

June 6, 2025

PROJECT NAME: BAY LAUREL PUD @ OTOW - MASTER PLAN

PROJECT NUMBER: 2004060042

APPLICATION: REZONING TO PUD WITH MASTER PLAN #32319

- 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
- 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 concept 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: 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.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: 6.18.3 - Gated Communities/Properties  
STATUS OF REVIEW: INFO  
REMARKS: 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: 6.18.2.G - Painting and Marking of Fire Hydrants  
STATUS OF REVIEW: INFO  
REMARKS: Fire hydrant locations shall be indicated by placement of a blue reflector in the middle of the roadway lane closest to the hydrant.
- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: NFPA 1 Chapter 18.2.3 - Fire Dept Access Roads  
STATUS OF REVIEW: INFO  
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access.

- 8 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-Traffic.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 2.12.9/6.12.2.B - Thoroughfare Road Right-of-Way Provided (TE Map)?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE-Traffic.
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.11.4.C - Additional/Interconnected Access (S/QS-L) Provided?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE-Traffic.
- 11 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: Cross/parallel access will need to be addressed as individual development areas, primarily along SW 80th Avenue, are proposed.
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.11.5 - Driveways to Intersections Separated/Coordinated?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE-Traffic.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.11.5 - Driveways to Driveways Separated/Coordinated?  
STATUS OF REVIEW: INFO  
REMARKS: Defer to OCE-Traffic.
- 14 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy complex like shopping centers they must submit a master sign plan.  
STATUS OF REVIEW: INFO  
REMARKS: Will there be signs?
- 15 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.27 - Show location of outside storage areas  
STATUS OF REVIEW: INFO  
REMARKS: No outside storage.
- 16 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.

- 17 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.
- 18 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: INFO  
REMARKS: 2/4/25 - Traffic methodology was approved. Traffic study must include proposed addition to development based upon approved methodology. Based upon approved methodology, this site will generate 98 peak hour trips and 1,400 daily trips. Most of the traffic will be exiting onto SW 80th Ave.  
CONDITIONS FOR APPROVAL:  
1) Access to 80th Ave shall not be full access; the final access type and location shall be approved by the Office of the County Engineer.  
2) Additional right-of-way shall be dedicated along SW 80th St. The "50' roadway reservation" needs to be a 50' right-of-way dedication.  
3) Need to realign SW 80th St at SW 77th Court to match existing roadway east of SW 77th Court.  
4) Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court.
- 19 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: Additional Traffic comments  
STATUS OF REVIEW: INFO  
REMARKS: 2/5/25 - Waivers listed on cover sheet are not referenced to current Code and should be reviewed and clarified for applicability.
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Rezoning to PUD with master plan  
STATUS OF REVIEW: NO  
REMARKS: 1) Staff acknowledges that an updated Master Plan and Development Standards Manual have been submitted for the PUD, and the PUD will expand to area of the PUD to included additional lands that are not currently part of the OTOW DRI. Units to be developed in the revised and expanded PUD will be units of the OTOW DRI and the potential "units" from the lands based on those lands' Medium Residential future land use will be foregone in lieu of the OTOW DRI units that eligible for development under the OTOW DRI.  
2) Master Plan and Development Standards "Book" submitted - please see staff comments regarding both items following.
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?  
STATUS OF REVIEW: NO  
REMARKS: The site's east boundary fronts on SW 77th Court while the PUD only proposes a 5-foot wide Type C-1 Buffer to that roadway. Staff notes that SW 77th Court is an active roadway for the adjoining Hibiscus Park neighborhood and an emergency access to Liberty Village to the north, additionally, the SW 77th Court right-of-way is a substandard width at 25-feet wide. Staff is concerned the proposed Type C-1 Buffer will not adequately buffer the proposed development from that roadway, particularly as it is a substandard right-of-way.

- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.2.A - Local Road right-of-Way Provided?  
STATUS OF REVIEW: NO  
REMARKS: OCE-Traffic must determine if additional R/W (as fee simply or easement) is required along SW 77th Court as that right-of-way is a substandard 25' wide publicly dedicated right-of-way.
- 23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?  
STATUS OF REVIEW: NO  
REMARKS: See the additional remarks listed under "Additional Planning Items."
- 24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: Additional Planning Items  
STATUS OF REVIEW: NO  
REMARKS: 1) Please see the change marks provided for the Development Standards Manual. Please note that one key item is adjusting the listed setbacks (in the table) and typical lot illustrations to reflect if/when townhouse style residential unit "lots" will have a 0-foot setback for both sides to reflect they are internal units with common walls.  
2) As the PUD proposes to add new lands to the project, prior PUD specific design waivers and "blanket" OTOW waivers will need to be re-requested through the LDC Waiver application process to apply to this now proposed revised/updated/expanded PUD project.
- 25 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(1) - Parcel number  
STATUS OF REVIEW: NO  
REMARKS: Please include parcel number(s) on cover page.
- 26 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering  
STATUS OF REVIEW: NO  
REMARKS: A buffer rendering page was provided but no aerial showing project area with buffers labeled around perimeter was provided. Please provide.
- 27 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.4.L(7) - List and describe land use including floor area of particular use (example: office, warehouse, storage or assembly) these descriptions are often found in the summary of parking requirements but should be clearly shown on plan  
STATUS OF REVIEW: NO  
REMARKS: What development is being proposed on this particular 44.25 acres? Are these single family? multi family? attached? detached? Please provide more information
- 28 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.6/4.1.4.I - Location of water and sewer  
STATUS OF REVIEW: NO  
REMARKS: Please provide location.
- 29 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.32 - Show 100yr flood zone  
STATUS OF REVIEW: NO  
REMARKS: Cover page does not include the area designated "AE" in flood comment as is shown on survey.

- 30 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: Please provide environmental assessment or exemption.
- 31 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 5.2 & 5.3 - Verify any overlay zones such as ESOZ, Springs Protection, or Flood Plain  
STATUS OF REVIEW: NO  
REMARKS: Please provide Springs Protection Overlay Zone on cover page.
- 32 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 2.12.25 - Marion Friendly Landscape Areas  
STATUS OF REVIEW: NO  
REMARKS: Provide MFLA Calculations
- 33 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.7.3 - Tree protection  
STATUS OF REVIEW: NO  
REMARKS: Provide method for tracking tree mitigation
- 34 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION  
REVIEW ITEM: 6.8.6 - Buffers  
STATUS OF REVIEW: NO  
REMARKS: 1. Type C-1 and Type E buffer details do not meet LDC requirements
- 35 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 that states: "I hereby certify that I, my successors, and assigns shall perpetually maintain the improvements as shown on this plan".
- 36 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas  
STATUS OF REVIEW: NO  
REMARKS: Please provide Karst analysis, or provide pertinent reference if this documentation has been submitted.
- 37 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.3 - Traffic Impact Analysis  
STATUS OF REVIEW: NO  
REMARKS: 2/5/25 - Traffic methodology was approved - traffic study to include proposed addition to development based upon approved methodology is required.
- 38 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.4 - Access management  
STATUS OF REVIEW: NO  
REMARKS: 2/5/25 - Provide a multi-use path along SW 80th St., connecting to existing location east of development site and extending to SW 77th Court.

- 39 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.11.5 - Driveway access  
STATUS OF REVIEW: NO  
REMARKS: 2/5/25 - Access to 80th Ave shall not be full access; the final access type and location shall be approved by the Office of the County Engineer.
- 40 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.2 - Right-of-way  
STATUS OF REVIEW: NO  
REMARKS: 2/5/25 - 1) Development standards listed in Table 2 are not compliant to Code. 2) Development standards, Section 2 6.d.2 indicates commercial access to alleys; this should be an exceptional condition, approved on a case-by-case basis.
- 41 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.9 - Subdivision roads and related infrastructure  
STATUS OF REVIEW: NO  
REMARKS: 2/5/25 - Dead ends do not terminate in a cul-de-sac design as required by Code.
- 42 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.11 - Turn lanes  
STATUS OF REVIEW: NO  
REMARKS: 2/5/25 - Turn lane requirements and design specifications will be determined by Traffic Study.
- 43 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: 6.12.12 - Sidewalks  
STATUS OF REVIEW: NO  
REMARKS: 2/5/25 - Sidewalks are required along one side of the road for internal streets.



**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

**AR #32319**

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 05/05/2025 Parcel Number(s): 35300-000-15, 35474-000-00 Permit Number: 32319

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Bay Laurel PUD Master Plan Commercial ☐ Residential ☒  
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): On Top of the World Communities, L.L.C.  
Signature: \_\_\_\_\_  
Mailing Address: 8445 SW 80th Street City: Ocala  
State: FL Zip Code: 34481 Phone # 352-387-7480  
Email address: ld\_permits@colenbuilt.net

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): On Top of the World Communities, L.L.C. Contact Name: Lisa Lazaro  
Mailing Address: 8445 SW 80th Street City: Ocala  
State: FL Zip Code: 34481 Phone # 352-387-7480  
Email address: ld\_permits@colenbuilt.net

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ SEE ATTACHED.  
Reason/Justification for Request (be specific): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**DEVELOPMENT REVIEW USE:**

Received By: Email 5/28/25 Date Processed: 6/5/25 CF Project # 2004060042 AR # 32319

**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐  
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

### PREVIOUSLY APPROVED WAIVERS FOR OTOW DRI

WAIVER REQUEST	CODE SECTION	REQUEST / JUSTIFICATION	ORIGINAL APPROVAL
Minimum Drainage Easement	<p>Old Code 8.2.9(d)(7)</p> <p>New Code 6.13.8.B(5)</p>	<p>PRIOR REQUEST THE SWALE EASEMENT BETWEEN EACH LOT BEING 5 FEET ON EACH SIDE OF CENTER LINE FOR A TOTAL OF 10 FEET; 14 FEET TOTAL WIDTH FOR A CONVEYANCE SYSTEM UNLESS IT IS NEEDED TO BE LARGER</p> <p>UPDATED REQUEST PROPOSE MINIMUM DRAINAGE EASEMENT WIDTH OF 10' FOR PIPES LESS THAN 30" I.D. AND DEPTHS LESS THAN 5', 15' FOR PIPES LESS THAN 30" I.D. AND DEPTH UP TO 10', 20' FOR PIPES 30"-54" I.D. AND DEPTHS UP TO 15', AND 25' FOR PIPES UP TO 54" I.D. AND DEPTH GREATER THAN 15'. PROPOSED EASEMENTS FOR PRIVATE DRAINAGE SYSTEMS WILL ALLOW FOR ADEQUATE MAINTENANCE.</p>	12/21/2009
Utility location	<p>Old Code 8.2.5.a(2)(a)</p> <p>New Code Detail TS-006</p>	LOCATION MAY VARY, BUT ALL UTILITIES MUST REMAIN WITHIN THE RIGHT-OF WAY OR UTILITY EASEMENTS.	12/21/2009
Buffers/Landscape Buffers  <b>C-1 is not in the LDC, applicant needs to clarify</b>	<p>Old Code 8.2.10</p> <p>New Code 6.8.6.K.</p>	<p><u>TYPE "A"</u> - 20' WIDE, 5 TREES/100 LF, DOUBLE STAGGERED HEDGE ROWS 60" TALL W/IN 2 YRS PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS GROWTH W/6' HIGH PVC FENCE</p> <p><u>TYPE "C"</u> - 15' WIDE, 5 TREES/100 LF, DOUBLE STAGGERED HEDGE ROWS 60" TALL W/IN 2 YRS PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS GROWTH</p> <p><u>TYPE "C-1"</u> - 10' WIDE, DOUBLE STAGGERED HEDGE ROWS 60" TALL W/IN 2 YRS PROVIDING CONTINUOUS VISUAL SCREENING AFTER 2 YRS GROWTH</p>	12/21/2009
Corner Radii at Intersections	<p>Old Code 8.2.5.a(5)</p> <p>New Code 6.12.9.J.</p>	PROVIDE 25 FT FOR EDGE OF PAVEMENT RADII AND 23 FT FOR R/W RADIUS AT INTERSECTIONS ON ALL RESIDENTIAL ROADWAYS. LARGER RADII ON COLLECTOR ROADS TO COMPLY WITH LDC.	12/21/2009
Private Road - Minimum Right-of-Way Width	<p>Old Code 8.2.5.a(1)(a)iv</p> <p>New Code 6.12.2 Table 6.12-1</p>	PROVIDE A COMBINATION OF RIGHT OF WAY AND EASEMENTS TO TOTAL 60 FT FOR ALL RESIDENTIAL ROADWAYS WITHIN DEVELOPMENT. ROAD R/W NOT TO BE LESS THAN THE PAVEMENT WIDTH PLUS 4 FT ON EITHER SIDE.	12/21/2009
Right-of-Way Dedication	<p>Old Code 8.2.5.a(2)(b)</p> <p>New Code 6.12.9.E.</p>	<p>NO R/W DEDICATION REQUIRED ON INTERNAL/RESIDENTIAL ROADWAYS. ALL OTHER ROADWAYS ARE TO PROVIDE R/W DEDICATION IN ACCORDANCE WITH PREVIOUSLY APPROVED MASTER CORRIDOR MAP.</p> <p>MASTER CORRIDOR ROADWAYS WILL BE PROVIDED AS PUBLIC RIGHT-OF-WAYS AS APPROVED ON THE MASTER CORRIDOR PLAN APPROVED MARCH 10, 2025, WITH ANY ADJUSTMENTS THAT HAVE BEEN MADE TO THAT PLAN.</p>	12/21/2009

### **PREVIOUSLY APPROVED WAIVERS FOR OTOW DRI**

Section/Quarter Section Line Roads	<p>Old Code 8.2.5.a(1)(2)(d)(ii)</p> <p>New Code 6.11.4.C.(1)</p>	<p>NO R/W DEDICATION REQUIRED ON INTERNAL/RESIDENTIAL ROADWAYS. ALL OTHER ROADWAYS ARE TO PROVIDE R/W DEDICATION IN ACCORDANCE WITH PREVIOUSLY APPROVED MASTER CORRIDOR MAP.</p> <p>MASTER CORRIDOR ROADWAYS WILL BE PROVIDED AS PUBLIC RIGHT-OF-WAYS AS APPROVED ON THE MASTER CORRIDOR PLAN APPROVED MARCH 10, 2025, WITH ANY ADJUSTMENTS THAT HAVE BEEN MADE TO THAT PLAN.</p>	12/21/2009
Decorative Posts/Posts for Regulatory and Warning Signs	<p>Old Code Appendix B LDC Detail 29</p> <p>New Code Detail TS 031-032</p>	ALL DECORATIVE, REGULATORY AND WARNING SIGN POSTS WILL BE ALUMINUM ROUND POSTS IN LIEU OF STEEL "U" CHANNEL POSTS PROVIDING ALL SIGNAGE COMPLIES WITH MUTCD REQUIREMENTS FOR SHAPE, COLOR AND SIZE AND ALL SIGN SUPPORTS MEET FDOT STANDARDS FOR BREAKAWAY.	12/21/2009
Centerline Radii	<p>Old Code 8.2.5.a.13</p> <p>New Code 6.12.9(K)</p>	PROVIDE FOR MINIMUM CENTERLINE RADII ON ALL RESIDENTIAL ROADWAYS CORRESPONDING TO A DESIGN SPEED AS LISTED IN TABLE 16-3 OF THE FLORIDA GREENBOOK. IF NECESSARY, ADVISORY SIGNS AT EACH CURVE WILL BE POSTED.	12/21/2009
Cul-de-Sacs and Dead Ends	<p>Old Code 8.2.5.a(3)(a)</p> <p>New Code 6.12.9(G)</p>	PROVIDING A MINIMUM OF A 40 FT RADIUS FOR ALL CUL-DE-SACS ALLOWING 6 FT OF THE PAVEMENT TO BE LOCATED WITHIN THE EASEMENT ON RESIDENTIAL STREETS. "NO PARKING" SIGNAGE TO BE INSTALLED IN CUL-DE-SAC.	01/04/2010
Off Street Parking	<p>Old Code 8.2.5.a(6)</p> <p>New Code 6.11.8(B)(1)</p>	WHEN GOLF CART SPACES ARE PROPOSED, 25% OF CALCULATED SPACES MAY BE DESIGNATED FOR GOLF CART PARKING ONLY AND WILL BE INCLUDED IN TOTAL PARKING TO MEET LDC REQUIREMENTS. APPLICABLE TO RECREATIONAL AND COMMUNITY FACILITIES WITHIN OTOW DEVELOPMENTS ONLY.	12/21/2009
Cross Sections	<p>Old Code 8.2.4</p> <p>New Code 6.12.5(A)</p>	FOR SUBDIVISION AND ROADWAY CONSTRUCTION PROJECTS, CROSS SECTIONS MAY BE ELIMINATED WITH SUFFICIENT CONSTRUCTION INFORMATION BEING DEPICTED ON PLAN AND PROFILE VIEWS AND TYPICAL SECTIONS.	12/21/2009
Private Road Status	<p>Old Code 8.2.5.a(1)(a)</p> <p>New Code 6.12.9.E.</p>	PRIVATE ROAD STATUS FOR ALL ROADS NOT DESIGNATED AS PUBLIC RIGHTS OF WAY ON THE PREVIOUSLY APPROVED OTOW MASTER CORRIDOR MAP SUBMITTAL DATE MARCH 10, 2025. MAJOR CORRIDORS AS REFLECTED ON THE CORRIDOR MAP TO BE DEDICATED TO THE PUBLIC EITHER AS RIGHT-OF-WAY DEDICATIONS OR BY MARION COUNTY PUBLIC ACCESS EASEMENT.	12/21/2009

# REZONING TO PUD ROUTE SHEET

## \*\*WITH MASTER PLAN\*\*

TO:	<u>  X  </u> STORMWATER	<u>  X  </u> 911
	<u>  X  </u> DEVELOPMENT REVIEW	<u>  X  </u> HEALTH
	<u>  X  </u> TRAFFIC	<u>  X  </u> FIRE
	<u>  X  </u> ROW ACQUISITION	<u>  X  </u> LANDSCAPE
		<u>  X  </u> PLANNING
		<u>  X  </u> UTILITIES
		<u>  X  </u> ZONING

FROM: DEVELOPMENT REVIEW

**\*\*MARK YOUR COMMENTS AS YOU WOULD FOR A TYPICAL PLAN REVIEW. THE MASTER PLAN WILL COME BACK AS A RESUBMITTAL TO ADDRESS COMMENTS.\*\***

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1. PROJECT NAME: BAY LAUREL PUD @ OTOW - MASTER PLAN
2. FIRM/ENGINEER: ON TOP OF THE WORLD /
3. PHONE NUMBER:
4. PROJECT/AR NUMBER: 2004060042 #32319
5. TODAY'S DATE: December 24, 2024
6. DATE COMMENTS ARE TO BE RETURNED: January 7, 2025

\*\*\*\*\*

### REVIEWER PLEASE COMPLETE THE FOLLOWING

\*\*\*\*\*

- NO COMMENTS
- COMMENTS NO RESPONSE REQUIRED
- COMMENTS RESPONSE REQUIRED

SIGNED BY: \_\_\_\_\_

DATE: \_



December 20, 2024

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

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

## Rezoning

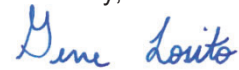
The Added Parcel's current future land use designation is Medium Residential and the current zoning classification is A-1. The intended use of the Added Parcel is a residential development to be called Melody Preserve. The Added Parcel will draw from Bay Laurel PUD's existing entitlements to develop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

The following items are included with the submittal for review:

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

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

Sincerely,



Gene B. Losito, P.E.

