM AT THE NW CORNER OF SE 1/4 OF SECTION 14 THENCE S 89°38'26" W 717.65 FEET
 THENCE N 00°00'31" W 804.09 FEET THENCE S 89°59'56" E 1580.53 FEET THENCE S 71°22'32" E
 802.74 FEET THENCE S 451.12 FEET TO THE POINT OF COMMITMENT OF A CURVE
 THENCE ALONG 1440 FEET RADIUS CURVE CONCAVE ELY THRU A CENTRAL ANGLE OF
 03°27'50" A DISTANCE OF 87.06 FEET TO N ROW OF JUNIPER TRAIL LOOP THENCE CONT
 IN SOUTHEASTERLY DIRECTION ALONG THE 1440 FEET RADIUS CURVE THRU A
 CENTRAL ANGLE OF 01°59'43" A DISTANCE OF 50.15 FEET THENCE N 88°25'15" W 1630.63
 FEET TO THE POINT OF BEGINNING (DESC IN OR BK 1649 PG 0526) & EXC BEGIN AT THE
 NW CORNER OF SE 1/4 OF SECTION 14 THENCE N 00°25'38" W 60.03 FEET THENCE S
 88°23'29" E 1626.58 FEET TO A PT BEING ON A CURVE CONCAVE NORTHWESTERLY
 HAVING A RADIUS OF 1440 FEET A CENTRAL ANGLE OF 43°44'45" A CHORD BEARING &
 DISTANCE OF S 25°00'55" E 1072.94 FEET THENCE SOUTHEASTERLY ALONG ARC OF
 CURVE 1099.46 FEET THENCE S 34°10'33" W 122.11 FEET TO A PT BEING ON A CURVE
 CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1560.95 FEET A CENTRAL ANGLE OF
 16°24'58" A CHORD BEARING & DISTANCE OF N 39°31'04" W 445.71 FEET THENCE
 NORTHWESTERLY ALONG ARC OF CURVE 447.24 FEET THENCE N 84°22'48" W 1731.26
 FEET THENCE N 00°25'38" W 545.59 FEET TO THE POINT OF BEGINNING (OR BK 5521-707)

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JUNIPER LOOP
 MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

DATE 5/16/25
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9119
 SCALE _____
 SHT. 05-C

Attachment A

Visual Aide of northern boundary

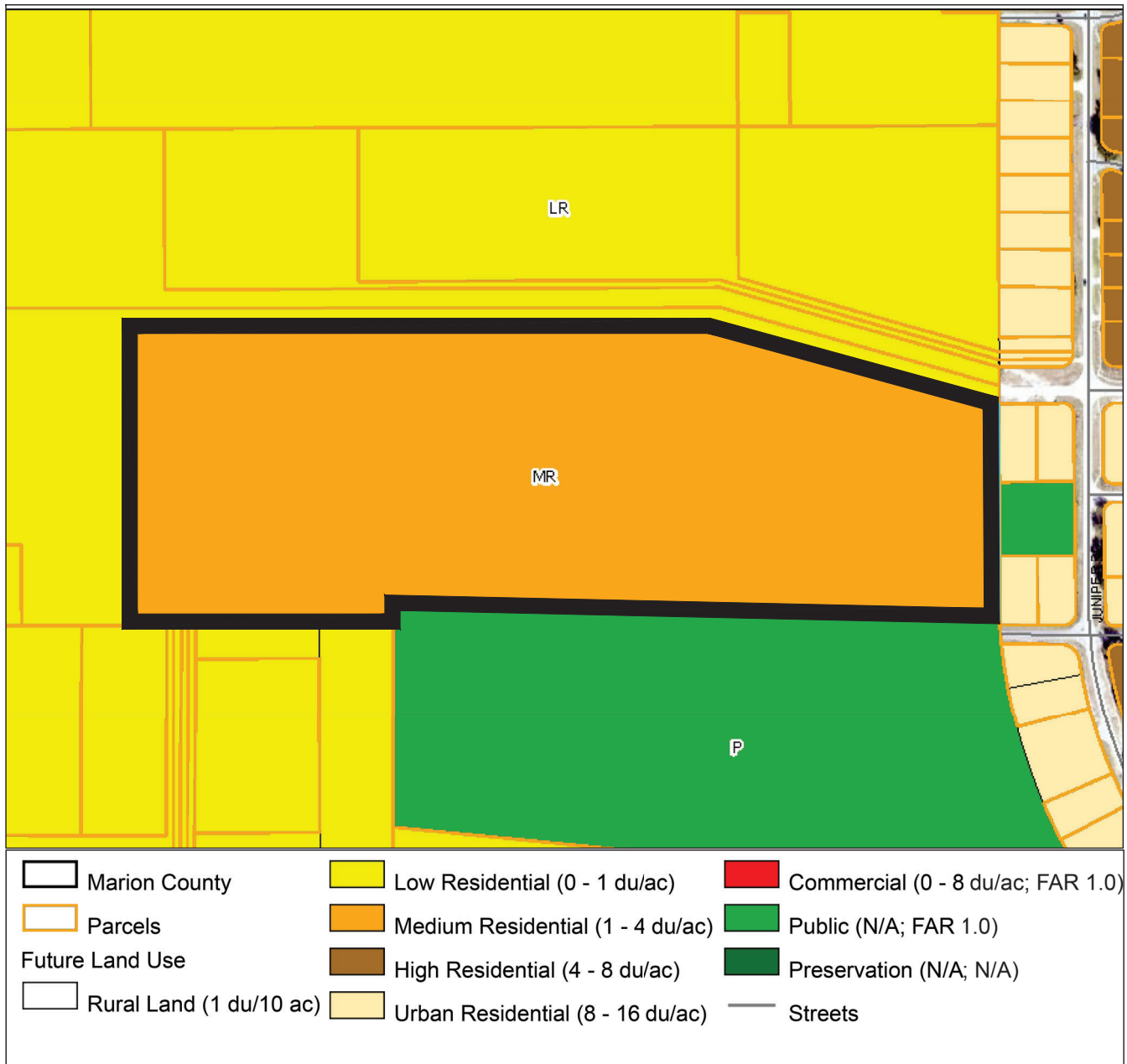








Attachment A



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ENGINEERING, LLC.

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MARION COUNTY, FLORIDA

FUTURE LAND USE

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE
SHT. 05-D



| | | | |
|-----------------------|------|------|---------|
| Parcels | B-2 | P-RV | R-E |
| Zoning Classification | B-4 | PUD | Streets |
| A-1 | B-5 | R-1 | |
| A-2 | P-MH | R-3 | |



Tillman & Associates
ENGINEERING, LLC.

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

ZONING CLASSIFICATION

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE
SHT. 05-E



Other Areas



X - Areas Outside 0.2% Annual Chance Flood

Special Flood Hazard Areas - 1% Annual Chance Flood



A - No Base Flood Elevation Determined



Transitional Flood Prone Areas



Flood Prone Areas



Parcels



Streets



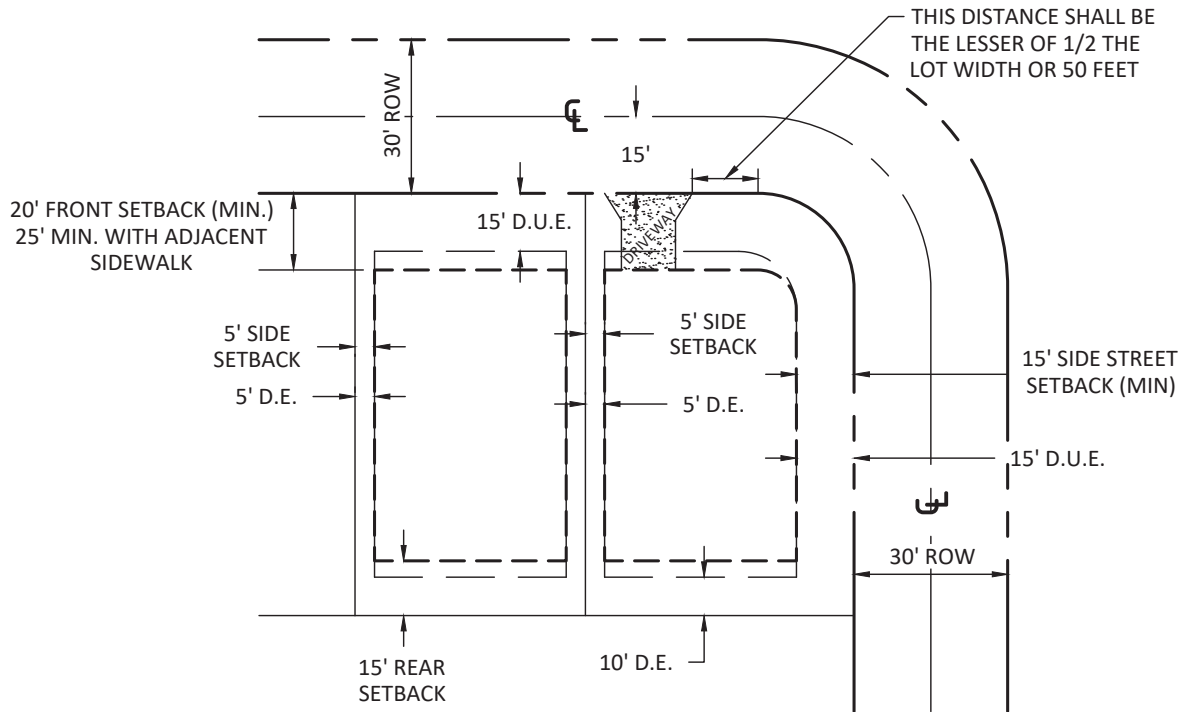
Tillman & Associates
ENGINEERING, LLC.

