



G. Matthew Brockway

Board Certified
Real Estate Attorney



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

July 30, 2025

VIA E-MAIL AND HAND DELIVERY

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

Re: Martingale PUD Amendment Zoning Change Application

Dear Chuck,

On behalf of Castro Plaza LLC, a Florida limited liability company, and Austin International Realty, LLC, a New York limited liability company (collectively, “Applicants”), I have the pleasure of submitting this PUD Amendment Zoning Change Application (the “Application” or the “PUD Amendment”) pursuant to Article 2, Division 7 of the Marion County Land Development Code (the “LDC”) for the project known as “Martingale”. Accordingly, enclosed herewith is Check No. 105246 payable to the Marion County Board of County Commissioners in the amount of \$2,037.20 for the required application fee, as well as the following:

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

Attachment A

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

Sincerely,



G. Matthew Brockway

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT "A" COMMENCES ON FOLLOWING PAGE]

Attachment A

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
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EXHIBIT "A" – AGENT AUTHORIZATION

AGENT AUTHORIZATION

Property Location:	6998 N. U.S. Hwy 27, Ocala, Marion County, FL 34482
Marion County PID Nos.:	13676-001-00 and 13675-000-00
Property Owners:	Castro Plaza LLC and Austin International Realty, LLC
Authorized Agents:	Icard Merrill Kimley-Horn

CASTRO PLAZA LLC, a Florida limited liability company, and **AUSTIN INTERNATIONAL REALTY, LLC**, a New York limited liability company, as the owners of the real property located in Marion County, Florida, located at 6998 N. U.S. Hwy 27, Ocala, FL 34482, and generally identified by Marion County PID Nos. 13676-001-00 and 13675-000-00 (collectively, the "Property"), for themselves and their successors, assigns, affiliates, and related entities, hereby consent to the Authorized Agents identified above submitting permit applications and approval requests for the Property, including, without limitation, an Application to amend the current Planned Unit Development (PUD) zoning classification applicable to the Property.

CASTRO PLAZA LLC, a Florida limited liability company

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

By: 
Terri A. Keogh, Authorized Member

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

E-mail: terri.keogh@castroproperties.com

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

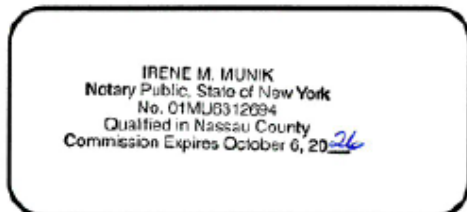
By: 
Terri A. Keogh, Authorized Member

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

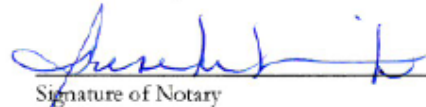
E-mail: terri.keogh@castroproperties.com

STATE OF NEW YORK
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of July, 2025, by Terri Keogh, as Authorized Member of Austin International Realty, LLC, a New York limited liability company, the Manager of Castro Plaza LLC, a Florida limited liability company, on behalf of the same. She ☒ is personally known to me, or ☐ produced _____ as identification and did not take an oath.



Notary Stamp



Signature of Notary

IRENE M. MUNIK
Print Name of Notary

My Commission Expires: 10/6/26

Mr. Chuck Varadin, Director
 Marion County Growth Services Department
 Re: Martingale PUD Amendment Zoning Change Application
 July 30, 2025
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EXHIBIT "B" – APPLICATION FOR REZONING



Marion County
 Board of County Commissioners

Growth Services • Planning & Zoning

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

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

PARCEL ACCOUNT NUMBERS: 13676-001-00 and 13675-000-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan _____ Master Plan X

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

PUD (Planned Unit Development).

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

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: +/- 43.62 acres **Maximum Proposed Residential Units:** Up to 190 dwelling units, including both single-family detached and single-family attached (townhome) dwelling units
 (# SFR 50 # MF 140)

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

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

Castro Plaza LLC & Austin International Realty, LLC

Property Owner name (please print)

95 Forest Ave.

Mailing Address

Locust Valley, NY 11560-1748

City, State, Zip Code

516.656.3100

Phone Number (include area code)

terri.keogh@castroproperties.com

E-Mail Address (include complete address)

See enclosed Agent Authorization.

Signature*

*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.

G. Matthew Brockway of Icard Merrill

Applicant/Agent Name (please print)

2033 Main Street, Suite 600

Mailing Address

Sarasota, FL 34237

City, State, Zip Code

941.366.8100

Phone Number (include area code)

mbrockway@icardmerrill.com

E-Mail Address (include complete address)

Signature

STAFF/OFFICE USE ONLY				
Project No.:	Code Case No.:	Application No.:		
Rcvd by:	Rcvd Date: / /	FLUM:	AR No.:	Rev: 12/21/23

Empowering Marion for Success

marionfl.org

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A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).	BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).
Fee Calculation Method Example: $(\text{Base Fee} - \$1,000 \text{ or } \$150.00) + (\$5.00 \times \text{Max DUs}) + (\$5.00 \times \text{Max Non-Res AC}) = \$2,168.10 \text{ Total Fee}$	

$$\$1,000.00 + (\$5.00 \times 190 \text{ DUs}) + (\$5.00 \times 17.44 \text{ AC}) = \$2,037.20$$

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

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

Attachment A

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
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EXHIBIT "C" - DEEDS

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



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

RECORDING FEES 44.00

DEED DOC TAX 8,749.30

PC

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Special Warranty Deed

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

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

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

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

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

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor.

2007-039/7

Book5176/Page1759 CFN#2009026366

Page 1 of 5

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

A-6

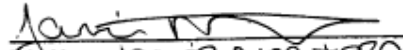
Attachment A

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Re: Martingale PUD Amendment Zoning Change Application
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

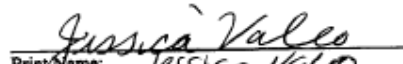
Signed, sealed and delivered in our presence:

Witnesses:


Print Name: JAMIE MONTERO

GRANTOR:

BERNADETTE CASTRO GUIDA A/K/A
BERNADETTE CASTRO

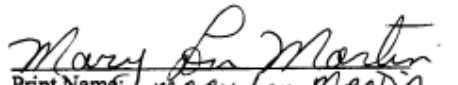

Print Name: Jessica Valeo

STATE OF NEW YORK

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 18th day of Febr., 2009, by
BERNADETTE CASTRO GUIDA a/k/a BERNADETTE CASTRO, who is [☒] personally
known to me or [] has produced _____ as identification.