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

K:\OCA\_Civil\242248009-Melody Preserve\doc\Lmc241220gbl - PUD.docx



## Marion County Board of County Commissioners

### Office of the County Engineer

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

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: December 18, 2024

### A. PROJECT INFORMATION:

Project Name: Bay Laurel PUD Master Plan Amendment

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

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

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

Type of Plan: MASTER PLAN

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

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

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

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



#### Engineer:

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

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

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

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



#### Surveyor:

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

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

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

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

#### Property Owner:

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

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

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

Email address: LD\_permits@colenbuilt.net

#### Developer:

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

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

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

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

Revised 6/2021

Empowering Marion for Success

marionfl.org



**Marion County  
Board of County Commissioners**

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

**STAFF/OFFICE USE ONLY**

Case No.:	
AR No.:	
PA:	

**PARCEL ACCOUNT NUMBERS:** 35474-000-00

**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

**With: Concept Plan**        **Master Plan** X

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

A-1

**Property Address:** 8445 SW 80th Street, Ocala, FL 34481

**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:** 44.25 AC ADDED TO **Maximum Proposed Residential Units:** 0 - Additional  
PUD; 837.0 AC TOTAL ( # SFR 2,552 # MF 399 )  
(PREVIOUSLY APPROVED)

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

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

On Top of the World Communities, L.L.C.

**Property Owner name (please print)**

8445 SW 80th Street

**Mailing Address**

Ocala, FL 34481

**City, State, Zip Code**

352-387-7480

**Phone Number (include area code)**

LD\_Permits@colerbuilt.net

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

[Signature]

**Signature\***

Kimley-Horn and Associates, Inc

**Applicant/Agent Name (please print)**

1700 SE 17th St, Suite 200

**Mailing Address**

Ocala, FL 34471

**City, State, Zip Code**

352-438-300

**Phone Number (include area code)**

ocala.permits@kimley-horn.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**

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

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[marionfl.org](http://marionfl.org)

\_\_\_\_\_ A) Application Fee:

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

\_\_\_\_\_ 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).*



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

## Detail by Entity Name

Florida Limited Liability Company  
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

### Filing Information

<b>Document Number</b>	L19000111783
<b>FEI/EIN Number</b>	59-6059413
<b>Date Filed</b>	05/01/2019
<b>Effective Date</b>	02/26/1957
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC STMNT OF AUTHORITY 21
<b>Event Date Filed</b>	06/04/2024
<b>Event Effective Date</b>	NONE

### Principal Address

8445 SW 80TH STREET  
OCALA, FL 34481

Changed: 06/25/2019

### Mailing Address

8445 SW 80TH STREET  
OCALA, FL 34481

Changed: 06/25/2019

### Registered Agent Name & Address

COLEN & WAGONER, P.A.  
1756 N. BELCHER RD  
CLEARWATER, FL 33765

Name Changed: 03/02/2022

Address Changed: 03/02/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title PRESIDENT

COLEN, KENNETH D  
8445 SW 80TH STREET  
OCALA, FL 34481

Title VP/CHIEF FINANCIAL OFFICER/SEC./TRE

WOOLBRIGHT, C. GUY  
8445 SW 80TH STREET  
OCALA, FL 34481

Title ASSISTANT TREASURER

COLEN, ROBERT L  
8445 SW 80TH STREET  
OCALA, FL 34481

Title ASSISTANT SECRETARY

SORIANO, PATRICIA  
8445 SW 80TH STREET  
OCALA, FL 34481

Title Exec VP, COO

Massarella-Aiosa, Linda  
8445 SW 80TH STREET  
OCALA, FL 34481

#### Annual Reports

Report Year	Filed Date
2023	01/31/2023
2024	02/14/2024
2024	04/10/2024

#### Document Images

<a href="#">06/04/2024 -- CORLCAUTH</a>	<a href="#">View image in PDF format</a>
<a href="#">04/10/2024 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/14/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">10/02/2023 -- AMENDED ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/02/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">07/01/2019 -- CORLCCAUTH</a>	<a href="#">View image in PDF format</a>
<a href="#">06/25/2019 -- LC Amendment</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/2019 -- CORLCAUTH</a>	<a href="#">View image in PDF format</a>
<a href="#">05/01/2019 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

Florida Department of State, Division of Corporations

Prepared by  
Jennifer Langdon, an employee of  
**First American Title Insurance Company**  
2301 Maitland Center Parkway, Suite 450  
Maitland, Florida 32751  
(407)691-5200

Return to: Grantee

File No.: 2021-110070008E

## **WARRANTY DEED**

This indenture made on **October 5<sup>th</sup>**, 2023 A.D., by

**WEC Ocala LLC, a Washington limited liability company**

whose address is: **3950 Fairview Industrial Dr. SE, Suite 240, Salem, OR 97302**  
hereinafter called the "grantor", to

**On Top of the World Communities, L.L.C., a Florida limited liability company**

whose address is: **8445 SW 80TH ST OCALA, FL 34481**  
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$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**, to-wit:

The SW 1/4 of the SW 1/4 of Section 7, Township 16 South, Range 21 East, Marion County, Florida.

Parcel Identification Number:

**Subject to** all reservations, covenants, conditions, restrictions and easements and other matters of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**To Have and to Hold**, the same in fee simple forever.

**And** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2022, and all reservations, covenants, conditions, restrictions, easements and other matters of record and all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

WEC Ocala LLC, a Washington limited liability company

By: Harvest Management Services Corp., a Washington corporation, Its Manager

By: [Signature]

Name: Norman L. Brenden

Title: President

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature

Print Name: Robin R. Goins

[Signature]  
Witness Signature

Print Name: Jill Henry

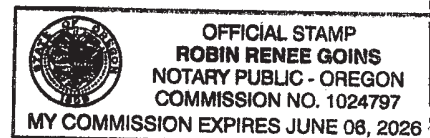
State of Oregon

County of Marion

**The Foregoing Instrument Was Acknowledged** before me by means of ☒ physical presence or ☐ online notarization, on October 2, 2023, by **Norman L. Brenden as President of Harvest Management Services Corp the manager of WEC Ocala LLC, a Washington limited liability company**, existing under the laws of the State of **Washington**.

[Signature]  
Notary Public for the State of Oregon

Robin Renee Goins  
(Printed Name)



My Commission expires: June 06, 2026

{Notarial Seal}

Personally Known ☒ OR Produced Identification ☐  
Type of Identification Produced a valid driver's license

Jimmy H. Cowan, Jr., CFA

# Marion County Property Appraiser



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

## 2024 Property Record Card Real Estate

35474-000-00

[GOOGLE Street View](#)

Prime Key: 876607

[MAP IT+](#)

### [Property Information](#)

ON TOP OF THE WORLD COMMUNITIES LLC  
8445 SW 80TH ST  
OCALA FL 34481-9117

[Taxes / Assessments:](#) \$22,464.10

Map ID: 130

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 99

Acres: 40.00

[More Situs](#)

Situs: Situs: 7875 SW 80TH ST OCALA

### [Current Value](#)

Land Just Value	\$1,424,000
Buildings	\$0
Miscellaneous	\$6,065
Total Just Value	\$1,430,065
Total Assessed Value	\$1,430,065
Exemptions	\$0
Total Taxable	\$1,430,065

[Ex Codes:](#)

### [History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,424,000	\$0	\$6,065	\$1,430,065	\$1,430,065	\$0	\$1,430,065
2023	\$910,000	\$0	\$6,065	\$916,065	\$571,102	\$0	\$571,102
2022	\$618,800	\$0	\$6,065	\$624,865	\$519,184	\$0	\$519,184

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">8163/0323</a>	10/2023	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$3,000,000
<a href="#">4802/0743</a>	05/2007	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$2,004,800
<a href="#">2028/0521</a>	04/1994	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$150,000
<a href="#">D368/0547</a>	12/1958	07 WARRANTY	0	U	V	\$100

Property Description

SEC 07 TWP 16 RGE 21  
SW 1/4 OF SW 1/4

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		.0	.0	A1	40.00	AC	40,000.0000	1.00	0.89	1.00	1,424,000	1,424,000
9994		.0	.0	A1	1.00	UT	.0000	1.00	1.00	1.00		
Neighborhood 8371 - TR 16/21 AC MKT 7 N OF SR 200											Total Land - Class \$1,424,000	
Mkt: 7 70											Total Land - Just \$1,424,000	

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	2.00	UT	99	1994	2	0.0	0.0
256 WELL 1-5 BTH	1.00	UT	99	1994	3	0.0	0.0
105 FENCE CHAIN LK	960.00	LF	20	1994	3	0.0	0.0
159 PAV CONCRETE	2,840.00	SF	20	1995	3	0.0	0.0
112 FENCE WIRE/BD	860.00	LF	10	1990	3	0.0	0.0
114 FENCE BOARD	320.00	LF	10	1990	3	0.0	0.0
							Total Value - \$6,065

Appraiser Notes

NO ACCESS BUT APPEARS VACANT

Planning and Building\*\* Permit Search \*\*

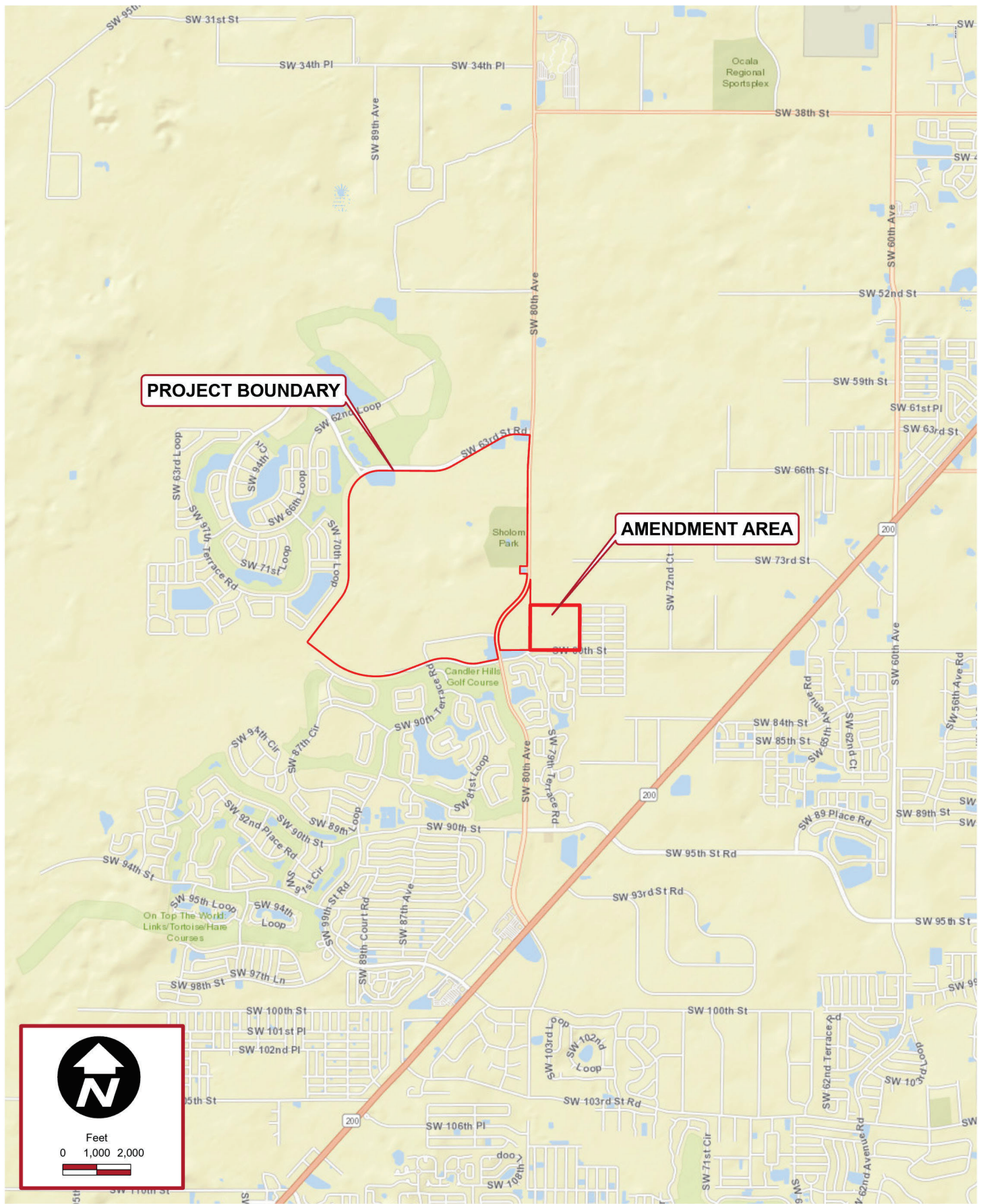
Permit Number	Date Issued	Date Completed	Description
071523	7/1/1999	10/1/1999	ROM
MA98046	8/1/1995	-	EPB
MA95842	6/1/1995	-	POOL
MA80917	7/1/1994	-	MH
MA78734	5/1/1994	-	MH

[Cost Summary](#)

Buildings R.C.N.	\$0	3/29/2000
Total Depreciation	\$0	
Bldg - Just Value	\$0	
Misc - Just Value	\$6,065	3/11/2011
Land - Just Value	\$1,424,000	3/15/2024
Total Just Value	\$1,430,065	.

**Bldg Nbr****RCN****Depreciation****Depreciated**

K:\OCA\_Civil\242248009-Melody Preserve\GIS\GIS EXHIBITS.aprx - 10/29/2024 1:43 PM - Grace Ergle



**Kimley»Horn**

© 2024 Kimley-Horn and Associates, Inc.  
1700 SE 17th Street, Suite 200, Ocala, FL 34471  
Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

LOCATION MAP

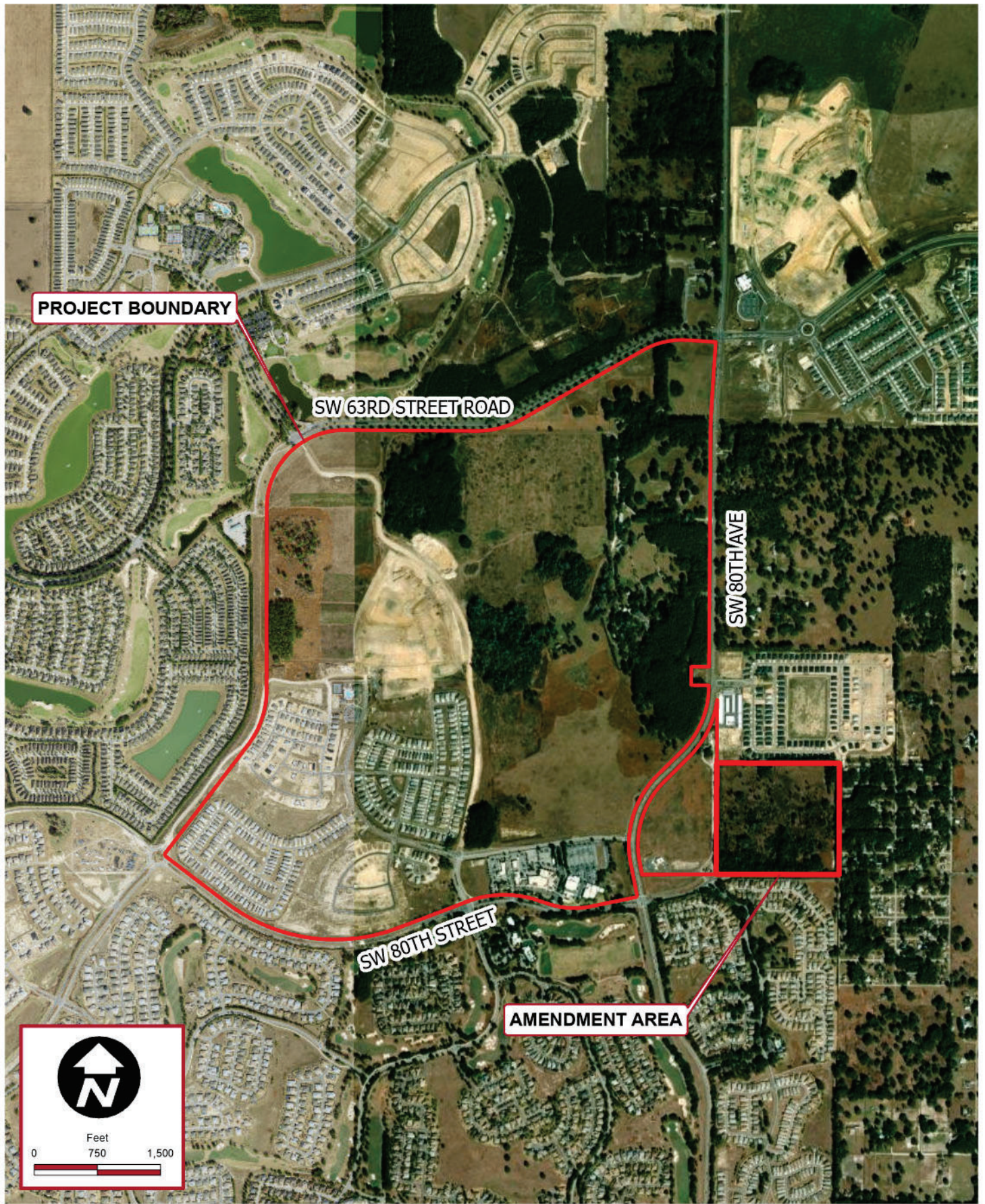
BAY LAUREL PUD  
MARION COUNTY, FL

Scale: As Noted

Project No.:242248009

November 2024

Figure 1



**Kimley»Horn**

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Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