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JUNIPER LOOP
MARION COUNTY, FLORIDA

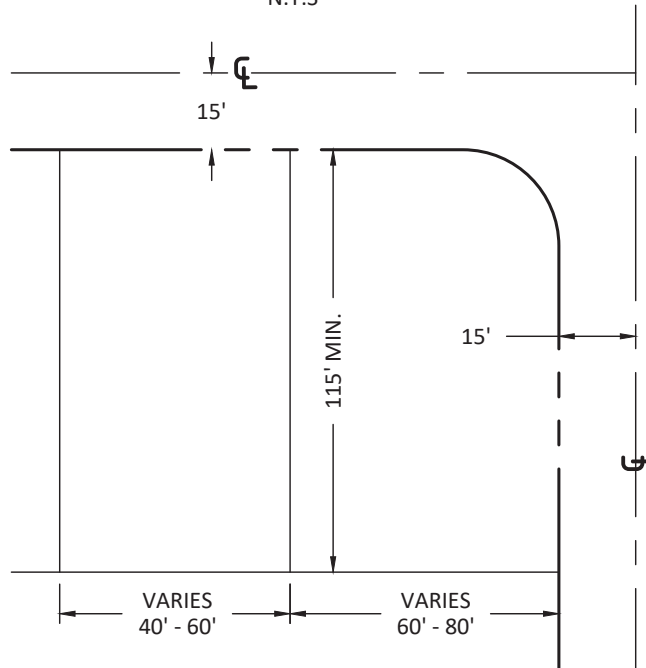
FLOOD ZONE MAP

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE
SHT. 05-F



TYPICAL LOT DETAILS

N.T.S.



TYPICAL LOT DIMENSIONS

N.T.S.

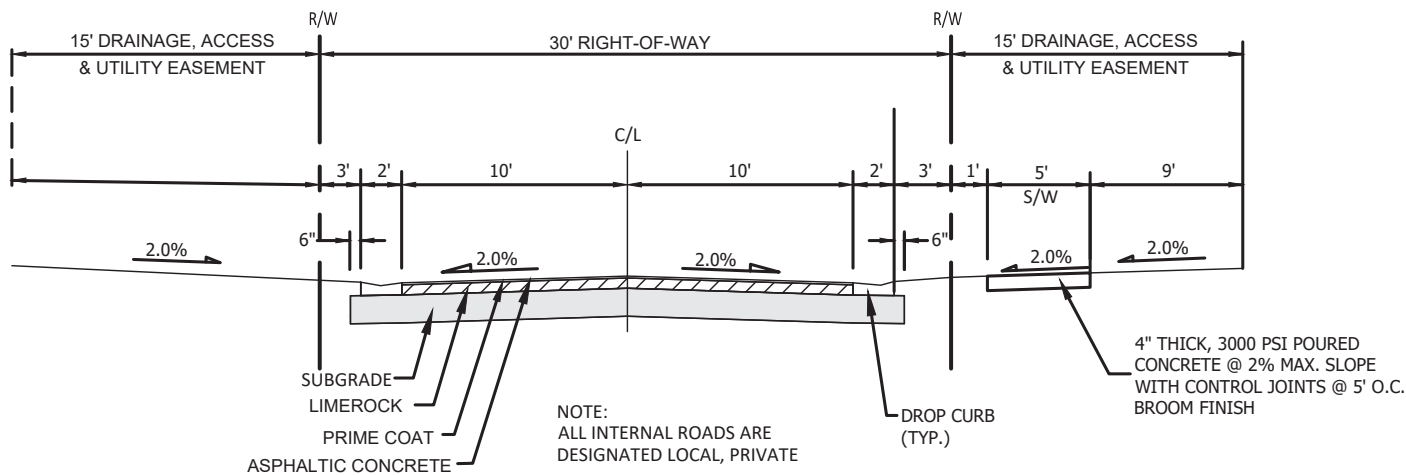
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JUNIPER LOOP
MARION COUNTY, FLORIDA

TYPICALS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.
SHT. 06



30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S

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JUNIPER LOOP
MARION COUNTY, FLORIDA

CROSS SECTIONS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE _____
SHT. 07

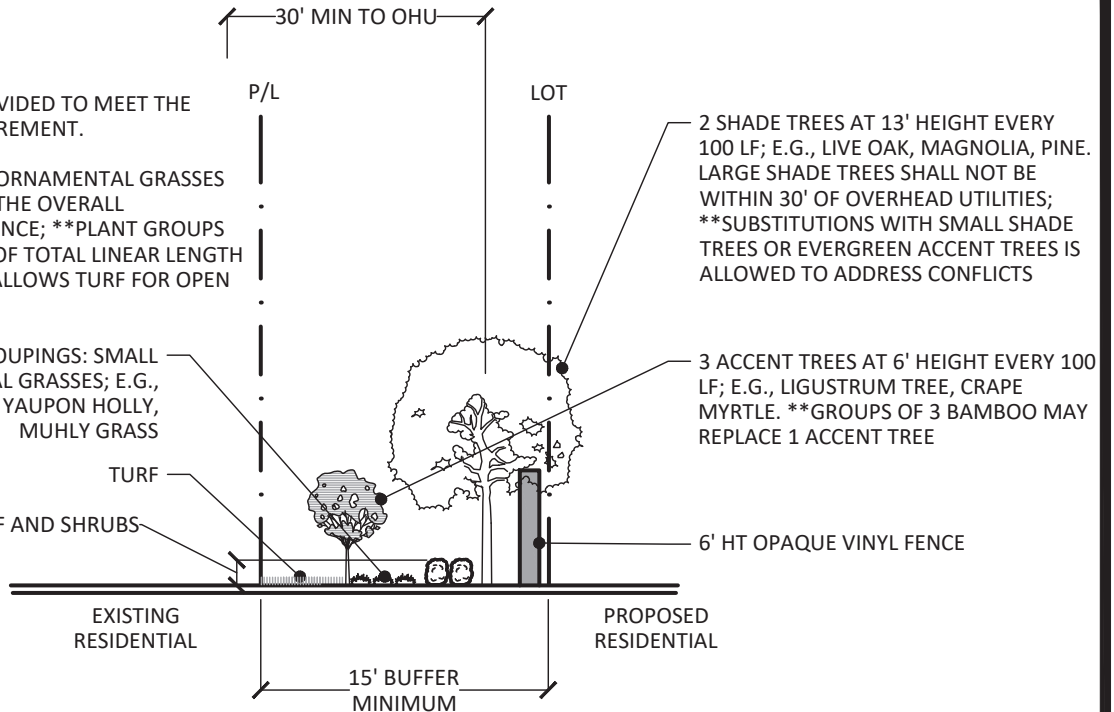
THE 6' HT PRIVACY FENCE IS PROVIDED TO MEET THE TYPICAL 3' HT SCREENING REQUIREMENT.

SHRUBS, GROUNDCOVERS, AND ORNAMENTAL GRASSES SHALL BE PROVIDED TO SOFTEN THE OVERALL APPEARANCE OF THE PRIVACY FENCE; **PLANT GROUPS SHALL COMPRISE AT LEAST 50% OF TOTAL LINEAR LENGTH OF THE REQUIRED BUFFER AND ALLOWS TURF FOR OPEN AREAS OF FENCE.