(Notary Seal)


Print Name: MARY LOU MARTIN
Notary Public, State of NEW YORK
Commission Number: 01MA4822564
My Commission Expires: 10/31/2010

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

2007-039/7

Exhibit "A"

Legal Description

Parcel I:

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

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

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

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

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Parcel II:

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

AND

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

AND

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

2007-039/7

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
July 30, 2025
Page 10 of 33

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

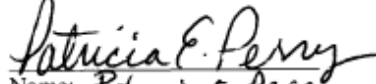
CONSENT TO TRANSFER

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

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

Witnesses:


Name: Patricia C. Laster


Name: Patricia E. Perry

Mortgagee:

COMMUNITY BANK & TRUST OF FLORIDA

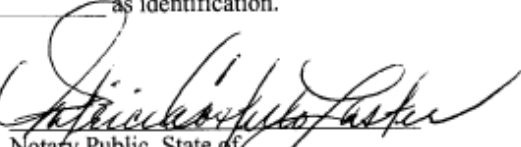
By: 
Print Name: CRAG C. CARPENTER
Title: SR VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF MARION

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

(NOTARY S




Notary Public, State of _____
Commission Number: _____
My Commission Expires: _____

2007-039/11

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

File Number: 2017-140

Parcel Identification Number: 13676-001-00

QUIT CLAIM DEED

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

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

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

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

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

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

[SIGNATURE PAGE TO FOLLOW]

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

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

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

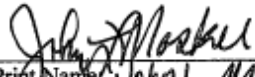
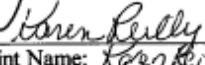
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Mr. Chuck Varadin, Director
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Re: Martingale PUD Amendment Zoning Change Application
July 30, 2025
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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:


Print Name: John L. MASKER

Print Name: Karen Kelly

State of New York
County of NASSAU

GRANTOR:

CASTRO PLAZA LLC,
a Florida limited liability company

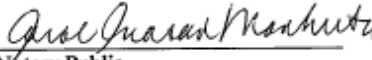
By: Austin International Realty, LLC,
a New York limited liability company
Its Sole Manager

By: 
Bernadette Castro, Manager

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

(Notary Seal)

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


Notary Public

[2017-140/479136/1]

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

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
July 30, 2025
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EXHIBIT "A"
LEGAL DESCRIPTION

SURVEYED LEGAL DESCRIPTION:

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

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

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

ALSO KNOWN AS:

ORIGINAL DEED LEGAL DESCRIPTION:

Parcel III

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

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

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CFN# 2018012220 OR BK 6713 PG 309 Pgs 0307-0311 02/08/2018 12:17:40 PM

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

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

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

Parcel IV:

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

[2017-140/479136/1]

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

Attachment A

Mr. Chuck Varadin, Director
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AND

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

AND

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

[2017-140/479136/1]

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

Attachment A

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

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

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

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

hereinafter called the grantor, to AUSTIN INTERNATIONAL REALTY, LLC A NEW YORK LIMITED LIABILITY COMPANY
whose postoffice address is P.O. Box 142 Huntington, NY 11743
hereinafter called the grantee:
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

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

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

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1996, restrictions, reservations, covenants and easements of record.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

John L. Maskee _____ L.S.
Witness Signature
John L. Maskee _____
Printed Signature
Rachel Phillips _____
Witness Signature
Rachel Phillips _____
Printed Signature

Witness Signature

Printed Signature

Witness Signature

Printed Signature
STATE OF *New York*
COUNTY OF *Suffolk*
The foregoing instrument was acknowledged before me this 13 day of Jan 1997, by THERESA CASTRO

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

SEAL

[Signature] _____
Notary Signature

Printed Notary Signature
My Commission Expires: _____
Notary Public, State of New York
Commission Expires March 18, 1997

Attachment A

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
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FILE: 97001902
OR BOOK/PAGE: 2325/321

EXHIBIT "A"

2 of 2

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

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT "D" COMMENCES ON FOLLOWING PAGE]

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
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EXHIBIT "D" – LEGAL DESCRIPTION

LEGAL DESCRIPTION:

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

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

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

LESS AND EXCEPT:

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

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

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

SAID LANDS CONTAINING 30.00 ACRES, MORE OR LESS.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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

Mr. Chuck Varadin, Director
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Re: Martingale PUD Amendment Zoning Change Application
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AND:

LEGAL DESCRIPTION: (AS SURVEYED)

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

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

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT "E" COMMENCES ON FOLLOWING PAGE]

Attachment A

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EXHIBIT “E” – TABLE OF MAXIMUM DENSITIES AND INTENSITIES

Use Type	Maximum Density/Intensity	Permitted Uses
Commercial	225,000 square feet	See Exhibit “F” – List of Martingale Permitted and Prohibited Uses
Residential	Up to 190 dwelling units	Single-Family Detached Homes and Single-Family Attached Homes (Townhomes) – Anticipated to comprise up to 140 townhomes and up to 50 single-family detached homes.

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT “F” COMMENCES ON FOLLOWING PAGE]

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
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EXHIBIT “F” – LIST OF MARTINGALE PERMITTED AND PROHIBITED USES

Permitted Uses:

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

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

Prohibited Uses:

Prohibited Uses within the Martingale PUD shall include the following:

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

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

Special Uses

1. Other uses, so long as such requested use is not one of the prohibited uses listed above.

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[EXHIBIT "G" COMMENCES ON FOLLOWING PAGE]

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EXHIBIT “G” – MARTINGALE PROJECT NARRATIVE, JUSTIFICATION,
AND CONSISTENCY ANALYSIS