AERIAL MAP

BAY LAUREL PUD  
MARION COUNTY, FL

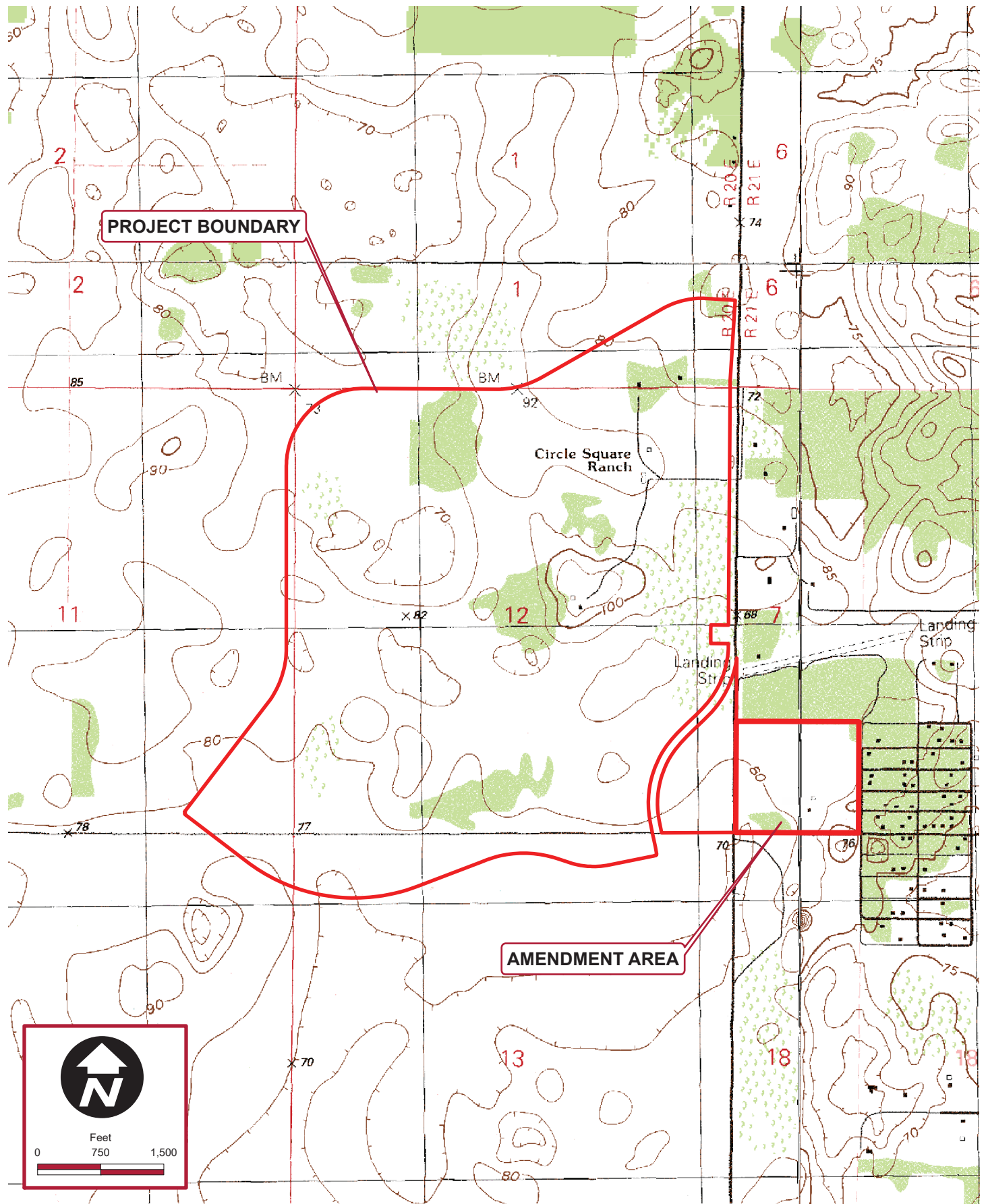
Scale: As Noted

Project No.: 242248009

November 2024

Figure 2

K:\OCA\_Civil\242248009-Melody Preserve\GIS\GIS EXHIBITS.aprx - 11/15/2024 10:44 AM - Grace Engle



**Kimley»Horn**

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Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

QUADRANGLE MAP

BAY LAUREL PUD  
MARION COUNTY, FL

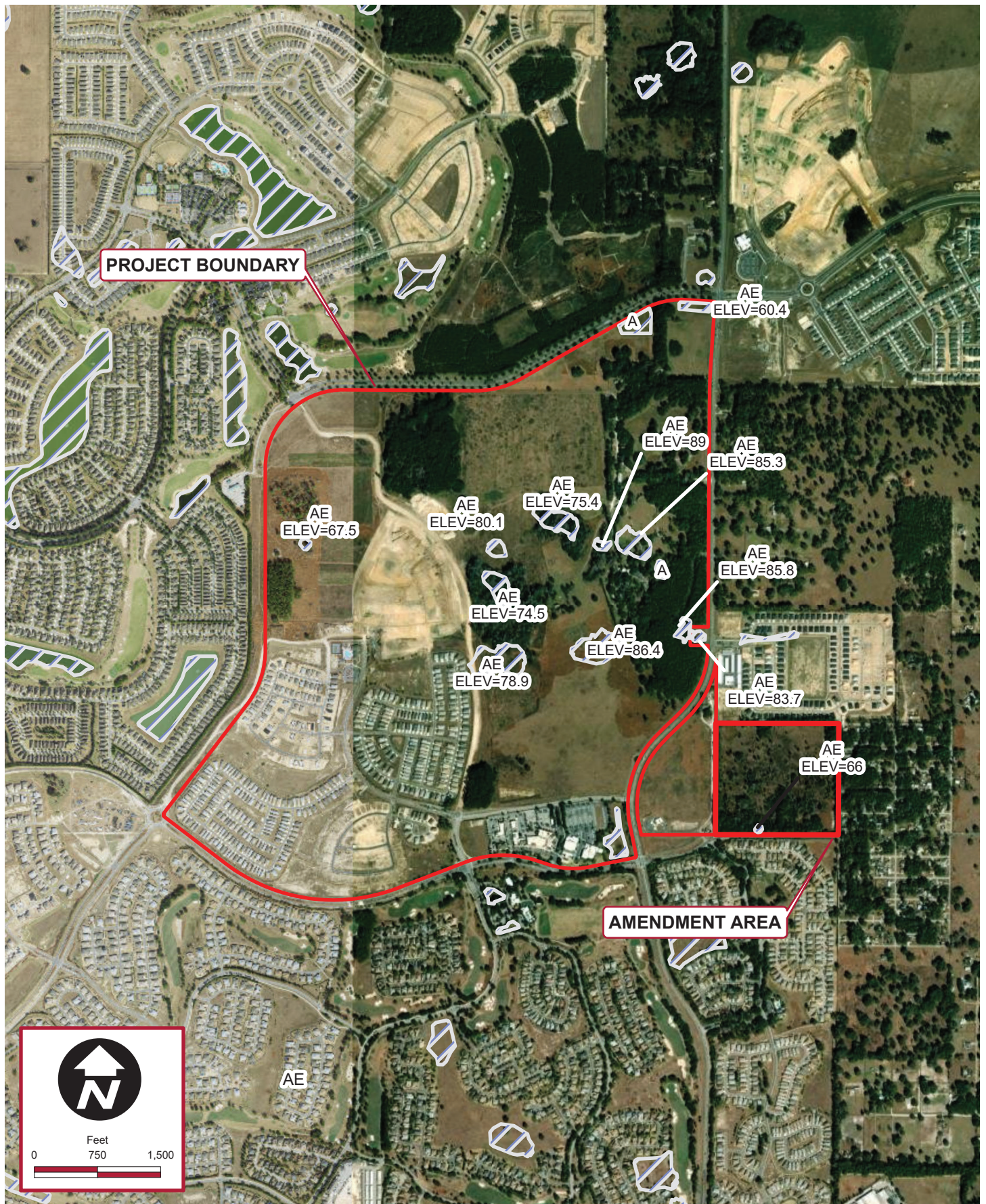
Scale: As Noted

Project No.: 242248009

November 2024

Figure 3

K:\OCA\_Civil\242248009-Melody Preserve\GIS\GIS EXHIBITS.aprx - 11/15/2024 9:42 AM - Grace.Egile



**Kimley»Horn**

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Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

FEMA MAP

BAY LAUREL PUD  
MARION COUNTY, FL

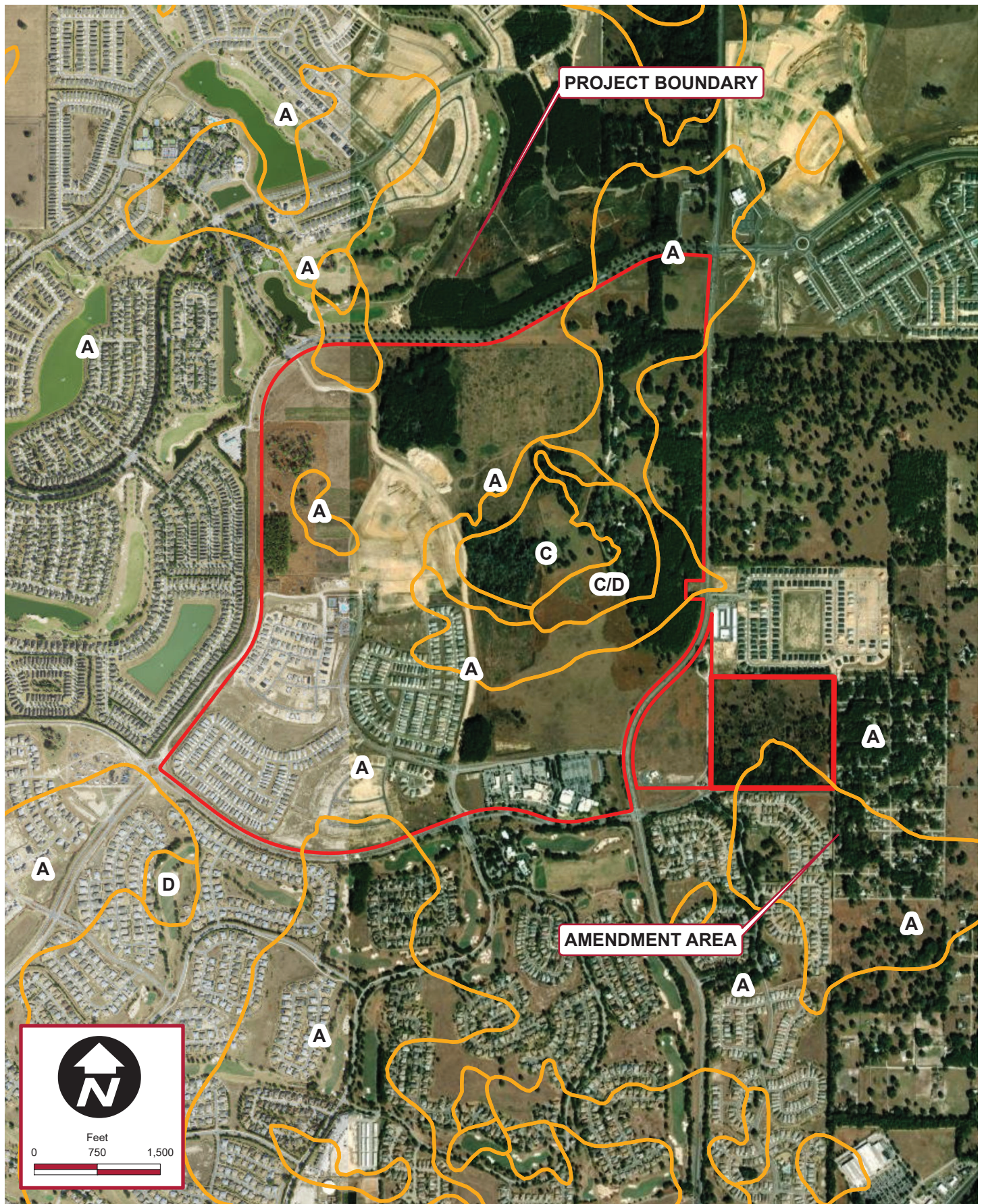
Scale: As Noted

Project No.: 242248009

November 2024

Figure 4

K:\OCA\_Civil\242248009-Melody Preserve\GIS\GIS EXHIBITS.aprx - 11/15/2024 9:45 AM - Grace.Egile



**Kimley»Horn**

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Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

SOIL MAP

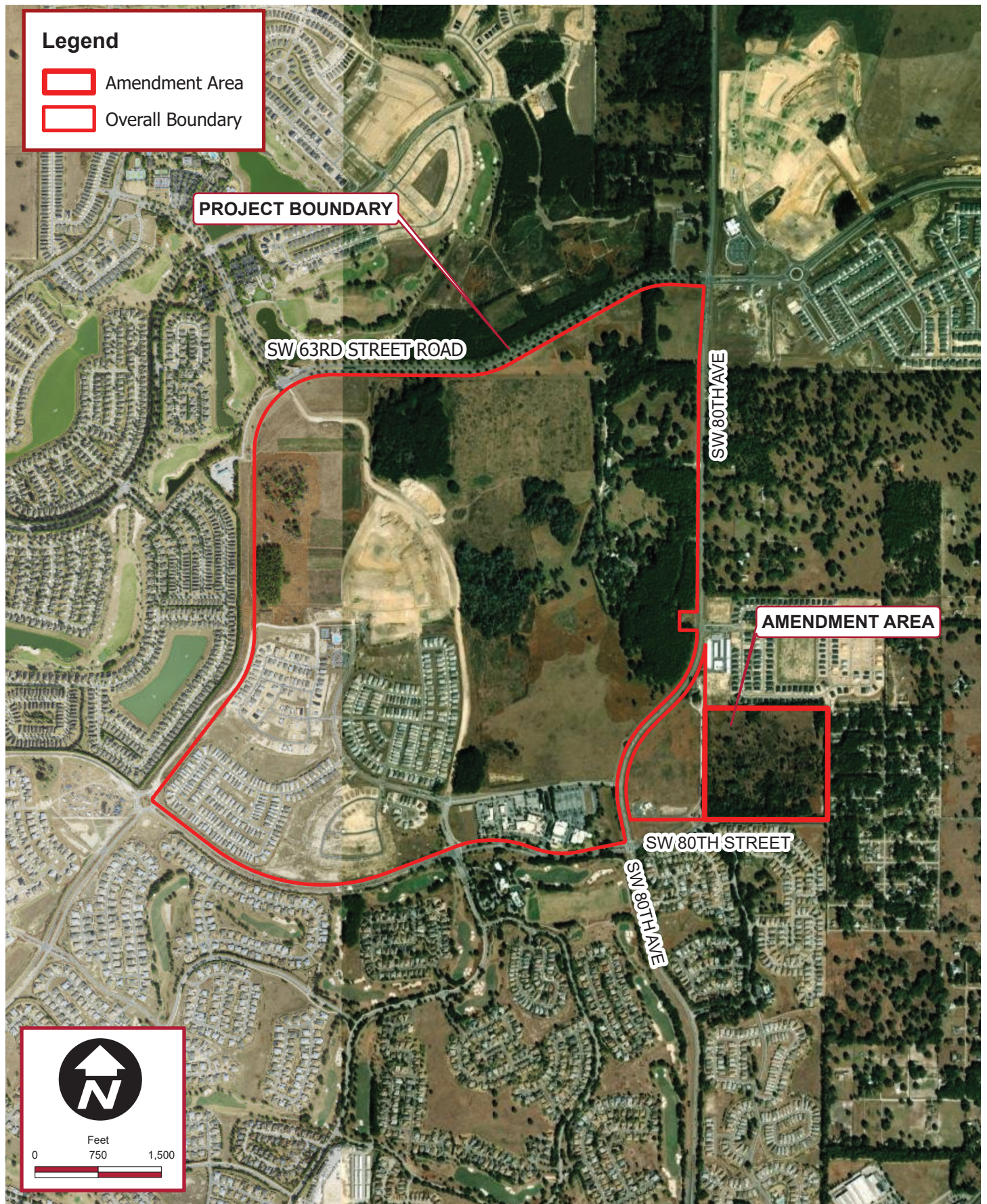
BAY LAUREL PUD  
MARION COUNTY, FL

Scale: As Noted

Project No.: 242248009

November 2024

Figure 5



**Kimley»Horn**

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1700 SE 17th Street, Suite 200, Ocala, FL 34471  
Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

NATIONAL WETLAND INVENTORY MAP

BAY LAUREL PUD  
MARION COUNTY, FL

Scale: As Noted

Project No.: 242248009

November 2024

Figure 6

8.2.15.3.b.3.d DETAIL 29 - DECORATIVE POSTS FOR REGULATORY AND WARNING SIGN	12/21/2009
8.2.9(6) - MINIMUM DRAINAGE EASEMENT	12/21/2009
8.2.5(a)(6) - UTILITY LOCATIONS	12/21/2009
8.2.10 - BUFFERS/LANDSCAPE BUFFERS	12/21/2009
8.2.5(a) - CORNER RADI AT INTERSECTIONS	12/21/2009
8.2.5(a)(6) - PRIVATE ROAD MINIMUM RIGHT OF WAY WIDTH	12/21/2009
8.2.5(a)(12)(6) - SECTION/QUARTER SECTION LINE READS	12/21/2009
8.2.5(a) - CENTERLINE RADI	12/21/2009
8.2.8(a)(3) - CUL DE SACS AND DEAD ENDS	01/04/2010
8.2.5(a)(6) - OFF STREET PARKING	12/21/2009
8.2.4 - CROSS SECTIONS	12/21/2009
8.2.5(a)(1) - PRIVATE ROAD STATUS	12/21/2009
8.2.9(a)(6) - RETENTION BASIN SIGNS	12/10/2012
8.19.42 - IMPROVEMENTS	09/04/2018
6.13.4 - STORMWATER QUALITY CRITERIA	09/12/2010
6.12.12.e and 6.12.12.n - SIDEWALKS AND SIDEWALK FEE	05/24/2025

2.4.2 (Pages 4 & 14) DEVELOPER REQUESTS WAIVER FOR ALLOWING USE OF GRASS OVERFLOW PARKING.	11/01/2004
TABLE 8-5 GOLF CART PARKING	11/01/2004
TABLE 8-5 WAREHOUSE	11/01/2004
TABLE 8-5 SHOPPING CENTERS PARKING	11/01/2004
WAIVER REQUESTED FOR DELETION OF REQUIRED DEDICATIONS ALONG SECTION AND QUARTER SECTION LINES THAT EXTEND ACROSS THE SITE.	11/01/2004
8.2.6.a(7) LOADING AREA 20' WIDE ONE WAY	11/01/2004
8.2.6.a(2)(d) SECTION/QUARTER SECTION LINE ROADS	11/01/2004
8.2.6.c(1) PARKING AREA	11/01/2004
8.2.3.a(1)(a) MASTER PLAN	11/01/2004
8.2.10K LANDSCAPE PLAN	11/08/2004
APPENDIX B DETAIL 29	11/01/2004