NON-CONTIGUOUS PLANT GROUPINGS: SMALL SHRUBS AND ORNAMENTAL GRASSES; E.G., VARIEGATED FLAX LILY, DWARF YAUPON HOLLY, MUHLY GRASS

TURF

3" TO 16" HEIGHT: TURF AND SHRUBS



ENHANCED TYPE 'C' BUFFER AT INSTALLATION

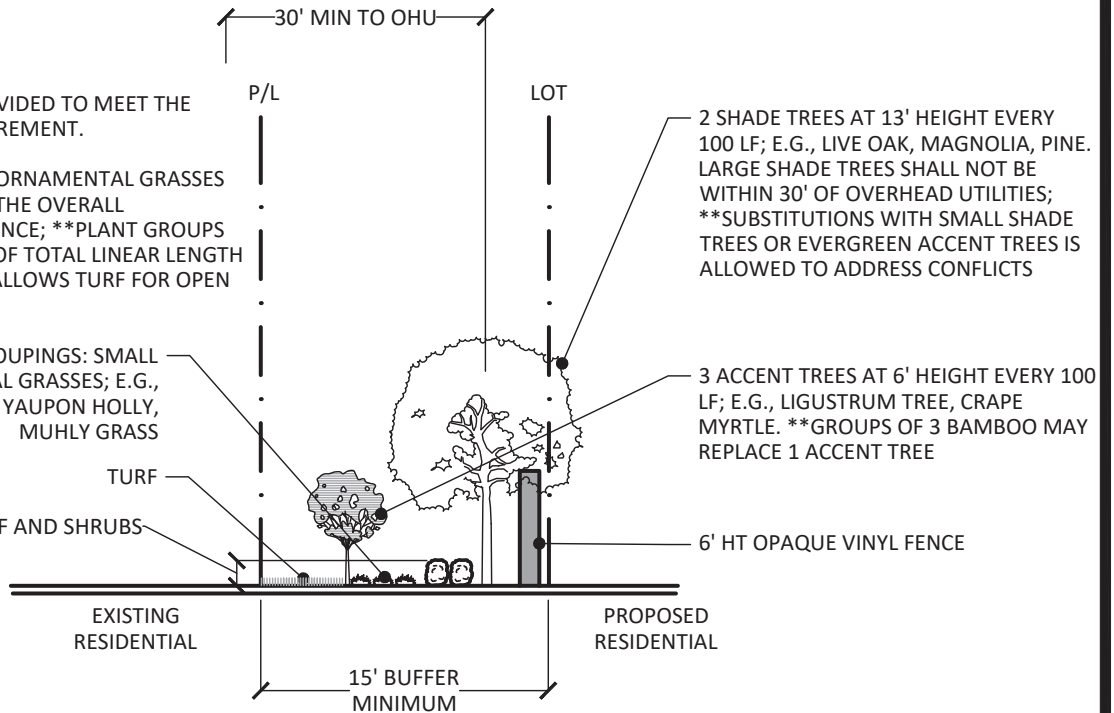
THE 6' HT PRIVACY FENCE IS PROVIDED TO MEET THE TYPICAL 3' HT SCREENING REQUIREMENT.

SHRUBS, GROUNDCOVERS, AND ORNAMENTAL GRASSES SHALL BE PROVIDED TO SOFTEN THE OVERALL APPEARANCE OF THE PRIVACY FENCE; **PLANT GROUPS SHALL COMPRISE AT LEAST 50% OF TOTAL LINEAR LENGTH OF THE REQUIRED BUFFER AND ALLOWS TURF FOR OPEN AREAS OF FENCE.

NON-CONTIGUOUS PLANT GROUPINGS: SMALL SHRUBS AND ORNAMENTAL GRASSES; E.G., VARIEGATED FLAX LILY, DWARF YAUPON HOLLY, MUHLY GRASS

TURF

3" TO 16" HEIGHT: TURF AND SHRUBS



ENHANCED TYPE 'C' BUFFER AFTER 1 YEAR

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Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

BUFFER DETAILS

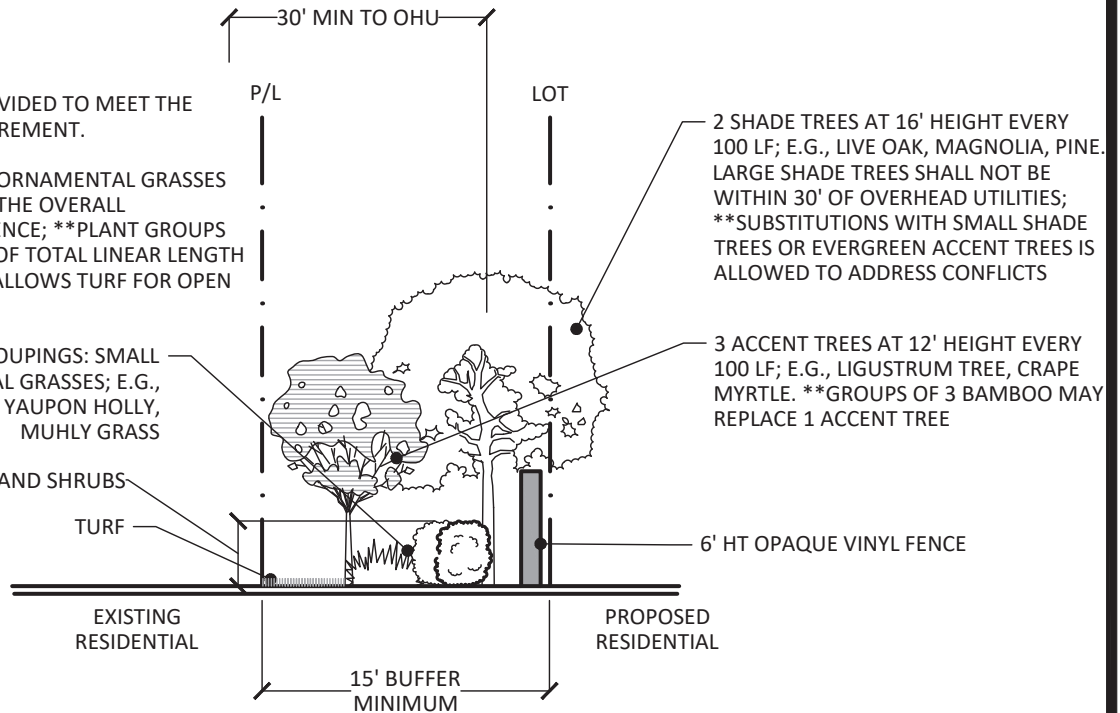
DATE 5/15/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=10'
SHT. 08-A

THE 6' HT PRIVACY FENCE IS PROVIDED TO MEET THE TYPICAL 3' HT SCREENING REQUIREMENT.

SHRUBS, GROUNDCOVERS, AND ORNAMENTAL GRASSES SHALL BE PROVIDED TO SOFTEN THE OVERALL APPEARANCE OF THE PRIVACY FENCE; **PLANT GROUPS SHALL COMPRISE AT LEAST 50% OF TOTAL LINEAR LENGTH OF THE REQUIRED BUFFER AND ALLOWS TURF FOR OPEN AREAS OF FENCE.

NON-CONTIGUOUS PLANT GROUPINGS: SMALL SHRUBS AND ORNAMENTAL GRASSES; E.G., VARIEGATED FLAX LILY, DWARF YAUPON HOLLY, MUHLY GRASS

3" TO 3' HEIGHT: TURF AND SHRUBS



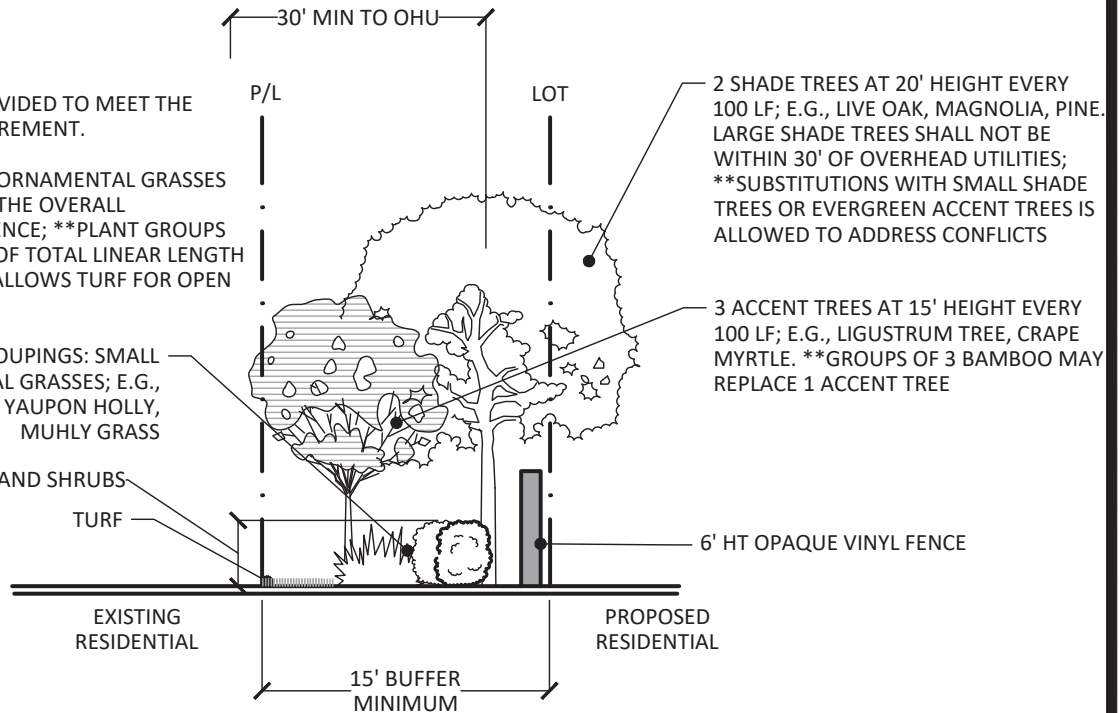
ENHANCED TYPE 'C' BUFFER AFTER 3 YEARS

THE 6' HT PRIVACY FENCE IS PROVIDED TO MEET THE TYPICAL 3' HT SCREENING REQUIREMENT.

