

May 30, 2025

PROJECT NAME: ARDEN OF OCALA

PROJECT NUMBER: 2007120013

APPLICATION: REZONING TO PUD WITH MASTER PLAN #32799

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Additional Health comments
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water
Proposed pool will require a permit through the Department of Health in Marion County. Please submit the application \$150 fee, and pool plans to Evan.Searcy@FLHealth.gov
Once received you will be issued an acknowledgement letter that you can provide to the building department
- 3 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: Marion County has reviewed and approved the master plan as provided for the location.
Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project
- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: Per NFPA 1 Chapter 18.5.3 the maximum distance to a fire hydrant from the closest point on the buildings shall not exceed 400 feet. The measurement shall be taken by a fire department access roadway from the fire department water supply to the building.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.3 - Gated Communities/Properties
STATUS OF REVIEW: INFO
REMARKS: If the project contains a gate for access to the property. Per Marion County Land Development Code Section 6.18.3 a siren activated gate shall be provided for emergency vehicular access. Please note on the plans the gate will be siren activated. The gate will need to be a minimum of 20 feet in width.
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.5 - Access Control Box
STATUS OF REVIEW: INFO
REMARKS: Any commercial building which contains a fire sprinkler system and or fire alarm system must install an access control box. The access control box must be ordered on a specific form signed by MCFR to ensure the correct box is ordered for the jurisdiction. Please contact our office to obtain the form 352-291-8000.

- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.D - Fire Department Connections
STATUS OF REVIEW: INFO
REMARKS: If the proposed project contains a fire sprinkler system. The fire department connection must be out of the collapse zone which is defined as a minimum of 1 and ½ times the height of the highest portion of the building. A fire hydrant is required to be within 100 feet of a fire department connection (Per NFPA 14 Chapter 6.4.5.4.1).
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2.G - Painting and Marking of Fire Hydrants
STATUS OF REVIEW: INFO
REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: The site improvement plan shall ensure all the minimum requirements are met per Florida Fire Prevention Code 1 Chapter 18 for fire department access, water supply, and include building height.
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: What is changing for this PUD?
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed Mixed Use PUD Non-residential uses (if permitted) are internally focused and located within PUD?
STATUS OF REVIEW: INFO
REMARKS: Along ROW
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.5 & 6.6 - Habitat Preservation/Mitigation Provided?
STATUS OF REVIEW: INFO
REMARKS: If listed species on-site, preservation or mitigation plan will be needed.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, by-pass)?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.11.4.B & D/7.3.1 - Cross/Parallel Access Required/Suitable?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.11.5 - Driveways to Intersections Separated/Coordinated?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE

- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.11.5 - Driveways to Driveways Separated/Coordinated?
STATUS OF REVIEW: INFO
REMARKS: Defer to OCE
- 17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities - Connections available off SE Maricamp RD and Pine Trace.
- 18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider
STATUS OF REVIEW: INFO
REMARKS: Marion County Utilities
- 19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: Parcel(s) will be required to connect to Marion County Utilities - water and sewer.
- 20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Primary Springs Protection zone
- 21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis
STATUS OF REVIEW: INFO
REMARKS: Lift station tract will be required to be shown during preliminary plat. Lift station report and analysis will be required during improvement plan review.
- 22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: Please defer to Marion County Fire Rescue. MCU will provide water.
- 23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2896.
- 24 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: Initial Review: As comment response or separate document - please provide a list of the proposed changes for this application from the previously approved plan for this project.
- 25 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.6/4.1.4.I - Location of water and sewer
STATUS OF REVIEW: INFO
REMARKS: Initial Review: Defer to Marion County Utilities.

- 26 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.27 - Show location of outside storage areas
STATUS OF REVIEW: INFO
REMARKS: Initial Review: No outside storage areas allowed in the residential component unless specified by the master plan/PUD conditions. Outside storage areas for the commercial component will be subject to zoning standards for B-2 per the Important PUD note regarding Resolution No. 23-R-46.
- 27 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: Initial Review: Is the street (currently unlabeled) shown directly south of the commercial lots intended to be for public cross access between the commercial lots? On Master Plan Sheet 4, the label arrow for gate entry & sign seems to indicate that the street is meant to be private and would hinder public/business access along the back street.
- 28 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Additional Landscape comments
STATUS OF REVIEW: INFO
REMARKS: No tree removal allowed prior to DRC site plan approval
- 29 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval
STATUS OF REVIEW: INFO
REMARKS: 5/9/25-add waivers if requested in future
- 30 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.
- 31 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.
- 32 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas
STATUS OF REVIEW: INFO
REMARKS: Please provide Karst analysis with the Improvement Plans/Major Site Plans

- 33 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.
- 34 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: INFO
REMARKS: 5/29/25 - CONDITIONAL APPROVAL: Master plan should be updated to address all traffic-related comments prior to presentation before the BCC. Site plan intensity is consistent with what was represented in the approved traffic study and fewer site entrances are being proposed which is not expected to negatively impact site traffic operations. However, the proposed signal on Maricamp must be constructed with the first phase of development.
- 35 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.11 - Turn lanes
STATUS OF REVIEW: INFO
REMARKS: 5/29/25 - Turn lanes are required with this development and will be reviewed in conjunction with improvement plans and offsite improvement plans.
- 36 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks
STATUS OF REVIEW: INFO
REMARKS: 5/29/25 - Sidewalks indicated as being provided along SE Maricamp Rd will be reviewed in detail during improvement plan.
- 37 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with master plan
STATUS OF REVIEW: NO
REMARKS: Rezoning to PUD is Approved but due to the change in road configuration the Master Plan is being Rejected. Road names have been changed and added. Please see Sheet AO-1 PUD - Master Plan Sheet 2/22 for all new, added, and changed road names.
- 38 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 2.12.28 - Existing roads marked with official 9-1-1 road names
STATUS OF REVIEW: NO
REMARKS: In AO-1 PUD – Master Plan - Sheet 2 of 22 -- SE 55th place north of Maricamp Road is labeled incorrectly as SE 55th Place Road. Previously named 56th Loop has been renamed and is now SE 56th St, SE 62nd Ave, and SE 55th Place Rd. New road names of SE 56th St, SE 62nd Ave, and SE 55th Place Rd has been added to this sheet. The new road names of SE 56th St, SE 57th Pl, SE 58th St, SE 58th Ln, SE 66th Ct, SE 66th Ter, and SE 58th Loop have been also added to Sheet 2/22. Pine Trace is missing road name label.

- 39 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Additional 911 comments
STATUS OF REVIEW: NO
REMARKS: On all sheets of the Master Plan (other than AO-1 PUD – Master Plan - Sheet 2 of 22), The Prelim Set, and DSE AO-1 ELEC the incorrect names have been noted/corrected. Please Note: Only corrections/changes have changemarks. For new road names see AO-1 PUD - Master Plan Sheet 2/22. Be sure all roads are labeled correctly on all sheets.
Files 7. Lakeside Cabana Plans, 8. Zephyrhills - Pool Cabana, and 9. Zhills Pool C-2 are extra files. They do not apply to Marion County.
- 40 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's Agreements?
STATUS OF REVIEW: NO
REMARKS: Note 1 on page 3 of plans states this project is 60.7 acres while the site coverage and summary of land use entitlement states figures are provided based on 61.4 gross acres. Density allocation for proposed PUD states 9.78 acres for commercial and 58.3 acres for residential which is 68.08 acres. Please provide consistent information for acreage.
- 41 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?
STATUS OF REVIEW: NO
REMARKS: See acreage comment.
- 42 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: NO
REMARKS: See acreage comment.
- 43 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?
STATUS OF REVIEW: NO
REMARKS: Please provide environmental assessment or exemption.
- 44 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: PUD / Amendment fee payable to Marion County BCC
STATUS OF REVIEW: NO
REMARKS: Initial Review: The \$4240 PUD review fee has been paid. However, there is still an outstanding 911 review fee for \$985.
- 45 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 2.12.21 - Land use and zoning on project and on adjacent properties shown
STATUS OF REVIEW: NO
REMARKS: Initial Review: Label the FLU and Zoning along the boundary line west from the tot lot along SE 64th Avenue and boundary line south of SE 56th Loop.
- 46 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: NO

REMARKS: Initial Review:

[1] Important PUD note on sheet "MASTER PLAN - 2 (NOTES)" states that the PUD will meet the conditions of Resolution No. 23-R-46. Condition 2 states that the commercial component of the PUD is limited to B-2 zoning classification uses and standards.

There does not seem to be explicit mention of B-2 development zoning standards in the notes. The appropriate setbacks are noted, but not explicitly tied to B-2 standards. There is no reference to commercial building height, permitted uses, etc. allowed in B-2. These standards and permitted uses are required (see LDC Sec 4.2.31.B & E.)

Provide a note acknowledging and outlining B-2 standards.

Resolution is attached in supplemental in supplemental folder for applicant review.

[2] Note #6 on the Notes sheet states an apartment will be set back 24 feet from an R-1 zoned property, currently used as a DRA. The applicant provides 60-foot height standards for apartments which conflicts with Sec 4.2.31.E(4)(b)2.b. However, the applicant is allowed to propose the 24 feet setback.

Add additional context to the Notes justifying this apartment to remain 60-foot/3-stories.

47 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.16/6.5.4 - Modified environmental assessment or exemption if information is available to the county to indicate no habitat or existence of endangered species or vegetation.

STATUS OF REVIEW: NO

REMARKS: Initial Review: Provide environmental assessment consistent with LDC Div. 6.5.

48 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas

STATUS OF REVIEW: NO

REMARKS: Master Plan submittal shall include MFLA Locations and areas. A statement on the plan indicating this information will be on the improvement plan may satisfy this requirement

49 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.D - Owner's certification with signature prior to plan approval

STATUS OF REVIEW: NO

REMARKS: 5/9/25-no Owner's Certification found

50 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.

STATUS OF REVIEW: NO

REMARKS: 5/9/25-no Professional Certification found as stated.

51 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.H - A portrait oriented minimal 3 inches x 5 inches space, located 2.75 inches from the right edge of paper and .75 inches from the top edge of paper, shall remain blank to allow for a County approval stamp

STATUS OF REVIEW: NO

REMARKS: 5/9/25-no space for stamp as described

52 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: NO

REMARKS: Please provide a survey that is no older than 12 months. Staff may support a waiver

- 53 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements
STATUS OF REVIEW: NO
REMARKS: See comment under "2.12.19 - Proposed Drainage Improvements"
- 54 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.13/14/15 - General Exhibits
STATUS OF REVIEW: NO
REMARKS: Please provide the following maps: FEMA flood map, Soil survey, USGS Quad, Wetland Map.
- 55 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements
STATUS OF REVIEW: NO
REMARKS: Please identify the proposed drainage infrastructure on the plans
- 56 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing
STATUS OF REVIEW: NO
REMARKS: See comment under "2.12.19 - Proposed Drainage Improvements"
- 57 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.32 - Stormwater Analysis Map
STATUS OF REVIEW: NO
REMARKS: Please provide an analysis map that depicts depicting existing and proposed drainage basins and drainage features including the existing one percent (100-year) flood plain as shown on FEMA maps
- 58 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: 2.12.38 - Stormwater Maintenance Entity
STATUS OF REVIEW: NO
REMARKS: The cover sheet needs an owner's certification thats states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".
- 59 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis
STATUS OF REVIEW: NO
REMARKS: 5/29/25 - The traffic study uploaded with this application is an older version; the previously approved traffic study was dated August 2023 instead of June 2023. This revised master plan will not change the traffic generated by the development; however, it may change what phase warrants installation of the signal on Maricamp. The previously approved study found that the signal was warranted with approximately 300 PM peak hour trips. This revised plan proposes a Phase 1 with 41.1 acres of commercial and 180 townhomes. This will generate 880 PM peak hour trips; therefore, the signal must be constructed prior to the buildout of phase 1.
- 60 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.4 - Access management
STATUS OF REVIEW: NO
REMARKS: 5/29/25 - Purpose of "access management note" on master plan sheet 3 of 7 is unclear and should be removed. No commercial access to SE Maricamp Rd except for the SE 55th PL RD site entrance must be clearly stated.

- 61 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.5 - Driveway access
STATUS OF REVIEW: NO
REMARKS: 5/29/25 - 1) Master plan must specifically state that commercial lots shall have no direct access to SW Maricamp Rd and that access to Pine Trace Course is prohibited. 2) Show intersections / entrances on opposite side of SE Maricamp Rd. for coordination purposes.
- 62 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.11.9.A - Traffic signals
STATUS OF REVIEW: NO
REMARKS: 5/29/25 - Applicant indicates a developer's agreement is required for future construction of the traffic signal at SE 55t Pl Rd and SE Maricamp Rd. However, due to the new definition of phase 1 that agreement isn't necessary because the signal will be required prior to buildout of phase 1.
- 63 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.2 - Right-of-way
STATUS OF REVIEW: NO
REMARKS: 5/29/25 - 1) Plans indicate all streets classified as private but typical section (other than the one for main entrance) is indicated as public. These roads will need to be clarified as private. 2) Local subdivision road requires 50' right-of-way plus 5' easement on both sides - include easement on typical section. 3) A public cross-access easement must be designated for cross-access road and entrance (behind commercial properties and from the entrance at Pine Trace Rd to commercial area). 4) Bus stop location is shown as being proposed within the Maricamp right-of-way without details. The bus stop(s) should be moved internal to the site to improve access for residents of the PUD and the Silver Springs Shores community.
- 64 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure
STATUS OF REVIEW: NO
REMARKS: 5/29/25 - 1) Indicate on plans: "All roads and related infrastructure within the proposed subdivision shall be designed, constructed, and paved to County specifications." 2) Subdivision local street requires 8" Limerock base versus 6" indicated by typical section.

RESOLUTION NO. 23-R-46

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±61.17 ACRES FOR MARICAMP INVESTMENT, LLC. -SHAHAB EUNUS, ZONING CASE NUMBER 221107ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on November 28, 2022; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, February 21, 2023. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 221107ZP – Maricamp Investment, LLC. Shahab Eunus. The application requesting a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Paolo Mastroserio, P.E., Mastroserio Engineering, Inc., Ocala FL 34471, rezoning from Single-Family Dwelling (R-1), Regional Business (B-4) and Planned Unit Development (PUD) to Planned Unit Development (PUD), for a proposed 648-unit development consisting of Townhomes (180-units) and Apartments (468-units) and 13.45 Acres of commercial area (Arden of Ocala), on an approximate 61.17 Acre Tract, on Parcel Account Numbers 37471-000-00, 37471-010-00, 37471-013-00, 9018-0000-06 and 9018-0327-33.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Planned Unit Development and the Board approves the Planned Unit Development subject to the following development conditions:

1. The PUD is restricted to a total of 648 dwellings units (2-story attached townhomes and 3-story apartments), accompanying accessory amenities, and commercially designated areas consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 02/09/2023; Attachment B).
2. The PUD shall be limited to 150,000 GSF of commercial use, over an area of 13.45 acres, consistent with the Community Business (B-2) zoning classification.

3. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Growth Services Director, adequate provision shall be made for the coordination of improvements with the PUD.
4. Development cannot commence until an access point to Pine Trace has been provided and this PUD amended to incorporate such access point in the PUD.
5. Any portion of the PUD with access to Pine Trace shall be required to join the County's MSBU for maintenance of such roads as well as roads connected thereto.
6. Access to Pine Trace Course shall be prohibited.
7. All access point locations will be worked out to the satisfaction of the Development Review Committee during the time of Development Review.
8. Commercial development shall be connected to internal roads and shall have no direct access to SE Maricamp Rd. The internal access shall be behind the commercial area (south of the commercial area) running parallel to Maricamp Rd. Parallel access in the front may also be provided.
9. All internal streets shall be developed to the standards of private subdivision streets with sidewalks as required by the Marion County LDC.
10. Sidewalks shall be provided along SE Maricamp Rd.
11. The commercial areas shall address potential locations for public transit facilities, this is to be done at the Master Plan or Major Site Plan level, whichever comes first.
12. The PUD shall connect to Marion County centralized water and sewer.
13. Buffers shall be consistent with the LDC.
14. Recreational amenities shall be developed before or at the same time as the proposed phase on the Conceptual Plan.
15. Overhangs such as building pop-outs, cantilevers, and/or other extensions that project outward from the principal structure shall be reviewed similar to the Multiple Family Dwelling (R-3) zoning classification of the LDC
16. Apartments shall be a maximum of 60' in height, townhomes shall be a maximum of 40' in height. Any clubhouse buildings heights shall be a maximum of 40' and accessory structures shall be limited to 20'.
17. A modified Type B Buffer is required between the commercial and residential area, internal to the PUD. The modified Type B Buffer shall consist of a 20-foot wide landscape strip with a 6' opaque fence in lieu of a buffer wall. The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer. This buffer shall include pedestrian access to the commercial areas as well.
18. To the extent possible, the existing vegetation along the boundary of the PUD and the residential community to the south shall be not be disturbed and shall be maintained in perpetuity.

19. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the Applicant's expense.
20. Development Conditions Attachments:
 - a. Revised PUD Master Plan

SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 21st day of February, 2023.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**



GREGORY C. HARRELL, CLERK

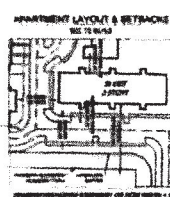
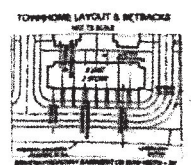
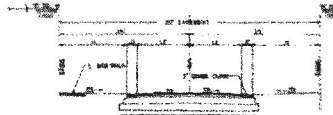
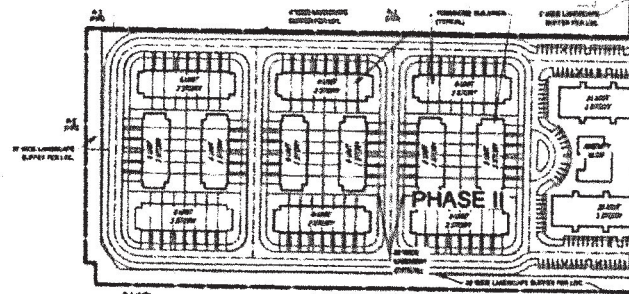
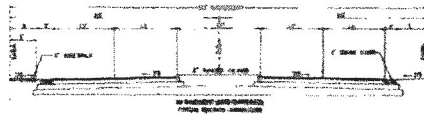


CRAIG CURRY, CHAIRMAN

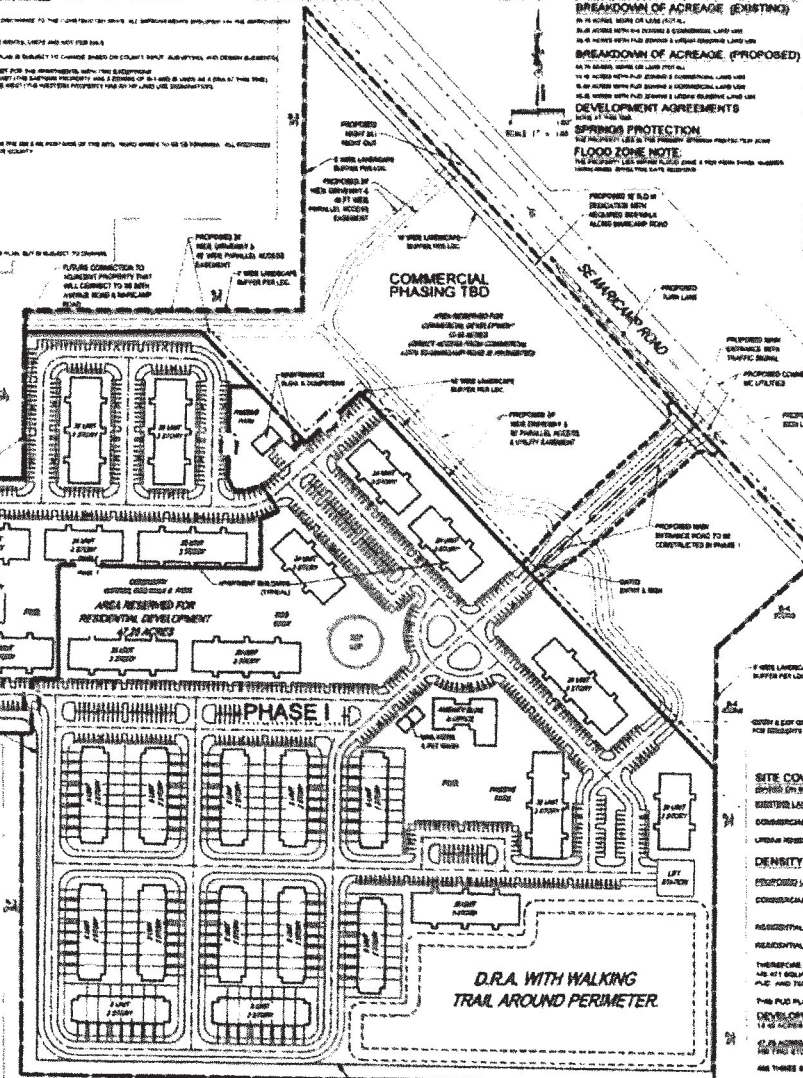
B-1

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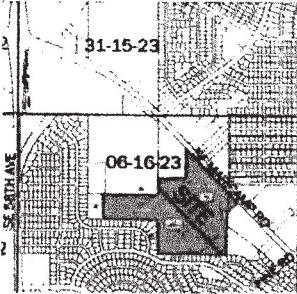


PUD MASTER PLAN SCALE 1"=1/2"



ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2006 BY 60322 UCBAW/SJS

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 08-19-2006 BY 60322 UCBAW/SJS



RECREATION GREEN SPACE/PLA DATA
PROPOSED NEW PLANTATION
 FOR IMPROVING COUNTY AND THE GENERAL PUBLIC AND RESIDENTS OF THE COUNTY OF LOS ANGELES
 FOR THE CITY OF LOS ANGELES
 THE PROPOSED NEW PLANTATION OF THE CITY OF LOS ANGELES IS THE PROPOSED NEW PLANTATION OF THE CITY OF LOS ANGELES
 THE PROPOSED NEW PLANTATION OF THE CITY OF LOS ANGELES IS THE PROPOSED NEW PLANTATION OF THE CITY OF LOS ANGELES
 THE PROPOSED NEW PLANTATION OF THE CITY OF LOS ANGELES IS THE PROPOSED NEW PLANTATION OF THE CITY OF LOS ANGELES

THE PROPERTY SHALL BE CONSIDERED WITH A FUTURE GARDEN WHICH IS ONE OF THE MOST BEAUTIFUL SPOTS

[illegible][illegible]

SIDEWALK AND BI-MODAL PATH NOTE:

PARKING REQUIREMENTS
 2 CARS PER 100 GUESTS
 TO BE ACCOMMODATED BY THE ON CAMPUS LOT, THE SOUTHWEST
 AND NORTHWEST LOTS, THE VINEYARD
 LOT, THE LOT AT THE
 AND THE LOT AT THE

LANDSCAPE BUFFER NOTE

CONCURRENCY NOTE:

PRIOR FUD APPROVAL NOTE:

AGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY

LOCATION FOR PROPOSED PUD

PROPERTY (1000000)	ACQUISITION (1000000)	FINANCIAL (1000000)
1.00 P.A.	1.00 ACQUISITION	1.00 FINANCIAL (1000000)
		1.00 FINANCIAL (1000000)

[illegible]

SET OF BALDWIN COVERAGE IS ALLIANCE ON THE 12.66 ACRES COMMERCIAL PORTION OF THE
RESIDENTIAL UNITS ARE ALLIANCE ON THE 47.28 ACRES RESIDENTIAL PORTION OF THE PUD
OPPOSITE A MAXIMUM OF ONE RESIDENTIAL UNIT WHICH EQUALS 72 TH LONGPETER ACRES

COMPLETION OF LASTS PRIZE (IN LASTS PRIZE IN

APARTMENTS CTS LOTS PHASE 1 SEE LOTS PHASE 2)

PROJECT ADDRESS OF OCALA CONCEPTUAL P.U.D. PLAN
ON COUNTY PL 25C 16, TOWN 100, RANGE 21E

TITLE: CONCEPTUAL P.U.D. PLAN

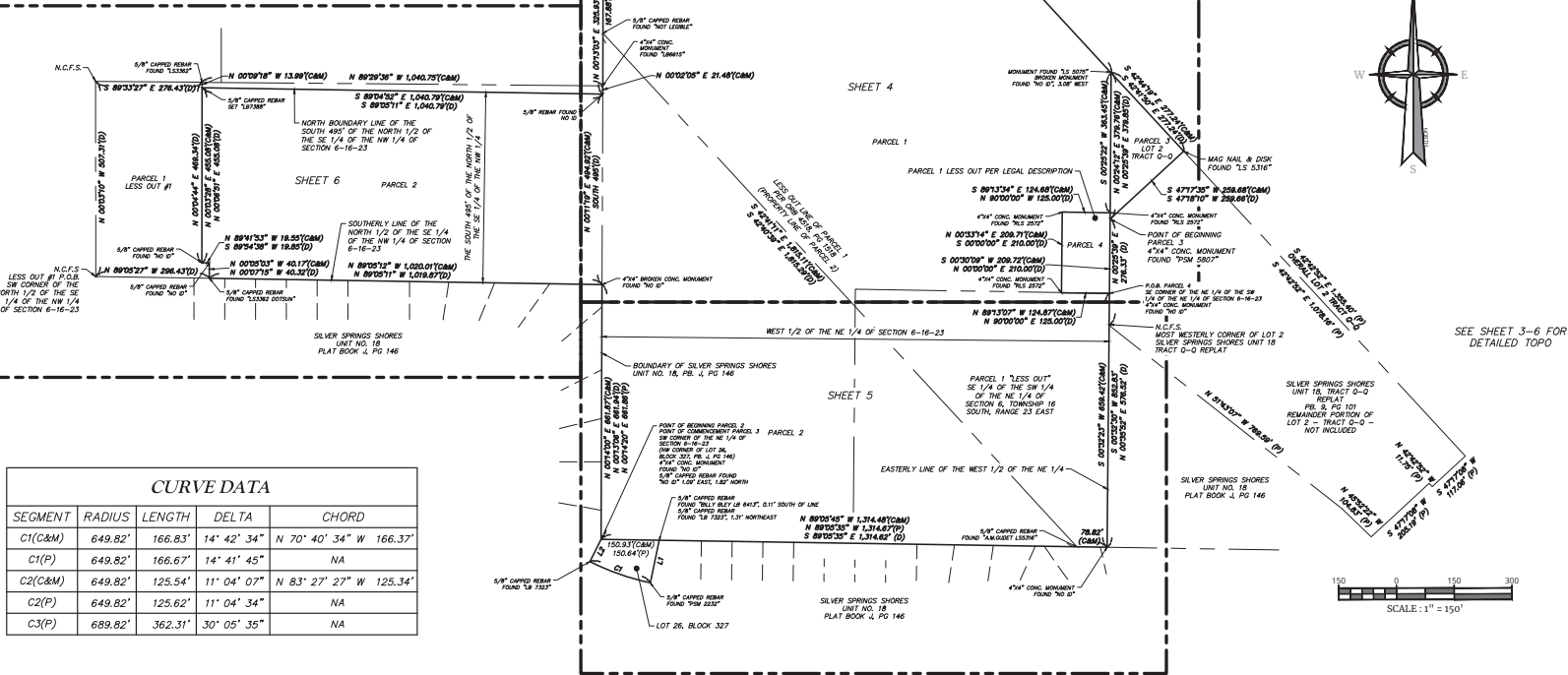
[illegible][illegible]

MAP OF SURVEY

SECTION 6 TOWNSHIP 16 SOUTH, RANGE 23 EAST

MARION COUNTY, FLORIDA

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1(C&M)	S 11° 46' 27" W	113.29'
L1(P)	S 11° 59' 00" W	115.04'
L2(C&M)	N 26° 35' 35" E	65.24'
L2(P)	N 26° 40' 44" E	67.03'



CURVE DATA				
SEGMENT	RADIUS	LENGTH	DELTA	CHORD
C1(C&M)	649.82'	166.83'	14° 42' 34"	N 70° 40' 34" W 166.37'
C1(P)	649.82'	166.67'	14° 41' 45"	NA
C2(C&M)	649.82'	125.54'	11° 04' 07"	N 83° 27' 27" W 125.34'
C2(P)	649.82'	125.62'	11° 04' 34"	NA
C3(P)	689.82'	362.31'	30° 05' 35"	NA

- A/C AIR CONDITIONING
BFP BACK FLOW PREVENTER
B/W BOTTOM OF WALL
BOL BOLLARDS
BOL BACK OF CURB
BOL BUILDING
CMP CORRUGATED METAL PIPE
CONC CONCRETE
CAL CALCULATED
CLF CHAIN LINK FENCE
- (C&M) CALCULATED AND MEASURED
DWS DRAINAGE EASEMENT
D.D. DEED
EM ELECTRIC METER
EP EDGE OF PAVEMENT
ELEC. ELEVATION
ENC ENCLOSING
(C) CALCULATED
CLF CHAIN LINK FENCE
- FEMA FEDERAL EMERGENCY
MANAGEMENT AGENCY
F.M.O. FOUND CONCRETE MONUMENT
FF FINISH FLOOR
OR GREASE TRAP
GM GAS METER
INV. INVERT
ID IDENTIFICATION
ICV IRRIGATION CONTROL VALVE
- LP LICENSE BUSINESS
L.L. LEGAL
MAD MAD NAIL & DISK
MES MITERED END SECTION
MH MANHOLE DRAIN
MBOX MAILBOX
MON MONUMENT
MHS MANHOLE SANITARY
MW MONITORING WELL
MHGT MANHOLE GREASE TRAP
- NAVD NORTH AMERICAN
VERTICAL DATUM
N.D. NUMBER
N.S.P. NATIONAL SOCIETY OF
PROFESSIONAL SURVEYORS
N.S. NATIONAL GEODETIC SURVEY
N.C.F.S. NO CORNER FOUND OR SET
O.B. OFFICIAL RECORDS BOOK
O.W. OVERHEAD WIRE
PG. PAGE
- PLAT BOOK
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
PLAT DIMENSION
P.S.M. PROFESSIONAL SURVEY MAPPERS
POLY VINYL CONDUIT
PERMANENT REFERENCE MONUMENT
PARKER-KALON NAIL AND DISC
REG. REGISTER
RCP REINFORCED CONCRETE PIPE
- SQFT. SQUARE FEET
SV SEWER VALVE
TEPED TELEPHONE PEDESTAL
TYP. TYPICAL
TRANS. TRANSFORMER
T.B.M. TEMPORARY BENCHMARK
U.E. UTILITY EASEMENT
UNK. UNKNOWN
UTL. UTILITY POLE
WV WATER VALVE
WFB WIRE PULL BOX
- OAK TREE
PALM TREE
MANGROVE TREE
UNKNOWN TREE
PINE TREE
- CLEANOUTS
STORM MANHOLE
GRATE INLET
WATER VALVE
SIG. SIGNAL
MANHOLE ELECTRIC
PEDESTRIAN SIGNAL
FIRE HYDRANT
- WELL
TRAFFIC LIGHT
LIGHT POLE
FIBER OPTIC MARKER
CABLE BOX
PARKING STALL
- EDGE OF WATER
FLOOD HAZARD AREA
OVERHEAD WIRE
WATCHLINE

LEGEND



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Doing Business as

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FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 15474
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FL LICENSE # 187388