1. THERE ARE NO OPEN WATER BODIES OR WETLANDS WITHIN THE BOUNDARY OF THIS REZONING  
2. THE PROPOSED RETENTION AREAS ARE IN ACCORDANCE WITH THE MARION COUNTY LAND USE  
3. DEVELOPMENT CODE AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.  
4. TREE LOCATIONS ARE NOT SHOWN HEREON. TREES SHALL BE LOCATED IN ACCORDANCE WITH THE  
5. MARION COUNTY LAND USE DEVELOPMENT CODE AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CRITERIA.  
6. WATER AND SEWER SERVICE ARE BEING PROVIDED BY THE BAY LAUREL CENTER COMMUNITY  
7. WATER AND SEWERAGE SYSTEM.  
8. A COMMUNITY DEVELOPMENT DISTRICT OR PROPERTY OWNERS' ASSOCIATION WILL OWN AND BE  
9. RESPONSIBLE FOR MAINTAINING ALL DRAINAGE RETENTION AREAS & COMMON AREAS.  
10. THERE ARE NO OTHER RETENTION AREAS WITHIN THE BOUNDARY OF THIS REZONING. SOUTHWEST  
11. FLORIDA WATER MANAGEMENT DISTRICT ENVIRONMENTAL RESOURCE PERMITS AND STATE OF FLORIDA  
12. DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMITS SHALL BE OBTAINED PRIOR TO CONSTRUCTION.  
13. THERE ARE NO KNOWN HISTORICAL STRUCTURES OR AREAS THAT WILL BE IMPACTED BY PROPOSED  
14. DEVELOPMENT.  
15. ALL DEVELOPMENT COVERED BY THIS MASTER PLAN SHALL COMPLY WITH THE PROVISIONS OF THE BAY  
16. LAUREL PUD AND THE MARION COUNTY DEVELOPMENT CODE WHERE PROVISIONS CONFLICT. THE BAY  
17. LAUREL PUD SHALL PREPARE AND MAINTAIN THE MASTER PLAN.  
18. ALL CONSTRUCTION PERFORMED WITHIN THE MARION COUNTY RIGHT-OF-WAY REQUIRES A  
19. RIGHT-OF-WAY PERMIT.  
20. ALL DISTURBED AREAS WITH COUNTY RIGHT OF WAY SHALL BE RESTORED & SODDED.  
21. ALL PROPOSED STREETS SHOWN HEREON SHALL BE PRIVATE EXCEPT EXISTING SOUTHWEST 80TH  
22. STREET, WEST 81ST STREET AND WEST 82ND STREET.  
23. THIS SITE LIES WITH FLOOD ZONE "X," ACCORDING TO FEDERAL EMERGENCY MANAGEMENT  
24. AGENCY (FEMA) 1-FLORIDA RAINFALL RATE MAP - COMMUNITY PANELS 1283508682 AND 1283507032  
25. EFFECTIVE DATE APRIL 19, 2017.  
26. TOPOGRAPHIC INFORMATION PROVIDED BY JCH CONSULTING GROUP, INC. SURVEY DATE: 09-23-23  
27. PROJECT NO. F-13-0193-0001  
28. REFERENCE TO THE BAY LAUREL PUD MASTER PLAN AND DEVELOPMENT STANDARDS FOR LOT SIZES,  
29. TRAILERS, COMMERCIAL DEVELOPMENT, AND OTHER DEVELOPMENT TYPES.  
30. ROADWAY ALIGNMENTS AND DRA LOCATIONS ARE CONCEPTUAL AND SUBJECT TO FINAL DESIGN.  
31. ALL VEHICLE/RECREWAY ACCESS SHALL BE PROVIDED BY THE INTERNAL STREET SYSTEM DIRECT  
32. TO THE PROPERTY ACCESS. ACCESS TO THE PROPERTY SHALL BE LIMITED TO ONE DRIVEWAY AND IS  
33. PROHIBITED.  
34. THE DEVELOPMENT OF THE PROPERTY WITHIN THE OTW DR, AS SHOWN ON THIS MASTER PLAN, IS  
35. SUBJECT TO THE TERMS AND CONDITIONS OF THE AMENDED AND REZONED DEVELOPMENT ORDER  
36. FOR TOP OF THE WORLD DEVELOPMENT OF REGIONAL, IMPACTED (AR) AS MAY BE AMENDED FROM  
37. THE ORDER. THE ORDER IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORDER. THE ORDER  
38. REFERENCE MARION COUNTY OFFICIAL RECORD BOOKPAGES 69451-390-1420; AND 695487-497. ALL  
39. REFERENCES WITHIN THIS PUD SHALL BE TO THE ORDER. THE ORDER IS SUBJECT TO THE TERMS AND  
40. CONDITIONS OF THE ORDER. THE ORDER IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ORDER.  
41. PROVIDED THE ENTITLEMENTS ARE DRAWN DOWN FROM THE VESTED OTW DR ENTITLEMENTS.

OWNER/APPLICANT: ON TOP OF THE WORLD COMMUNITIES, L.L.C. 8445 SW 36TH STREET ROAD OCALA, FL 33481 (352) 387-7480	SURVEYOR: JCR CONSULTING GROUP, INC. 3126 NW BLITCHTON ROAD OCALA, FLORIDA, 34475 (352) 405-1482	ENVIRONMENTAL: BREEDLOVE, DENNIS & ASSOCIATES, INC. 330 W. CANTON AVENUE WINTER PARK, FL 32789 (407) 877-1882
CIVIL ENGINEERING CONSULTANT: KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 (352) 438-3300	GEOTECHNICAL ENGINEER: GEO-TECH, INC. 1015 E. W. 3RD AVENUE OCALA, FLORIDA 34471 (352) 694-7711	

**DECEMBER 2024**



PROJECT  
LOCATION

[illegible]

DESCRIPTION: A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MIAMI COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 12, AND OF BEGINNING, RUN THENCE ALONG THE SOUTHWEST CORNER OF SAID SECTION 12, 5.89' N 87° 57' 59" E, 108.27 FEET TO A POINT; THENCE RIGHT ANGLE TO A POINT 5.00' SOUTH, BEING THEREALONG SAID EASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING FOUR (4) COURSES: 1) N 11° 30' 48" E, 143.93 FEET TO A POINT ON A CURVE; 2) NORTHERLY, 1065.61 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1073.00 FEET AND A CENTRAL ANGLE OF 56° 54' 10" E, BEARING THEREALONG SAID EASTERLY RIGHT-OF-WAY LINE, 1065.61 FEET TO A POINT; 3) N 67° 57' 59" E, 1022.35 FEET; 4) N 45° 23' 51" E, 395.24 FEET TO A POINT ON A CURVE; 4) NORTHEASTERLY, 921.36 FEET ALONG THE ARC OF A CURVE HAVING A RADIUS OF 1173.00 FEET AND A CENTRAL ANGLE OF 40° 40' 10" (CHORD BEARING N 22° 53' 50" E, 897.86 FEET); 5) S 89° 16' 15" E, 0.57 FEET TO A POINT ON A CURVE HAVING A RADIUS OF 1173.00 FEET AND A CENTRAL ANGLE OF 40° 40' 10" (CHORD BEARING N 48° 16' 15" E, 192.36 FEET); 6) S 80° 19' 58" E, 2219.54 FEET TO THE POINT OF BEGINNING, CONTAINING 27,390 ACRES, MORE OR LESS.

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

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

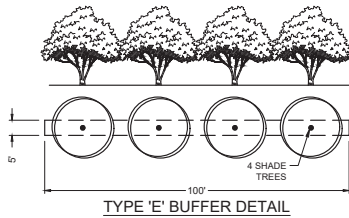
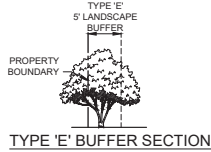
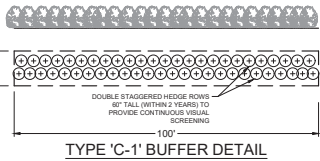
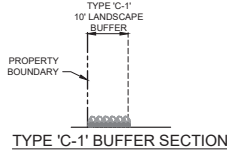
**Kimley»Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471  
PHONE: 352-438-0000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 35166

JD  
RLD  
.C.  
FLORIDA

SHEET NUMBER  
C01

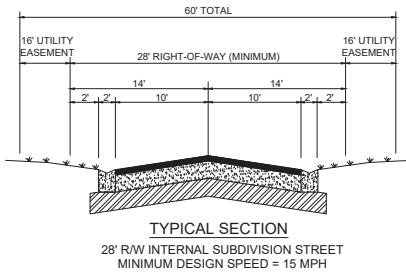
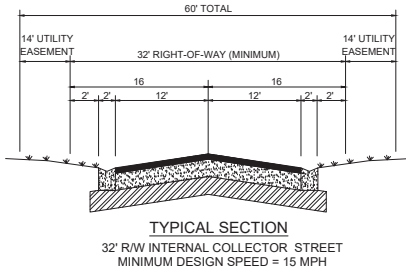
BAY LAUREL PUD - MASTER PLAN





NOTES:

1. EXISTING VEGETATION SHALL BE PRESERVED WHERE PRACTICAL. EXISTING VEGETATION SHALL COUNT TOWARDS SHRUB AND TREE REQUIREMENTS WHERE PRESERVED. ALL NUISANCE VEGETATION SHALL BE REMOVED AND SUPPLEMENTED WITH PLANTINGS AS NEEDED.



BAY LAUREL PUD DENSITY TABLE

LAND USE	DENSITY	ACREAGE
RESIDENTIAL (SINGLE FAMILY)	2,552 UNITS	621.0 ±
RESIDENTIAL (MULTI-FAMILY)	399 UNITS	44.7 ±
AMENITY	N/A	5.1 ±
PARK, OPEN SPACE	N/A	75.6 ±
ROAD RIGHT-OF-WAY	N/A	43.2 ±
COMMERCIAL	801,000 SF	47.4 ±
TOTAL	2,951	837.0 ±
TOTAL UNITS/AC (LESS COMMERCIAL):		3.74 UNITS

**Kimley-Horn**  
© 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
1710 DE 17TH STREET, SUITE 100, FORT LAUDERDALE, FL 33301  
WWW.KIMLEY-HORN.COM REGISTRY NO. 20198

KIMLEY-HORN PROJECT  
24224507  
DATE  
DECEMBER 2024  
SCALE  
AS SHOWN  
DESIGNED BY  
KHA  
DRAWN BY  
CWA  
CHECKED BY  
GIL  
DATE  
LISE BRUND LOFTO / P.E.  
FLORIDA LICENSE NUMBER  
75547

DETAILS

BAY LAUREL PUD  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, L.L.C.  
MARION COUNTY  
FLORIDA

SHEET NUMBER  
C03

BAY LAUREL PUD - MASTER PLAN

# **BAY LAUREL PUD MASTER PLAN AND DEVELOPMENT STANDARDS**

## **GENERAL COMMERCIAL AND RESIDENTIAL REQUIREMENTS**

### **Section 1. Definitions for the Bay Laurel PUD:**

Accessory Building: A separate structure that is subordinate to and serves the main use of the property; such as, by way of example, a separate garage or storage building, an attached screened enclosure.

Bay Laurel Architectural Review Board (ARB): The Bay Laurel Architectural Review Board of the Circle Square Ranch Master Association, that body constituted by the Developer of Circle Square Ranch 1.) to adopt or amend Master Planning and Development Criteria for the Bay Laurel Planned Development, in writing, and made available to all builders and developers doing business in the Properties, and all Members, Owners and prospective Owners of Units in the Properties, and 2.) to administer the adopted planning and development criteria. The Master Planning Criteria may include any matters considered appropriate by the Master ARB not inconsistent with the provisions of the Circle Square Ranch Master Association Declaration, including but not limited to height, size and placement of improvements, standards for water conservation and design of irrigation systems, and other matters relating, but not limited to, improvements and land uses within the Bay Laurel Planned Development, design, and construction.

Artisan Use: Premises used for the manufacture and sale of arts, crafts, handcrafted items, and handiwork.

Bay Laurel Planned Development: All lands within the Planned Development excluding the lands constituting Melody Preserve.

Block: A subset of a parcel of land designated to be subdivided into lots.

Commercial/Residential Uses: Primarily business uses with some residential uses allowed. Religious institutions are also allowed in this use designation.

Community Uses: Those structures or facilities created for the use and benefit of 1.) residents of a community development district, or 2.) members of a neighborhood association that is subject to the Circle Square Ranch Master Association or Melody Preserve Neighborhood Association, as applicable. Such uses may be held in private, Association, or Community Development District ownership.

Residential (Multi-Family): Residential development with a density of up to 16 dwelling units per acre; religious institutions and limited business uses are also allowed as provided in the General Standards.

Lot: A sub-set of a parcel intended for development or sale that may be described either by platting or by a metes and bounds description.

Residential (Single Family): Residential development with a density of 5.0 dwelling units per acre or less.

Master Association: Circle Square Ranch Master Association, Inc., a Florida corporation not for profit, its successors and assigns.

Melody Preserve: That portion of the Planned Development that is east of SW 80th Ave and identified as residential, containing approximately 71.6 acres.

Melody Preserve Architectural Review Board (ARB): The Architectural Review Board of the Melody Preserve Neighborhood Association, that body constituted by the Developer of Melody Preserve 1.) to adopt or amend Master Planning and Development Criteria for Melody Preserve, in writing, and made available to all builders and developers doing business in the Properties, and all Members, Owners and prospective Owners of Units in the Properties, and 2.) to administer the adopted planning and development criteria. The Master Planning Criteria may include any matters considered appropriate by the Melody Preserve ARB not inconsistent with the provisions of the Melody Preserve Neighborhood Association Declaration, including but not limited to height, size and placement of improvements, standards for water conservation and design of irrigation systems, and other matters relating, but not limited to, improvements and land uses within Melody Preserve, design, and construction.

Melody Preserve Neighborhood Association: Melody Preserve Neighborhood Association, Inc., a Florida corporation not for profit, its successors and assigns.

Neighborhood Association: Each corporation not for profit, condominium or cooperative association, or other incorporated or unincorporated entity, other than the Master Association, established for the purpose of exercising jurisdiction over and administering a Neighborhood.

Neighborhood: Each separate area of the Properties designated by the Developer as having separate Neighborhood status. Developer may designate any portion of the Properties as a separate Neighborhood or as an addition to a then-existing Neighborhood.

Net Floor Area (NFA): Building area less non-air-conditioned storage space, electrical and mechanical rooms, and other non-air-conditioned spaces.

Parcel: A single, undivided tract intended a) to remain intact and undivided, or b) to be subdivided into blocks and lots in the future by platting or by a metes and bounds description.

Planned Development: Those lands identified within the Bay Laurel PUD Master Plan, which contains two distinct areas: Bay Laurel Planned Development and Melody Preserve.

Public Uses: Uses that are not held in private ownership and are under the ownership or control of a Community Development District (CDD) or other governmental entity and created for the common use and benefit of residents of the CDD or the public. Uses may include schools, auditoriums, libraries, and similar public purpose structures.

## Section 2. General Standards.

### 1. Lots and Buildings:

- a. All lots shall front on a street or square.
- b. Stoops and balconies may encroach up to into the front setbacks consistent with Table 1.
- c. Two-story office and retail uses may front across the street from residential uses on roads designated as minor collectors internal to the PUD.
- d. Residential structures fronting on a square, park, or other public or community open space may front on at least 60% of the perimeter of the square, public or community open space, or park. Commercial Uses may be permitted on all Lots surrounding public or community open space.
- e. Lot and building standards, road right-of-way widths, parking requirements, and residential lot profiles are provided in Tables 1- 5, and attached drawings.

### 2. Streets & Alleys:

- a. Streets shall provide access to all tracts, parcels, blocks, and lots.
- b. There may be a continuous network of alleys to the rear of the lots.
- c. Street right-of-way and easement standards are as set forth in Table 2.

### 3. Parking:

- a. On-street parking directly fronting a lot shall be allowed and shall count toward fulfilling the parking requirement.
- b. The required number of parking spaces may be reduced by demonstrating the possibility of shared parking.
- c. Adjacent parking lots shall have internal cross access connections.
- d. Non-residential off-street parking:
  1. Standards for off-street parking for non-residential uses, including shared parking, phased parking, and loading requirements, and optional grass parking, are as provided in Table 3A.
  2. Parking requirements may be met up to 35% with overflow grass parking.

3. Up to 25% of the total off-street parking requirement may be designated for golf cart parking only and shall be counted towards meeting the minimum parking requirements.
  - e. Off-street parking requirements for residential uses are as set forth in Table 3B herein.
4. Public Use:
  - a. Uses allowed:

Public uses may include libraries, post offices, schools, child care centers, club houses, recreational facilities, museums, cultural societies, visual and performing arts, governmental and quasi-governmental offices and facilities, parks, squares, edge areas, public use buildings, streets and alleys and other similar uses approved by the Bay Laurel Architectural Review Board or Melody Preserve Architecture Review Board, as applicable.
  - b. Public Buildings:

Balconies, pergolas, porches, and colonnades shall be consistent with Table 1.
  - c. Street Frontage:

Streets fronting public uses such as squares may deviate from the street standards provided the change will enhance the public use, as determined by the Bay Laurel Architectural Review Board or Melody Preserve Architecture Review Board, as applicable.
  - d. Public Use Parking:

The Developer shall determine the provision of adequate parking for public uses that consist of or contain squares and parks based on Table 3A herein. Shared parking shall be encouraged for public uses.
5. Community Use [Not Applicable to Melody Preserve]:
  - a. Uses Allowed: Community uses include uses consistent with the definition herein, including but not limited to meeting halls, libraries, schools, child care centers, club houses, religious institutions, recreational facilities, museums, cultural societies, visual and performing arts, master or neighborhood association offices and facilities, and other similar uses approved by the Bay Laurel Architectural Review Board.
  - b. Community Streets & Alleys:

1. Streets fronting on property designated for a community use may deviate from the street standards provided the change will enhance the community use, as determined by the Bay Laurel Architectural Review Board.
- c. Community Parking:
  1. The Developer shall determine the provision of adequate parking for the various types of community buildings or uses based on Table 3A herein.
  2. Off-street parking spaces for community buildings may be located at the rear of the building. Access may be from the front.
6. Commercial/Residential [Not Applicable to Melody Preserve]:
  - a. Commercial/Residential Uses are allowed on lots or parcels, primarily for business uses including retail, restaurant, club, office uses, medical, indoor and outdoor entertainment, educational uses, storage facilities, lodging, and artisan, with residential also allowed. Other similar uses may be allowed as approved by the Bay Laurel Architectural Review Board.
  - b. Commercial/Residential Lots & Buildings:
    1. Maximum floor area shall be consistent with Table 1.
  - c. Commercial Buildings:
    1. Commercial buildings shall be set back consistent with Table 1.
  - d. Commercial/Residential Streets & Alleys:
    1. Commercial Use Lots and structures shall front on streets consistent with Table 2. When parallel parking is used it shall be 8 ft. minimum in width and may be on one or both sides of the roadway.
    2. The rear property line of a commercial use lot may abut an alley meeting the standards set forth in Table 2.
    3. Corner radii at the intersection of two rights of way shall not be less than 25 feet. Minimum pavement radii shall be 40 feet for residential and 45' for commercial and industrial.
    4. Commercial driveway access at corners shall be 50 feet from the point of tangency of the right-of-way corner radius.
    5. Minimum driveway spacing shall be determined by the Bay Laurel Architectural Review Board.