SHRUBS, GROUNDCOVERS, AND ORNAMENTAL GRASSES SHALL BE PROVIDED TO SOFTEN THE OVERALL APPEARANCE OF THE PRIVACY FENCE; **PLANT GROUPS SHALL COMPRISE AT LEAST 50% OF TOTAL LINEAR LENGTH OF THE REQUIRED BUFFER AND ALLOWS TURF FOR OPEN AREAS OF FENCE.

NON-CONTIGUOUS PLANT GROUPINGS: SMALL SHRUBS AND ORNAMENTAL GRASSES; E.G., VARIEGATED FLAX LILY, DWARF YAUPON HOLLY, MUHLY GRASS

3" TO 3' HEIGHT: TURF AND SHRUBS



ENHANCED TYPE 'C' BUFFER AFTER 5 YEARS

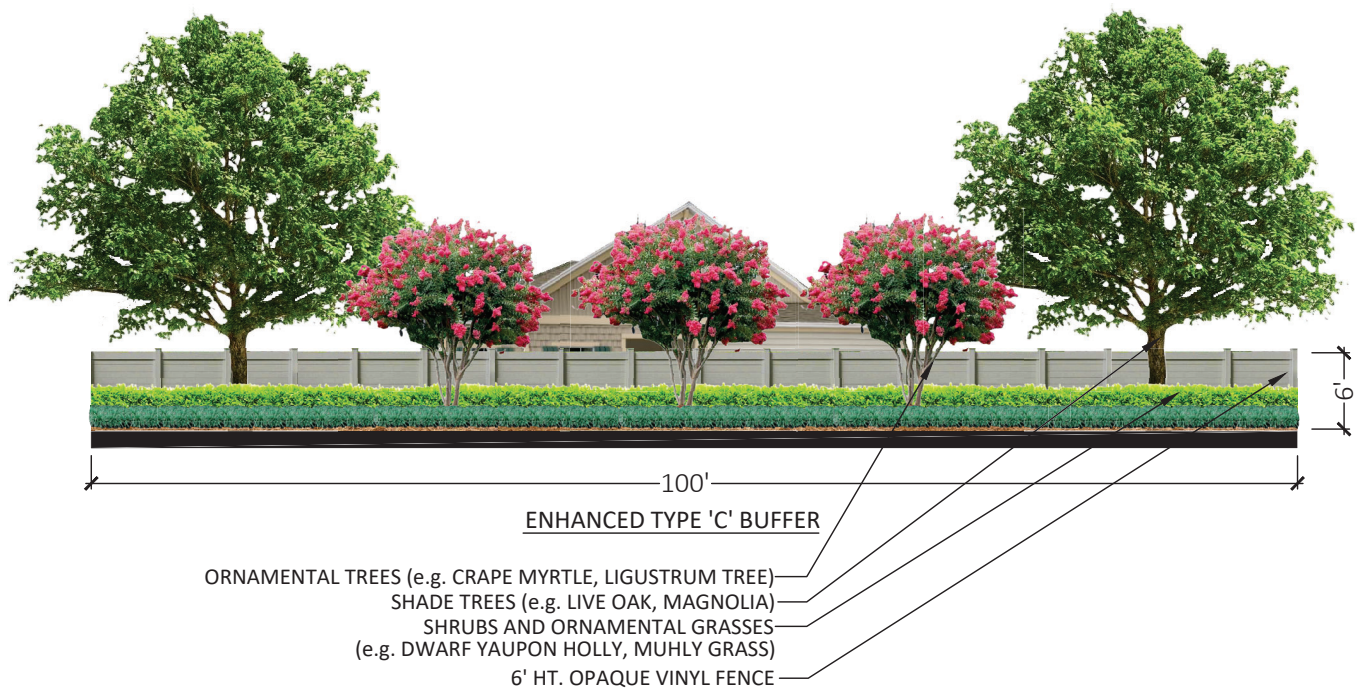
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ENGINEERING, LLC.

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JUNIPER LOOP
MARION COUNTY, FLORIDA

BUFFER DETAILS

DATE 5/15/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=10'
SHT. 08-B



1. 15' WIDE LANDSCAPE STRIP
2. 2 SHADE TREES AND 3 ORNAMENTAL TREES EVERY 100 LF (3.5" CAL. MIN.)
3. SHRUBS AND ORNAMENTAL GRASSES, AT LEAST 50% OF BUFFER

Tillman & Associates
 ENGINEERING, LLC.

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 Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
 MARION COUNTY, FLORIDA

BUFFER RENDERING

DATE 5/16/25
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9119
 SCALE NTS
 SHT. 09

Attachment A



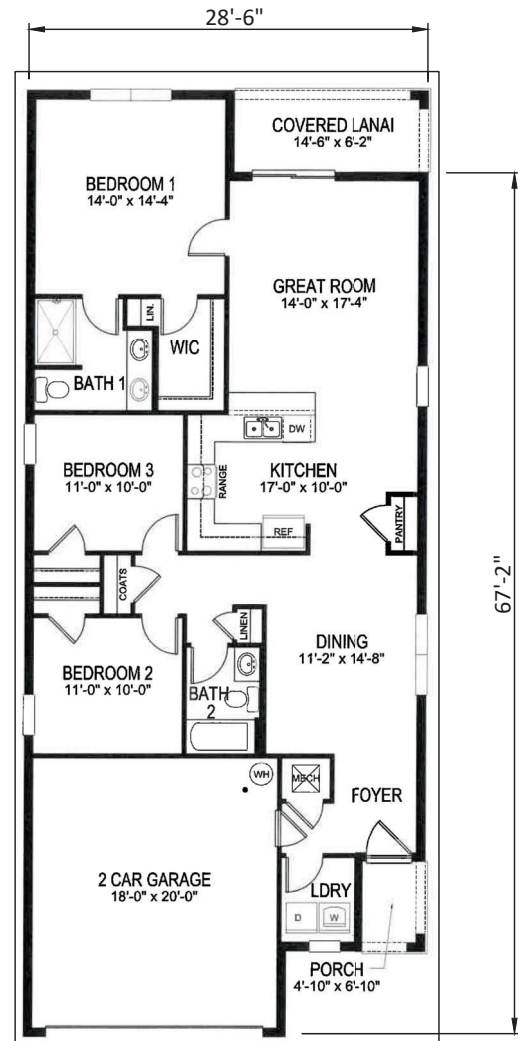
Elston



4 Bedrooms
2.5 Bathrooms
2 Car Garage
2,260 Finished Sq. Ft.



Alex



3 Bedrooms
2 Bathrooms
2 Car Garage
1,504 Finished Sq. Ft.

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JUNIPER LOOP
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE
SHT. 10-A