I. Martingale Project Introduction and Overview

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



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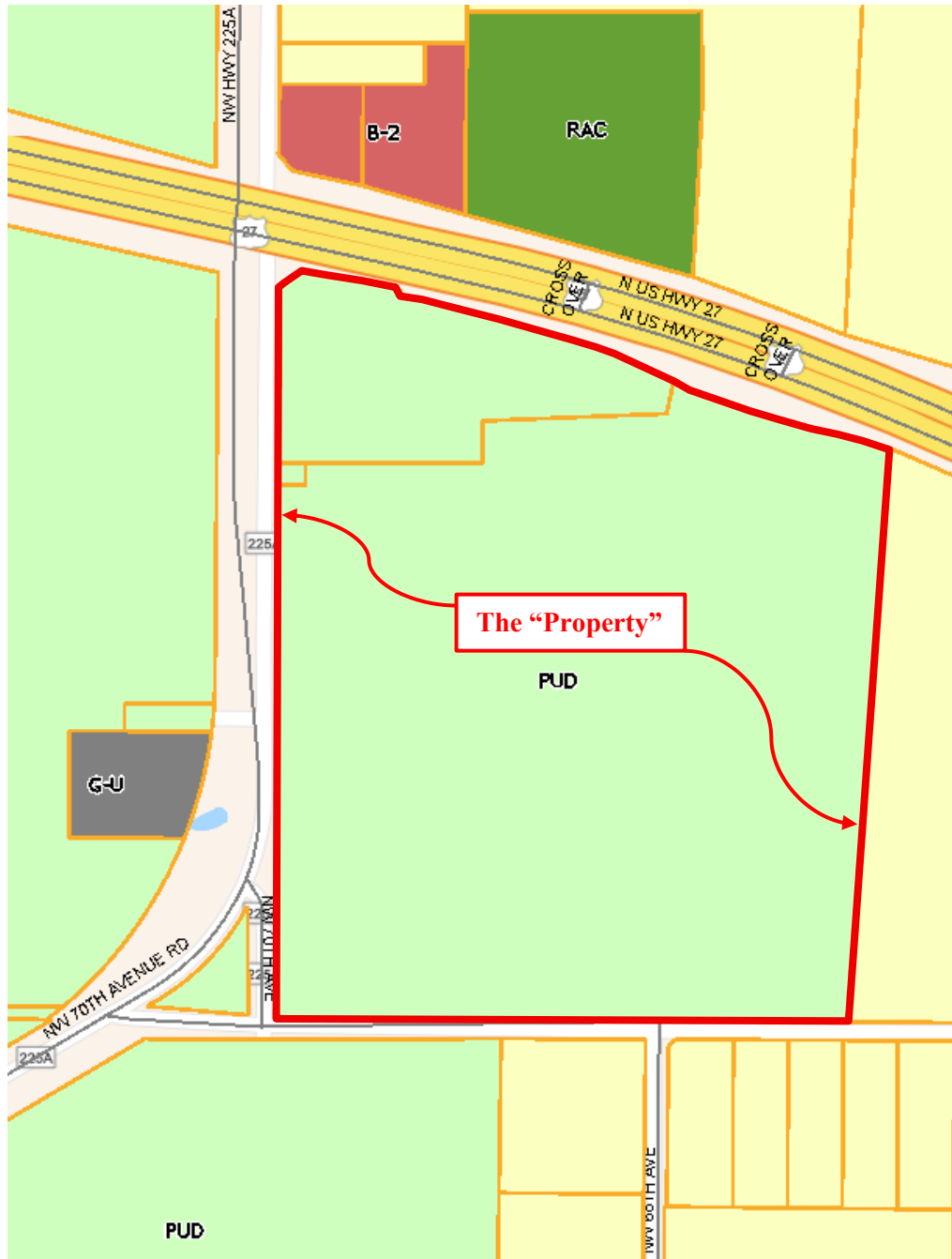
The Property has a Future Land Use Classification of Commercial (“COM”), which is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas and allows for mixed residential development as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



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On November 19, 2024, the Property was rezoned from the Community Business (“B-2”), Rural Activity Center (“RAC”) and General Agriculture (“A-1”) zoning classifications to the Planned Unit Development (PUD) zoning classification for a mixed-use project known and referred to as “Martingale” by way of Ordinance No. 24-29 and Resolution No. 24-R-547 (the “PUD Rezoning”). Martingale is a family legacy project and was designed to create a distinctive sense of place, as shown in the enclosed Martingale Planned Unit Development Standards (the “PUD Standards”). The walkable, mixed-use project, with its Ocala Equestrian Vernacular architecture, continues to define an aspirational standard for the transition from urban uses to rural uses and will be a gateway to the FPA.



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Based upon further conversations with the Florida Department of Transportation (“FDOT”) since approval of the PUD Rezoning, it became evident that access to Martingale from U.S. 27 needed to be reconfigured to provide an additional access point further to the east to accommodate FDOT’s anticipated closure and relocation of the existing U.S. 27 median opening. Once the existing median opening is closed and relocated to the east, the new eastern access will allow westbound traffic on U.S. 27 to make a left turn into Martingale. Additionally, because of the gated nature of Martingale’s residential areas, portions of Martingale’s frontage along U.S. 27 must be converted from residential uses to commercial uses to avoid residential uses sandwiched between the eastern access and U.S. 27.

Additionally, apart from reconfiguration of access from U.S. 27, this Application requests additional square footage of commercial uses and additional residential dwelling units on account of evolving and greater than anticipated market demand. This Application contemplates up to 225,000 square feet of commercial uses and up to 190 residential dwelling units. The increased commercial square footage will primarily be in the form of second-story commercial uses within the building footprints shown on the PUD Rezoning, without an increase in building height (the maximum building height for commercial uses will remain 45 feet), and also within the new commercial area along U.S. 27 discussed above.

With respect to the increased quantity of dwelling units, Applicants have indications that there may be a substantially greater demand for single-family attached (townhome) dwelling units. This Application would allow single-family attached (townhome) and/or single-family detached dwelling units to be freely interchangeable and developed anywhere within the residential areas of Martingale. For illustrative purposes, below are three conceptual plans showing different mixes of dwelling unit products, which are also shown in the PUD Standards. Ultimately, the mix of single-family attached (townhome) and single-family detached dwelling units will be dictated and driven by the market.



No changes are proposed to the maximum building height for either single family product. The maximum building height for single-family attached (townhome) dwelling units will remain 35 feet, and the maximum building height for single-family detached dwelling units will remain 30 feet. Given the robust Martingale landscape buffers, which substantially exceed the minimum buffer requirements in the LDC, the location of single-family attached (townhome) dwelling units along Martingale’s eastern boundary will not diminish or adversely affect compatibility with the abutting property to the east. Applicants have discussed this PUD Amendment with the neighboring property owner to the east with no objection and have received verbal support for this Application.

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In total, this Martingale PUD Application contemplates (1) up to 225,000 square feet of commercial uses, including second-story commercial uses and new commercial uses between the new eastern access and U.S. 27; and (2) up to 190 residential dwelling units, including up to 140 single-family attached (townhome) dwelling units and up to 50 single-family detached dwelling units. The permitted and prohibited uses within the Martingale PUD are set forth in Exhibit “F” above. No changes are proposed to the permitted and prohibited uses, apart from a clarification that other uses may be permitted by Special Use Permit, so long as such requested use is not one of the prohibited uses. This clarification was previously noted in the Staff Report for the PUD Rezoning. Applicable development standards are detailed in the enclosed Martingale Planned Unit Development Master Plan (the “Master Plan”) and the PUD Standards. Once developed, the Martingale common areas, signage, roads, stormwater management facilities, and other project infrastructure will be privately maintained by a property owners’ association.

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



In approving the PUD Rezoning, the Board of County Commissioners (the “Board”) determined that it (a) did not adversely affect the public interest; (b) is consistent with the Marion county Comprehensive Plan (the “Comprehensive Plan”); and (c) is compatible with land uses in the surrounding area. None of the changes proposed in this PUD Amendment would change the Board’s determination. Each of the foregoing criteria are addressed in detail below.