7. Commercial/Residential Parking:
  - a. Parking shall be consistent with Tables 3a and 3b.
8. Residential (Multi-Family) [Not Applicable to Melody Preserve]:
  - a. Uses/Structures Allowed: Residential (Multi-Family) uses shall be generally developed in buildings for residential uses, including townhouses apartment buildings. Limited business uses are also allowed, including charitable foundation offices, educational uses, coffee houses, offices, lodging, artisan, and other limited business uses approved by the Bay Laurel Architectural Review Board.
  - b. All of the building area above the ground floor of a building may be designated for residential use. Office and residential uses above the ground floor may be mixed.
  - c. An accessory building is permitted on each lot.
  - d. Residential (Multi-Family) uses may be located adjacent to or across the street from all other land uses, subject to required buffers and building setbacks.
  - e. Residential (Multi-Family) Streets & Alleys:
    1. Residential (Multi-Family) Uses shall front on streets consistent with Table 2.
    2. The rear lot line of a Residential (Multi-Family) lot may abut an alley or access drive meeting the standards set forth in Table 2.
  - f. Residential (Multi-Family) Parking:
    1. Parking shall be consistent with Tables 3a and 3b.
    2. Off-street parking spaces may be located at the rear of the building.
9. Residential (Single Family):
  - a. Uses Allowed: Residential land uses including single family attached and detached homes, artist studios, guest cottages, lodging and other similar uses approved by the Bay Laurel Architectural Review Board or Melody Preserve Architectural Review Board, as applicable. Home occupations are also allowed.
  - b. An accessory building is permitted on each lot.
  - c. Residential (Single Family) Land Allocation:

1. A maximum of two Residential (Single Family) Lots may be consolidated for the purpose of constructing a single building.
  2. Setbacks on consolidated Residential (Single Family) lots shall apply as on a single lot.
- d. Residential (Single Family) Lots & Buildings:
1. The entire side setback may be allocated to one side.
- e. Residential (Single Family) Streets & Alleys:
1. Residential (Single Family) Use Lots shall front on streets consistent with Table 2.
  2. The rear lot line of a Residential (Single Family) use lot may abut an alley a minimum of 18 ft. wide containing a vehicular pavement width of at least 12 ft.
- f. Residential (Single Family) Parking:
1. Shall be consistent with Table 3b.
10. Workplace [Not Applicable to Melody Preserve]:
- a. Uses allowed: Generally, buildings for corporate office, light industry, artisan, warehousing, automotive, and other business and commerce uses approved by the Bay Laurel Architectural Review Board.
- b. Workplace Land Allocation:
1. A maximum of two Workplace Use Parcels may be consolidated for the purpose of constructing a single building.
  2. Workplace Use lots, parcels and uses shall generally be grouped together.
- c. Workplace Streets & Alleys:
1. Workplace Use lots, parcels and uses may front on streets consistent with Table 2.
  2. Parcels, lots, and uses may front on thru streets.
- d. Workplace Parking:
1. Parking shall be consistent with Table 3a.

2. Off-street parking spaces may be located on the side or the rear of the building.

<b>TABLE 1</b> <b>BAY LAUREL PLANNED UNIT DEVELOPMENT</b> <b>TYPICAL LOT AND BUILDING STANDARDS</b>							
Building Setbacks from right-of-way	Public Use	Community Use	Comm./ Res.	Res. (Multi-Family)		Res. (Single Family)	Workplace
Front	10 ft.	10 ft.	10 ft.	20 ft.		15 ft.	10 ft.
Side Street	5 ft.	5 ft.	5 ft.	10 ft.		15 ft.	10 ft.
Side	-0-	-0-	-0-	15		5 ft.	-0-
Rear	10 ft.	10 ft.	10 ft.	20 ft.		20 ft.	10 ft.
Lot Width	-0-	-0-	-0-	Varies		35' or >	-0-
Building Height	-0-	-0-	4 Story	3 Story		2 Story	2 Story
Impervious Coverage	-0-	-0-	80%	80%		70%	70%
Pergolas, Porches, Canopies	5 ft.	5 ft.	5 ft.	16 ft.		20 ft.	5 ft.

Front setbacks shall be increased by eight (8) feet when on-street parking is used.

Side street setbacks shall be increased by five (5) feet when on-street parking is used.

Rear setbacks shall be 10 foot for non-structural accessory use.

Additional typical lot details are provided in the Exhibits. The less restrictive standard shall apply.

<b>TABLE 2</b> <b>INTERNAL ROAD RIGHT-OF-WAY AND EASEMENT STANDARDS</b>						
Street Type	R-O-W	Easement	Roadway Description	Pavement Width	Shoulder	Sidewalk
Alleys	N/A	18'	1-12'	12'	4'	N/A
Local Residential	28'	36'	2-10'	20'	N/A	N/A
Minor Collector	32'	60'	2-12'	24'	N/A	N/A
Arterials	80' to *100'+	NA	4 -12'	48'	NA	Optional

\* Parallel Parking

On-street parking may be constructed within an Easement area.

<b>TABLE 3A</b> <b>GUIDELINES FOR OFF-STREET PARKING REQUIREMENTS</b> <b>FOR NONRESIDENTIAL LAND USES</b>		
Required Off-Street Parking Spaces per indicated Area		
Assembly (Public or Community)	1	Per 4 Seats
Assembly operations	1	Per 650 sq. ft. NFA
Assisted or Congregant Living	1	Per 3 beds
Artisan uses	2	Per 1,000 sq. ft. NFA
Bar	1	Per 4 seats
Bowling Alley	3	Per lane
Car wash	5	Per washing lane
Fiduciary institutions	1	Per 300 sq. ft. NFA
Finishing operations	1	Per 650 sq. ft. NFA
Hotel	0.5 10	Per guest room plus Per 1,000 sq. ft. NFA non-room area
Houses of Worship	1	Per 3 seats
Industrial	1	Per 675 sq. ft. NFA
Library	1	Per 300 sq. ft. NFA
Manufacturing	1	Per 625 sq. ft. NFA
Medical Center	1	Per 250 sq. ft. NFA
Neighborhood or convenience center under 100,000 sq. ft. GLA Greater than 100,000 sq. ft. GLA	4	Per 1,000 sq. ft. NFA
	3	Per 1,000 sq. ft. NFA
Nightclub	1	Per 3 seats
Offices	2.5	Per 1,000 sq. ft. NFA
Research	1	Per 1,000 sq. ft. NFA
Restaurant	1	Per 4 seats
Fast-food establishments	1	Per 75 sq. ft. NFA
Retail Store	1	Per 300 sq. ft. NFA
Schools		
Elementary	2	Per classroom
Middle	2	Per classroom
High School	5.5	Per 30 students
Service Station	3	Per work bay
Shopping Center	3.5	Per 1,000 sq. ft. NLA
Self Storage	1	Per 4,000 sq. ft. NLA
Theater	1	Per 650 sq. ft. NFA
Warehouse	1	Per 4,000 sq. ft. NLA

Loading spaces for all commercial, industrial, and warehouse	1	Per 25,000 sq. ft. NFA
Accessible Spaces		Per Standard Building Code

Non-residential parking requirements may be reduced by the Bay Laurel Architectural Review Board or the Melody Preserve Architectural Review Board, as applicable, for shared parking considerations.

#### Shared Parking:

Shared parking is encouraged to balance the need for adequate parking and use cycles of complementary uses. Shared parking may be considered by the Bay Laurel Architectural Review Board or the Melody Preserve Architectural Review Board, as applicable, and allowed based upon compatible uses and daily use cycles. For example:

ACLF (ALF): Independent Living Facility; elderly; disabled

One (1) space per three dwelling units

One (1) space per four dwelling units with cross easement parking when commercial parking is adjacent

Phased Parking: 65% of the total required parking spaces may be installed in phases subject to:

- a. Site plan shows total number of initial and future needed spaces;
- b. Drainage plan shall provide for adequate drainage for initial and future spaces combined;
- c. Future parking area shall be graded and grassed;
- d. No additional maintenance or performance bond shall be required;
- e. A permanent Certificate of Occupancy shall be issued for the completed phase of construction; and
- f. Parking for disabled persons shall comply with the requirements of the Americans With Disabilities Act and the Standard Building Code.

#### Grass Parking:

Up to 35% of total parking requirements for commercial, public, or community parking may be comprised of grass parking areas. This option is intended to meet the needs of: 1) overflow event parking; 2) reservation of parking expansion requirements for future commercial development; and 3) employee parking.

Grass parking areas may be installed on a uniformly graded surface compacted to a minimum of LBR 40.

Loading Requirements: Each retail sales establishment requiring a loading access shall have a service drive a minimum of 12' wide and shall be separate from any drive or circulation system

used by vehicles of shoppers or emergency vehicles. Loading access drives shall be of sufficient length to prevent the blocking of any public or private drive or street used for vehicular circulation.

Size of Spaces:

Off-street parallel	8' wide by 22' long
Off-street angle	9' wide by 18' long
Golf Cart	6' wide by 10' long

Width of Aisles:

	<u>One-Way</u>	<u>Two-Way</u>
30° angle parking	12'	22'
45° angle parking	13'	22'
60° angle parking	18'	22'
90° angle parking	24'	24'

When sidewalks occur in a parking area, parked vehicles shall not overhang the sidewalk unless an additional two (2) feet of walkway width is provided to accommodate said overhang.

**TABLE 3B**  
**OFF-STREET PARKING REQUIREMENTS FOR**  
**RESIDENTIAL LAND USES**

<u>Residential (Single Family)</u>	<u>Off-Street Parking</u>	<u>On-Street Parking*</u>
2 bedroom or less	1.0	0.5
3 bedroom or less	2.0	0.5
4 bedroom or less	2.5	0.5
5 bedroom or less	3.0	0.5
<u>Residential (Multi-Family)</u>		
1 bedroom	1.5	0.25
2 bedroom	1.5	0.25
3 bedroom	2.0	0.25

\*Note: On-street parking is optional and may be used to offset total parking needs of each developed neighborhood.

A covered garage or carport and a minimum 10' x 20' driveway shall count as two (2) parking spaces.

<p style="text-align: center;"><b>TABLE 4</b> <b>TYPICAL RESIDENTIAL LOT PROFILE</b></p>					
	Description	Setback		Description	Setback
1.	Accessory uses	10'	6.	Balconies, stoops, or porches, exclusive of roofline overhangs	4'
2.	Back of building (rear yard setback)	Table 1	7.	Side lot setback	Table 1
3	Easements (utilities)	Table 2	8.	Corner lot side yard setback from right-of-way line	15'
4.	Front setback from road right-of-way	Table 1	9	Building footprint	varies
5.	Minimum lot depth	75'	10.	On-street parking	Optional

Note: Fences may be allowed pursuant to Bay Laurel Architectural Review Board requirements or Melody Preserve Architecture Review Board requirements, as applicable,. Garage setback may be 15 feet from edge of right-of-way; add 8 feet if on-street parking is used.

#### Driveway Access:

##### a. Driveway Access at Corners

All: Setback 50 feet from point of tangency of the right-of-way corner radius or one-half the lot width, whichever is less.

All Residential: No obstruction to vision shall be constructed, placed, or maintained within a triangle formed by the point of intersection of lot lines abutting a street right-of-way and a distance of 25 feet along the lot lines from the point of intersection.

##### b. Minimum Driveway Width

Each residential lot shall have a driveway minimum width of 10 feet.

#### Section 3. Administrative

1. The Marion County Zoning Director may issue administrative variances for deviations up to ten (10) percent of the criteria contained herein. Variances of greater than ten (10) percent of the criteria contained herein may be approved by the Development Review Committee.
2. Provisions of the Bay Laurel PUD as described herein supersede any conflicting provisions in the Land Development Code of Marion County Florida.

3. The Bay Laurel PUD zoning (the "PUD Ordinance") for the Project authorizes the development of up to 2,951 residential units (2,552 single family and 399 multi-family), associated recreational amenities, and commercial uses in support of the PUD and related residential development.

The Master Plan illustrates the general location of proposed access points, driveways, and other pertinent information. The exact location of structures, lot lines, roadways and other improvements are subject to change through the development process and such modifications do not require amendment of this Agreement or the zoning approval for the Project. Modifications to the exact location of structures, lot lines, roadways and other improvements may be requested by the Developer and approved by the Development Review Committee ("DRC") during review of the site development plans and/or plats for the Project or portions thereof. In the event of a conflict between the terms of this Master Plan and the Marion County Land Development Code, the terms of this Master Plan shall prevail.

DRC is hereby authorized to issue an approval for Improvement Plans within the Project, as and if needed, without further review Marion County Commission. Publication and notification requirements for rezoning shall not apply to minor modifications of this Agreement. Modifications to this Agreement which are not considered minor modifications by the Zoning Director shall require approval of the Marion County Commission following a recommendation from the DRC. Any modification of this Agreement shall require the written consent of the Developer.

4. Amendments and Modifications to the Master Plan which are requested by the Developer may occur during the site plan and plat review processes and will be reviewed as provided in paragraph 3 above. Revisions which meet the intent and purpose of the PUD Ordinance and this Agreement shall be approved by the DRC, during site plan or plat review as long as the substantial integrity of the original Master Plan and the development standards contained herein are maintained.
5. The Project may be developed in multiple phases, at the discretion of the Developer. The Developer will 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. The final preliminary plat or site Improvement Plan for this Project shall be submitted within fifteen (15) years of approval of the PUD by the Marion County Commission.
6. Development actions required by this Agreement and the PUD Ordinance shall be taken within fifteen (15) years of the effective date of this Agreement. This Agreement shall remain in effect for fifteen (15) years, or as long as the Project is ongoing, whichever is longer. The Project shall be considered ongoing as long as substantial and good faith progress has been shown by the Developer, or its

successors and assigns, conducting construction activities in a regular continuing and orderly manner designed to meet the approved development schedule dates. Building permits and certificates of occupancy may be issued for the Project beyond the effective date of this Agreement if the infrastructure to service those buildings/structures is in place.

7. The Project will include infrastructure to support the proposed uses, including water and wastewater service, drainage, roads, public and private rights-of-way.

The Project is located wholly within the Bay Laurel Center Community Development District water and wastewater service areas or Marion County Utilities. All proposed permanent residential and mixed uses within the Project will be served by central water and sewer.

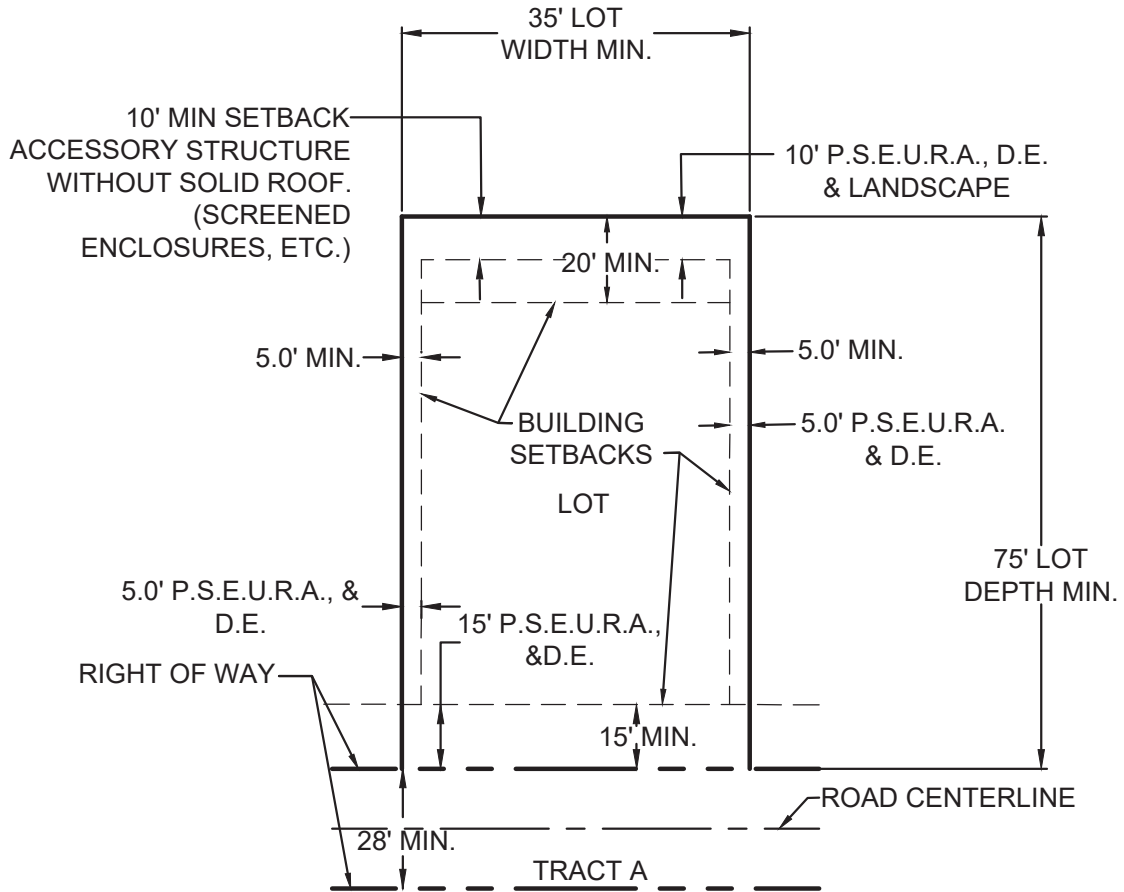
All residential units in the Project shall be required to connect to central water and sewer services prior to issuance of a certificate of occupancy. Temporary private potable wells for any service areas or temporary facilities or trailers shall be permitted until a reasonable time period after central water service is made available to the Project. Temporary on-site sewage treatment and disposal systems for any service areas or temporary trailers shall be permitted until a reasonable time after central wastewater service is made available.

The Project may include a master irrigation system(s) for common landscape area and residential landscape area irrigation. A master irrigation system(s) may utilize water sources as allowed by the Florida Administrative Code, Chapter 40D-2, including, but not limited to groundwater, surface water, reclaimed water, and/or potable water. Appropriate permits will be obtained for consumptive uses of water.

8. The residential component of the Project may contain private, gated neighborhoods. The roads may be privately owned and the Developer may elect to manage and control access. Alternatively, roads may be owned by a Community Development District or dedicated to Marion County. Cul-de-sacs shall not be limited in length; however, cul-de-sacs greater than 2,640 feet in length must provide intermediate turning areas not spaced more than 2,000 feet apart.
9. If any provision of this PUD Master Plan and Development Standards, or its application to any person, entity or circumstances is specifically held to be invalid or unenforceable by a Court of competent jurisdiction, the remainder of this Agreement and the application of the provisions hereof to other persons, entities or circumstances shall not be affected thereby and, to that end, this Agreement shall continue to be enforced to the greatest extent possible consistent with law and the public interest. This Master Plan shall be modified as necessary to maintain the original intent of the Master Plan.
10. The Exhibits attached hereto are incorporated into this Agreement and are a part of the Agreement upon which the parties have relied.