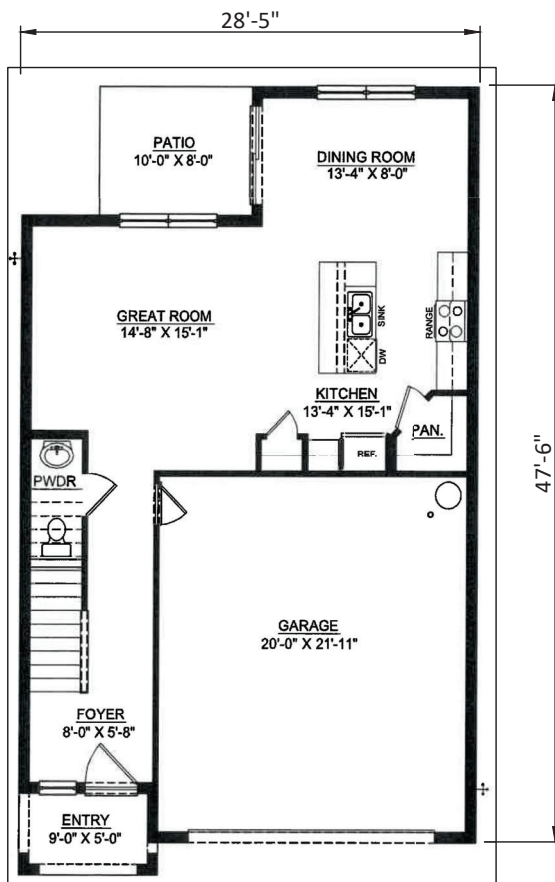
Attachment A



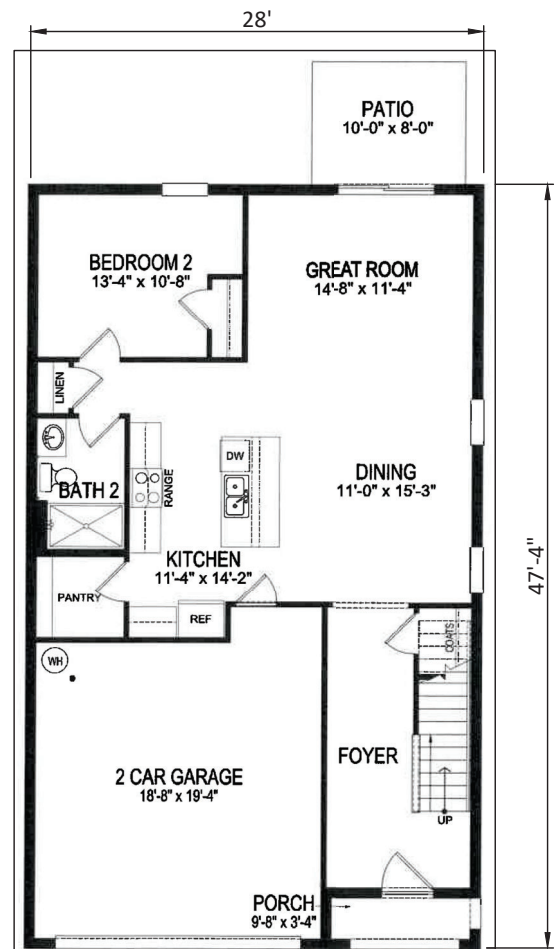
Darwin



Robie



3 Bedrooms
2.5 Bathrooms
2 Car Garage
1,861 Finished Sq. Ft.



5 Bedrooms
3 Bathrooms
2 Car Garage
2,447 Finished Sq. Ft.

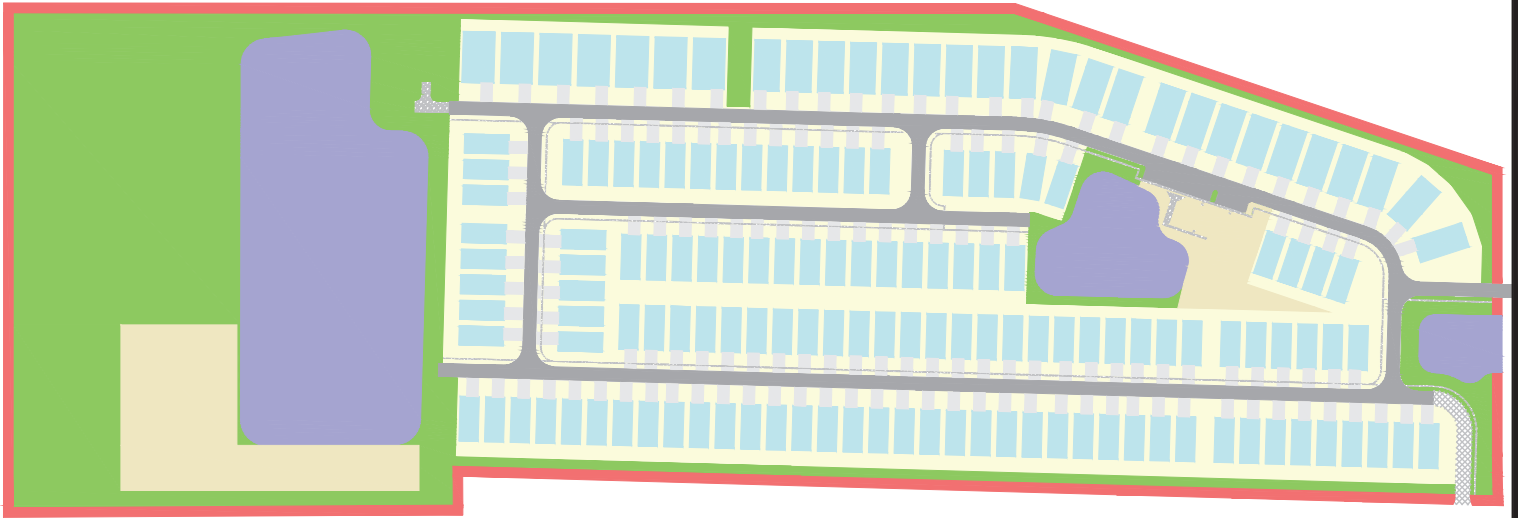
Tillman & Associates
—ENGINEERING, LLC.

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JUNIPER LOOP
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE
SHT. 10-B



OPEN SPACE CALCULATIONS

REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) $0.20 \times 39.36 = 7.87 \pm$ AC.
2. IMPROVED OPEN SPACE (AMENITY): (5% of OPEN SPACE) $0.05 \times 7.86 = 0.44 \pm$ AC.

TOTAL PROVIDED OPEN SPACE: 14.25 \pm AC.

- | | |
|--|---|
| | 1. OPEN SPACE: 8.76 \pm AC. |
| | 2. IMPROVED OPEN SPACE: 2.22 \pm AC. |
| | 3. DRA: 1.23 \pm AC. (25% of 14.68 Ac.) |
| | 4. BUFFERS: 2.04 \pm AC. |

Tillman & Associates
ENGINEERING, LLC.

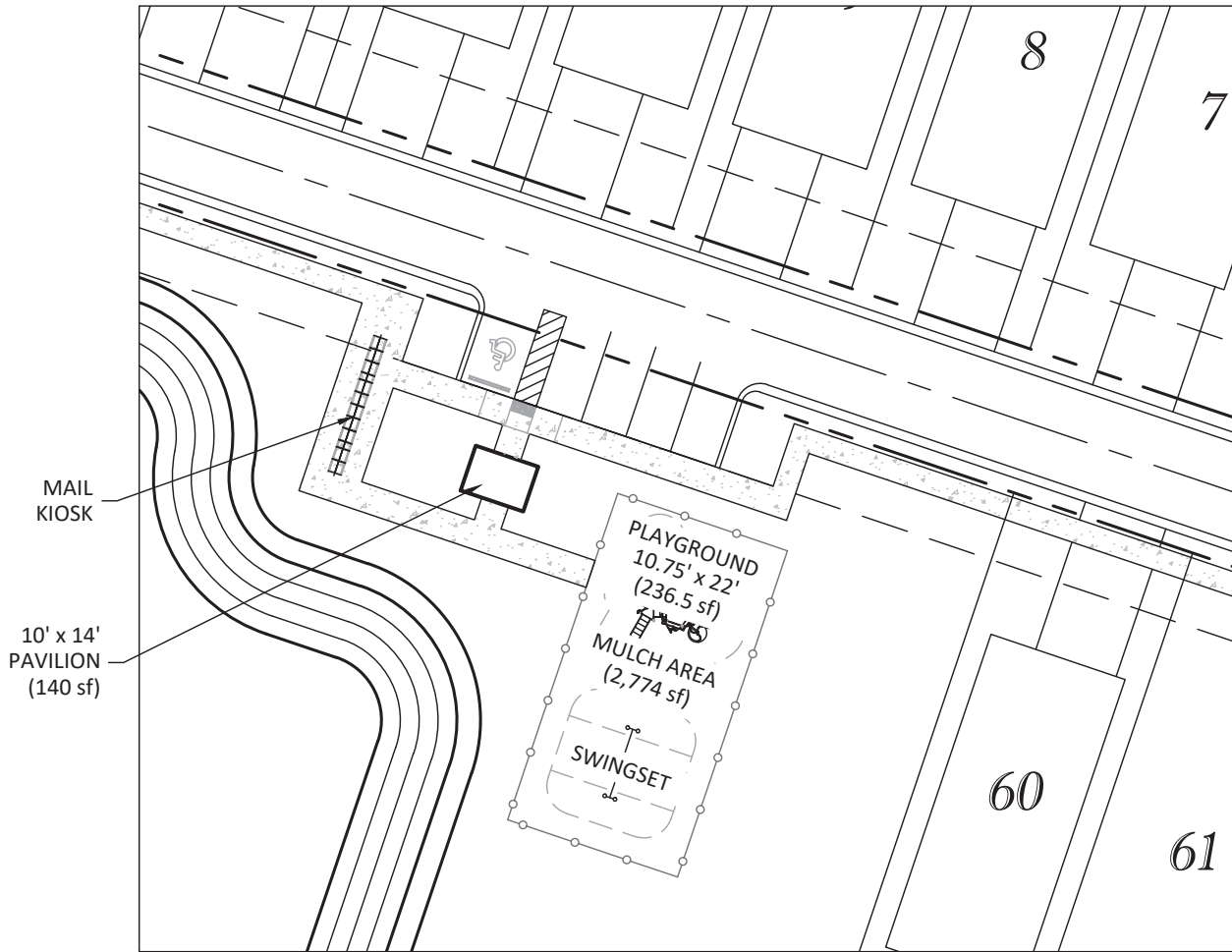
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Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

OPEN SPACE MAP AND CALCULATIONS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=300'
SHT. 11

Attachment A



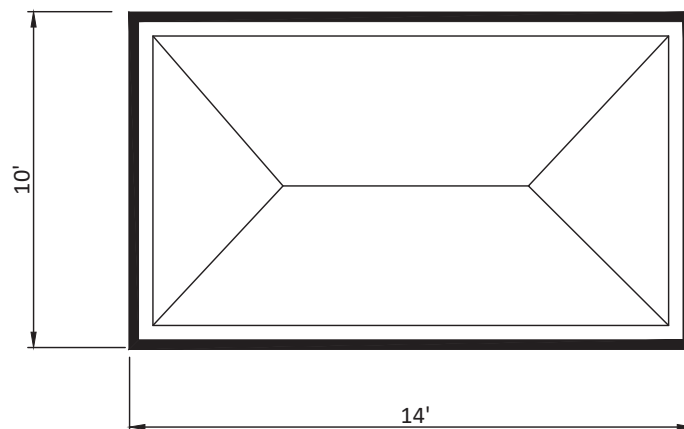
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JUNIPER LOOP
MARION COUNTY, FLORIDA

AMENITY RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=70'
SHT. 12-A



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Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

PAVILION
AMENITY RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.