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II. PUD Amendment Analysis

A. The PUD Amendment Will Not Adversely Affect the Public Interest

Martingale will continue to meet or exceed all applicable standards and requirements set forth in the LDC and of other governmental and regulatory agencies and entities. Moreover, Martingale will not result in adverse impacts on Marion County infrastructure and services, including transportation, potable water, sanitary sewer, solid waste, fire rescue and emergency service, law enforcement, and public schools. A 16" potable water line and a 16" sanitary sewer force main are located adjacent to the Property in the U.S. Highway 27 right-of-way, both of which have sufficient capacity to serve Martingale. Fire Station #20 is located immediately west of the Property, across NW 70th Avenue Road (C.R. 225A). With respect to transportation impacts, a proposed traffic methodology was submitted to the Office of the County Engineer on or about July 24, 2025, which is largely unchanged from what was approved by the Board in the PUD Rezoning. The only substantive change was the development program, and there were no changes in the study area or base traffic study assumptions. The traffic study will be completed in accordance with the methodology, once approved, and submitted upon completion, prior to the public hearing before the Board. As was the case with the prior PUD Rezoning, traffic and transportation impacts identified in the traffic study will be addressed in cooperation with County staff. Additionally, payment of transportation and educational system impact fees will be required and will offset impacts to the County's transportation infrastructure and educational system. Capacity improvements (*i.e.*, additional lanes) for NW 70th Avenue Road (C.R. 225A) are already approved in the County's Capital Improvements Plan ("CIP").

Based on all of the foregoing, Martingale will not adversely affect Marion County infrastructure and services will not adversely affect the public interest.

B. The Project and the Requested PUD Amendment is Consistent with the Comprehensive Plan

1. FLUE Policy 1.1.5 – The County shall require higher densities and intensities of development to be located within the Urban Growth Boundaries and Planned Service Areas, where public or private facilities and services are required to be available.

Analysis: Martingale is located within the UGB and outside the FPA. Therefore, the requested PUD Amendment is consistent with FLUE Policy 1.1.5.

2. FLUE Policy 1.1.6 – The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

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

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SITE PERIMETER BUFFERS							
6.8.6.K.							
BUFFER LOCATION	BUFFER WIDTH	REQUIRED / 100 LF		RECOMMENDED / 100 LF			FENCING
North / 'C-Type Buffer'	15' LS Buffer	2	CANOPY	15' LS Buffer	2	CANOPY	
		3	UNDERSTORY		4	UNDERSTORY	
		50% Coverage	SHRUBS		50% shrub coverage and 25% groundcover coverage	SHRUBS	NO FENCING
East / 'E-Type Buffer'	5' LS Buffer	4	CANOPY	20' LS Buffer	4	CANOPY	
		0	UNDERSTORY		2	UNDERSTORY	
		Double-row	SHRUBS		30% shrub coverage and 20% groundcover coverage	SHRUBS	EXISTING FENCE TO REMAIN
South 'E-Type Buffer'	5' LS Buffer	4	CANOPY	20' LS Buffer	4	CANOPY	
		0	UNDERSTORY		1	UNDERSTORY	
		Double-row	SHRUBS		30% shrub coverage and 20% groundcover coverage	SHRUBS	PROPOSED FENCE, CENTERED IN BUFFER
West 'C-Type Buffer'	15' LS Buffer	2	CANOPY	15' LS Buffer	2	CANOPY	
		3	UNDERSTORY		4	UNDERSTORY	
		50% Coverage	SHRUBS		50% shrub coverage and 25% groundcover coverage	SHRUBS	PROPOSED FENCE

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

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

4. FLUE Policy 2.1.4 – A minimum of 350 square feet of open space for each residential lot shall be required in either single or linked multiple tracts within residential development and the open space shall be accessible to all residents within the development, as further defined in the LDC.

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

5. FLUE Policy 2.1.6 – Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be direct toward areas appropriate for urban development, such as within the UGB and PSAs

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

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

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

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

Analysis: Martingale was designed in an effort to create a distinctive sense of place, with retail, restaurant, and other commercial establishments integrated with residential uses. This design and the list of Martingale Permitted and Prohibited Uses in Exhibit "F" are consistent with FLUE Policy 2.1.22 and the intent of the COM Future Land Use Classification. Based on the proposed maximum of 250,000 square feet of commercial uses at a maximum Floor Area Ratio of 1.0, development of up to 303 residential dwelling units would be permitted consistent with FLUE Policy 2.1.22 (250,000 square feet / 43,560 square feet per acre = 5.74 acres of commercial uses @ 1.0 F.A.R.; 43.62 acres – 5.74 acres = 37.88 acres available for residential development; 37.88 acres × 8 dwelling units per acre = 303 dwelling units). However, a maximum of 190 residential dwelling units is proposed, which is significantly less than what would otherwise be permitted. Based on the foregoing, the proposed development program and its density and intensity are consistent with Policy 2.1.22.

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

Analysis: A proposed traffic methodology was submitted to the Office of the County Engineer on or about July 24, 2025, which is largely unchanged from what was approved by the Board in the PUD Rezoning. The only substantive change was the development program, and there were no changes in the study area or base traffic study assumptions. The traffic study will be completed in accordance with the methodology, once approved, and submitted upon completion, prior to the public hearing before the Board. Traffic and transportation impacts identified in the traffic study will be addressed in cooperation and coordination with County staff. Further, payment of transportation impact fees will be required and will offset impacts to the County's transportation infrastructure and educational system.

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

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

10. TE Objective 2.2 – To maintain the intended functionality of Marion County’s roadway network, access management standards shall be established which provides access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.

Analysis: One access onto U.S. Highway 27 is at the same location as the existing access point, with full median opening. Upon further conversations with FDOT since approval of the PUD Rezoning, it became evident that FDOT will close and relocate the existing U.S. 27 median opening. Accordingly, Martingale’s access from U.S. 27 has been reconfigured to provide an additional access point further to the east, consistent with FDOT’s anticipated closure and relocation of the median opening. Once the existing median opening is closed and relocated to the east, the new eastern access will allow westbound traffic on U.S. 27 to make a left turn into Martingale. The access points from Martingale onto NW 70th Avenue Road (C.R. 225A) will meet all applicable intersection spacing and other applicable standards and requirements. No access is proposed from Martingale onto NW 35th Street. The PUD Amendment is consistent with TE Objective 2.2.

11. SSE Policy 1.2.1 – Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commercial uses already exist on the Property in the form of Castro Plaza, and the Property is surrounded on three sides by public roadways, U.S. Highway 27 to the north, NW 70th Avenue Road (C.R. 225A) and NW 70th Avenue Road (C.R. 225A) to the west, and NW 35th Street to the south. These roadways are natural buffers and will insulate surrounding properties to the north, south, and west from the Martingale Project and its uses, which uses were specifically tailored to prohibit undesirable and potentially incompatible uses. Notably, sensitive to the existing large lot residential uses to the south and future residential development to the east, stormwater and open space features and residential uses are intentionally located along the southern and eastern boundaries of the Property. The more intense commercial development is clustered toward the roadways, and specifically the intersection of U.S. Highway 27 and NW 70th Avenue Road (C.R. 225A). Moreover, the Martingale landscape buffers, as detailed in the Master Plan, were specifically designed in an attempt to address compatibility concerns related to surrounding properties and are significantly more robust than would otherwise be required under the LDC's minimum buffer requirements. Again, Applicants have discussed this PUD Amendment with the neighboring property owner to the east with no objection and have received verbal support for this Application.