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XREFS: xBorder - 242248009 18148EXP PH1DEXP 18148 Plat Phase 2 EXP 18148EXP Plat Phase 3 18148PLAT PH1A-REPLATEXP 18148PLAT PH1B EXP 18148PLAT PH1CEXP xBase - MELODY PRESERVE DrawingData

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



## STANDARD LOT DIMENSIONS, SETBACKS AND EASEMENTS TYPICAL LOT DIAGRAM

DATE DECEMBER 2024	BAY LAUREL PUD PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.	SCALE NOT TO SCALE	DESIGN ENGINEER: GENE BRUNO LOSITO, P.E.	<b>Kimley»Horn</b> © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108
PROJECT NO. 242248007		DESIGNED BY KHA	FLORIDA P.E. LICENSE NUMBER: 75547	
SHEET NUMBER 01		DRAWN BY KHA CHECKED BY KHA	DATE:	

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DATE DECEMBER 2024	<p><b>BAY LAUREL PUD</b></p> <p>PREPARED FOR</p> <p><b>ON TOP OF THE WORLD COMMUNITIES, L.L.C.</b></p>	SCALE NOT TO SCALE	DESIGN ENGINEER: GENE BRUNO LOSITO, P.E.	 <p>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</p>
PROJECT NO. 242248007		DESIGNED BY KHA	FLORIDA P.E. LICENSE NUMBER: 75547	
SHEET NUMBER 02		DRAWN BY KHA		
		CHECKED BY KHA	DATE:	

Diagram illustrating the setbacks and easements for a 35' LOT WIDTH MIN. and 85' LOT DEPTH MIN. The lot is shown with a 12' PAVEMENT and a 20' ALLEY EASEMENT. The setbacks are defined as follows:

- 5.0' MIN. (Front setback)
- 5.0' MIN. (Side setback)
- 5.0' P.S.E.U.R.A. & D.E. (Side setback)
- 15' P.S.E.U.R.A. & D.E. (Rear setback)
- 15' MIN. (Rear setback)
- 20' MIN. (Front setback)
- 28' MIN. (Front setback)


The diagram also shows the ROAD CENTERLINE and TRACT A.

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XREFS: xBorder - 242248009 kr-address-oca xBase - 242248009 18148PLAT PH1DEXP 18148 Plat Phase 2 EXP 18148EXP Plat Phase 3 EXP 18148PLAT PH1A-REPLATEXP 18148PLAT PH1B EXP 18148PLAT PH1CEXP xBase - MELODY PRESERVE DrawingData

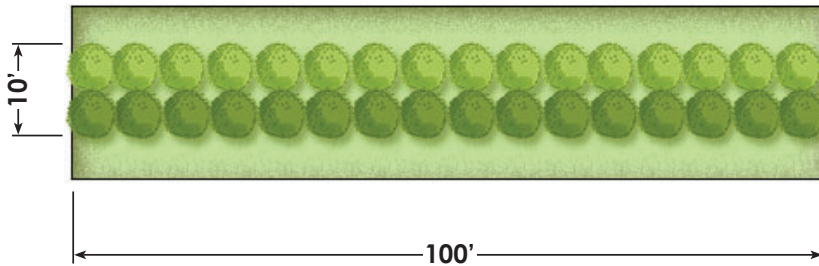
DATE DECEMBER 2024	BAY LAUREL PUD PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.	SCALE NOT TO SCALE	DESIGN ENGINEER: GENE BRUNO LOSITO, P.E.	<div>Kimley»Horn</div> <div>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</div>
PROJECT NO. 242248007		DESIGNED BY KHA	FLORIDA P.E. LICENSE NUMBER: 75547	
SHEET NUMBER 03		DRAWN BY KHA	CHECKED BY KHA	

DATE DECEMBER 2024	BAY LAUREL PUD PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.	SCALE NOT TO SCALE	DESIGN ENGINEER: GENE BRUNO LOSITO, P.E.	<div>Kimley»Horn</div> <div>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106</div>
PROJECT NO. 242248007		DESIGNED BY KHA	FLORIDA P.E. LICENSE NUMBER: 75547	
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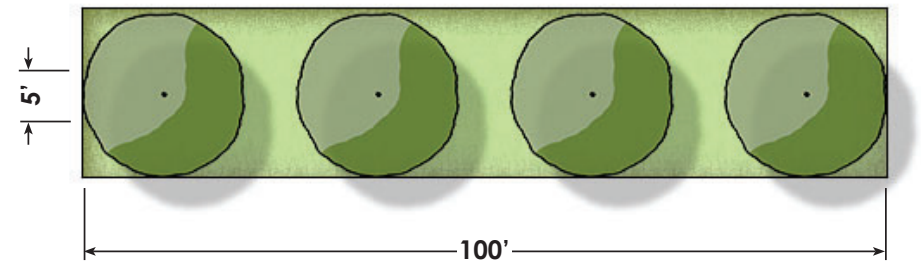
## STANDARD ZERO LOT DIMENSIONS, SETBACKS AND EASEMENTS TYPICAL LOT DIAGRAM

DATE DECEMBER 2024	<p><b>BAY LAUREL PUD</b></p> <p>PREPARED FOR</p> <p><b>ON TOP OF THE WORLD COMMUNITIES, L.L.C.</b></p>	SCALE NOT TO SCALE	DESIGN ENGINEER: GENE BRUNO LOSITO, P.E.	 <p>© 2014 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM    REGISTRY NO. 35106</p>
PROJECT NO. 242248007		DESIGNED BY    KHA	FLORIDA P.E. LICENSE NUMBER: 75547	
SHEET NUMBER 05		DRAWN BY    KHA	DATE:	
		CHECKED BY    KHA		





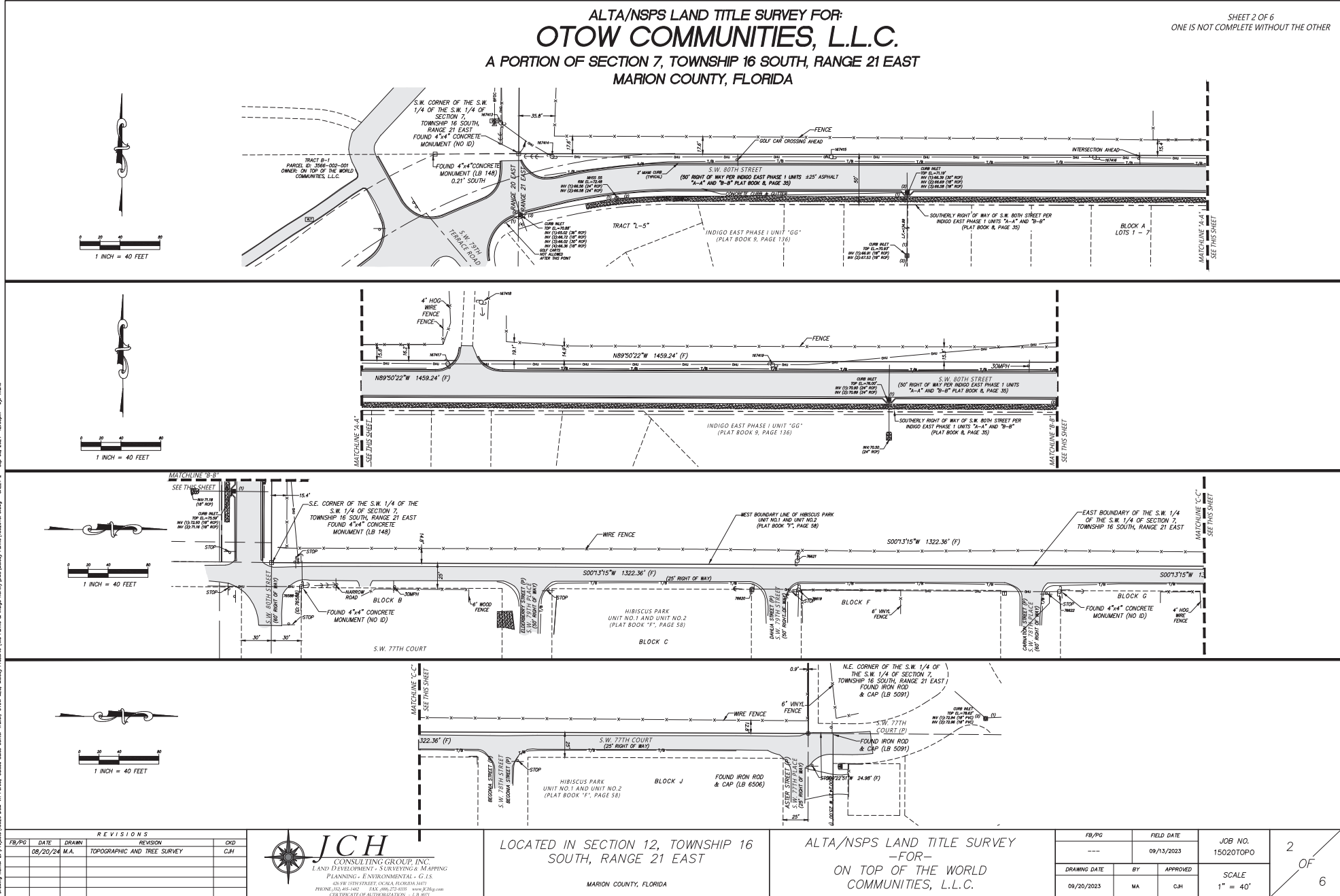
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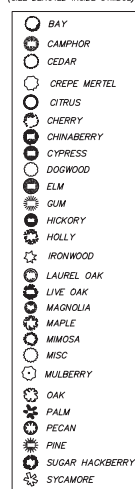


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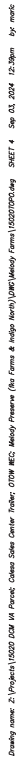
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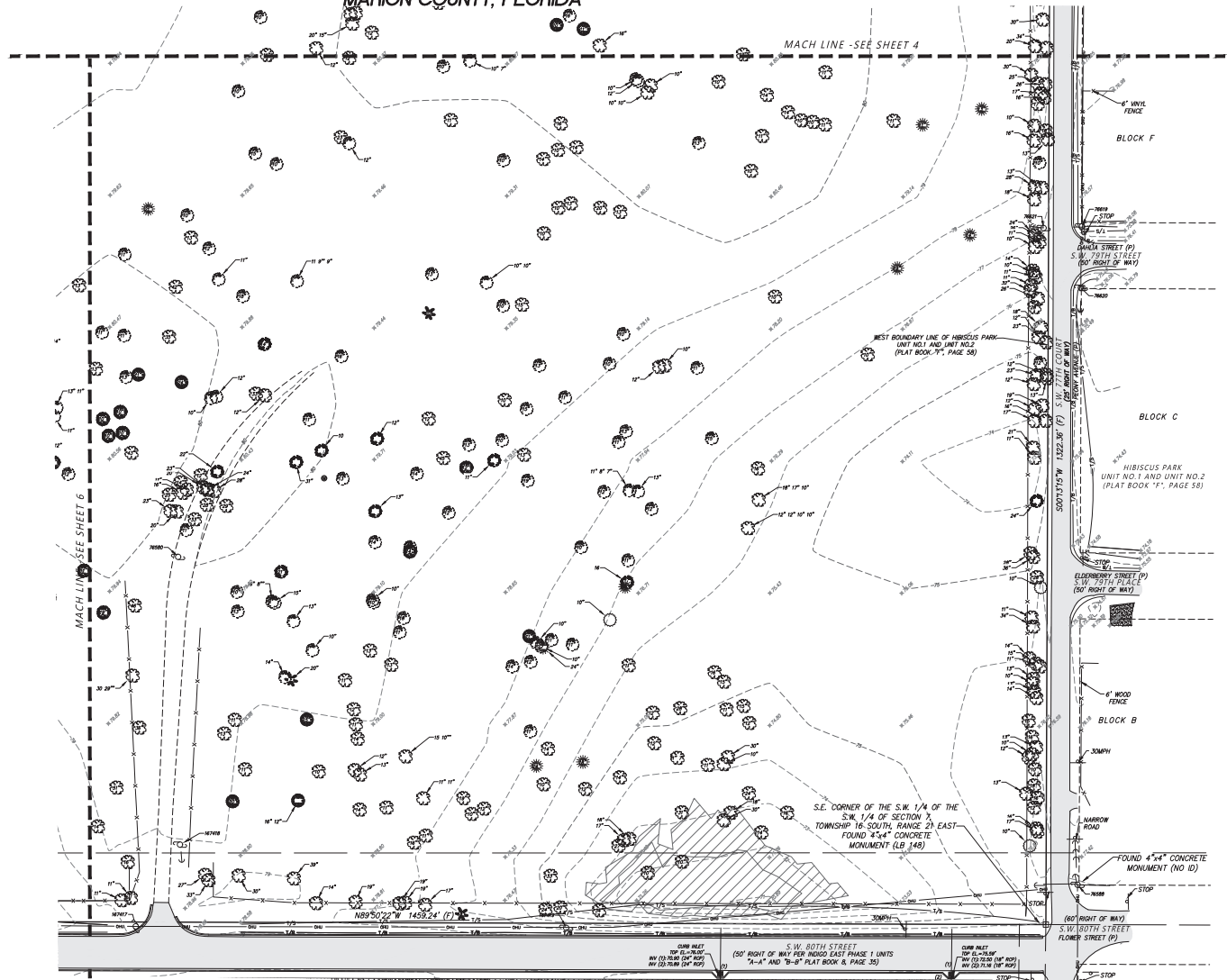
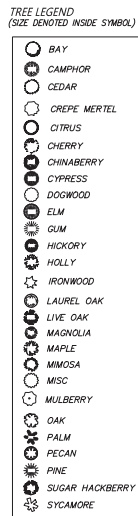
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DRAWING DATE	BY	APPROVED	SCALE 1" = 40'		
09/20/2023	MA	CJH			

SHEET 4 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHER



FB/PG		FIELD DATE		JOB NO. 15020TOPO	<div style="text-align: center; vertical-align: middle;"> 4  OF  6 </div>
---		09/13/2023			
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09/20/2023	MA	C.H			

SHEET 5 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHER



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

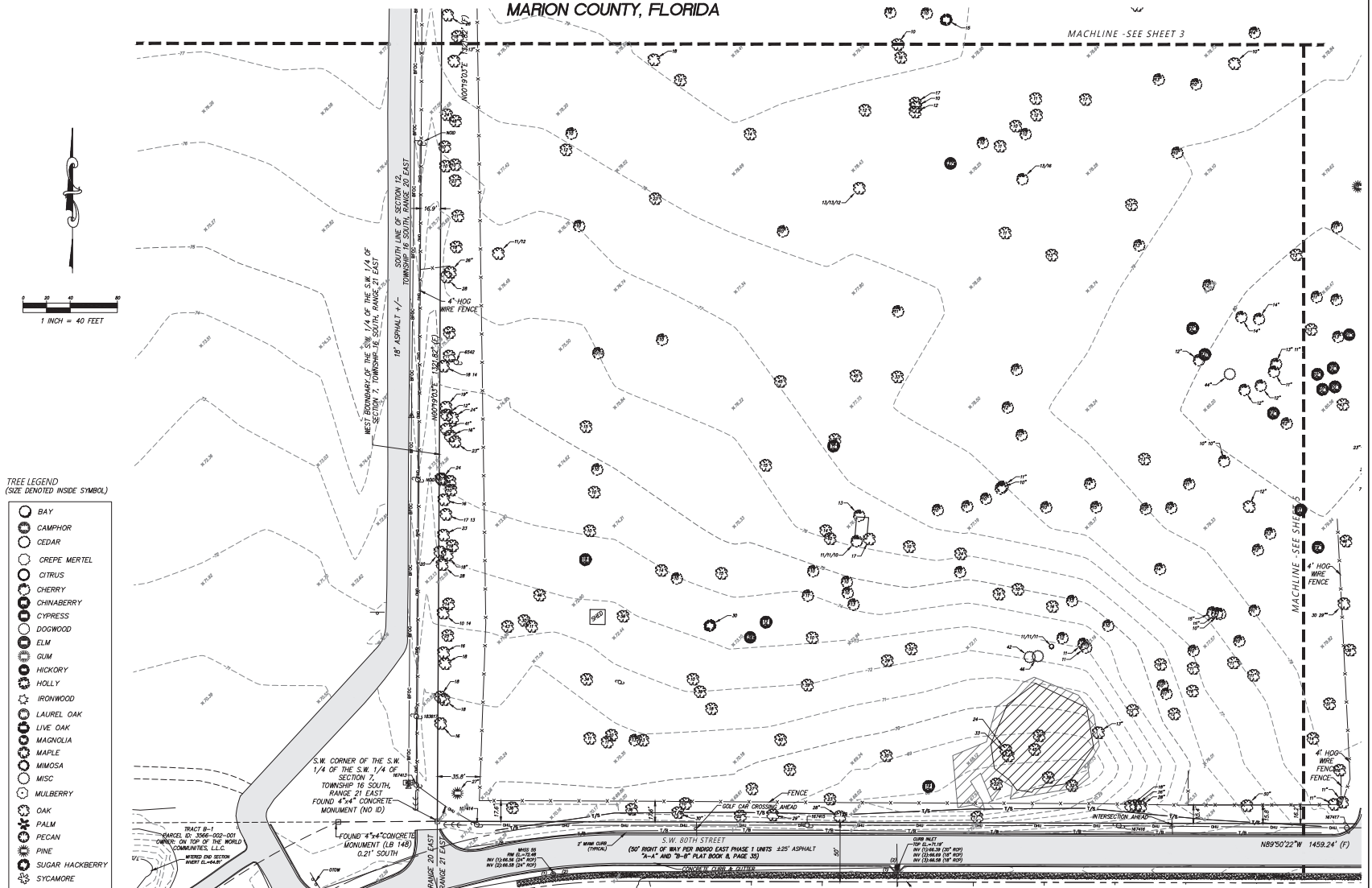


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CONSULTING GROUP, INC.  
LAND DEVELOPMENT • SURVEYING & MAPPING  
PLANNING • ENVIRONMENTAL • G.I.S.  
426 SW 15TH STREET, OCALA, FLORIDA 34471  
PHONE (352) 405-1482 FAX (888) 272-8335 [www.JCHgroup.com](http://www.JCHgroup.com)  
CERTIFICATE OF AUTHORIZATION - L.B. 8071

MARION COUNTY, FLORIDA

FB/PG		FIELD DATE		JOB NO. 15020TOPO	<div style="text-align: center;"> 5  OF  6 </div>
---		09/13/2023			
DRAWING DATE	BY	APPROVED	SCALE 1" = 40'		
09/20/2023	MA	CJH			

SHEET 6 OF 6  
ONE IS NOT COMPLETE WITHOUT THE OTHER



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



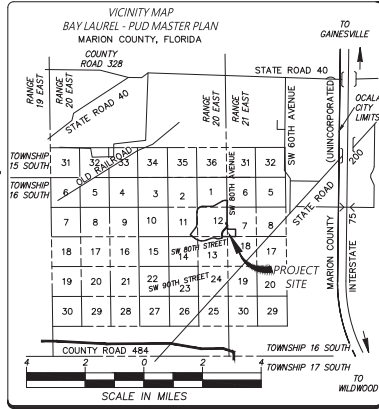
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FB/PG		FIELD DATE		JOB NO. 15020TOPO	<div style="text-align: center;"> 6  <i>OF</i>  6 </div>
---		09/13/2023			
DRAWING DATE	BY	APPROVED	SCALE 1" = 40'		
09/20/2023	MA	CJH			

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

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



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

1 INCH = 400 FEET

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

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

## LEGAL DESCRIPTION:

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

## NOTES:

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

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

CHRISTOPHER J. HOWSON  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553  
DATE  
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

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

ON TOP OF THE WORLD  
BAY LAUREL - PUD MASTER PLAN

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



## Technical Memorandum

From: Gene B. Losito, P.E., Kimley-Horn and Associates, Inc.