SHT. 12-B



PLAYGROUND

10.75' X 22'
(236.5 S.F.)

MULCH AREA

(2774 S.F.)

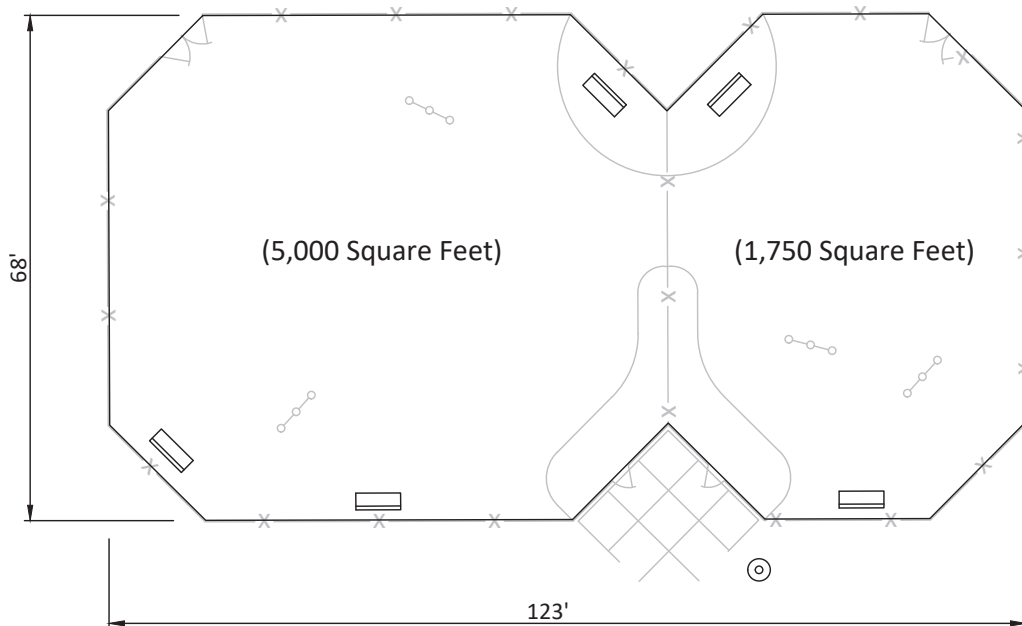
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

**PLAYGROUND
AMENITY RENDERINGS**

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.
SHT. 12-C



Tillman & Associates
ENGINEERING, LLC.

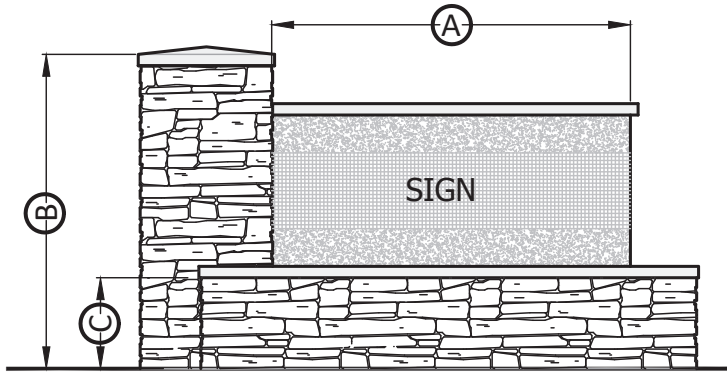
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

DOG PARK
AMENITY RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.

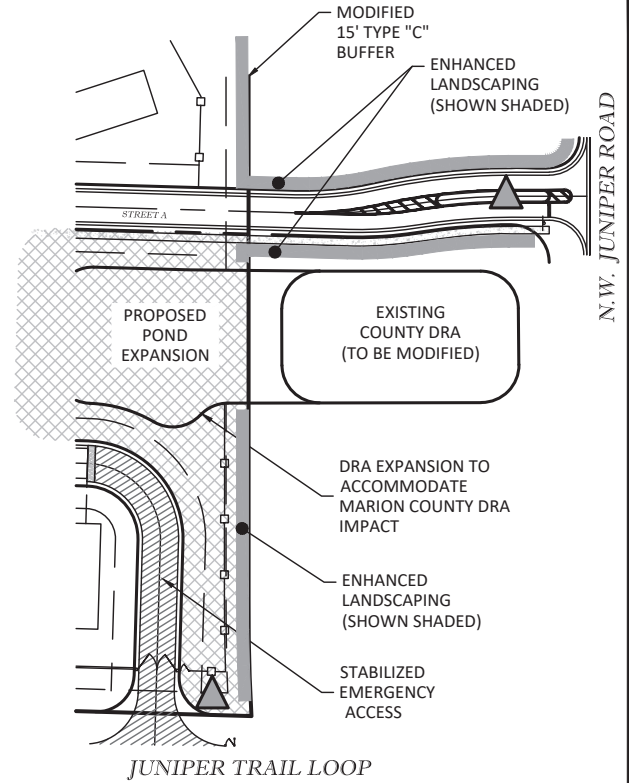
SHT. 12-D



MONUMENT SIGN - SUBDIVISION ENTRANCE

NOT TO SCALE

※ SIGN LOCATION SUBJECT TO CHANGE DURING DESIGN STAGE.



Monument Sign (MC LDC; Sec. 4.4.4. - On-site signs)

| Description | Dimensions | |
|--|---|-----|
| A permanently affixed sign which is wholly independent of a building for support attached to two posts or along its entire width to a continuous pedestal. | Sign area maximum; 64 sf single face; 128 sf total | (A) |
| | Height (Max): 10' | (B) |
| Standard | Pedestal Height (min/max) 2'/5' | (C) |
| The sign may be a single sign with two faces of equal size or may be a single face sign located on each side of the entrance. | Setback; 5' from front and side property line | |
| | Number of Signs | |
| Monument signs shall match the style of their associated building | Two subdivision identification signs per neighborhood, subdivision, or development, not to exceed 64 square feet in sign area per sign. | |
| Monument signs may only be illuminated by a steady light source | | |

NOTES:

- SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
- SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W.
- ALL INTERNAL SIGNAGE SHALL COMPLY WITH LDC REQUIREMENTS.

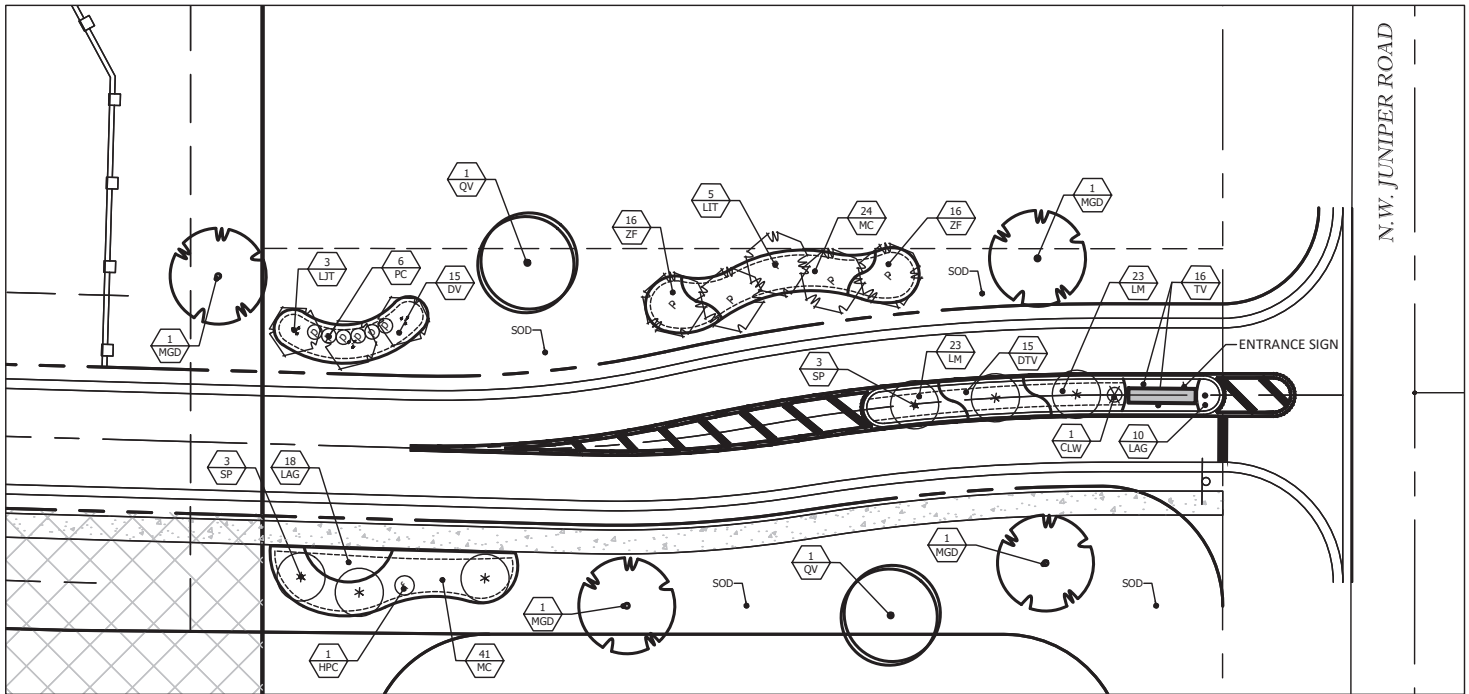
Tillman & Associates
ENGINEERING, LLC.