Finally, the Property is located within the UGB. The Comprehensive Plan and the LDC expressly recognize that the UGB "identified the geographic area wherein higher density and intensity development and full urban services

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are intended to be concentrated.” While Martingale’s location within the UGB is a clear indication that this is the right project in the right location, the surrounding area is also located within the UGB and should be expected to be developed accordingly. Martingale is the type of project that should be expected within the UGB, and in fact, is less intense and more compatible than many other uses within the UGB and in close proximity to the Property. Based on the foregoing, the Martingale Project is compatible with the surrounding area and existing and future uses.

III. Summary and Conclusion

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

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Detail by Entity Name

Foreign Limited Liability Company

AUSTIN INTERNATIONAL REALTY, LLC

Filing Information

Document Number M97000000165

FEI/EIN Number 11-3115467

Date Filed 04/02/1997

State NY

Status ACTIVE

Principal Address

95 FOREST AVENUE
LOCUST VALLEY, NY 11560

Changed: 03/18/1999

Mailing Address

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Changed: 03/18/1999

Registered Agent Name & Address

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Name Changed: 02/06/2001

Address Changed: 03/02/2004

Authorized Person(s) Detail

Name & Address

Title MGR

CASTRO, BERNADETTE
8 Mindy Ct
Lattingtown, NY 11560

Title Member

Attachment A

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

Annual Reports

Report Year	Filed Date
2023	01/30/2023
2024	01/24/2024
2025	03/19/2025

Document Images

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02/04/2009 -- ANNUAL REPORT	View image in PDF format
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01/22/2003 -- LIMITED LIABILITY CORPORATION	View image in PDF format
01/24/2002 -- ANNUAL REPORT	View image in PDF format
02/06/2001 -- ANNUAL REPORT	View image in PDF format
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03/18/1999 -- ANNUAL REPORT	View image in PDF format
03/23/1998 -- ANNUAL REPORT	View image in PDF format
04/02/1997 -- FOR LIMITED LIABILITY ARTICLES	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company

CASTRO PLAZA LLC

Filing Information

Document Number L07000035807
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Date Filed 04/04/2007
State FL
Status ACTIVE

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Registered Agent Name & Address

LLOYD GRANET PA
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BOCA RATON, FL 33431-7330

Name Changed: 01/29/2018

Authorized Person(s) Detail

Name & Address

Title MGR

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

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Report Year	Filed Date
2023	01/30/2023
2024	01/24/2024
2025	03/19/2025

Document Images

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Attachment A

03/19/2025 -- ANNUAL REPORT	View image in PDF format
01/24/2024 -- ANNUAL REPORT	View image in PDF format
01/30/2023 -- ANNUAL REPORT	View image in PDF format
03/03/2022 -- ANNUAL REPORT	View image in PDF format
02/05/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
01/29/2019 -- ANNUAL REPORT	View image in PDF format
01/29/2018 -- ANNUAL REPORT	View image in PDF format
01/19/2017 -- ANNUAL REPORT	View image in PDF format
02/10/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
01/09/2014 -- ANNUAL REPORT	View image in PDF format
01/09/2013 -- ANNUAL REPORT	View image in PDF format
01/04/2012 -- ANNUAL REPORT	View image in PDF format
01/06/2011 -- ANNUAL REPORT	View image in PDF format
01/27/2010 -- ANNUAL REPORT	View image in PDF format
01/15/2009 -- ANNUAL REPORT	View image in PDF format
06/23/2008 -- ANNUAL REPORT	View image in PDF format
04/04/2007 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
July 30, 2025
Page 18 of 33

EXHIBIT "D" – LEGAL DESCRIPTION

LEGAL DESCRIPTION:

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

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

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

LESS AND EXCEPT:

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

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

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

SAID LANDS CONTAINING 30.00 ACRES, MORE OR LESS.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

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

Attachment A

Mr. Chuck Varadin, Director
Marion County Growth Services Department
Re: Martingale PUD Amendment Zoning Change Application
July 30, 2025
Page 19 of 33

AND:

LEGAL DESCRIPTION: (AS SURVEYED)

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

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

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

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

[EXHIBIT "E" COMMENCES ON FOLLOWING PAGE]



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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

2025 Property Record Card**13675-000-00**

Prime Key: 261513

[MAP IT+](#)

Current as of 7/30/2025

Property InformationAUSTIN INTERNATIONAL REALTY
95 FOREST AVE
LOCUST VALLEY NY 11560-1748Taxes / Assessments:

Map ID: 126

Millage: 9002 - UNINCORPORATEDM.S.T.U.PC: 57

Acres: 38.09

2024 Certified Value

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

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$1,041,768	\$0	\$0	\$1,041,768	\$6,717	\$0	\$6,717
2023	\$1,041,768	\$0	\$0	\$1,041,768	\$6,907	\$0	\$6,907
2022	\$1,093,856	\$0	\$0	\$1,093,856	\$5,533	\$0	\$5,533

Property Transfer History

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

Property Description

SEC 32 TWP 14 RGE 21
 COM AT SW COR N 89-56-14 E 30 FT TO E ROW OF NW 80TH AVE FOR POB
 N 1216.14 FT N 89-59-32 E 447.93 FT N 90.64 FT N 87-54-16 E 403.46 FT
 N 12-03-08 E 72.48 FT TO SLY ROW OF US 27 S 62-52-50 E 50 FT
 S 71-13-43 E 147.25 FT S 77-37-49 E 300 FT S 66-55-46 E 106.40 FT
 S 66-24-07 E 1280.50 FT S 43.83 FT S 83-25-15 E 2.14 FT
 S 656.80 FT S 89-56-14 W 2617.51 FT TO POB

A-40

LESS & EXCEPT THE FOLLOWING:

COM AT SW COR OF SEC 32 TH N 89-54-35 E 1277.65 FT TO POB

TH N 04-24-24 E 1259.99 FT TH S 66-54-56 E 106.48 FT

TH S 66-23-49 E 1280.35 FT TH S 00-07-56 E 43.76 FT

TH S 77-32-42 E 1.98 FT TH S 00-00-31 W 656.80 FT

TH S 89-57-48 W 1369.94 FT TO POB.