BOUNDARY, TOPOGRAPHIC
& TREE SURVEY
FOR
CHICAGO CAPITAL
SOURCE, LLC

SECTION 6, TOWNSHIP 16
SOUTH, RANGE 23 EAST

MARION COUNTY
FLORIDA

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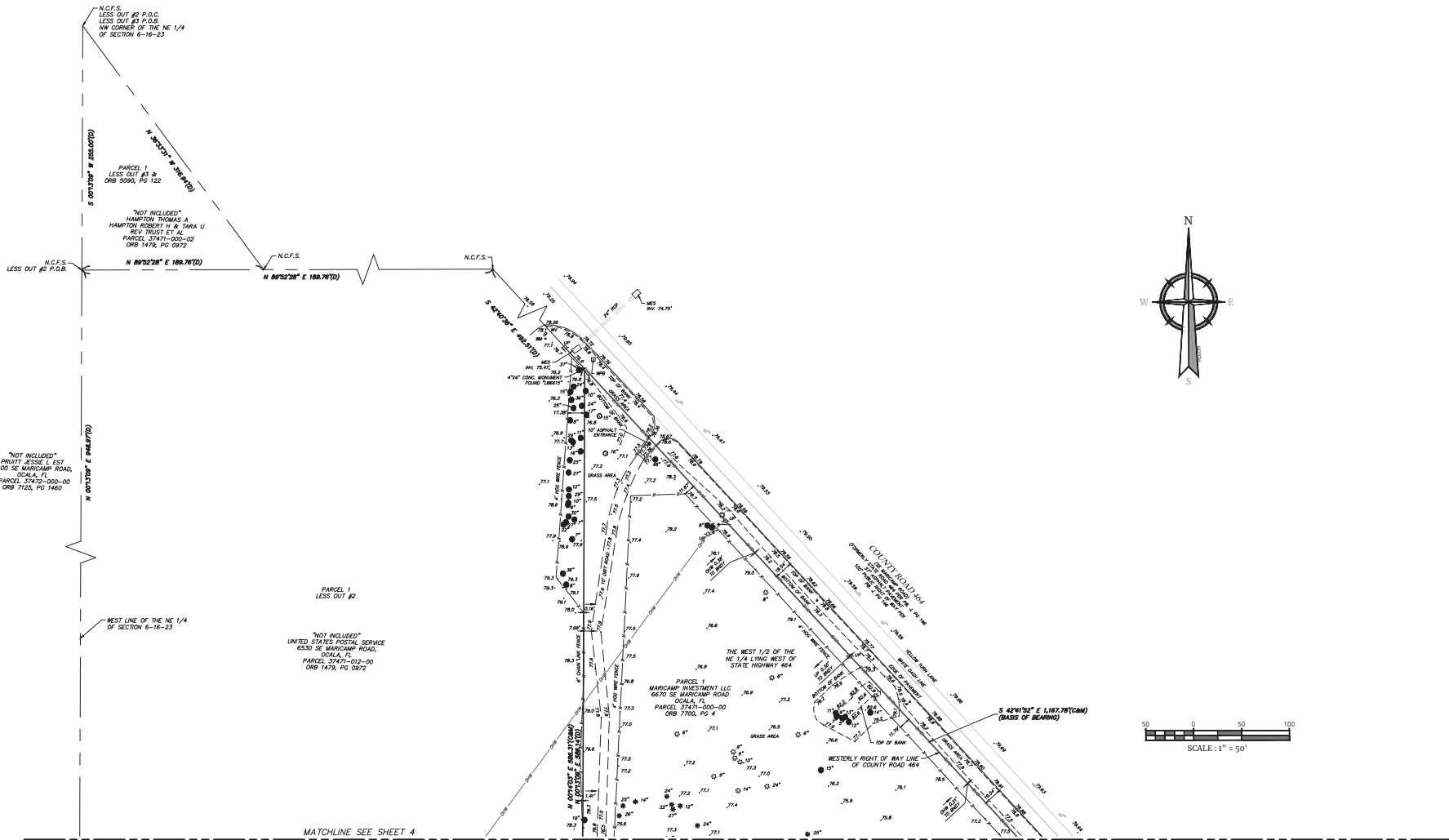
DATE: 11/15/2023
PROJECT NUMBER: 2200000004
DRAWING NUMBER: 11/15/2023

2023-07-10
BOUNDARY, TOPOGRAPHIC &
TREE SURVEY

2 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION.

MAP OF SURVEY SECTION 6 TOWNSHIP 16 SOUTH, RANGE 23 EAST MARION COUNTY, FLORIDA



- A/C AIR CONDITIONING
- BFP BACK FLOW PREVENTER
- BW BOTTOM OF WALL
- BOL BOLLARDS
- BOD BACK OF CURB
- BLOD BUILDING
- CMF CORRUGATED METAL PIPE
- CONC CONCRETE
- (C) CALCULATED
- C.L.F. CHAIN LINK FENCE

- (CAM) CALCULATED AND MEASURED
- DWG DRAWING
- D.E DRAINAGE EASEMENT
- (D) DEED
- EM ELECTRIC METER
- EP EDGE OF PAVEMENT
- ELEC. ELECTRIC
- ELEV. ELEVATION
- ENC ENCROACHING
- EBX ELECTRICAL BOX

- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- FMON FOUND CONCRETE MONUMENT
- F.D.C. FIRE DEPARTMENT CONNECTION
- FF FINISH FLOOR
- GREASE TRAP
- GM GAS METER
- INV. INVERT
- ID IDENTIFICATION
- ICV IRRIGATION CONTROL VALVE

- LP LIGHT POLE
- LB LICENSE BUSINESS
- LEGAL
- MA60 MAG NAIL & DISK
- MES MITERED END SECTION
- MB MAILBOX
- MON MONUMENT
- MANHOLE SANITARY
- MONITORING WELL
- MHGT MANHOLE GREASE TRAP

- NAVD NORTH AMERICAN VERTICAL DATUM
- NO. NUMBER
- NSPS NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
- N.S. NATIONAL GEODETIC SURVEY
- N.C.F.S. NO CORNER FOUND OR SET
- O.B. OFFICIAL RECORDS BOOK
- OHV OVERHEAD WIRE
- PG. PAGE

LEGEND

- P.B. PLAT BOOK
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (P) PLAT DIMENSION
- PSM PROFESSIONAL SURVEY MAPPERS
- PNV POLYVINYL CONDUIT
- PRM PERMANENT REFERENCE MONUMENT
- PARKE-KALON NAIL AND DISC REGISTER
- RCP REINFORCED CONCRETE PIPE

- SOFT. SQUARE FEET
- SV SEWER VALVE
- TEPED TELEPHONE PEDESTAL
- TYP. TYPICAL
- TRANS TRANSFORMER
- T.B.M. TEMPORARY BENCHMARK
- U.E. UTILITY EASEMENT
- UNK. UNKNOWN
- UPK UTILITY POLE
- WV WATER VALVE
- WPB WIRE PULL BOX

- OAK TREE
- PALM TREE
- MANGROVE TREE
- UNKNOWN TREE
- PINE TREE

- CLEANOUTS
- STORM MANHOLE
- GRATE INLET
- WATER VALVE
- MANHOLE ELECTRIC
- PEDESTRIAN SIGNAL
- FIRE HYDRANT

- WELL
- TRAFFIC LIGHT
- LIGHT POLE
- FIBER OPTIC MARKER
- CABLE BOX
- PARKING STALL

- #— EDGE OF WATER
- FHA— FLOOD HAZARD AREA
- OHV— OVERHEAD WIRE
- MATCHLINE

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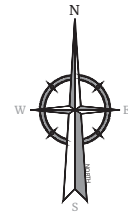
BOUNDARY, TOPOGRAPHIC & TREE SURVEY
FOR
CHICAGO CAPITAL SOURCE, LLC
SECTION 6, TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY FLORIDA

Colliers TAMPA 5471 West Regional Boulevard Suite 100 Tampa, FL 33634 Phone: 813.207.1061
Engineering & Design

DATE: 11/05/2024 BY: CDF
PROJECT NUMBER: 22020404 11/05/2024
SHEET NUMBER: 3 of 6

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MATCHLINE SEE SHEET .

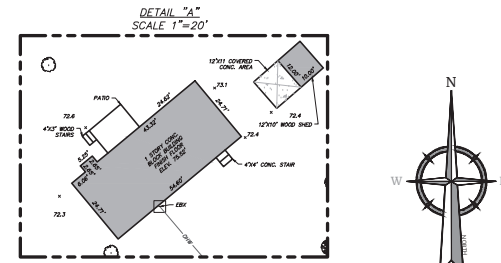


PROJECT NUMBER:
22009943A

SHEET TITLE:
BOUNDARY

SHEET NUMBER:
4

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1(C&M)	S 11° 46' 27" W	113.29'
L1(P)	S 11° 59' 00" W	115.04'
L2(C&M)	N 26° 35' 35" E	65.24'
L2(P)	N 26° 40' 44" E	67.03'



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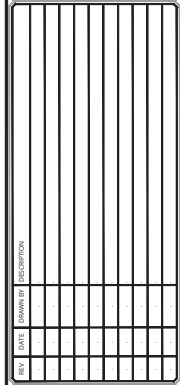
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FOR STATE SPECIFIC DIRECT PHONE NUMBERS
VISIT: WWW.CALLBEFOREU.DIG



BOUNDARY, TOPOGRAPHIC
& TREE SURVEY

FOR

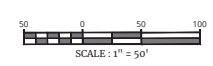
CHICAGO CAPITAL
SOURCE, LLC

MARION COUNTY
FLORIDA

SCALE: 1"=50'	DATE: 11/02/2022	DRAWN BY: JF	CHECKED BY: CDF
PROJECT NUMBER: 22009943A		DRAWING NAME: V-SURV	

SHEET NUMBER: 5 of 6

NOTE: DO NOT SCALE DRAWINGS FOR CONSTRUCTION



NOT SCALE DRAWINGS FOR CONSTRUCTION

PUD - MASTER PLAN
for
ARDEN OF OCALA

DEVELOPER/OWNER:
OCALA DEVELOPMENT PARTNERS, LLC, LLC.
19046 BRUCE B DOWNS BLVD. SUITE 403
TAMPA, FLORIDA, 33647
PHONE: 813-244-7057
CONTACT: TIM SAFRANSKY, DIMITRY MELESHKO
E-MAIL: TIM@INTERFORUMHOLDINGS.COM
TIM@ARDEN-COLLECTION.COM

ENGINEER:
DAVE SCHMITT ENGINEERING, INC.
12301 LAKE UNDERHILL ROAD, SUITE 241
ORLANDO, FL 32828
PHONE: 407-207-9088
FAX: 407-207-9089
CONTACT: DAVE SCHMITT, P.E.
E-MAIL: DSEMAILBOX@DSEORL.COM

SURVEYOR:
COLLIERS ENGINEERING & DESIGN
5471 WEST WATERS AVENUE, SUITE 100
TAMPA, FLORIDA, 33634
PHONE: 813-204-1061
CONTACT: CHARLES DAVID FERRARO

SOILS / GEOTECHNICAL:
INTERTEK PSI
5801 BENJAMIN CENTER DRIVE, SUITE 112
TAMPA, FLORIDA, 33634
PHONE: 813-886-1075
CONTACT: COURTNEY ALVIES
E-MAIL: ROORNELIUS@ANDREYEVENENGINEERING.COM

OCALA, FLORIDA

PARCEL ID NUMBERS

9018-0000-06
37471-000-00
37471-010-00
37471-013-00
9018-0327-26

PREPARED FOR:
OCALA DEVELOPMENT PARTNERS, LLC

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

THIS IS TO CERTIFY THAT THE ROADWAY CONSTRUCTION PLANS AND SPECIFICATIONS AS CONTAINED HEREIN WERE DESIGNED TO APPLICABLE STANDARDS AS SET FORTH IN THE "MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS" AS PREPARED BY FLORIDA DEPARTMENT OF TRANSPORTATION



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- 1 COVER SHEET
- 2 MASTER PLAN – 1
- 3 MASTER PLAN – 2 (NOTES)
- 4 MASTER PLAN – 3 (PHASES PLAN)
- 5 MASTER PLAN – 4
- 6 MASTER PLAN – 5
- 7 MASTER PLAN – 6

PLANS BY OTHERS

PHOTOMETRIC PLAN
LANDSCAPE PLANS



SITE LOCATION



DAVE SCHMITT
ENGINEERING, INC.
12301 LAKE UNDERHILL RD. SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

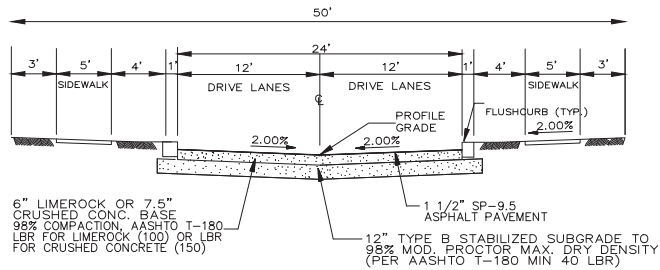
DAVE M. SCHMITT
FLORIDA REG. NUMBER
45574

DATE: MAY 2025

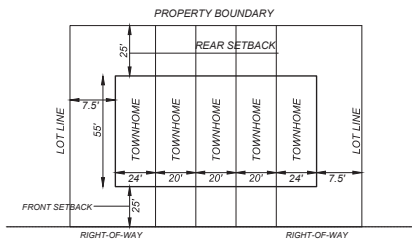
JOB NO.: AO-1

SHEET: 1 OF 7

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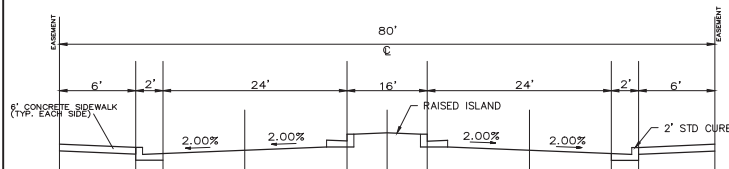


TYPICAL PUBLIC STREET

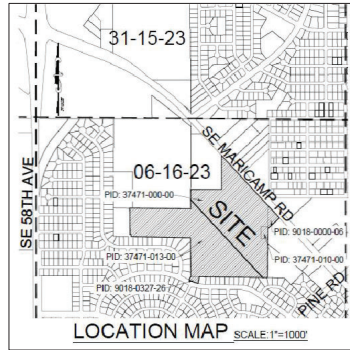


20' LOT LAYOUT

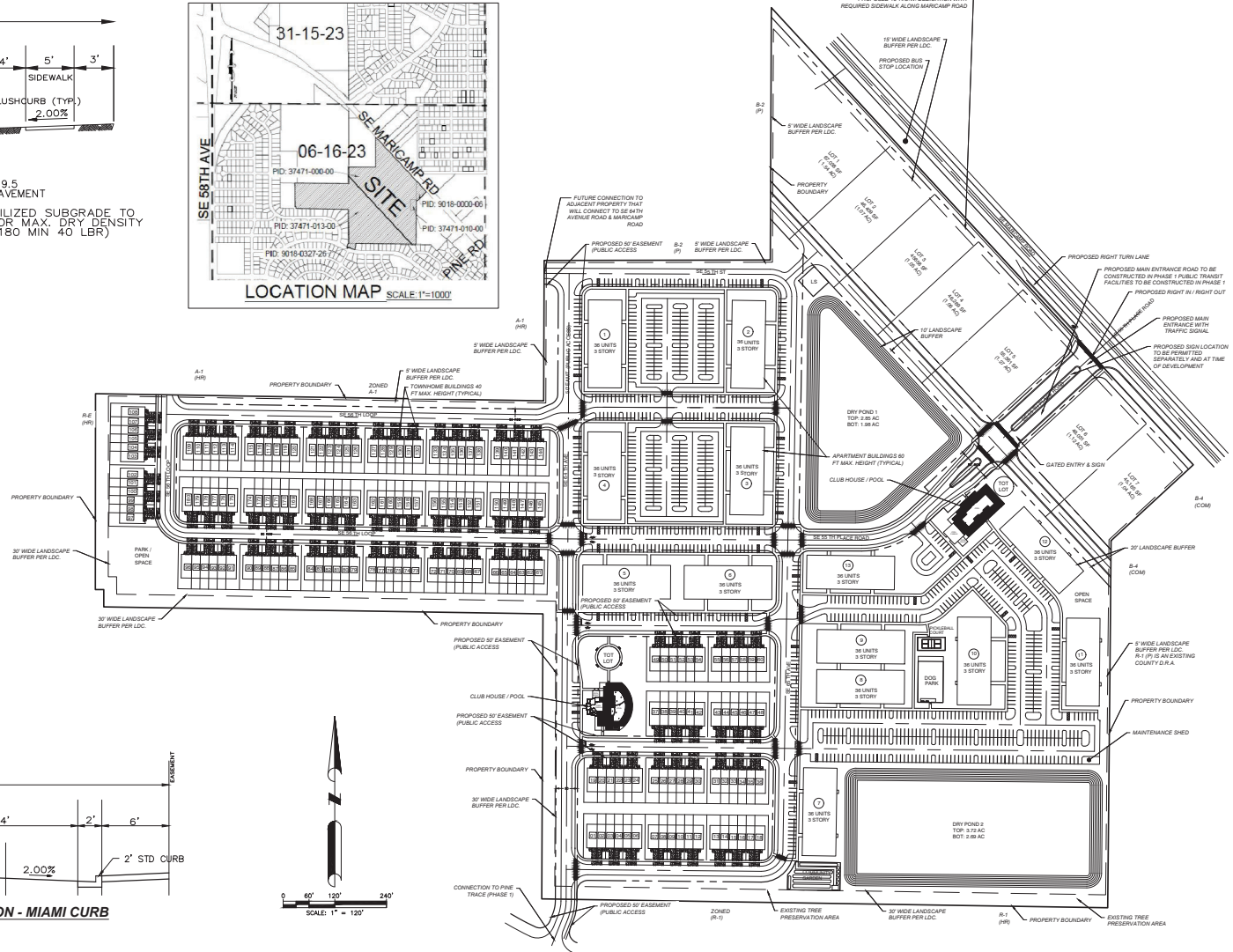
NOTE:
SIDEWALKS & UTILITY EASEMENT ARE
TO BE PROVIDED AT TIME OF
DEVELOPMENT PHASE.
SIDEWALK PROPOSED ON AT LEAST
ONE SIDE OF THE ROAD