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JUNIPER LOOP
MARION COUNTY, FLORIDA

SIGNAGE RENDERINGS

DATE 5/16/25
DRAWN BY JH
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.
SHT. 13



Landscape Table

| Trees | | Shrubs and Groundcovers | |
|--------|-------------------|-------------------------|----------------------|
| Symbol | Plant | Symbol | Plant |
| QV | Live Oak | DV | African Iris "White" |
| LJT | Ligustrum | ZF | Coontie |
| SP | Sabal Palm | CLW | Crinum Lily "White" |
| MGD | Southern Magnolia | HPC | Firebush |
| | | LAG | Lantana "Yellow" |
| | | LM | Liriope |
| | | MC | Muhly Grass |
| | | PC | Plumbago |
| | | TV | Society Garlic |
| | | DTV | Variegated Flax Lily |



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JUNIPER LOOP
MARION COUNTY, FLORIDA

ENTRANCE LANDSCAPE

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=40'
SHT. 14

Attachment A

PREPARED BY AND RETURN TO:
SCOTT M. PRICE, ESQUIRE
ZIMMERMAN, KISER & SUTCLIFFE, P.A.
315 East Robinson Street,
Suite 600
Orlando, Florida 32801

Parcel Identification No. 36640-004-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 12th day of May, 2025, by and between **GPK OCALA ONE, LLC**, a Florida limited liability company, whose address is 8615 Commodity Circle, Suite 17, Orlando, Florida 32819, hereinafter called the Grantor, to **PROSPERITY US 27 LLC**, a Florida limited liability company, whose address is 3 Grace Avenue, Suite 102, Great Neck, New York, 11021, 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 situate in MARION County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other; and that said land is free of all encumbrances except for *ad valorem* taxes for 2025 and all subsequent years, and matters appearing of record in the Public Records of MARION County, Florida; provided, however, that this reference shall not serve to re-impose same.

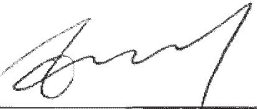
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Attachment A

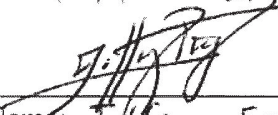
IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GPK OCALA ONE, LLC,
a Florida limited liability company


Print Name: ZHAN LI
Address: 8615 Commodity Circle
Orlando, FL 32819

By: 
SEN ZHANG
MANAGER


Print Name: Jeffrey Eng
Address: 8615 Commodity Circle, 17
Orlando, FL, 32819

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of May, 2025, by **SEN ZHANG**, as **MANAGER** of **GPK OCALA ONE, LLC**, a Florida limited liability company, on behalf of the company. He is:

- ☒ personally known to me; or
- ☐ produced a driver's license issued by the _____ Department of Highway Safety and Motor Vehicles as identification; or
- ☐ produced the following identification: _____



NOTARY PUBLIC, STATE OF FLORIDA

(Print, Type or Stamp Commissioned Name of Notary Public)

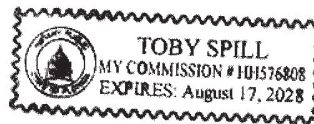


EXHIBIT "A"

BEGIN AT THE NORTHWEST CORNER OF THE SE 1/4 OF SECTION 14, TOWNSHIP 16 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE SOUTH 89°38'26"W. A DISTANCE OF 717.65 FEET; THENCE NORTH 00°00'31"W., A DISTANCE OF 804.09 FEET; THENCE SOUTH 89°59'56"E., A DISTANCE OF 1580.53 FEET; THENCE SOUTH 71°22'32"E. A DISTANCE OF 802.74 FEET TO A POINT ON THE WEST BOUNDARY OF BLOCK 644, "SILVER SPRINGS SHORES UNIT NO. 25" SUBDIVISION, AS RECORDED IN PLAT BOOK J, PAGE 205, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 00°00'00"E. ALONG SAID BOUNDARY A DISTANCE OF 451.12 FEET TO A POINT OF CURVATURE; THENCE ALONG A 1440.00 FOOT RADIUS CURVE CONCAVE TO THE EAST, THROUGH A CENTRAL ANGLE OF 3°27'50" A DISTANCE OF 87.06 FEET TO THE NORTH RIGHT OF WAY OF JUNIPER TRAIL LOOP (A 50.00 FOOT RIGHT OF WAY) AS SHOWN ON THE AFOREMENTIONED PLAT; THENCE CONTINUE IN A SOUTHEASTERLY DIRECTION ALONG THE 1440.00 FOOT RADIUS CURVE THROUGH A CENTRAL ANGLE 1°59'43" A DISTANCE OF 50.15 FEET TO THE SOUTH RIGHT OF WAY LINE OF JUNIPER TRAIL LOOP; THENCE LEAVING SAID CURVE ON A NON-TANGENT BEARING OF NORTH 88°25'15"W., A DISTANCE OF 1630.63 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION LYING WITHIN DEED TO SCHOOL BOARD OF MARION COUNTY, FLORIDA, IN BOOK 5521, PAGE 707.

TOGETHER WITH the Ingress, Egress and Utility Easement recorded in Official Records Book 5521, Page 710, of the Public Records of Marion County, Florida.

Attachment A

Visual Aide of northern boundary









Attachment A

Jon Harvey

From: Felicia Breedlove <FBreedlove@drhorton.com>
Sent: Thursday, June 5, 2025 2:46 PM
To: Jon Harvey
Subject: RE: Authorization

To whom it may concern,

We authorize Tillman and Associates to sign on our behalf of DR Horton, regarding the rezoning application.



Felicia Breedlove
Entitlements Analyst

West Central Florida
3300 SW 34th Avenue, Suite 101-A, Ocala, Florida 34474

C: 352.718.0490

[LinkedIn](#) | drhorton.com

D.R. Horton is an Equal Housing Opportunity Builder. Unless this email is in response to your previous communications with D.R. Horton, it is an advertisement or solicitation. If you are a resident of the European Economic Area, we are providing this information pursuant to your previous communications with us, and we processed the personal information received in those prior communications to send this email. You may [UNSUBSCRIBE](#) at any time from commercial advertising emails from D.R. Horton, Inc. and its integrated affiliates. Please do not reply to this email to unsubscribe. For more information about us, to view our privacy policy, or to exercise your privacy choices regarding the processing of your personal information, go to www.drhorton.com. You may contact us at 888-559-2763, PrivacyManager@drhorton.com, or D.R. Horton, Inc., Attn: Privacy, 1341 Horton Circle, Arlington, TX 76011. If you write to us, please include your email address.

From: Jon Harvey <JHarvey@Tillmaneng.com>
Sent: Thursday, June 5, 2025 2:44 PM
To: Felicia Breedlove <FBreedlove@drhorton.com>
Subject: RE: Authorization

[External]

Great, Now I need an email from your organization that authorizes Tillman and Associates to sign on their behalf with this rezoning application.

Please contact this office should you need further assistance.

Jon Harvey
352-387-4540

Planning Technician

Tillman & Associates
ENGINEERING, LLC.