LESS & EXC THE FOLLOWING:

COM AT SW COR TH N 89-21-32 E 30.05 FT

TH N 00-02-57 E 1167.71 FT TO THE POB

TH N 00-02-57 E 48 FT TH N 89-58-52 E 59 FT

TH S 00-03-00 W 48 FT TH S 89-58-52 W 59 FT

TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5771		.0	.0	PUD	23.99	AC						
5771		.0	.0	PUD	14.10	AC						

Neighborhood 9964

Mkt: 2 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
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Appraiser NotesPlanning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
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Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

13676-001-00

[GOOGLE Street View](#)

Prime Key: 261530

[MAP IT+](#)

Current as of 7/30/2025

Property Information

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

Taxes / Assessments:

Map ID: 126

Millage: 9002 - UNINCORPORATEDM.S.T.U.

PC: 16

Acres: 4.50

More Situs

Situs: 6850 N US HWY 27 OCALA

2024 Certified Property Value by Income

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

Ex Codes:History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$784,080	\$2,666,180	\$60,918	\$3,018,032	\$3,018,032	\$0	\$3,018,032
2023	\$784,080	\$2,771,767	\$60,953	\$2,948,223	\$2,948,223	\$0	\$2,948,223
2022	\$588,060	\$2,350,198	\$60,984	\$2,712,107	\$2,682,564	\$0	\$2,682,564

Property Transfer History

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

Property Description

SEC 32 TWP 14 RGE 21

COM AT SW COR OF SEC 32 TH N 89-21-32 E 30.05 FT TH N 00-02-57 E 1215.71 FT FOR

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Attachment A

POB TH N 00-41-46 W 376.47 FT TH N 44-48-44 E 56.09 FT TH S 82-31-18 E 150.60 FT
 TH S 77-56-27 E 73.33 FT TH S 11-55-20 W 9.95 FT TH S 76-36-41 E 446.39 FT TH
 S 62-56-01 E 200.54 FT TH S 12-04-17 W 72.75 FT TH S 87-51-42 W 404.23 FT TH
 S 00-05-14 W 90.59 FT TH S 89-58-52 W 447.47 FT TO POB.

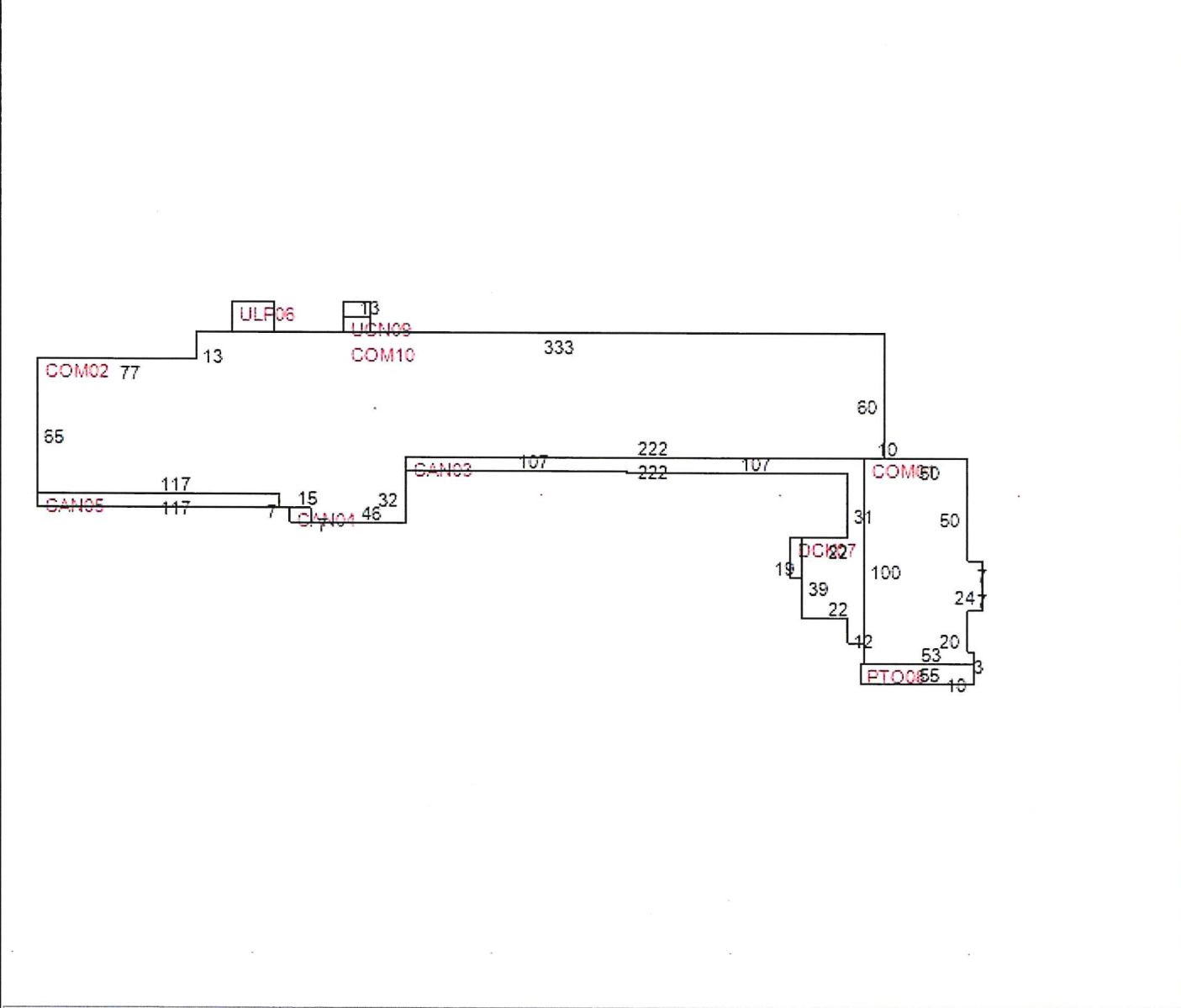
Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1610	.0	.0	PUD	196,020.00	SF							
Neighborhood 9964													
Mkt: 2 70													

Traverse**Building 1 of 2**

COM01=U100R50D50R7D24L7D20R3D6L53.U100
 COM02=L222D32L46U7L15U7L117U65R77U13R333D60L10.
 CAN03=L222D7R107D1R107D31L22D39R22D12R8U90.L222D32L46
 CAN04=L10U7R10D7.L10U7L5
 CAN05=U7L117D7R117.L117U73R94U12
 ULP06=U15R20D15L20.R276D99
 DCK07=L6D19R6U19.D61R83
 PTO08=D10L55U10R55.U6L3U20R7U24L7U50L40U60L249
 UCN09=U7L13D7R13.U7

COM10=U8L13D8R13.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built	1974
Effective Age	3 - 10-14 YRS	Physical Deterioration	0%
Condition	2	Obsolescence: Functional	0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational	0%
Inspected on	7/8/2025 by 253	Base Perimeter	1366