80' EASEMENT (MAIN ENTRANCE) TYPICAL SECTION - MIAMI CURB



LOCATION MAP SCALE: 1" = 100'



**DAVE SCHMITT
ENGINEERING, INC.**
12301 LAKE UNDERHILL ROAD
SUITE 241
ORLANDO, FL 32828
407-207-9088 FAX 407-207-9089
Certification of Authorization #27471

REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

DAVE M. SCHMITT
FLORIDA REG. NUMBER
48274

MASTER PLAN - 1
ARDEN OF OCALA
MARION COUNTY

DATE: MARCH 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 120'
SHEET: 2 OF 7

F:\AO1\CAD\Conceptual\MASTER PLAN\2025-03-24 Master Plan\AO-1 MASTER PLAN.dwg, 4/25/2025 5:56:51 PM

PROJECT SITE IS LOCATED WITHIN SECTION 06, TOWNSHIP 16, RANGE 23. PARCEL I.D.#: 37471-000-00, 37471-010-00, 37471-013-00, 9018-0000-06, AND 9018-0327-26
PROPERTY OWNER: MARICAMP INVESTMENT LLC., 7960 SW 60TH AVENUE, OCALA, FL 34476
1. TOTAL LAND AREA = 60.70 ACRES ±
2. EXISTING & PROPOSED SITE DATA:
THE SITE AS IS, CONSISTS OF OPEN PASTURE WITH PERIMETER TREE COVERAGE WITH GROUND SLOPES FROM 1.0% TO 4.0%. THERE ARE HIGH POINTS ON THE NORTH & WEST PORTIONS OF THE SITE THAT DRAIN TO ONSITE & OFFSITE LOW LYING AREAS. THE EXISTING ZONING IS P.U.D., & B-4. THE EXISTING LAND USE IS SPLIT BETWEEN URBAN RESIDENTIAL AND COMMERCIAL. THE PROPOSED ZONING IS PUD AND THE PROPOSED LAND USE WILL REMAIN THE SAME.
3. THE PROPOSED CONSTRUCTION SHALL INCLUDE: ROAD/DRIVEWAY CONSTRUCTION, ALL UNDERGROUND AND OVERHEAD UTILITIES, SIGNING AND STRIPING AND DRAINAGE CONVEYANCE SYSTEMS TO DISCHARGE TO THE CONSTRUCTED DRA'S. ALL IMPROVEMENTS SPECIFIED ON THE IMPROVEMENT PLANS SHALL BE CONSTRUCTED, AS-BUILT, AND SUBMITTED TO THE PROJECT ENGINEER & APPLICABLE AGENCIES FOR FINAL APPROVAL.
4. THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MIXED USE DEVELOPMENT WITH MULTI FAMILY RESIDENTIAL TOWN HOMES, APARTMENTS, AND COMMERCIAL LOTS. RESIDENTIAL UNITS WILL BE RENTAL UNITS AND NOT FOR SALE.
5. THE NUMBER OF APARTMENT UNITS SHALL BE 468, THE NUMBER OF TOWNHOME UNITS SHALL BE 180 UNITS, AND THE REMAINING PORTION WILL BE FOR COMMERCIAL DEVELOPMENT. (THIS CONCEPT PLAN IS SUBJECT TO CHANGE BASED ON COUNTY INPUT, SURVEYING, AND DESIGN ELEMENTS).
6. BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK FROM THE NEIGHBORING SINGLE FAMILY PLATTED RESIDENTIAL PROPERTIES (ZONED R-1) SHALL BE 70 FEET FOR THE TOWNHOMES AND 100 FEET FOR THE APARTMENTS, WITH TWO EXCEPTIONS:
- ONE ON THE APARTMENT UNIT LOCATED ON THE SOUTHEAST PORTION OF THE SITE. THE BUILDING SETBACK IS SET AT 24 FEET FROM THE ADJACENT RESIDENTIAL ZONED PROPERTY TO THE EAST (THE EASTERN PROPERTY HAS A ZONING OF R-1 AND IS USED AS A DRA AT THIS TIME).
- ONE ON THE TWO APARTMENT UNIT LOCATED ON THE NORTH PORTION OF THE SITE. THE BUILDING SETBACK IS SET AT 92 FEET FROM THE ADJACENT COMMUNITY BUSINESS ZONED PROPERTY TO THE NORTH (THE NORTHERN PROPERTY HAS AN P LAND USE DESIGNATION).
COMMERCIAL LOT SETBACKS SHALL BE 40 FT FRONT, 25 FT REAR, AND 10 FT SIDE.
7. ACCESSORY BUILDINGS SUCH AS POOLS, DECKS, PATIOS SHALL HAVE A 10 FT REAR SETBACK. NO ACCESSORY BUILDINGS SHALL BE ALLOWED IN THE LAND USE BUFFER SETBACK.
8. MAXIMUM BUILDING HEIGHT SHALL BE 60 FT FOR APARTMENTS, 40 FEET FOR TOWNHOMES AND CLUBHOUSE BUILDINGS, AND 20 FEET FOR ACCESSORY STRUCTURES.
9. THE MAJOR ROADS/DRIVEWAYS SHOWN ON THIS PLAN INCLUDE THE CONNECTOR ROAD FROM SE MARICAMP ROAD INTO THE DEVELOPMENT AND THE FUTURE PROPOSED ACCESS POINTS LOCATED ON THE NW CORNER OF THE SITE. ROAD NAMES TO BE DETERMINED. ALL PROPOSED INTERNAL ROADWAYS TO THE PROPOSED DEVELOPMENT AREAS WILL BE DESIGNED AT TIME OF IMPROVEMENT PLAN SUBMITTAL FOR EACH DEVELOPMENT AREA AND WILL BE PERMITTED THROUGH THE COUNTY. ALL ROADWAYS/DRIVEWAYS SHALL BE PRIVATELY MAINTAINED, NO PUBLIC MAINTENANCE OF THESE ROADWAYS/DRIVEWAYS IS PROPOSED.
10. CENTRAL WATER & SEWER SYSTEMS ARE PROPOSED FOR THIS SITE AND WILL CONNECT TO MARION COUNTY UTILITIES.
11. STORMWATER SHALL BE ROUTED VIA CURB & GUTTER SYSTEMS TO THE PROPOSED RETENTION AREA WHICH WILL CONTAIN THE 100YR-24HR POST STORM EVENT.
12. ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDINGS SHALL BE SET AT 1 FT ABOVE THE 100 YR/24HR DRA ELEVATION..
13. ALL UNITS SHALL USE THIS SUBDIVISION'S INTERNAL ROADWAYS/DRIVEWAYS FOR VEHICLE/DRIVEWAY ACCESS.
14. LANDSCAPE BUFFERS SHALL MEET THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS AS WAIVED THROUGH THE DEVELOPMENT REVIEW PROCESS.
15. OPEN SPACE: (SEE RECREATION AND GREEN SPACE DATA)
16. PROJECT PHASING: THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED IN MULTIPLE PROJECT PHASES AND SUB-PHASES BASED UPON MARKET DEMAND. PROPOSED PHASING IS INDICATED ON THIS PLAN, BUT IS SUBJECT TO CHANGE.
17. UTILITIES: THIS PROJECT SHALL BE SERVED BY MARION COUNTY CENTRAL WATER AND SEWER SYSTEMS.
18. AN H.O.A., P.O.A., M.S.T.U., OR M.S.B.U., SHALL BE FORMED TO OWN, MANAGE AND MAINTAIN ALL COMMON AREAS AND COMMON ELEMENTS OF THE PUD, AND SHALL BE THE LEGAL ENTITY RESPONSIBLE FOR MANAGEMENT AND MAINTENANCE THE PUD, INCLUDING ANY STORMWATER MANAGEMENT FACILITIES WHICH ARE PRIVATELY OWNED.

SITE COVERAGE & SUMMARY OF LAND USE ENTITLEMENT ELIGIBILITY:

(BASED ON 61.40 GROSS ACREAGE)			
EXISTING LAND USE	DENSITY/INTENSITY	ACREAGE	GROSS MAX. DEVELOPMENT
COMMERCIAL	1.00 F.A.R.	30.25 ACRES	1,317,690 SQUARE FEET
URBAN RESERVE	16 D.U. PER ACRE	30.45 ACRES	487 UNITS
HIGH RESIDENTIAL	8 D.U. PER ACRE	0.34 ACRES	1 UNIT
DENSITY ALLOCATION FOR PROPOSED PUD:			
PROPOSED USE	DENSITY/INTENSITY	ACREAGE ALLOCATED	GROSS MAX. DEVELOPMENT
COMMERCIAL	1.00 F.A.R.	2.50 ACRES	109,060 SQUARE FEET ((0.256 X 9.78 AC.) X 43,560 S.F.))
RESIDENTIAL	8 D.U. PER ACRE	26.89 ACRES	215 UNITS
RESIDENTIAL	16 D.U. PER ACRE	31.31 ACRES	500 UNITS
RESIDENTIAL	8 D.U. PER ACRE	0.34 ACRES	1 UNIT
THEREFORE:			
109,060 SQUARE FEET OF BUILDING COVERAGE IS ALLOWED ON THE 9.78 ACRE COMMERCIAL PORTION OF THE PUD, AND 715 RESIDENTIAL UNITS ARE ALLOWED ON THE 58.30 ACRE RESIDENTIAL PORTION OF THE PUD.			
THIS PUD PLAN PROPOSES A MAXIMUM OF 648 RESIDENTIAL UNITS WHICH EQUALS 10.61 UNITS PER ACRE.			
DEVELOPMENT PHASING DESCRIPTION: PHASING IS SUBJECT TO CHANGE			
PHASE 1: 41.10 ACRES OF COMMERCIAL DEVELOPMENT AND 180 TWO STORY TOWNHOMES			
PHASE 2: 10.37 ACRES OF 7 THREE STORY APARTMENTS (252 UNITS)			
PHASE 3: 9.57 ACRES OF 6 THREE STORY APARTMENTS (216 UNITS)			

OPEN SPACE SPACE / MFLA DATA:

PER MARION COUNTY LDC, THE MINIMUM OPEN SPACE REQUIRED IS 20% OF THE GROSS LAND AREA.
61.04 ACRES X 20% = 12.21 ACRES OF OPEN SPACE REQUIRED
15% OR 9.16 ACRES MUST BE M.F.L.A.
5.0% OR 3.05 ACRES MUST BE IMPROVED OPEN SPACE
ALL DRA'S DESIGNATED AS RECREATION / OPEN SPACE SHALL MEET THE CRITERIA OF THE MARION COUNTY LAND DEVELOPMENT CODE, UNLESS A WAIVER IS OBTAINED FOR ADDITIONAL AREA TO BE UTILIZED.
THIS PROJECT WILL PROVIDE A MINIMUM OF THE FOLLOWING:
12.21 ACRES OF REQUIRED OPEN SPACE (THIS PLAN HAS 15.38 ACRES OF OPEN SPACE, SUBJECT TO CHANGE)
9.16 ACRES OF THE 12.21 ACRES WILL BE MFLA (THIS PLAN HAS 15 ACRES OF MFLA, SUBJECT TO CHANGE)
3.05 ACRES OF THE 12.21 ACRES WILL BE IMPROVED OPEN SPACE
LANDSCAPE BUFFER NOTE:
PROPOSED LANDSCAPE BUFFERS ALONG THE PERIMETER OF THE SITE SHALL COMPLY WITH THE MARION COUNTY LAND DEVELOPMENT CODE. BUFFERS TO BE DETERMINED AND FINALIZED AT THE DEVELOPMENT BUFFERS MAY VARY DEPENDING ON FINAL LAYOUT AND BUFFER WAIVERS MAY BE REQUIRED IN THE FUTURE AS THE PROPOSED PROJECT DEVELOPS.

TRAFFIC STUDY NOTE:

A TRAFFIC STUDY HAS BEEN CONDUCTED AS PART OF THIS PUD SUBMITTAL. PLEASE REFER TO PROVIDED TRAFFIC STUDY. ANY ADDITIONAL IMPROVEMENTS NEEDED (I.E. OFFSITE TRAFFIC IMPROVEMENTS) AS A RESULT OF THE FINAL APPROVED TRAFFIC STUDY WILL BE INCORPORATED INTO EACH PHASE OF THE PLANNED DEVELOPMENT AS APPLICABLE
DEVELOPER'S AGREEMENT NOTE:
A DEVELOPER'S AGREEMENT IS REQUIRED FOR THE FUTURE CONSTRUCTION OF THE TRAFFIC SIGNAL AT SE 55TH PLACE RD. THE AGREEMENT WILL BE PROVIDED WITH THE IMPROVEMENT PLAN SUBMITTAL. THE TRAFFIC SIGNAL CONSTRUCTION IS NOT SUBJECT TO PROPORTIONATE SHARE.

ACCESS MANAGEMENT NOTE:

FULL ACCESS CONNECTIONS TO MARICAMP ROAD WILL BE PROHIBITED WITHIN 800 FEET OF SE 55TH PLACE RD. A RAISED MEDIAN IS REQUIRED ON SE MARICAMP ROAD FOR THE LENGTH OF THE PROJECT TO CONTROL

CONSTRUCTION VEHICLE ACCESS NOTE:

ALL CONSTRUCTION VEHICLE ACCESS MUST ACCESS THE SITE FROM SE MARICAMP ROAD, AND MUST NOT USE PINE TRACE.

SIDEWALK/MULTI-MODAL PATH NOTE:

INTERNAL SIDEWALKS & MULTI-MODAL PATHS WILL BE PROVIDED AT TIME OF SITE OR IMPROVEMENT PLAN SUBMITTAL. INTERNAL SIDEWALKS WILL BE DESIGNED IN SUCH A MANNER TO CONNECT TO THE COMMERCIAL AREA AND SE MARICAMP ROAD FOR PROPER PEDESTRIAN CIRCULATION AND MOBILITY.

PARKING REQUIREMENTS:

COMMERCIAL DEVELOPMENT:
TO BE DETERMINED AT TIME OF COMMERCIAL DEVELOPMENT
RESIDENTIAL DEVELOPMENT:
2 SPACES PER EACH UNIT

468 APARTMENT UNITS X 2 SPACES = 936 SPACES (PARKING PROVIDED = 1033 SPACES)
180 TOWNHOME UNITS X 2 SPACES = 360 SPACES (PARKING PROVIDED = 360 SPACES)

CONCURRENCY NOTE:

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

PRIOR PUD APPROVAL NOTE:

A PORTION OF THIS PROPERTY (HIGH POINT APARTMENTS PUD) IS APPROVED FOR 468 APARTMENT UNITS. THIS DENSITY IS ALLOWED BY RIGHT AT THIS TIME. NO INCREASE IN APARTMENT UNITS IS PROPOSED.