Date: November 15, 2024

RE: **Bay Laurel PUD Master Plan Amendment**  
**Drainage Analysis**  
**Kimley-Horn Project No: 242248009**

---

The purpose of this technical memorandum is to provide a preliminary Drainage Analysis for the Bay Laurel Master PUD Amendment (the "Project").

The Project is located in southwest Marion County, Florida, west of State Road 200, east of SW 80<sup>th</sup> Avenue, north of SW 80<sup>th</sup> Street. The project area is approximately 44 acres in size and consists of a proposed residential development.

The Project site varies in elevation from 71' to 87'. There is a flood zone "AE" located along the southwest boundary at elevation 66', and a flood zone "X-1%" located along the southeast property boundary. The site is composed of Type A, well-drained soils. In existing conditions, the site is within 1 drainage basin. In proposed conditions, the Project will include 3 stormwater retention areas designed to Marion County and Southwest Florida Water Management District requirements as applicable.

THIS IS TO CERTIFY THAT THE ENCLOSED ENGINEERING MEMORANDUM WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.



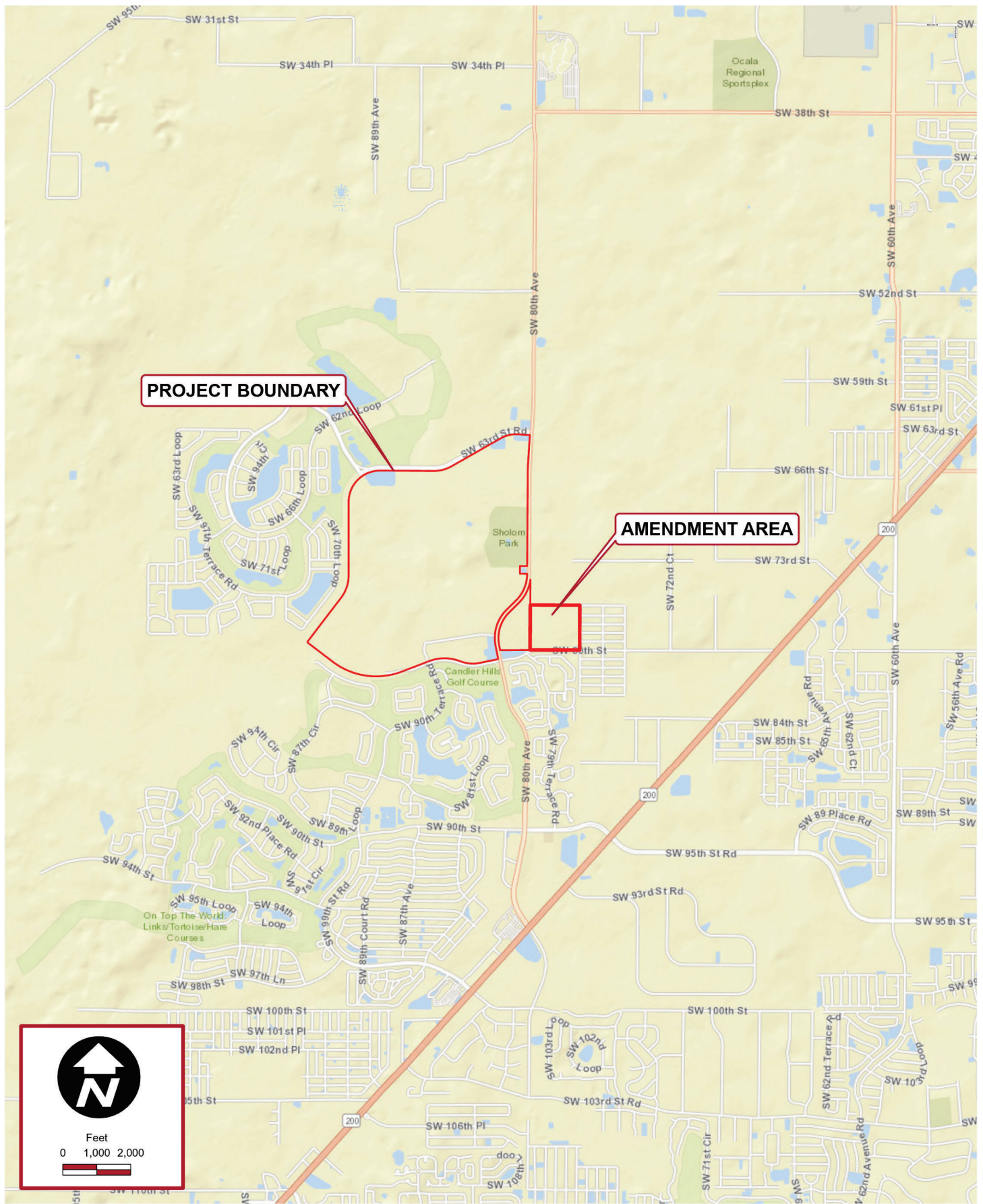
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GENE BRUNO LOSITO, P.E.  
Florida Registration Number #75547  
Registry No. 35106

Attachments: Location Map  
Aerial Map  
USGS Quad Map  
FEMA Firmette  
NRCS Soils Survey  
Existing Conditions Drainage Analysis Exhibit  
Proposed Conditions Drainage Analysis Exhibit

K:\OCA\_Civil\242248009-Melody Preserve\doc\Drainage Analysis\Memo241029gbl\_Drainage.docx

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**Kimley»Horn**

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1700 SE 17th Street, Suite 200, Ocala, FL 34471  
Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

LOCATION MAP

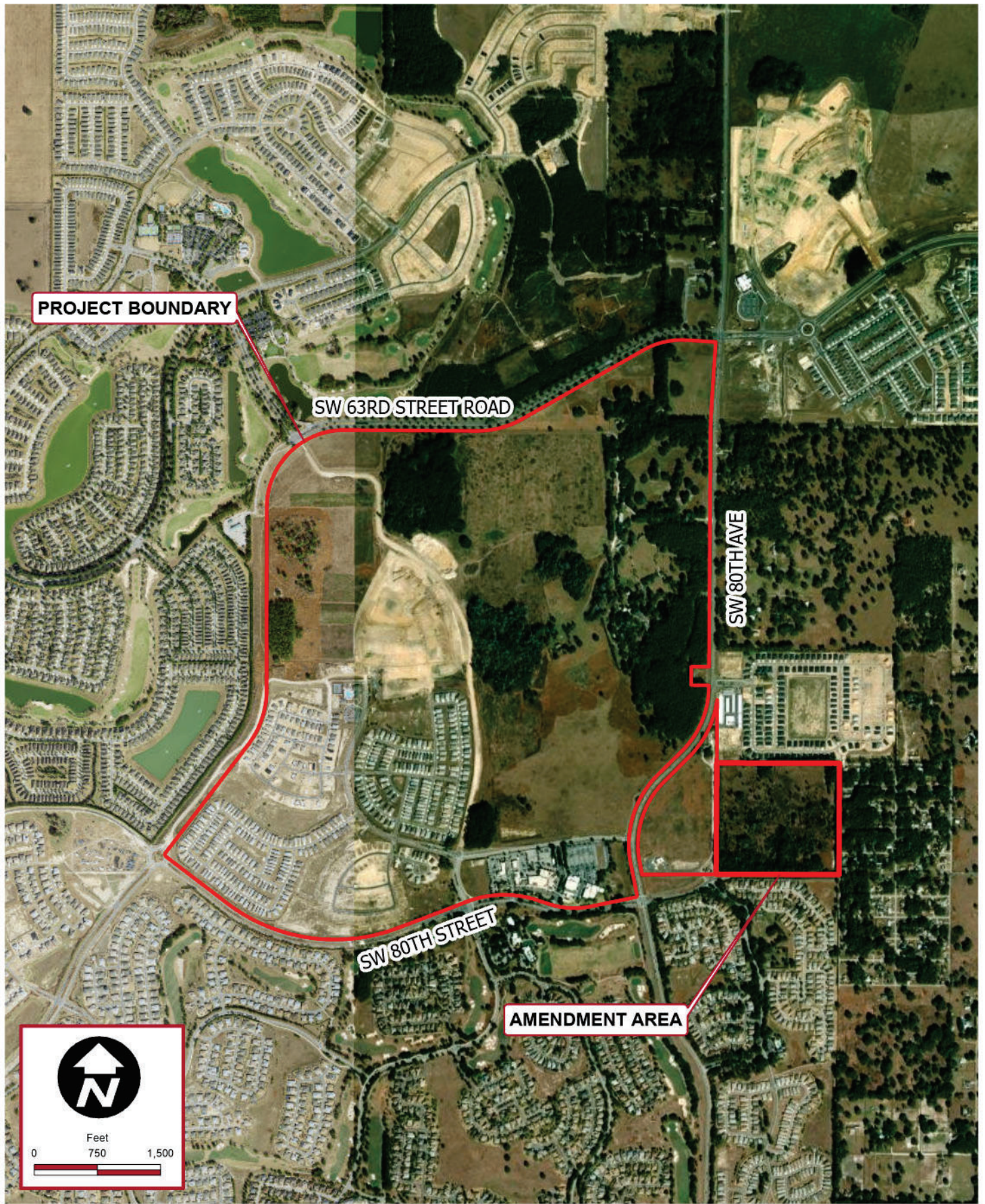
BAY LAUREL PUD  
MARION COUNTY, FL

Scale: As Noted

Project No.:242248009

November 2024

Figure 1



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Phone: (352) 438-3000  
www.kimley-horn.com Registry No. 35106

AERIAL MAP

BAY LAUREL PUD  
MARION COUNTY, FL

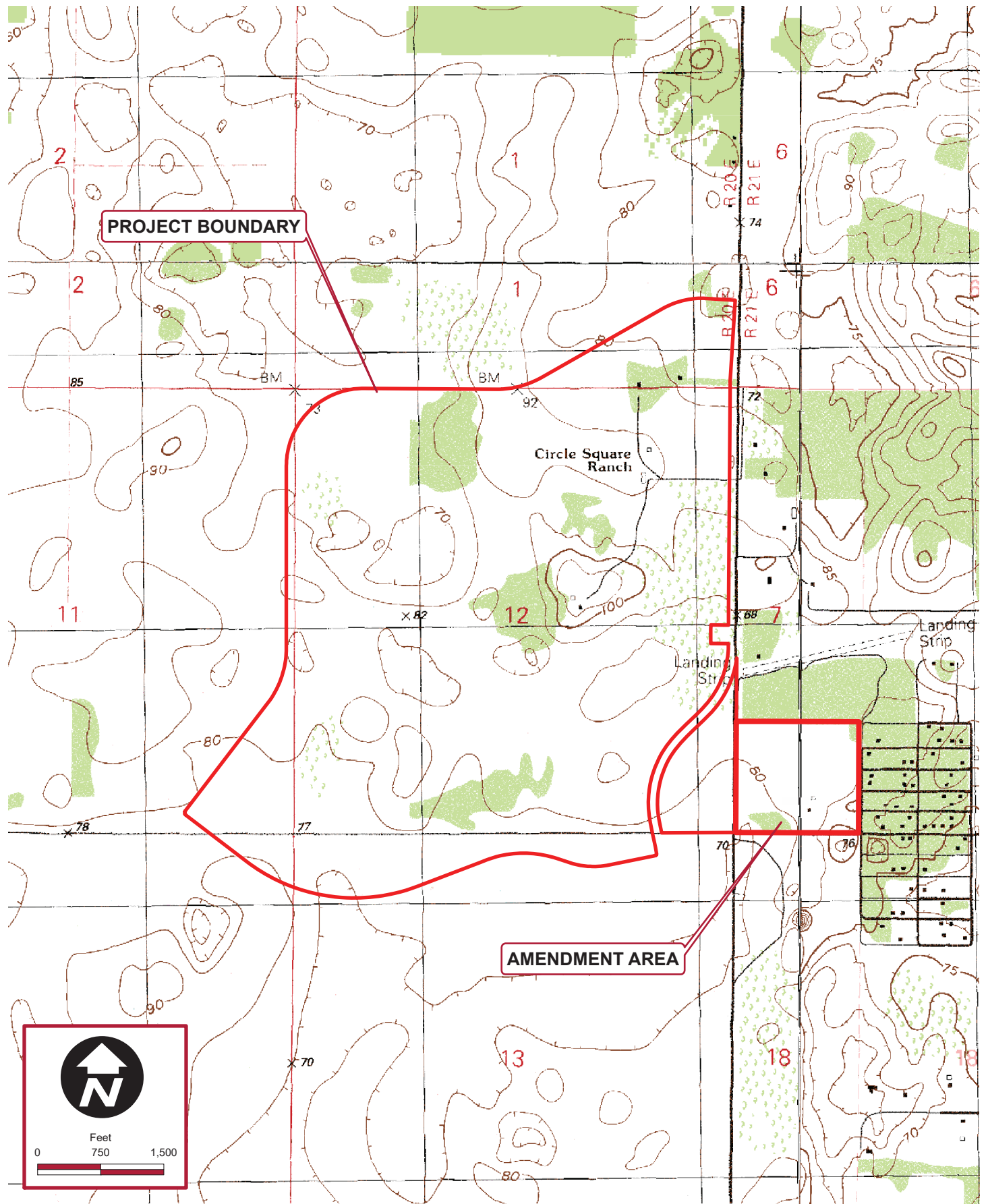
Scale: As Noted

Project No.: 242248009

November 2024

Figure 2

K:\OCA\_Civil\242248009-Melody Preserve\GIS\GIS EXHIBITS.aprx - 11/15/2024 10:44 AM - Grace Engle



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QUADRANGLE MAP

BAY LAUREL PUD  
MARION COUNTY, FL

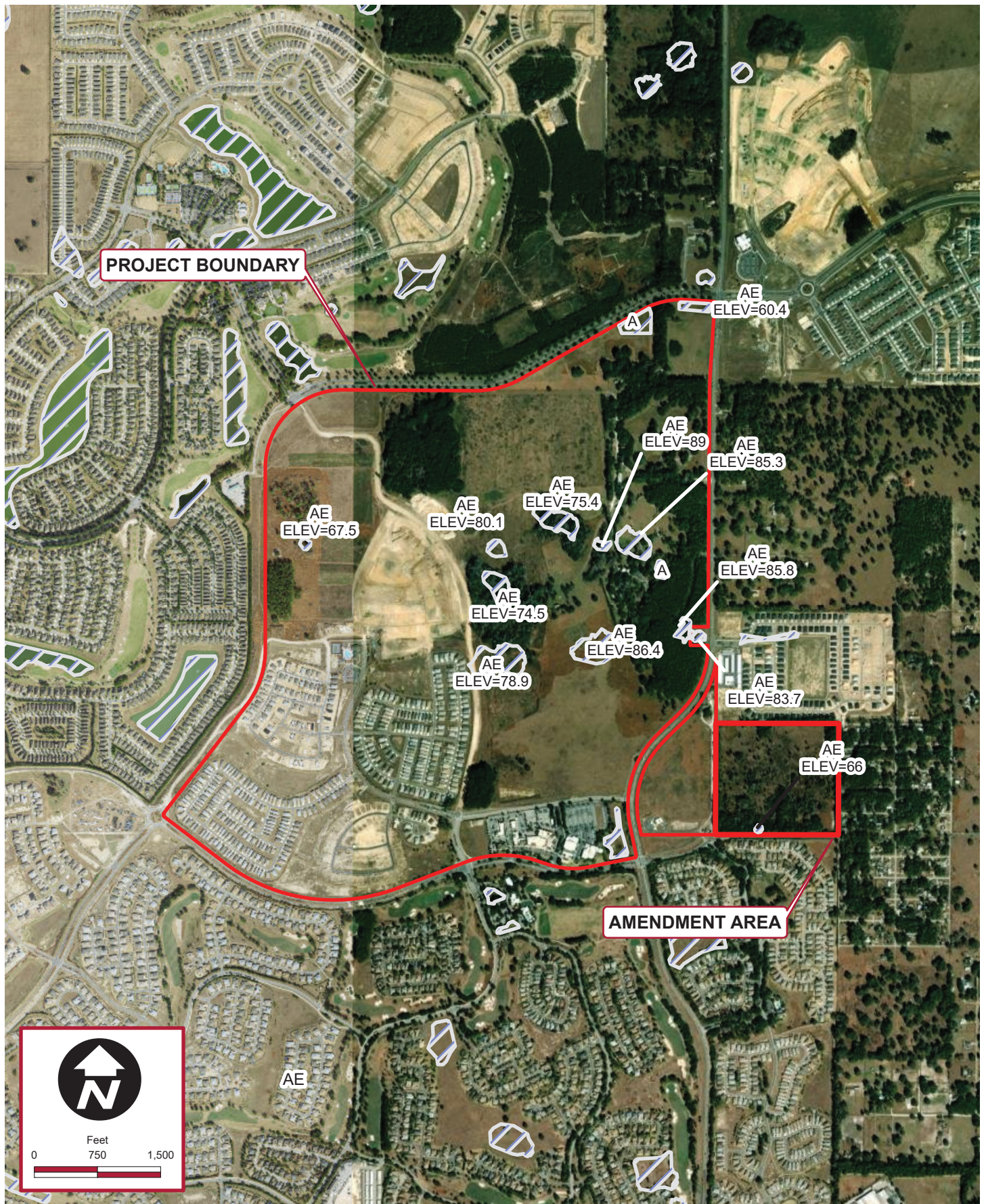
Scale: As Noted

Project No.: 242248009

November 2024

Figure 3

K:\OCA\_Civil\242248009-Melody Preserve\GIS\GIS EXHIBITS.aprx - 11/15/2024 9:42 AM - Grace.Egile