Attachment A

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental
1720 SE 16th Ave; Bldg 100
Ocala FL 34471
352.387.4540 ext. 211
352.387.4545 fax

From: Felicia Breedlove <FBreedlove@drhorton.com>
Sent: Thursday, June 5, 2025 2:33 PM
To: Jon Harvey <JHarvey@Tillmaneng.com>
Cc: Brian Michael Mihelich <BMMihelich@drhorton.com>
Subject: Authorization

Hi Jon,

Here is the authorization below:

[External]

Yes.
I am hereby granting D.R. Horton to submit an application, as the applicant to rezone the project PUD, for Parcel ID # 36640-004-00.
Sen Zhang
Manager of
Prosperity us 27, LLC

Sent from mobile device.
Cell#646-520-5098

From: Jillian A Gilbert <JAGilbert1@drhorton.com>
Sent: Thursday, June 5, 2025 10:38 PM
To: Sen Zhang <sz@gpkholdings.com>
Cc: Craig Wasserman <cmw@gpkholdings.com>
Subject: RE: Authorization

Good morning! Since the ownership entity has changed from GPK to Prosperity US 27, LLC, would you be able to send another email similar to the below confirming the new entity provides the same authorization? We are getting ready to resubmit the application.

Thank you!

Attachment A

**Jillian Gilbert**

Land Acquisition Manager

West Central Florida
3300 SW 34th Avenue, Suite 101-A, Ocala, Florida 34474

C: 239-340-3428

[LinkedIn](#) | drhorton.com

**Felicia Breedlove**

Entitlements Analyst

West Central Florida
3300 SW 34th Avenue, Suite 101-A, Ocala, Florida 34474

C: 352.718.0490

[LinkedIn](#) | drhorton.com

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



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

Detail by Entity Name

Florida Limited Liability Company
PROSPERITY US 27 LLC

Filing Information

Document Number L19000227490
FEI/EIN Number 84-3099654
Date Filed 09/09/2019
State FL
Status ACTIVE

Principal Address

8615 COMMODITY CIRCLE
SUITE 17
ORLANDO, FL 32819

Changed: 01/08/2020

Mailing Address

8615 COMMODITY CIRCLE
SUITE 17
ORLANDO, FL 32819

Changed: 01/08/2020

Registered Agent Name & Address

zhang, sen
5410 Osprey Isle Ln
Orlando, FL 32819

Name Changed: 02/21/2024

Address Changed: 02/21/2024

Authorized Person(s) Detail

Name & Address

Title MGR

zhang, sen
8615 Commodity Cir Ste 17
Orlando, FL 32819

Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2023 | 02/03/2023 |
| 2024 | 02/21/2024 |
| 2025 | 02/03/2025 |

Document Images

| | |
|---|--------------------------|
| 02/03/2025 -- ANNUAL REPORT | View image in PDF format |
| 02/21/2024 -- ANNUAL REPORT | View image in PDF format |
| 02/03/2023 -- ANNUAL REPORT | View image in PDF format |
| 04/21/2022 -- ANNUAL REPORT | View image in PDF format |
| 03/10/2021 -- ANNUAL REPORT | View image in PDF format |
| 01/08/2020 -- ANNUAL REPORT | View image in PDF format |
| 09/09/2019 -- Florida Limited Liability | View image in PDF format |



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Property Record Card
Real Estate

36640-004-00

Prime Key: 913464

[MAP IT+](#)

Current as of 6/3/2025

Property Information

PROSPERITY US 27 LLC
3 GRACE AVE STE 102
GREAT NECK NY 11021-2400

Taxes / Assessments:

Map ID: 216

Millage: 9001 - UNINCORPORATEDM.S.T.U.

PC: 99

Acres: 39.00

2024 Certified Value

| | | | |
|----------------------|-----------|------------------|-------------|
| Land Just Value | \$591,554 | | |
| Buildings | \$0 | | |
| Miscellaneous | \$2,726 | | |
| Total Just Value | \$594,280 | | |
| Total Assessed Value | \$460,203 | Impact | |
| Exemptions | \$0 | <u>Ex Codes:</u> | (\$134,077) |
| Total Taxable | \$460,203 | | |
| School Taxable | \$594,280 | | |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$591,554 | \$0 | \$2,726 | \$594,280 | \$460,203 | \$0 | \$460,203 |
| 2023 | \$591,554 | \$0 | \$2,726 | \$594,280 | \$418,366 | \$0 | \$418,366 |
| 2022 | \$451,540 | \$0 | \$2,726 | \$454,266 | \$380,333 | \$0 | \$380,333 |

Property Transfer History

| Book/Page | Date | Instrument | Code | Q/U | V/I | Price |
|---------------------------|---------|---------------------|------------------------|-----|-----|-----------|
| 8611/0734 | 05/2025 | 06 SPECIAL WARRANTY | 9 UNVERIFIED | Q | V | \$440,000 |
| 7082/0607 | 11/2019 | 06 SPECIAL WARRANTY | 9 UNVERIFIED | Q | V | \$305,000 |
| 6143/1265 | 12/2014 | 07 WARRANTY | 2 V-SALES VERIFICATION | U | V | \$225,000 |
| 5521/0710 | 05/2011 | 09 EASEMNT | 0 | U | V | \$100 |
| 1649/0525 | 04/1990 | 07 WARRANTY | 4 V-APPRAISERS OPINION | Q | V | \$124,900 |
| 1649/0524 | 04/1990 | 05 QUIT CLAIM | 9 UNVERIFIED | U | V | \$100 |
| 1027/0006 | 07/1980 | 07 WARRANTY | 0 | U | V | \$71,500 |

Property Description

SEC 14 TWP 16 RGE 22

COM AT THE NW COR OF SE 1/4 OF SEC 14 TH S 89-38-26 W 717.65 FT TH N 00-00-31 W 804.09 FT TH
S 89-59-56 E 1580.53 FT TH S 71-22-32 E 802.74 FT TH S 451.12 FT TO THE POC OF A CURVE TH

A-48

Attachment A

ALONG 1440 FT RADIUS CURVE CONCAVE ELY THRU A CENTRAL ANGLE OF 03-27-50 A DISTANCE OF 87.06 FT TO N ROW OF JUNIPER TRAIL LOOP TH CONT IN SELY DIRECTION ALONG THE 1440 FT RADIUS CURVE THRU A CENTRAL ANGLE OF 01-59-43 A DISTANCE OF 50.15 FT TH N 88-25-15 W 1630.63 FT TO THE POB (DESC IN OR BK 1649 PG 0526) & EXC BEGIN AT THE NW COR OF SE 1/4 OF SEC 14 TH N 00-25-38 W 60.03 FT TH S 88-23-29 E 1626.58 FT TO A PT BEING ON A CURVE CONCAVE NWLY HAVING A RADIUS OF 1440 FT A CENTRAL ANGLE OF 43-44-45 A CHORD BEARING & DISTANCE OF S 25-00-55 E 1072.94 FT TH SELY ALONG ARC OF CURVE 1099.46 FT TH S 34-10-33 W 122.11 FT TO A PT BEING ON A CURVE CONCAVE NELY HAVING A RADIUS OF 1560.95 FT A CENTRAL ANGLE OF 16-24-58 A CHORD BEARING & DISTANCE OF N 39-31-04 W 445.71 FT TH NWLY ALONG ARC OF CURVE 447.24 FT TH N 84-22-48 W 1731.26 FT TH N 00-25-38 W 545.59 FT TO THE POB (OR BK 5521-707)

Land Data - Warning: Verify Zoning

| Use | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|---------|--------|-------|------|------|-----|-----|-----|-------|-------|------------|
| 9902 | | 804.0 | 2,236.0 | PUD | 31.01 | AC | | | | | | | |
| 9902 | | .0 | .0 | PUD | 6.92 | AC | | | | | | | |
| 9902 | | .0 | .0 | PUD | 1.07 | AC | | | | | | | |
| 9994 | | .0 | .0 | PUD | 1.00 | UT | | | | | | | |

Neighborhood 8500E - S OF 80TH ST & ST 79TH ST ETC
Mkt: 10 70

Miscellaneous Improvements

| Type | Nbr | Units | Type | Life | Year In | Grade | Length | Width |
|------------------|----------|-------|------|------|---------|-------|--------|-------|
| 114 FENCE BOARD | 1,292.00 | | LF | 10 | 1980 | 2 | 0.0 | 0.0 |
| 256 WELL 1-5 BTH | 1.00 | | UT | 99 | 1980 | 1 | 0.0 | 0.0 |
| 048 SHED OPEN | 2,100.00 | | SF | 15 | 1997 | 1 | 30.0 | 70.0 |

Appraiser Notes

048 EST FROM ROAD

Planning and Building** Permit Search **

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|



**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

October 14, 2024

KIMLEY-HORN
AMBER GARTNER
1700 SE 17TH STREET
OCALA, FL 34471

SUBJECT: TRAFFIC STUDY APPROVAL LETTER
PROJECT NAME: JUNIPER LOOP DEVELOPMENT
PROJECT #2024040016 APPLICATION: #32014 PARCEL #36640-004-00

Dear Amber,

The Traffic Study dated September 2024 for the above referenced project was approved by Marion County on October 14, 2024.

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

Sincerely,

Your Development Review Team
Office of the County Engineer