BUILDING DIMENSIONS:

CLUBHOUSE, APARTMENT, & TOWNHOME BUILDING DIMENSIONS SHOWN ARE SUBJECT TO CHANGE.

ACCESSORY BUILDINGS & CLUBHOUSE NOTES:

ANY CLUBHOUSE BUILDING SHALL HAVE A MAXIMUM HEIGHT OF 40 FEET.
ANY OTHER ACCESSORY BUILDINGS SHALL HAVE A MAXIMUM HEIGHT OF 20 FEET.
MAINTENANCE BUILDING SETBACKS SHALL BE 15 FEET MINIMUM FROM ALL PROPERTY LINES.

BREAKDOWN OF ACREAGE: (EXISTING)

61.40 ACRES, MORE OR LESS (TOTAL)
30.25 ACRES WITH B-4 ZONING & COMMERCIAL LAND USE
30.45 ACRES WITH PUD ZONING & URBAN RESERVE LAND USE
0.34 ACRES WITH R-1 ZONING & HIGH RESIDENTIAL LAND USE

BREAKDOWN OF ACREAGE: (PROPOSED)

61.04 ACRES, MORE OR LESS (TOTAL)
9.78 ACRES OF COMMERCIAL DEVELOPMENT
51.26 ACRES OF RESIDENTIAL DEVELOPMENT

61.62 ACRES:	
TOWNHOMES	180 UNITS
12 APARTMENTS (3 STORY, 36 UNITS)	468 UNITS
TOTAL	648 UNITS

SPRINGS PROTECTION:

THE PROPERTY LIES IN THE PRIMARY SPRINGS PROTECTION ZONE

FLOOD ZONE NOTE:

THE PROPERTY LIES WITHIN FLOOD ZONE X PER FEMA PANEL NUMBER 12065C040D, EFFECTIVE DATE 08/28/2004

IMPORTANT PUD NOTE:

THIS PUD DEVELOPMENT SHALL MEET THE TERMS AND CONDITIONS AND CRITERIA AS SPECIFIED IN RESOLUTION NO. 23-R-46 ADOPTED ON FEBRUARY 21, 2023.



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REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

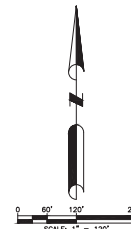
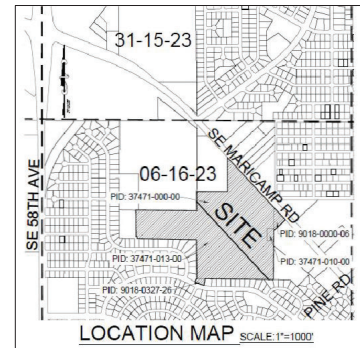
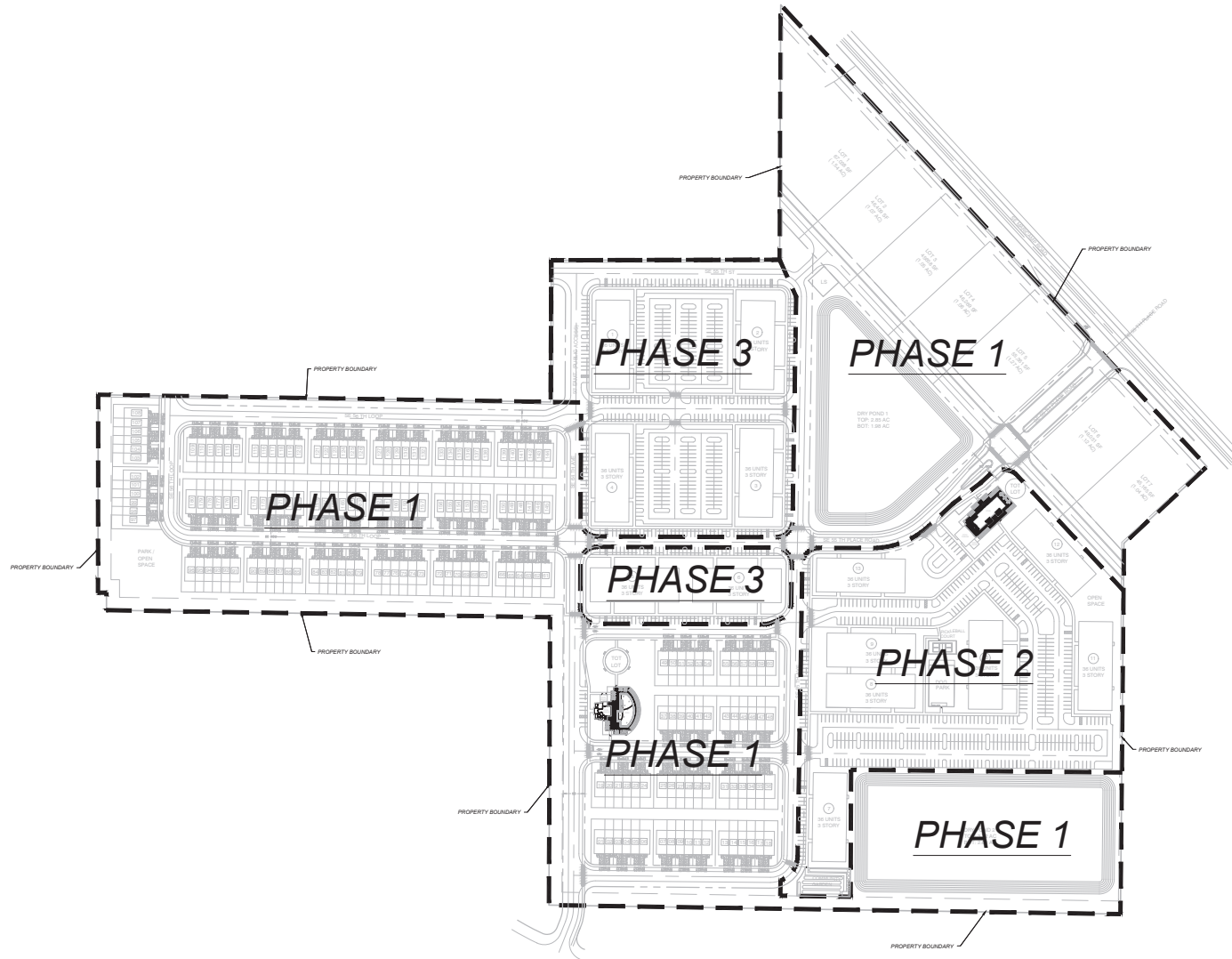
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FLORIDA REG. NUMBER
48274

MASTER PLAN - 2 (NOTES)

ARDEN OF OCALA
MARION COUNTY

DATE: MARCH 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: NONE
SHEET: 3 OF 7

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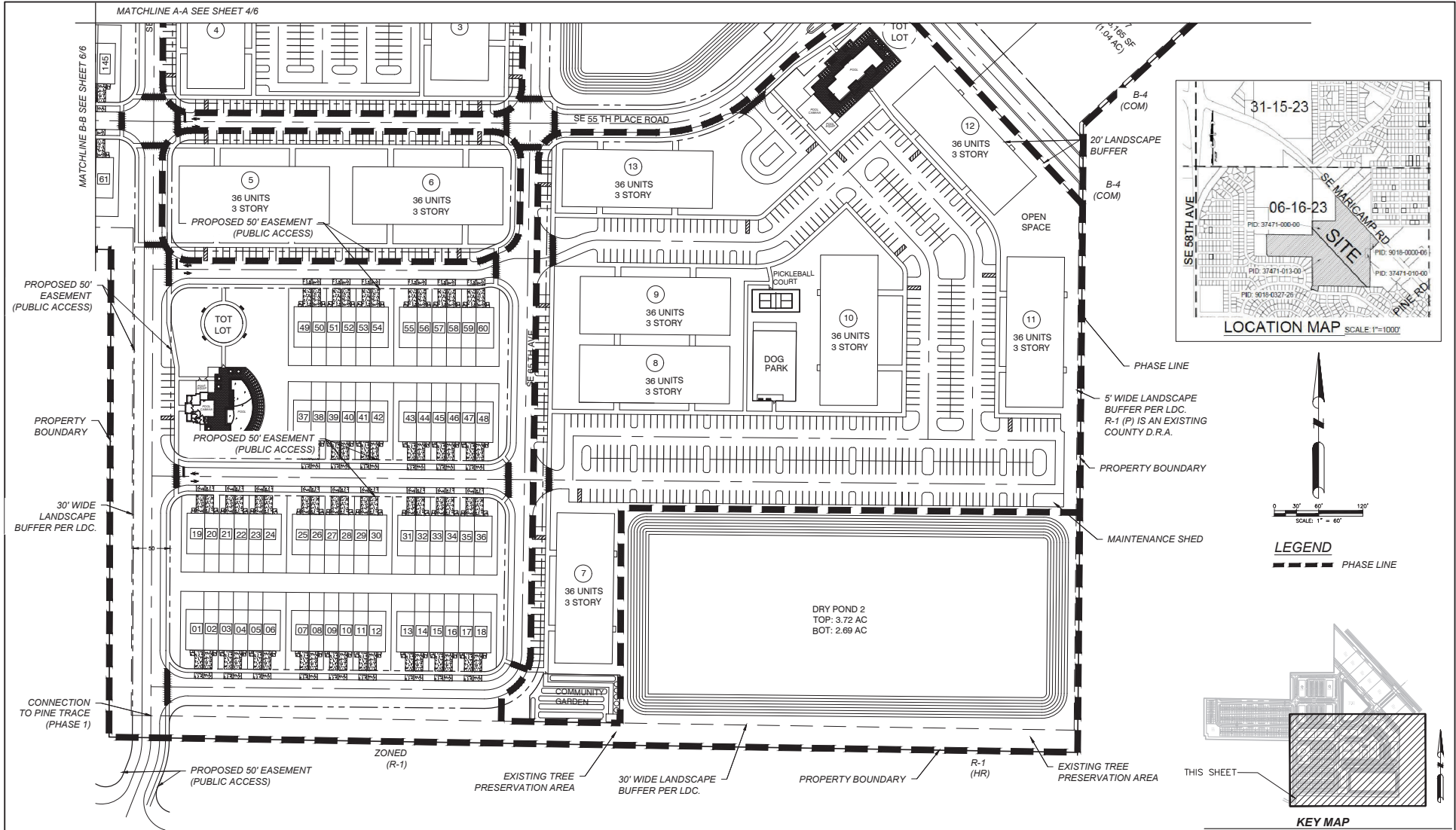
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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FLORIDA REG. NUMBER
48274

MASTER PLAN - 3 (PHASES PLAN)
ARDEN OF OCALA
MARION COUNTY

DATE: MARCH 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 120'
SHEET: 4 OF 7

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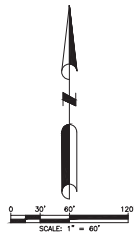
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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FLORIDA REG. NUMBER
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MASTER PLAN - 5
ARDEN OF OCALA
MARION COUNTY

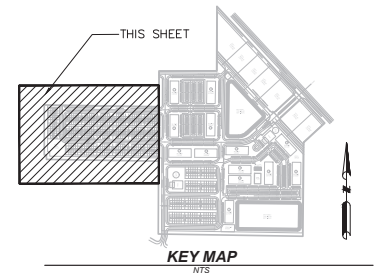
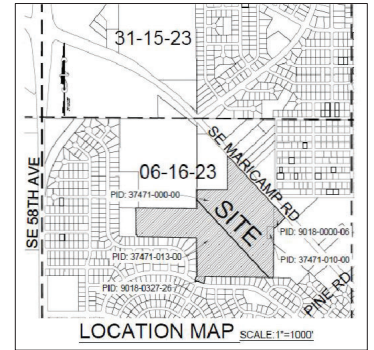
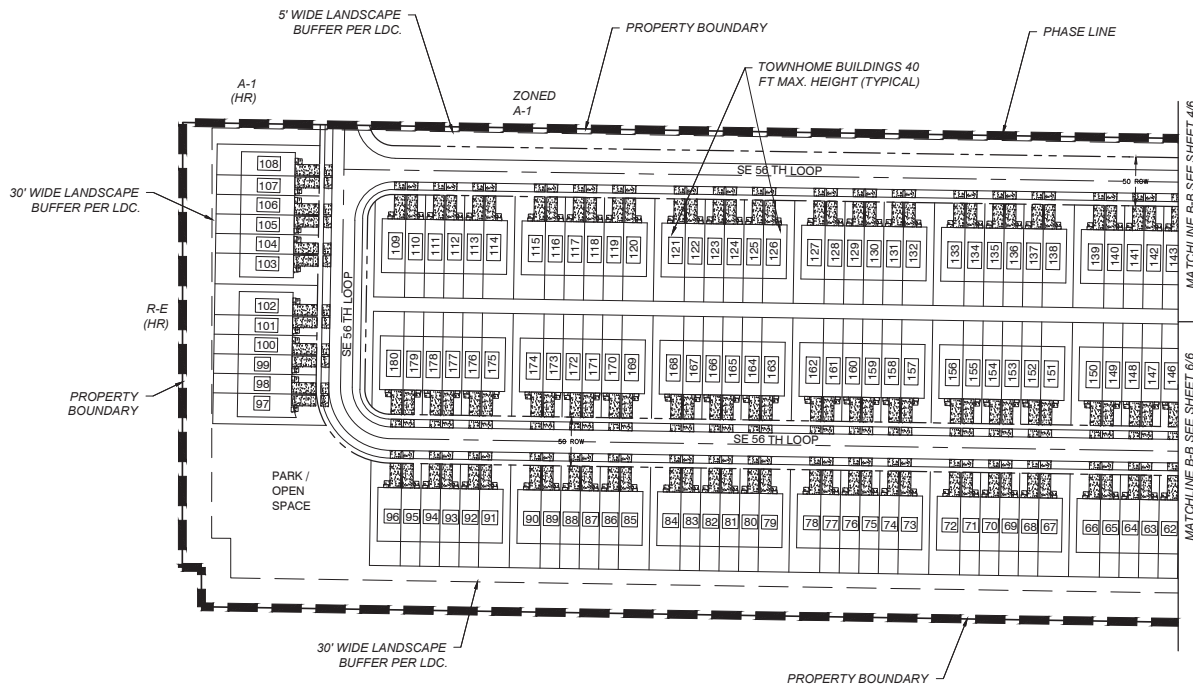
DATE: MARCH 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 6 OF 7

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LEGEND

----- PHASE LINE



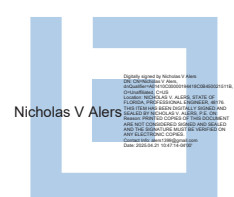
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MASTER PLAN - 6
ARDEN OF OCALA
MARION COUNTY

DATE: MARCH 2025
PROJECT NO.: AO-1
DRAWN BY: DM
CHECKED BY: DMS
SCALE: 1" = 60'
SHEET: 7 OF 7



Schedule										
Symbl	Label	Image	QTY	Manufacturer	Catalog	Description	Number Inch	Lamp Index	LLF	Input Power
	A		119	Sigify Canada LTD	MV-CA-21-600-3W-730	Mainview LED post top	1	9747	0.89	87.7
	B		26	Sigify Canada LTD	MV-CA-21-600-3W-730	Mainview LED post top	1	9747	0.89	175.4