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

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

Attachment A

9	11.0	1.00	2024	0	91 UCN CANOPY UNFIN	100 %	N	N
10	11.0	1.00	2024	0	104 M00 MINIMUM FINISH	100 %	N	N

Section: 1

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

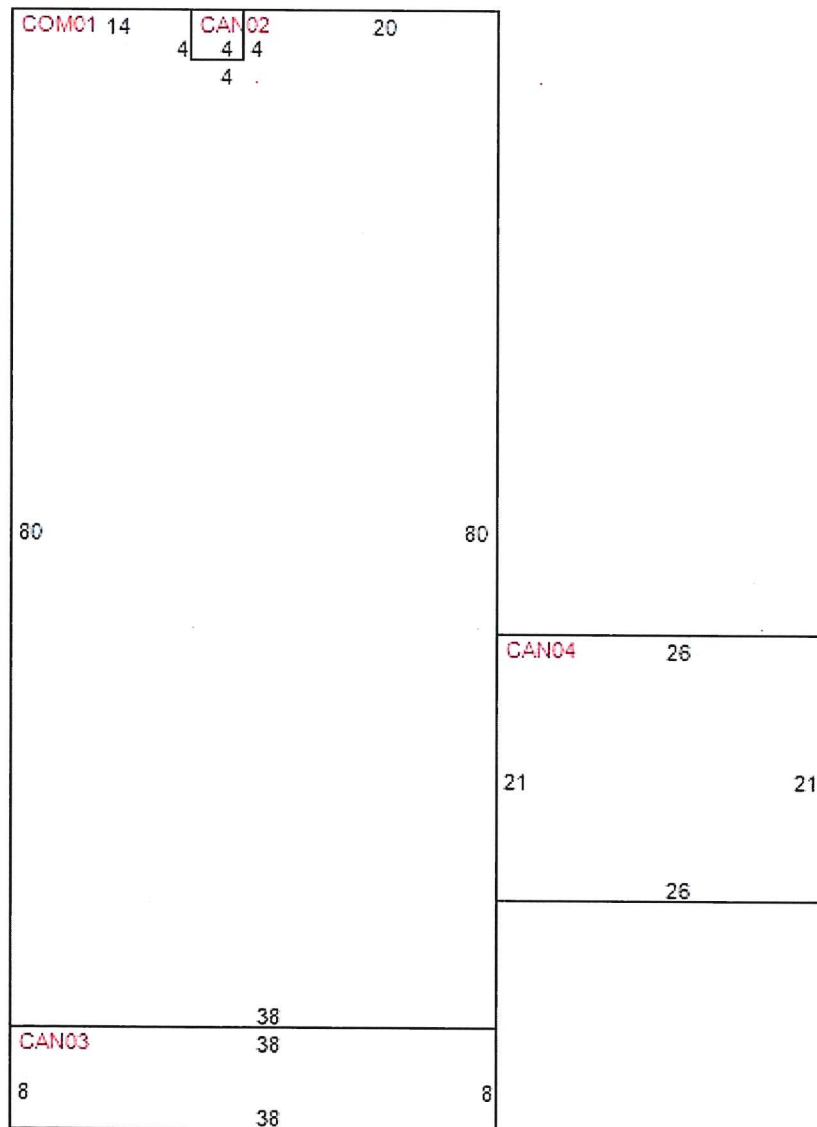
Traverse**Building 2 of 2**

COM01=L38U80R14D4R4U4R20D80.L20U80

CAN02=D4L4U4R4.R20D80

CAN03=D8L38U8R38.U10

CAN04=R26U21L26D21.

Building Characteristics

Structure	2 - STUD FRAME WOODMTL
Effective Age	4 - 15-19 YRS
Condition	4

Year Built	1985
Physical Deterioration	0%
Obsolescence: Functional	0%

A-45

Quality Grade 600 - AVERAGE
Inspected on 7/8/2025 by 253

Obsolescence: Locational 0%
Base Perimeter 244

Exterior Wall 44 FACE BRICK-BLK

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

Section: 1

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

Miscellaneous Improvements

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

Appraiser Notes

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

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

104- STRETCH ZONE.....1-2FX, 2X

2ND STORY.....1-3FX 1-2FX (COMMON)

APARTMENT, 2ND STORY 22X24.....1-3FX 2X (EST)

200 VAC

201 VACANT

202-PILATES STUDIO

203-THE EMMES CORPORATION

204-VACANT

205-VACANT

COM02

105-1 1-3FX 1-2FX

105-2PALMETTO INSURANCE

105-3- VACANT

105-4-DR GOLD

105-5-VACANT

105-6-VACANT

105-7-VACANT

105-8-SEA HORSE CHIROPRACTIC

Attachment A

105-9-VACANT
 105-10-VACANT
 105-11 CATHERINE J. MERRILL ESQ.
 105-12-MASSAGE THERAPY
 106A- DUVALL'S HAIR SALON1-2FX 5EX
 106B SOUTHERN HERITAGE DEVELOPERS.....1-2FX 1X
 107A- EYDIE GORME FROMAGE FRAIS.....1-2FX 6X
 107B SOUTHERN PINE PLANTATIONS.....1-2FX EST
 108- WESTERN IVY.....1-2FX 2X
 109 VACANT.....
 110=MEDICINE WHEEL VET SERVICES.....2-2FX 2X
 111 REMINGTON PRIME.....2-4FX 17X COL-14X7, FRZ-7X7
 112 JUNIPER GENERAL STORE.....2-4FX 6X COL-12X10
 113- BONNIE WLASIUK STATE FARM.....2-2FX 5X
 114- COUTURE LIFESTYLE HOMES.....2-2FX 4X
 115=VACANT