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FEMA MAP

BAY LAUREL PUD  
MARION COUNTY, FL

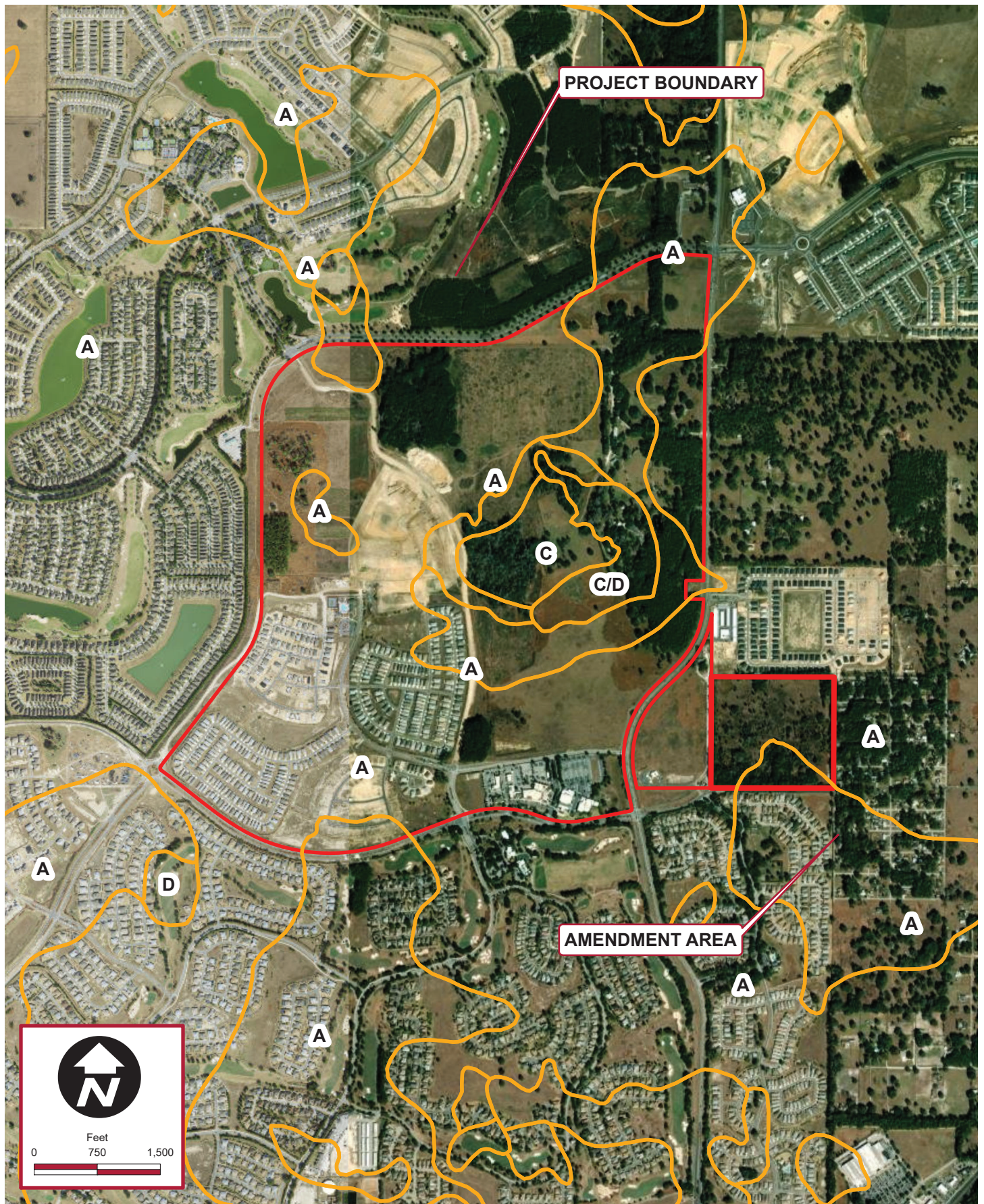
Scale: As Noted

Project No.: 242248009

November 2024

Figure 4

K:\OCA\_Civil\242248009-Melody Preserve\GIS\GIS EXHIBITS.aprx - 11/15/2024 9:45 AM - Grace.Egile



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SOIL MAP

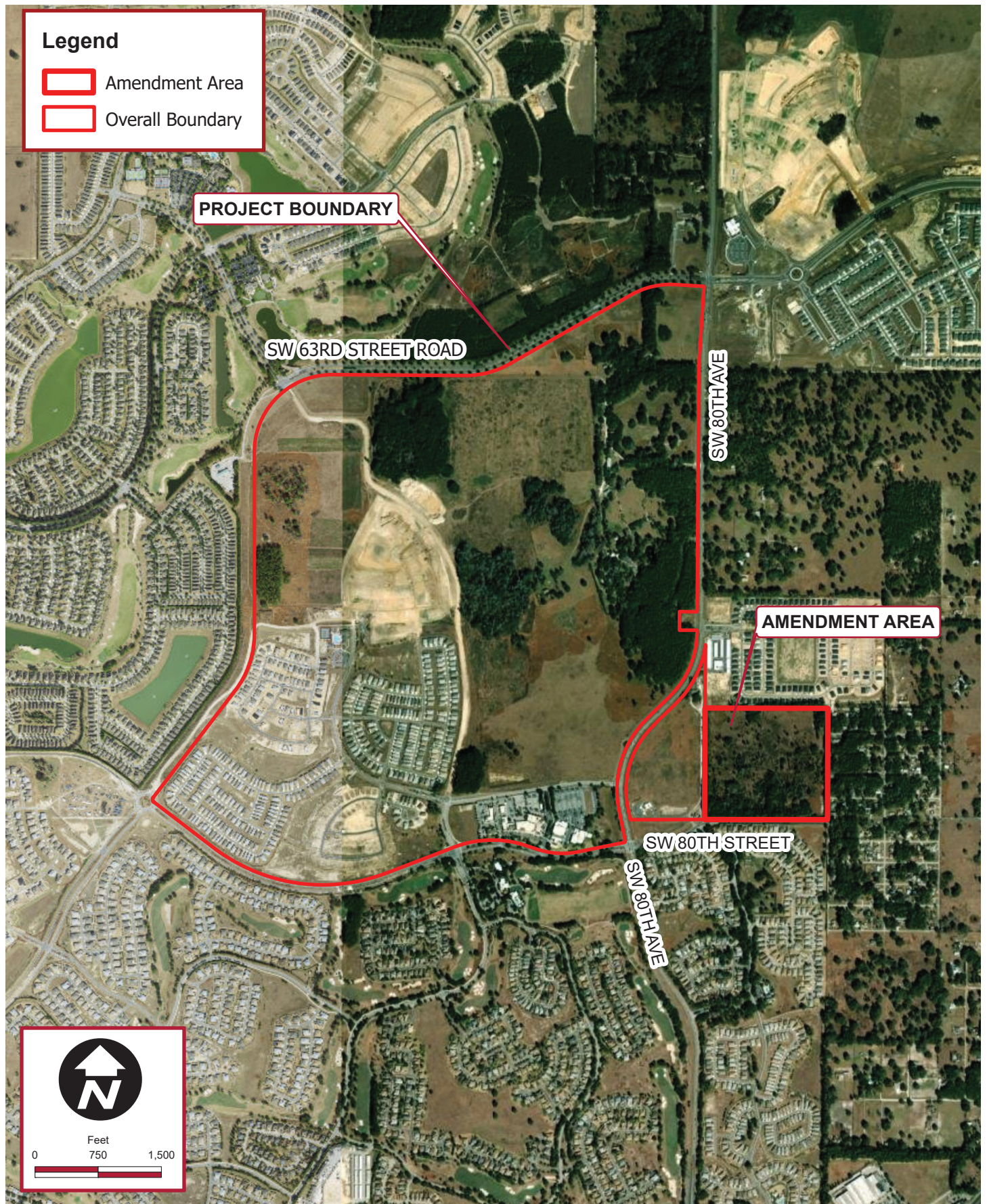
BAY LAUREL PUD  
MARION COUNTY, FL

Scale: As Noted

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Figure 5



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NATIONAL WETLAND INVENTORY MAP

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MARION COUNTY, FL

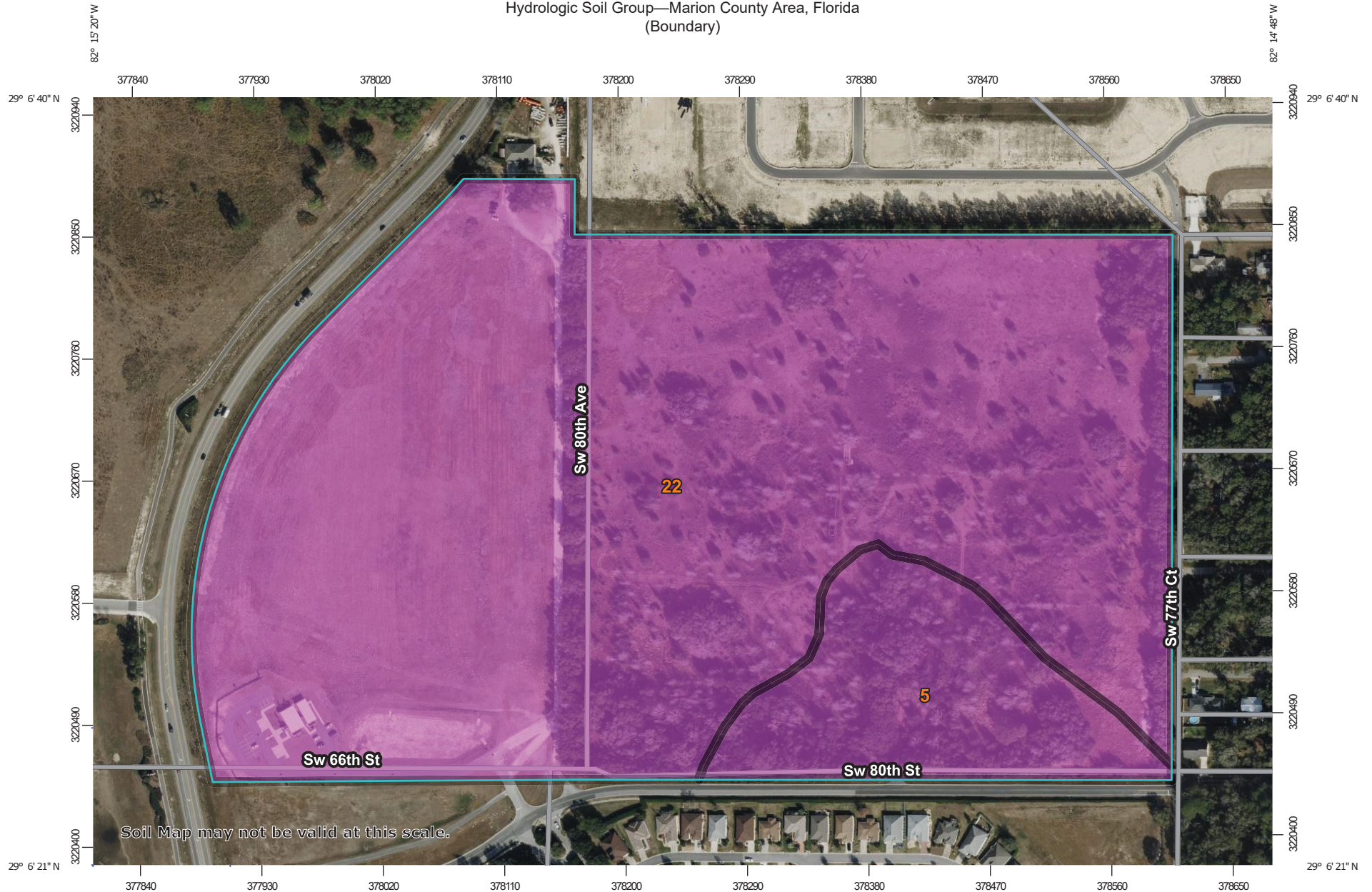
Scale: As Noted

Project No.: 242248009

November 2024

Figure 6

# Hydrologic Soil Group—Marion County Area, Florida (Boundary)



Map Scale: 1:4,000 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 17N WGS84



**Natural Resources  
Conservation Service**


Web Soil Survey  
National Cooperative Soil Survey

10/29/2024  
Page 1 of 4

# Hydrologic Soil Group—Marion County Area, Florida (Boundary)


## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Marion County Area, Florida  
 Survey Area Data: Version 22, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jan 9, 2022—Feb 10, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
5	Apopka sand, 0 to 5 percent slopes	A	8.6	12.4%
22	Candler sand, 0 to 5 percent slopes	A	61.0	87.6%
<b>Totals for Area of Interest</b>			<b>69.7</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

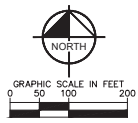
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*



NOTES:  
1. TOPOGRAPHIC INFORMATION FROM  
ALTAIR'S LAND TITLE SURVEY  
PREPARED BY JCH CONSULTING  
GROUP, INC. DATED AUGUST 28, 2024

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

LICENSÉ PROFESSIONAL  
GREGORY L. DUNN, P.E.  
FLORIDA LICENSE NUMBER  
75647

NSA PROJECT  
24245007  
NOVEMBER 2024  
SCALE AS SHOWN  
DESIGNED BY N/A  
DRAWN BY N/A  
CHECKED BY N/A DATE

EXIST. CONDITION  
DRAINAGE  
ANALYSIS EXHIBIT

BAY LAUREL PUD  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, LLC  
MARION COUNTY  
FLORIDA

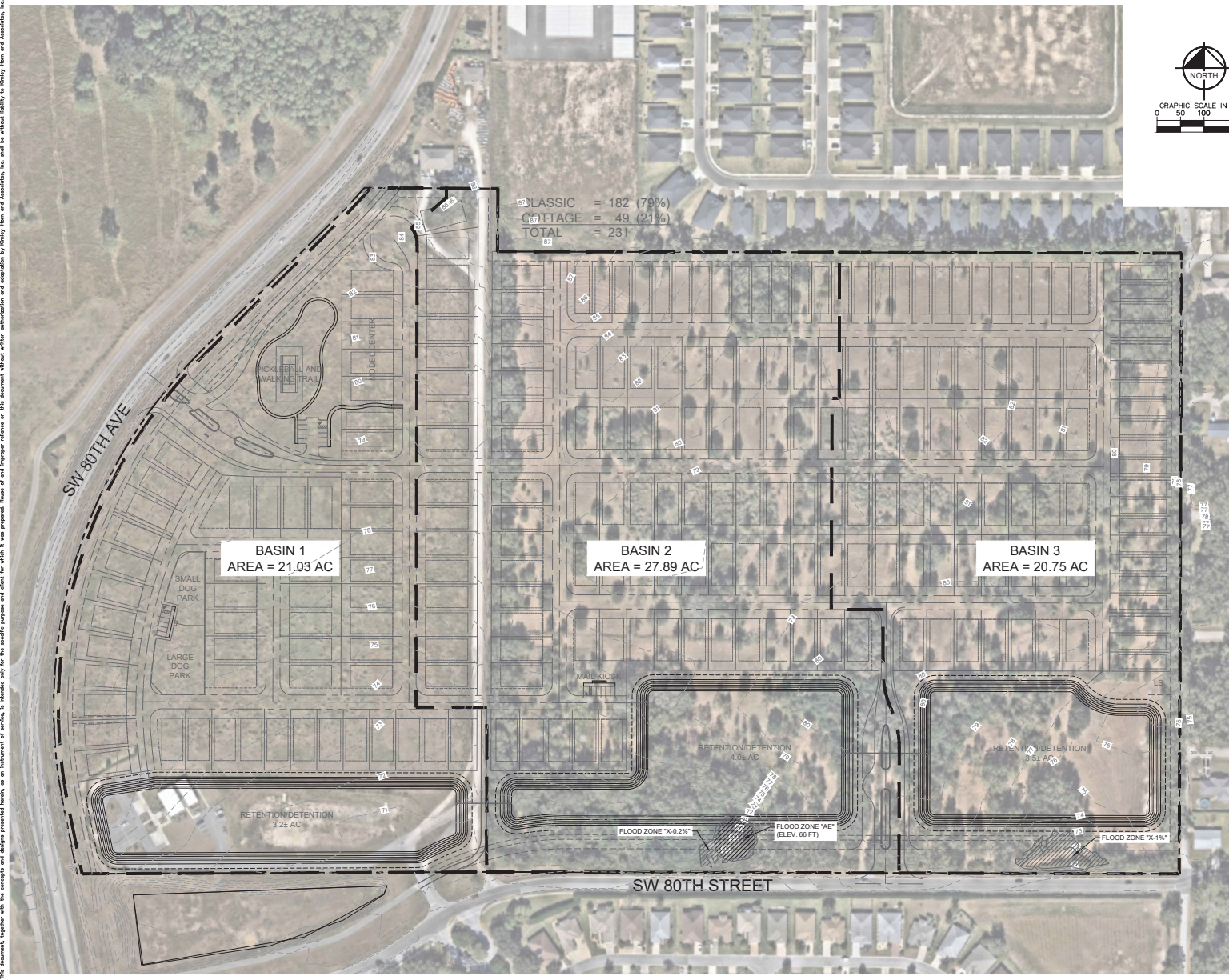
SHEET NUMBER  
01

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NO.	REVISIONS	DATE	BY

Printed By: Elyse, Grace Sheet Set: Siting Layouts1 November 14, 2024 05:03:56pm K:\VOC\DW\24245007-Meadow Preserve\CAD\Exhibit\2024-10-29 Bridge\Analysis\Exhibit.dwg  
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Printed By: E:\Projects\2024\242245007\242245007-10-28 Drainage Analysis Exhibit.dwg  
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CLASSIC = 182 (78%)  
COTTAGE = 49 (21%)  
TOTAL = 231

BASIN 1  
AREA = 21.03 AC

BASIN 2  
AREA = 27.89 AC

BASIN 3  
AREA = 20.75 AC

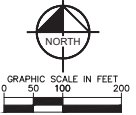
RETENTION/DETENTION  
3.2± AC

RETENTION/DETENTION  
4.0± AC

RETENTION/DETENTION  
3.2± AC

SW 80TH STREET

SW 80TH AVENUE



NOTES

1. TOPOGRAPHIC INFORMATION FROM ALFANIP'S LAND TITLE SURVEY PREPARED BY JCH CONSULTING GROUP, INC. DATED AUGUST 28, 2024. THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF MARION COUNTY, THE SOUTH WEST FLORIDA WATER MANAGEMENT DISTRICT, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.
- 2.

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

**Kimley-Horn**  
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1700 SE 17TH AVENUE, SUITE 200, FORT WORTH, TEXAS 76104  
PHONE: 817-448-3000  
WWW.KIMLEY-HORN.COM REGISTRY NO. 20108

NOVA PROJECT  
242245007  
NOVEMBER 2024  
SCALE AS SHOWN  
DESIGNED BY KHA  
DRAWN BY KHA  
CHECKED BY KHA DATE

LICENSED PROFESSIONAL  
GREG LUSTO, P.E.  
FLORIDA LICENSE NUMBER  
75647

PROP. CONDITION  
DRAINAGE  
ANALYSIS EXHIBIT

BAY LAUREL PUD  
PREPARED FOR  
ON TOP OF THE WORLD  
COMMUNITIES, LLC  
FLORIDA  
MARION COUNTY

SHEET NUMBER  
02

NO.	REVISIONS	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		