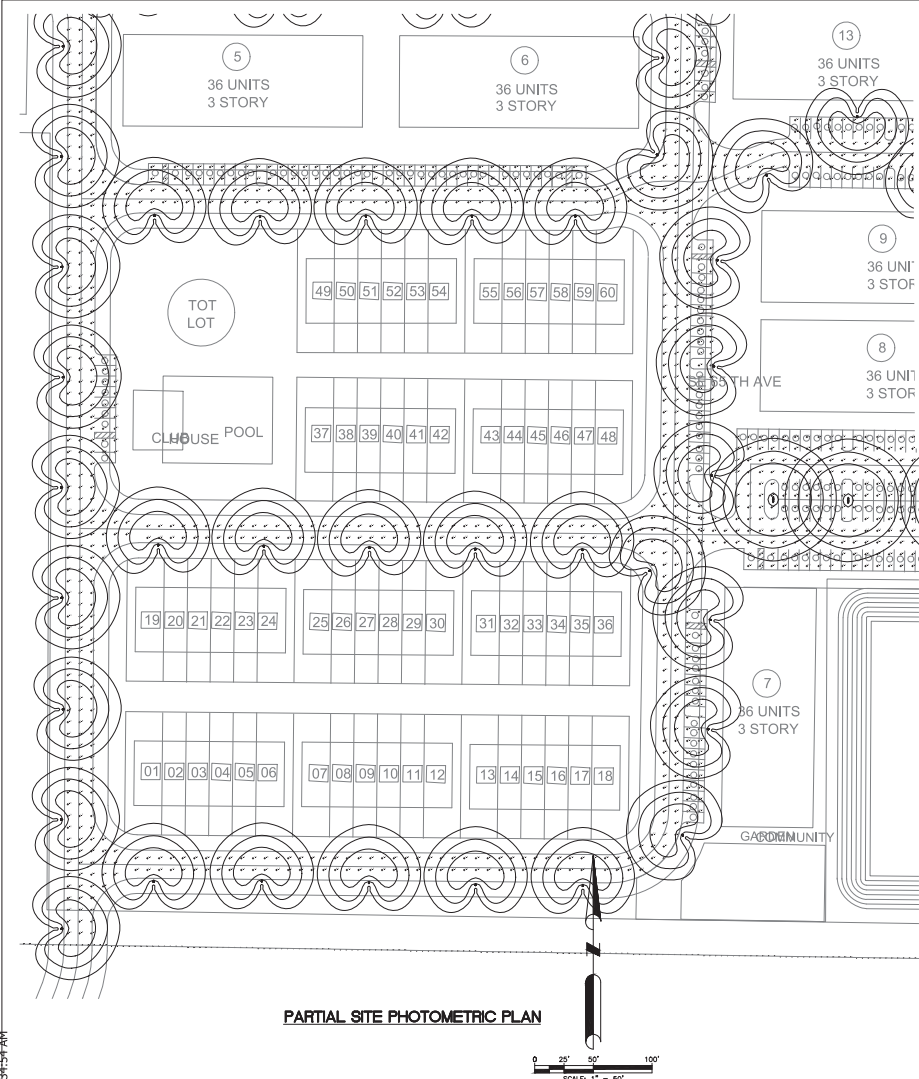
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ALERS1399@GMAIL.COM

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SCALE: 1" = 100'
SHEET: EL1



PARTIAL SITE PHOTOMETRIC PLAN

HADCO
by @ignify

Urban
MainView
MV Post top

LED

Hadco MainView LED post top is a traditionally styled luminaire created for comfort and ease of maintenance. This post top offers offers you multiple wattage options and is designed to be future-proof, giving you maximum flexibility at an affordable price. MainView facilitates lower maintenance due to easy component replacement, a longer life, and fewer internal parts than traditional post tops. This makes the MainView a clear choice for communities looking to provide comfortable lighting for less.

Ordering guide

example: MV-G-GA-GI-425-S-730-A-S-36-R7-SP1-BK5

Model type	Ball	Mount	Base	Ball diameter	Ball wattage	Ball type	Ball voltage	Ball power
MV	G	CA	GI	425	300W	Asymmetric	120V	300W (100W)
MV MainView post top	G	CA	GI	425	300W	Asymmetric	120V	300W (100W)

Integral controls	Post photo control	Internal dusk-dawn photocell	Surge protection	Finish
DL DALI (dimmable, superdimmed)	N	N	SP1 Parallel 10A standard	SP1 Parallel 20A
SD-15 Sensor ready driver, standard configuration	N	N	SP2 Parallel 10A standard	SP2 Parallel 20A
SD-15 Sensor ready driver, alternate configuration	N	N	SP2 Parallel 10A standard	SP2 Parallel 20A
S FAWSS Field Adjustable Wattage Selector	N	N	SP2 Parallel 10A standard	SP2 Parallel 20A
N None	N	N	SP2 Parallel 10A standard	SP2 Parallel 20A

Finish
SP1 Parallel 10A standard
SP2 Parallel 20A
SP3 Parallel 30A
SP4 Parallel 40A
SP5 Parallel 50A
SP6 Parallel 60A
SP7 Parallel 70A
SP8 Parallel 80A
SP9 Parallel 90A
SP10 Parallel 100A
SP11 Parallel 110A
SP12 Parallel 120A
SP13 Parallel 130A
SP14 Parallel 140A
SP15 Parallel 150A
SP16 Parallel 160A
SP17 Parallel 170A
SP18 Parallel 180A
SP19 Parallel 190A
SP20 Parallel 200A
SP21 Parallel 210A
SP22 Parallel 220A
SP23 Parallel 230A
SP24 Parallel 240A
SP25 Parallel 250A
SP26 Parallel 260A
SP27 Parallel 270A
SP28 Parallel 280A
SP29 Parallel 290A
SP30 Parallel 300A
SP31 Parallel 310A
SP32 Parallel 320A
SP33 Parallel 330A
SP34 Parallel 340A
SP35 Parallel 350A
SP36 Parallel 360A
SP37 Parallel 370A
SP38 Parallel 380A
SP39 Parallel 390A
SP40 Parallel 400A
SP41 Parallel 410A
SP42 Parallel 420A
SP43 Parallel 430A
SP44 Parallel 440A
SP45 Parallel 450A
SP46 Parallel 460A
SP47 Parallel 470A
SP48 Parallel 480A
SP49 Parallel 490A
SP50 Parallel 500A
SP51 Parallel 510A
SP52 Parallel 520A
SP53 Parallel 530A
SP54 Parallel 540A
SP55 Parallel 550A
SP56 Parallel 560A
SP57 Parallel 570A
SP58 Parallel 580A
SP59 Parallel 590A
SP60 Parallel 600A
SP61 Parallel 610A
SP62 Parallel 620A
SP63 Parallel 630A
SP64 Parallel 640A
SP65 Parallel 650A
SP66 Parallel 660A
SP67 Parallel 670A
SP68 Parallel 680A
SP69 Parallel 690A
SP70 Parallel 700A
SP71 Parallel 710A
SP72 Parallel 720A
SP73 Parallel 730A
SP74 Parallel 740A
SP75 Parallel 750A
SP76 Parallel 760A
SP77 Parallel 770A
SP78 Parallel 780A
SP79 Parallel 790A
SP80 Parallel 800A
SP81 Parallel 810A
SP82 Parallel 820A
SP83 Parallel 830A
SP84 Parallel 840A
SP85 Parallel 850A
SP86 Parallel 860A
SP87 Parallel 870A
SP88 Parallel 880A
SP89 Parallel 890A
SP90 Parallel 900A
SP91 Parallel 910A
SP92 Parallel 920A
SP93 Parallel 930A
SP94 Parallel 940A
SP95 Parallel 950A
SP96 Parallel 960A
SP97 Parallel 970A
SP98 Parallel 980A
SP99 Parallel 990A
SP100 Parallel 1000A

1. Contact Custom Engineering for specific programming required.
2. Not available with 347-880V.
3. If ordering Interact City control nose, use the Astrotrack version.

Dimensions:

Width: 16-1/2" / 419 mm
Height: 3-1/2" / 89 mm
Depth: 1-1/2" / 38 mm
Weight: 20 lbs / 9.1 kg (maximum)

MainView_MV_post_top 03/20 page 1 of 4

NOMINAL MOUNTING HEIGHT: PARKING/ROAD=20'

RECOMMENDED OVERALL SHAFT LENGTH BY POLE MANUFACTURER FOR A 150 MPH WIND LOAD

HAND HOLE LOCATION

24" WIRE ENTRY LOCATION

MINIMUM BURIAL DEPTH AS RECOMMENDED BY POLE MANUFACTURER FOR A 150 MPH WIND LOAD

READY COMPACTED BACKFILL MIXTURE OF SAND, SOIL, AND GRAVEL

DIRECT BURIAL ORNAMENTAL CONCRETE POLE DETAIL

NOTE: 1. COORDINATE EXACT LOCATION OF POLES WITH LANDSCAPE AND SITE CONTRACTOR PRIOR TO INSTALLATION OF SITE LIGHTING POLES. NOTIFY OWNER OF CHANGES.

LIGHTING SYMBOL LEGEND

SYMBOL	DESCRIPTION
	POLE MOUNTED LIGHT FIXTURE.
	POLE MOUNTED LIGHT FIXTURE.

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FL. P.E. 48176

PHOTOMETRIC PLAN

ARDEN OF OCALA

MARION COUNTY, FLORIDA

DATE: APR 2025
PROJECT NO.: AE25-020
DRAWN BY: NVA
CHECKED BY: NVA
SCALE: 1" = 50'
SHEET: EL2



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Certification of Authorization #27471

CONTRACTOR "AS-BUILT"

I hereby state that these "As-Built" were furnished to me by the contractor listed below, I, or an employee under my direct supervision have reviewed these "As-Built" and believe them to be in compliance with my knowledge of what was actually constructed. This statement is based upon my observations of the construction.

Contractor: _____ Engineer: _____
Not valid without the signature and the original raised seal of a Florida Registered Engineer.

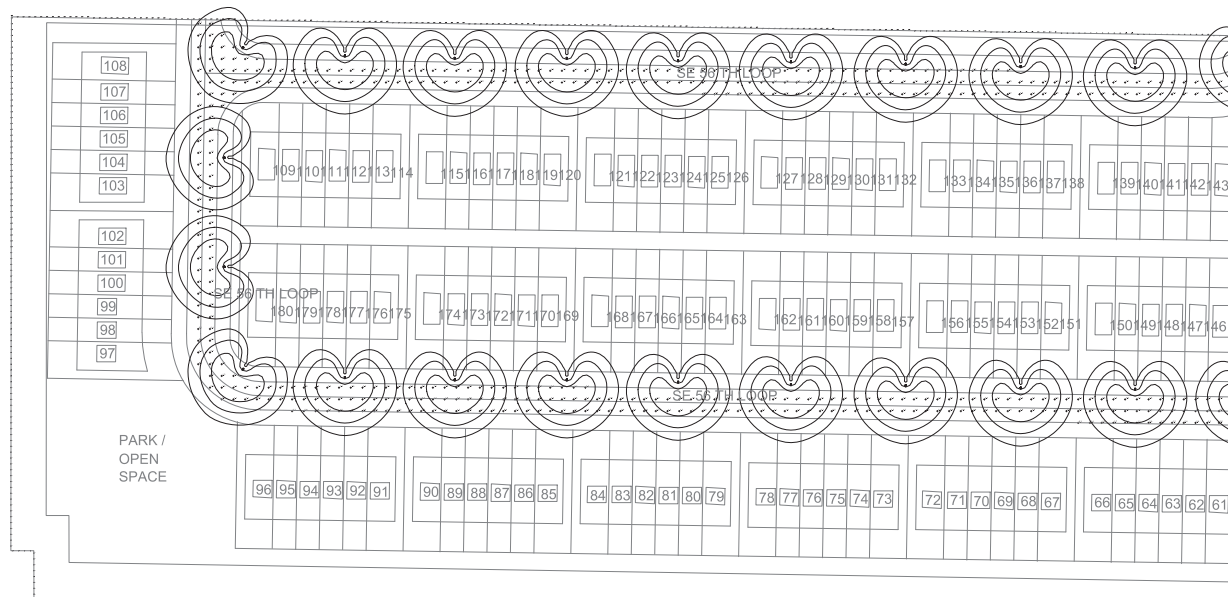
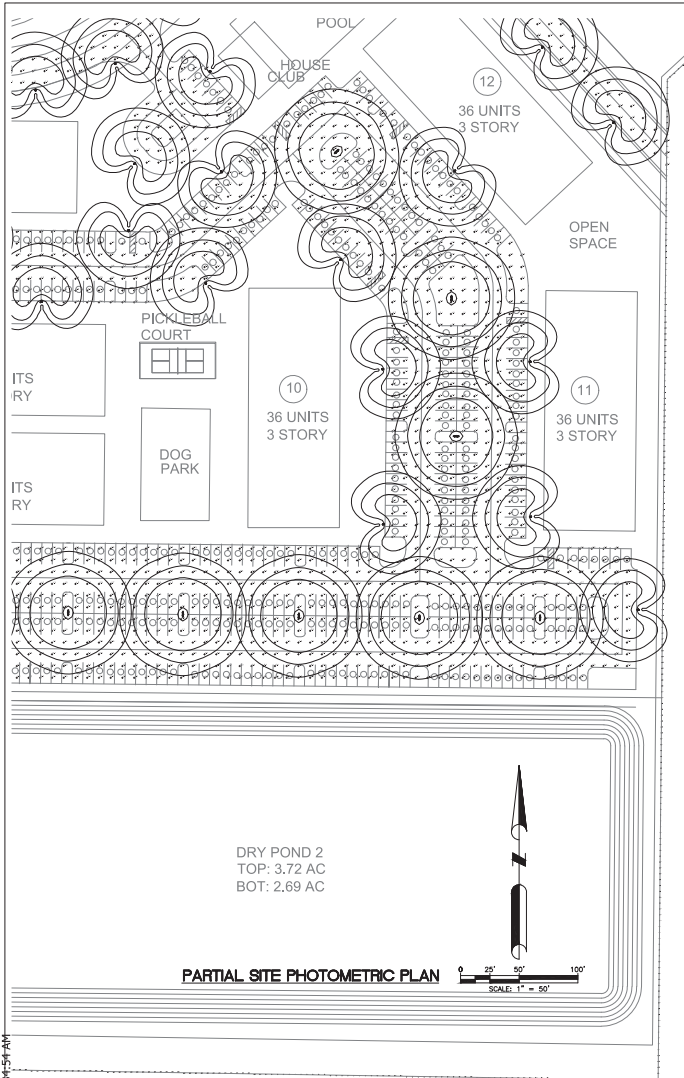
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION

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407-207-9089 FAX 407-207-9089
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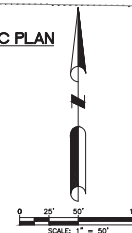
PHOTOMETRIC PLAN

ARDEN OF OCALA

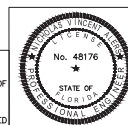
MARION COUNTY, FLORIDA



PARTIAL SITE PHOTOMETRIC PLAN



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SCALE: 1" = 50'
SHEET: EL3



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Contractor _____ Engineer _____
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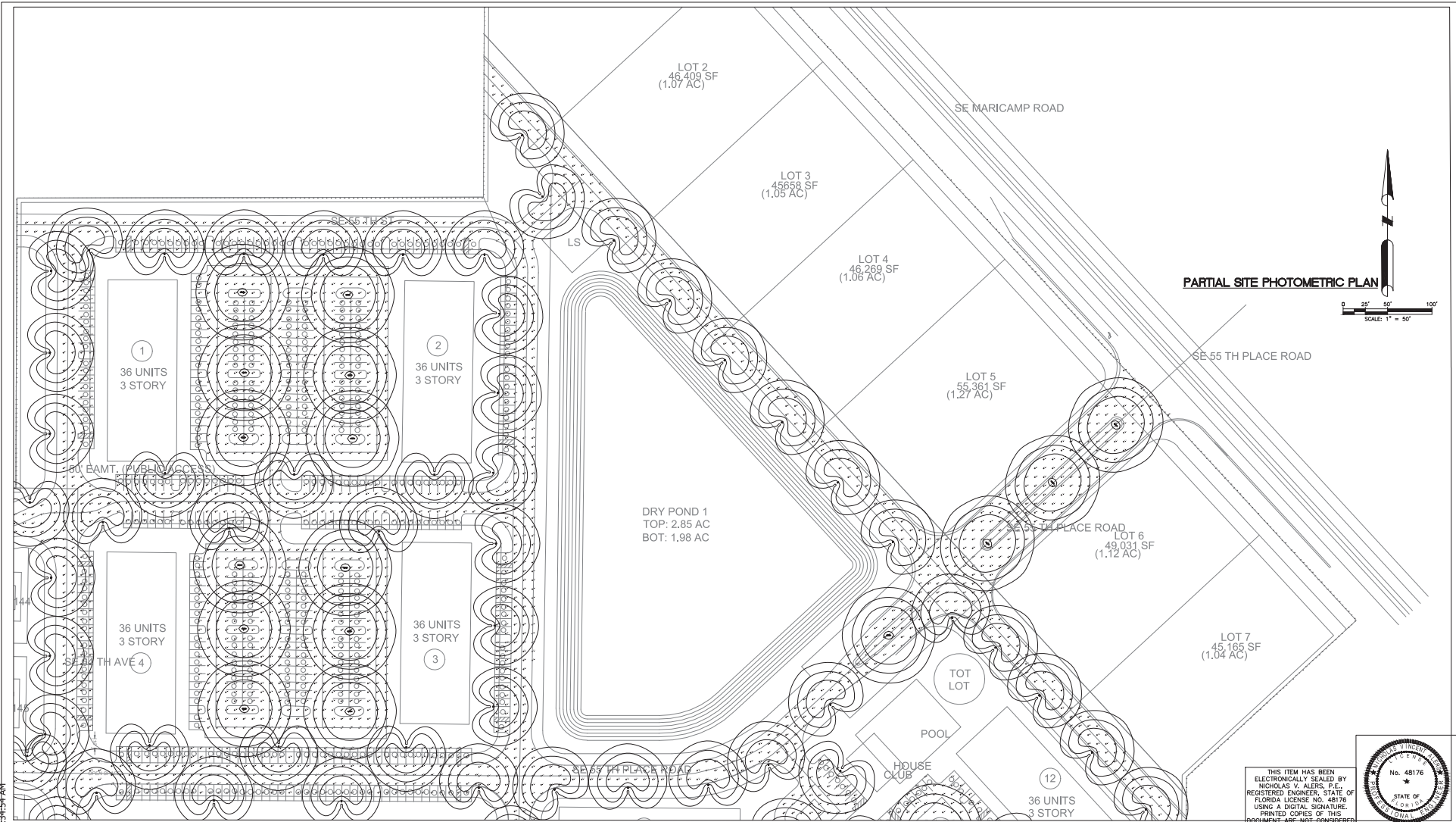
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



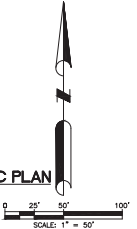
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ALERS13907@GMAIL.COM

PHOTOMETRIC PLAN
ARDEN OF OCALA
MARION COUNTY, FLORIDA

C:\Users\Nick.Alers\OneDrive - Alers Engineering Group, LLC\AEG PROJECTS\AEG25-20 DSE AO-1 MIXED USE DEVELOPMENT MARION COUNTY\ELEC\DSE AO-1
2025-04-25 9:34:54 AM



PARTIAL SITE PHOTOMETRIC PLAN



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PROJECT NO.: AE25-020
DRAWN BY: NVA
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SHEET: EL4



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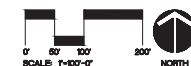
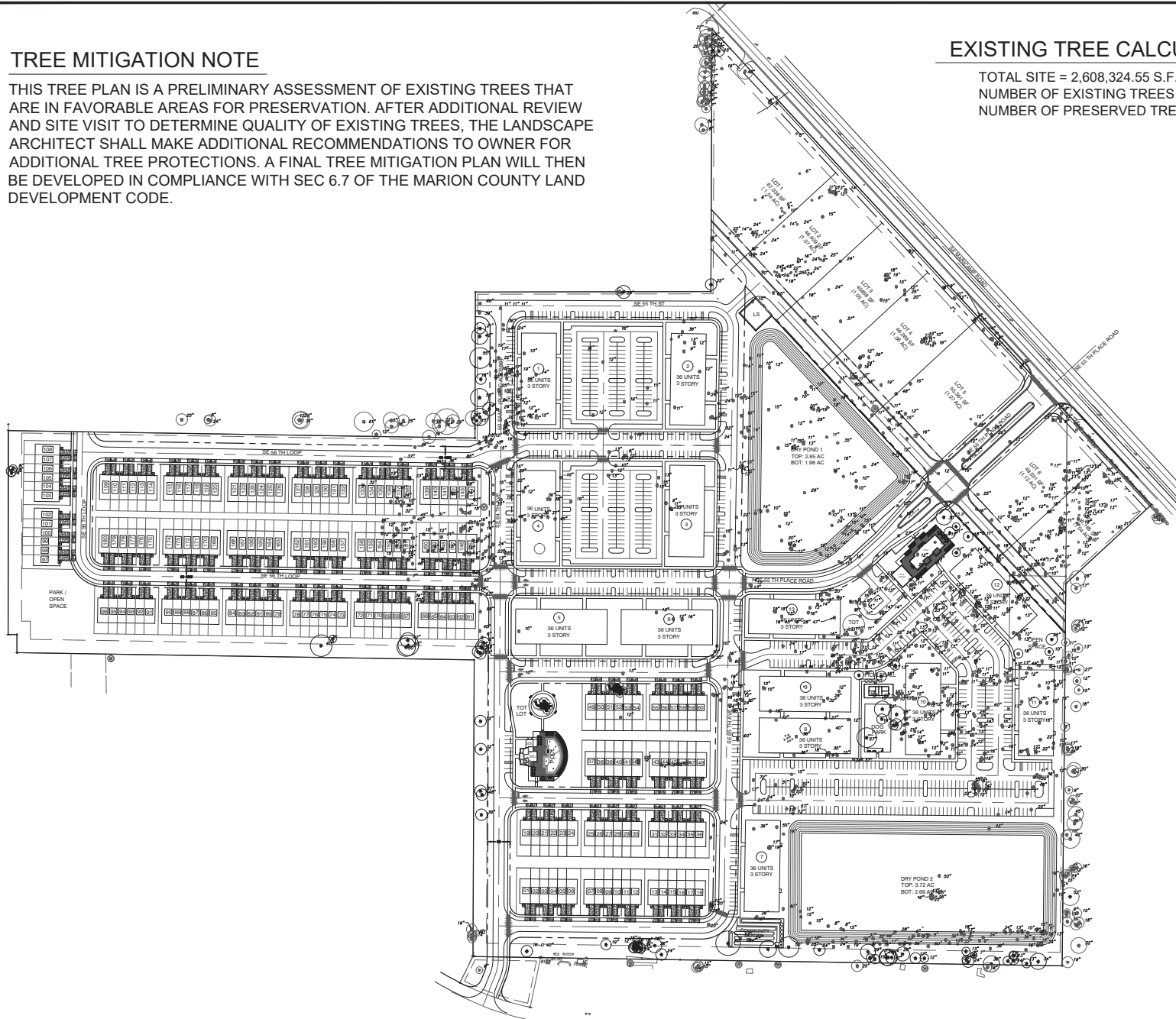
REVISIONS					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION



PHOTOMETRIC PLAN
ARDEN OF OCALA
MARION COUNTY, FLORIDA

THIS TREE PLAN IS A PRELIMINARY ASSESSMENT OF EXISTING TREES THAT ARE IN FAVORABLE AREAS FOR PRESERVATION. AFTER ADDITIONAL REVIEW AND SITE VISIT TO DETERMINE QUALITY OF EXISTING TREES, THE LANDSCAPE ARCHITECT SHALL MAKE ADDITIONAL RECOMMENDATIONS TO OWNER FOR ADDITIONAL TREE PROTECTIONS. A FINAL TREE MITIGATION PLAN WILL THEN BE DEVELOPED IN COMPLIANCE WITH SEC 6.7 OF THE MARION COUNTY LAND DEVELOPMENT CODE.

TOTAL SITE = 2,608,324.55 S.F. = 59.88 ACRES
NUMBER OF EXISTING TREES ON SITE = 1,054
NUMBER OF PRESERVED TREES ON SITE = 86



PLANT LEGEND

SHADE TREE



LIVE OAK - QUERCUS VIRGINIANA
4" CAL./6" SPRD./14' HT.
(QUANTITY = 167)



HIGHRISE LIVE OAK - QUERCUS VIRGINIANA
4" CAL./6" SPRD./14' HT.
(QUANTITY = 198)



ALLEE ELM - ULMUS AMERICANA
4" CAL./6" SPRD./14' HT.
(QUANTITY = 58)



SWEETGUM - LIQUIDAMBAR STYRACIFLUA
4" CAL./6" SPRD./14' HT.
(QUANTITY = 40)



RED MAPLE - ACER RUBRUM
4" CAL./5" SPRD./12' HT.
(QUANTITY = 38)



SOUTHERN RED CEDAR - CUPRESSUS SEMPERVIRENS
4" CAL./5" SPRD./12' HT.
(QUANTITY = 82)

MEDIUM SHADE TREE



SOUTHERN MAGNOLIA - MAGNOLIA GRANDIFLORA
4" CAL./5" SPRD./12' HT.
(QUANTITY = 40)



SLASH PINE - PINUS ELLIOTII
3" CAL./4" SPRD./10' HT.
(QUANTITY = 72)



BALD CYPRESS - TAXODIUM DISTICHUM
3" CAL./4" SPRD./10' HT.
(QUANTITY = 20)

UNDERSTORY TREE



LIGUSTRUM TREE - LIGUSTRUM JAPONICUM
2.5" CAL./8" SPRD./8' HT./MULTI-TRUNKED
(QUANTITY = 114)



GRAPE MYRTLE - LAGERSTROEMIA INDICA
3" CAL./8" SPRD./10' HT.
(QUANTITY = 254)



FLATWOODS PLUM - PRUNUS UMBELLATA
2.5" CAL./8" O.A./SPECIMEN
(QUANTITY = 119)

PALM TREE



SABAL PALM - SABAL PALMETTO
MIN. 10' CT. / STRAIGHT TRUNK / SPECIMEN FORM
(QUANTITY = 12)



PYCNANTHUS PALM - PHOENIX ROEBELINII
8" O.A. / TRIPLE TRUNK / SPECIMEN FORM
(QUANTITY = 19)

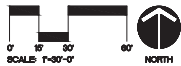
SHRUBS / GROUND COVER



WALTERS VIBURNUM, SWEET VIBURNUM, PLUMBAGO
FOUNTAIN GRASS, AZALEA, BURFORD HOLLY,
PODOCARPUS, PINEAPPLE GUAVA, FLORIDA ANISE,
RED TIP, SILVER THORN, MIRROR-LEAF VIBURNUM.



LIRIOPE, ASIAN JASMINE, INDIAN HAWTHORN,
COONTIE, BULBINE, PERENNIAL PEANUT, JUNIPER,
BOYWOOD, FLAX LILY, AFRICAN IRIS, LAY OF THE NILE,
SHILLINGS HOLLY, ANNUALS - SIZES VARY,
DWARF VIBURNUM.



MATCHLINE

MATCHLINE

0' E&MT. (PUBLIC ACCESS)

1
36 UNITS
3 STORY

2
36 UNITS
3 STORY

SE 55 TH ST

LS

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LOT 1
67,038 SF
(1.54 AC)

MATCHLINE

INSET 'A'

ARDEN OF OCALA

LANDSCAPE PLAN

DRAWING TITLE

PROJECT ADDRESS

REV. DESCRIPTION DATE

PROJECT NO. PHASE SCALE FILE NAME DRAWN BY CHECKED BY DATE

L-100

SCALE AND DATED SCALE

CONSULTANTS

OWNER NAME AND ADDRESS

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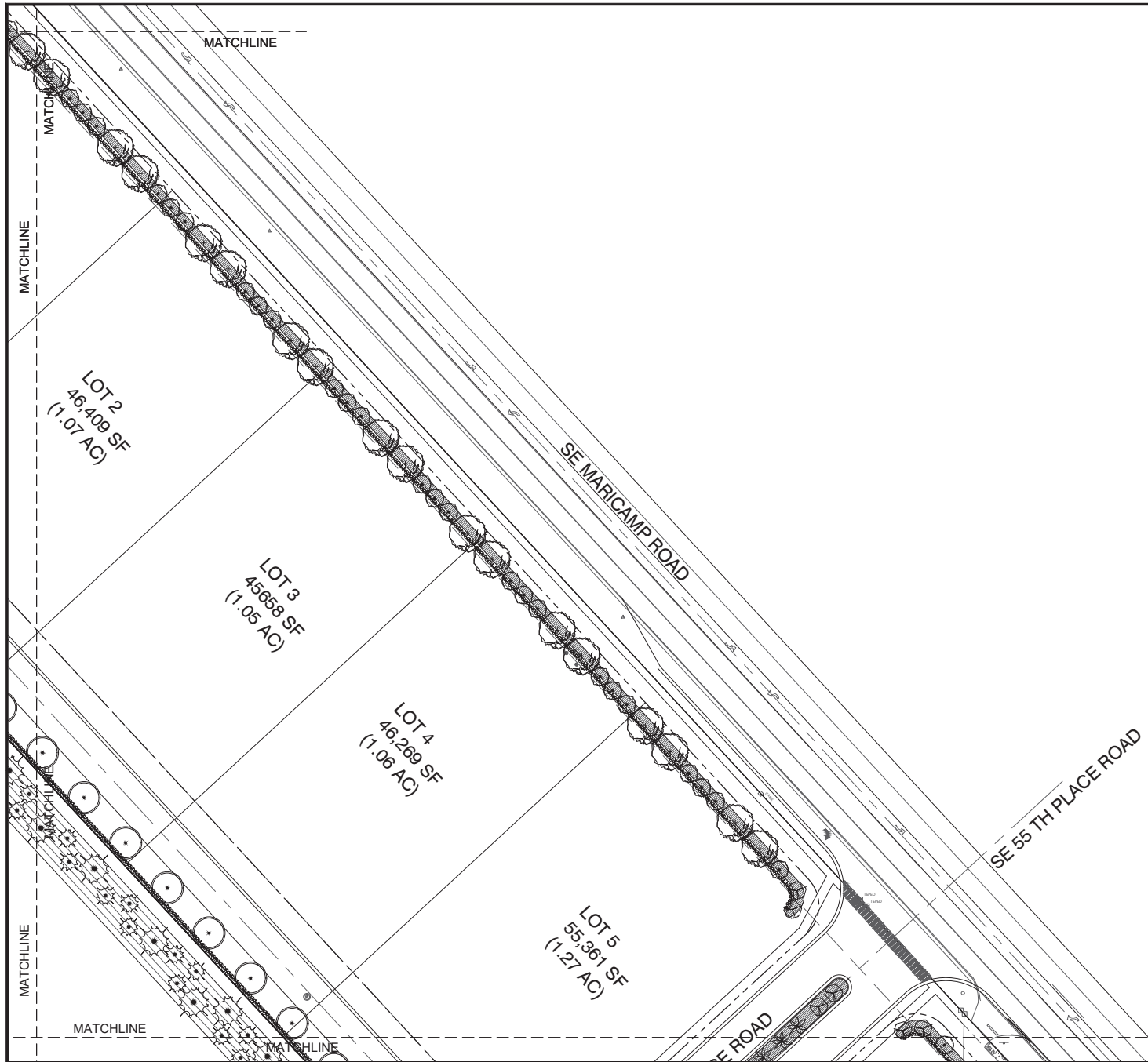
OWNER NAME AND ADDRESS

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OWNER NAME AND ADDRESS

OWNER NAME AND ADDRESS

ARDEN OF OCALA
725 W. US HWY 17, SUITE 100
OCALA, FL 34476 (352) 418-1338
WWW.ARDENOFOCALA.COM
LAPR-2025



- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



ARDEN OF OCALA

CONSULTANTS

LANDSCAPE PLAN

DRAWING TITLE

PROJECT ADDRESS

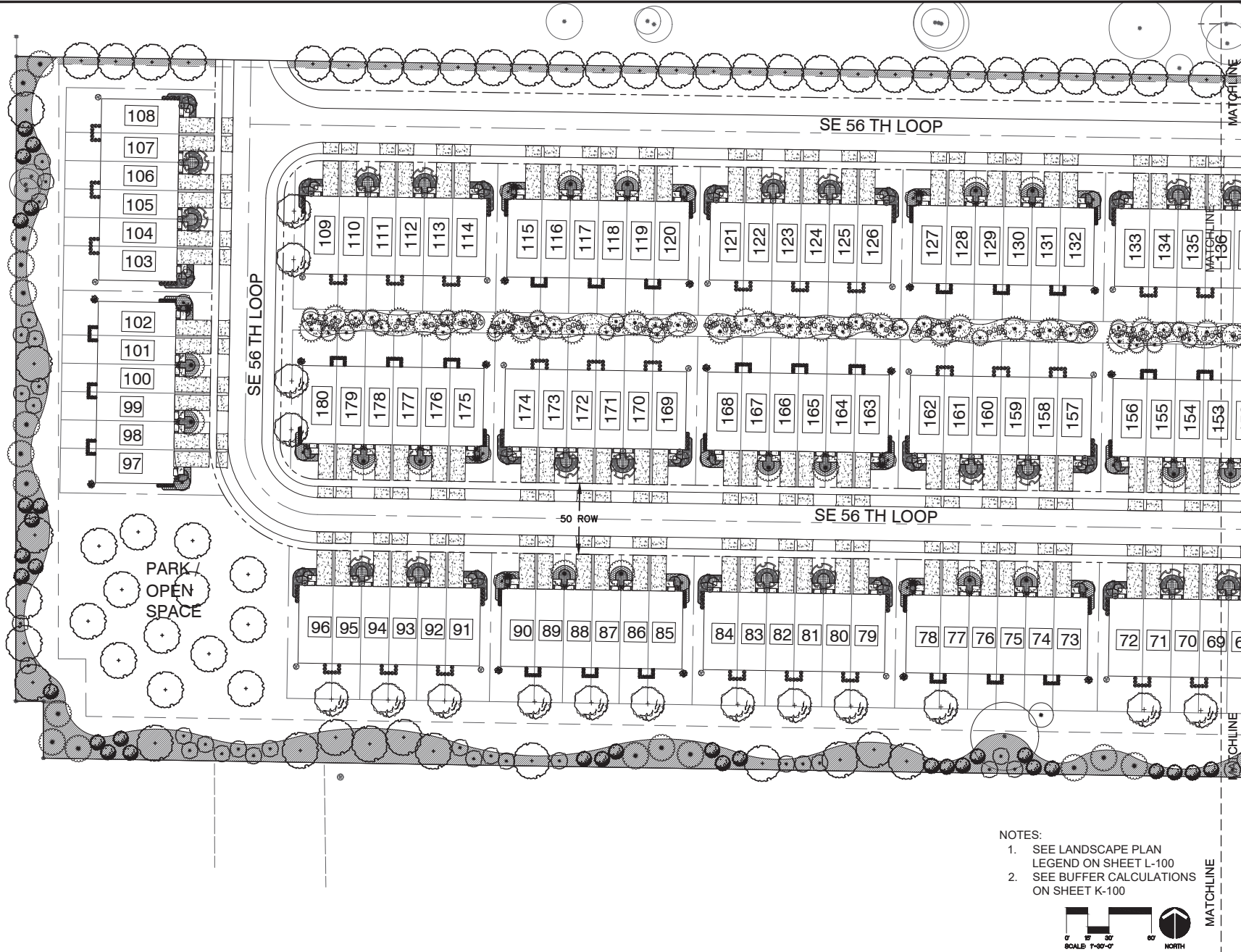
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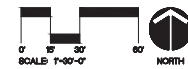
XX-XXX PRELIM SET 1"=30'-0" XX-XXX JY XX-XXX

L-101





- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



ARDEN OF OCALA

LANDSCAPE PLAN

PROJECT ADDRESS: [REDACTED]

OWNER NAME AND ADDRESS: [REDACTED]

DATE: [REDACTED]

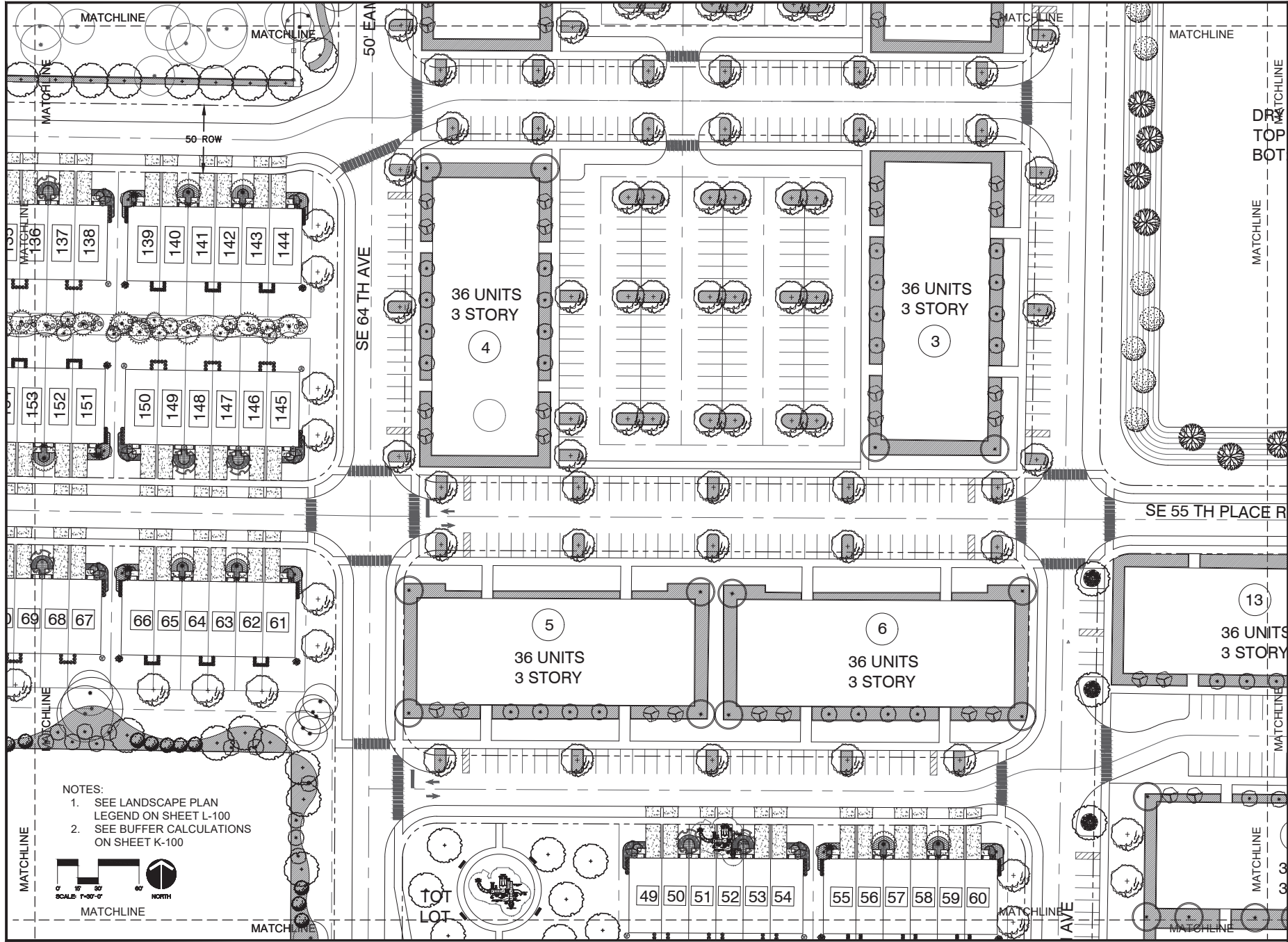
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CONSULTANTS: [REDACTED]

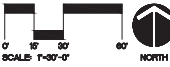
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SCALE AND DATED SEAL: [REDACTED]

L-102



- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



LANDSCAPE PLAN

PROJECT ADDRESS: _____

OWNER NAME AND ADDRESS: _____

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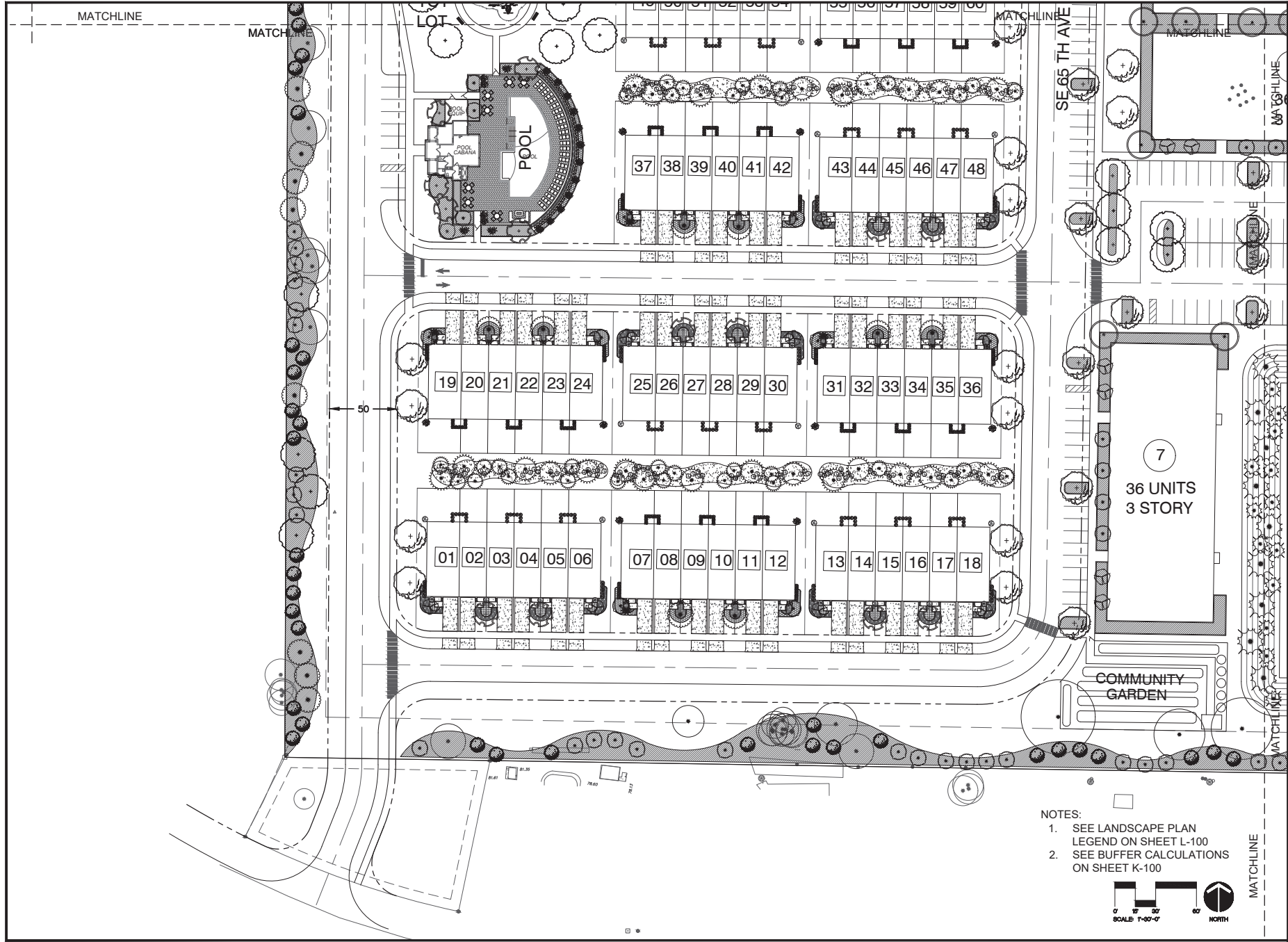
DATE _____

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DESCRIPTION _____

DATE _____

L-103

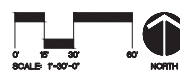


SE 65 TH AVE

7
36 UNITS
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COMMUNITY
GARDEN

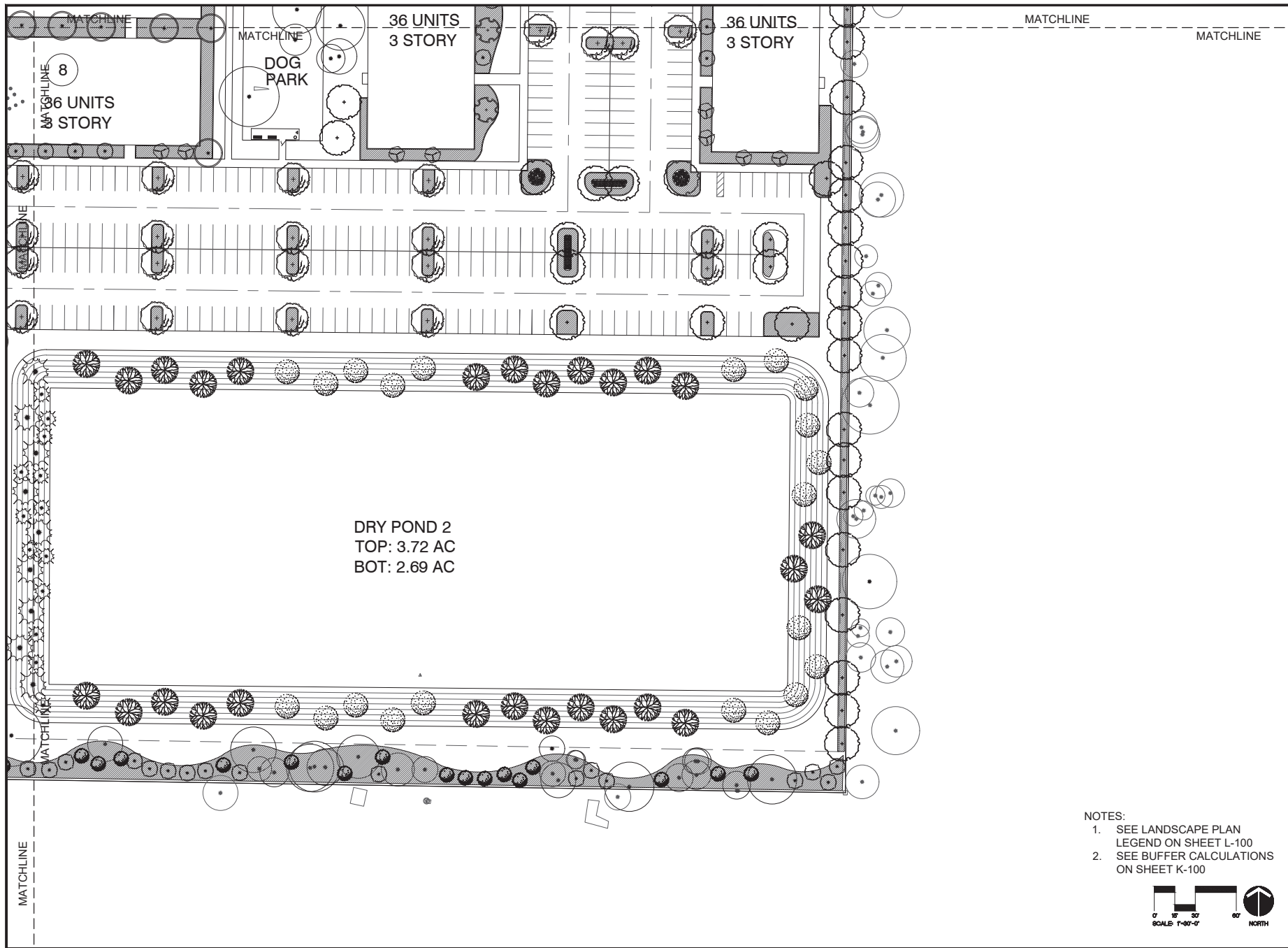
- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



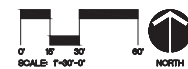
ARDEN OF OCALA

PROJECT NO. XX-000		PHASE PRELIM SET		SCALE 1"=30'-0"		FILE NAME XX-000		DRAWN BY JT		CHECKED BY CDR		DATE XX-XX-25	
PROJECT ADDRESS		DRAWING TITLE		OWNER NAME AND ADDRESS		CONSULTANTS		SCAFFOLD AND DATED SEAL					

L-105



- NOTES:
1. SEE LANDSCAPE PLAN LEGEND ON SHEET L-100
 2. SEE BUFFER CALCULATIONS ON SHEET K-100



ARDEN OF OCALA

LANDSCAPE PLAN

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