Planning and Building** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2025010250	1/21/2025	1/23/2025	PREVIOUS USE: STRETCH ZONENEW USE: RECHARGE CLINIC (MED SPA
2024091894	9/1/2024	10/23/2024	ELECTRIC RECONNECT: PREVIOUS USE - CHEESE SHOP RETAIN; PROP
2024011206	1/23/2024	1/24/2024	RELOCATE CITY OF OCALA SERVICE DROP NEED MORE INFO
2023090044	9/26/2023	2/8/2024	REMODEL OF RESTAURANT SPACE; FRONT & REAR PORCH EXTENSIONS
2023053269	6/6/2023	9/5/2023	DEMO NON-LOAD BEARING INTERIOR WALLS & FLOORING ONLY
2023011532	1/2/2023	2/13/2023	REPLACEMENT OF DAMAGED EXTERIOR SIDING COMPLETED 2021 FL 13
2022051946	5/26/2022	1/31/2023	CERT OF OCCUPANCY/RECONNECT/PRE USE: PHARMACY PROP USE: TH
2022021324	2/10/2022	3/2/2022	SHINGLE OFF BANK SHINGLE ON/ FL10124.1GULF COAST 26G METAL
2021091681	10/7/2021	1/13/2022	CONVERT EXISTING SEPTIC/DRAINFIELD SEWER TO GRAVITY COLLECT
2021091287	9/1/2021	11/29/2021	INSTALL NON-ILLUMINATED SIGN(2X8) TO HANG FROM SOFFIT ON FR
2021081235	8/24/2021	2/10/2022	NEW CERT OF OCCUPANCY NEEDS POWER ON TO CLEAN AND SHOW ONLY
2020040171	9/21/2020	4/19/2021	UNIT 112 REMODEL; ADD 2 BATHROOMS; ADD EXTERIOR WINDOW AND
2020082755	9/2/2020	9/4/2020	NEW CERTIFICATE OF OCCUPANCY FOR GENERAL CONTRACTOR OFFICE-
2020091943	9/1/2020	11/4/2020	INTERIOR RENOVATION TO CREATE 2 NEW OFFICES; RECEP AREA & C
2020093112	9/1/2020	11/20/2020	ADD PARTITION WALL TO CREATE ADDITIONAL OFFICE IN BANK
2020052722	6/3/2020	6/4/2020	NCO. PREVIOUS USE: INSURANCE OFFICE PROPOSED USE:
2020012548	4/9/2020	7/9/2020	CABINET REPLACEMENT MID FLORIDA ON EXIST GROUND SIGN LOC AT
2020020575	2/12/2020	8/3/2020	NEW CERT OF OCCUPANCY PREVIOUS: BANK PROPOSED: CREDIT UNION
2019110155	1/17/2020	7/8/2020	RECONNECT ELECTRIC: PREVIOUS USE - TACK EQUINE SADDLERY; PR
2020012549	1/1/2020	8/17/2020	WALL SIGN
2020012551	1/1/2020	8/5/2020	
2019110092	12/12/2019	12/12/2019	FACE CHANGE GROUND SIGN
2019100946	10/10/2019	3/25/2020	EMERGENCY MAIN PANEL REPLACEMENT FOR ONE OF THE THREE SERVI
2018090310	9/1/2018	2/7/2019	REMODEL/ADD DEMO NEW A/C & PLUMBING ELECTRICAL KEEPING EXIST
2017101197	2/13/2018	2/13/2018	NON-LIT WALL SIGNS (30 TOTAL) FOR TENANTS IN NEW GOLDEN HIL
2018011188	1/19/2018	1/22/2019	COMMERICAL RECONNECT - LAUREN GIBSON AGENCY **INSURANCE
2017111202	11/20/2017	1/26/2018	BUILD OUT UNIT 113 NEW BATHROOM BREAK AREA 3 OFFICES
2017101431	10/25/2017	2/9/2018	INST INTER PARTITION IN EXISTING STE 114 ELEC PLUMBING HVAC
2017090849	9/21/2017	2/13/2018	VANILLA SHELL REMODEL FOR STE 113
2017090850	9/21/2017	2/9/2018	VANILLA SHELL REMODEL FOR STE 114
2017071179	7/20/2017	2/23/2018	RESTAURANT BUILD OUT TO VACANT PLAZA UNIT
2017061909	6/1/2017	11/6/2017	DEMO INT WALL FOR DARRELL'S DINER
2017021135	2/1/2017	11/17/2017	CONSRUCT NEW MONUMENT FOR CASTRO PLAZA
2017021137	2/1/2017	4/27/2017	TEMPORARY POWER TO SHOW SPACE TO PROSPECTIVE TENANTS

A-47

Attachment A

2017020147	2/1/2017	11/15/2017	NEW ROOF/EXTERIOR UPDATES TO FASCADE
2016010529	1/1/2016	2/3/2016	COMMERCIAL SIGN
2015030752	3/1/2015	5/4/2015	5 SINKS FRAMING KNEE WALL FOR PLUMB ADD WATER HEATER
2013120726	12/7/2013	3/14/2014	INT RENOV #104
2012101263	10/12/2012	11/7/2012	RECONNECT #107A
2012050704	5/1/2012	6/26/2012	DEMO FLOOR & CABINTRY AT TELLER LINE,RE-INSTALL NEW
2012010870	1/8/2012	2/3/2012	RECONNECT #104
M100475	10/1/2010	10/27/2010	RECONNECT #107A
M020612	2/1/2010	4/19/2010	GAS LINE FOR COOKING
M010122	1/2/2010	1/27/2010	RECONNECT 104
M100565	10/1/2009	10/23/2010	RECONNECT #111
M040538	4/1/2009	6/1/2009	RECONNECT 111
M050530	5/1/2002	5/1/2002	RECONNECT 110A
M101553	11/1/2001	11/1/2001	RECONNECT
MA61044	10/1/1999	10/1/1999	BATHROOM ADDITION
MA70660	8/1/1999	8/1/1999	RECONNECT
0217076	2/1/1998	3/1/1998	RENOVATION
1216056	1/1/1998	8/1/1998	RENOVATION
1216055	1/1/1998	7/1/1998	RENOVATION
MC00721	2/1/1985	5/1/1985	B=BANK
MC02873	8/1/1984	12/1/1985	B=SHOPPING CENTER
MC01982	6/1/1984	9/1/1984	B=FOUNDATION
2025022365	-	6/3/2025	ADDING WALLS/DOORS/ELECTRIC OUTLETS/SWITCHES/DEMO KNEE WALL



DRAINAGE ANALYSIS
MARTINGALE
PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

Prepared for:

Austin International Realty, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

142992500

July 2025

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352 438 3000 TEL

Kimley»Horn

DRAINAGE ANALYSIS
MARTINGALE
PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

Prepared for:

Austin International Realty, LLC

Prepared by:

Kimley-Horn and Associates, Inc.

042934006

July 2025

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MAP FIGURES

PRIMARY BASIN ANALYSIS

 EXISTING CONDITIONS BASIN MAP

 PROPOSED CONDITIONS BASIN MAP

INTRODUCTION

The proposed Martingale Planned Unit Development project (the "Project") is located in Marion County, Florida, east of the US Hwy 27 and NW 80th Avenue intersection (Section 10, Township 16 South, Range 22 East) (See **Map Figures** in the **Appendix**). The Project has a total area of ± 43.62 acres and will consist of a residential and commercial development with building, roadway, parking, utility, and stormwater conveyance improvements. The drainage system for this project will be designed to meet Southwest Florida Water Management District and Marion County design criteria. This preliminary summary and analysis are provided to support a Planned Unit Development Amendment. A full drainage analysis will be required at the time of development permitting.

DESIGN CRITERIA

The Project will be designed to be compliant with stormwater quantity and quality criteria set forth by the Marion County Land Development Code effective March 26, 2024, and the Southwest Florida Water Management District Environmental Resource Permit Applicant's Handbook, Volume II, effective June 1, 2018.

DESIGN METHODOLOGY

Existing Conditions

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

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

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

Proposed Conditions

In proposed conditions, the Project will include a stormwater management system designed to capture

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

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

APPENDICES

MAP FIGURES



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AERIAL MAP

MARTINGALE PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

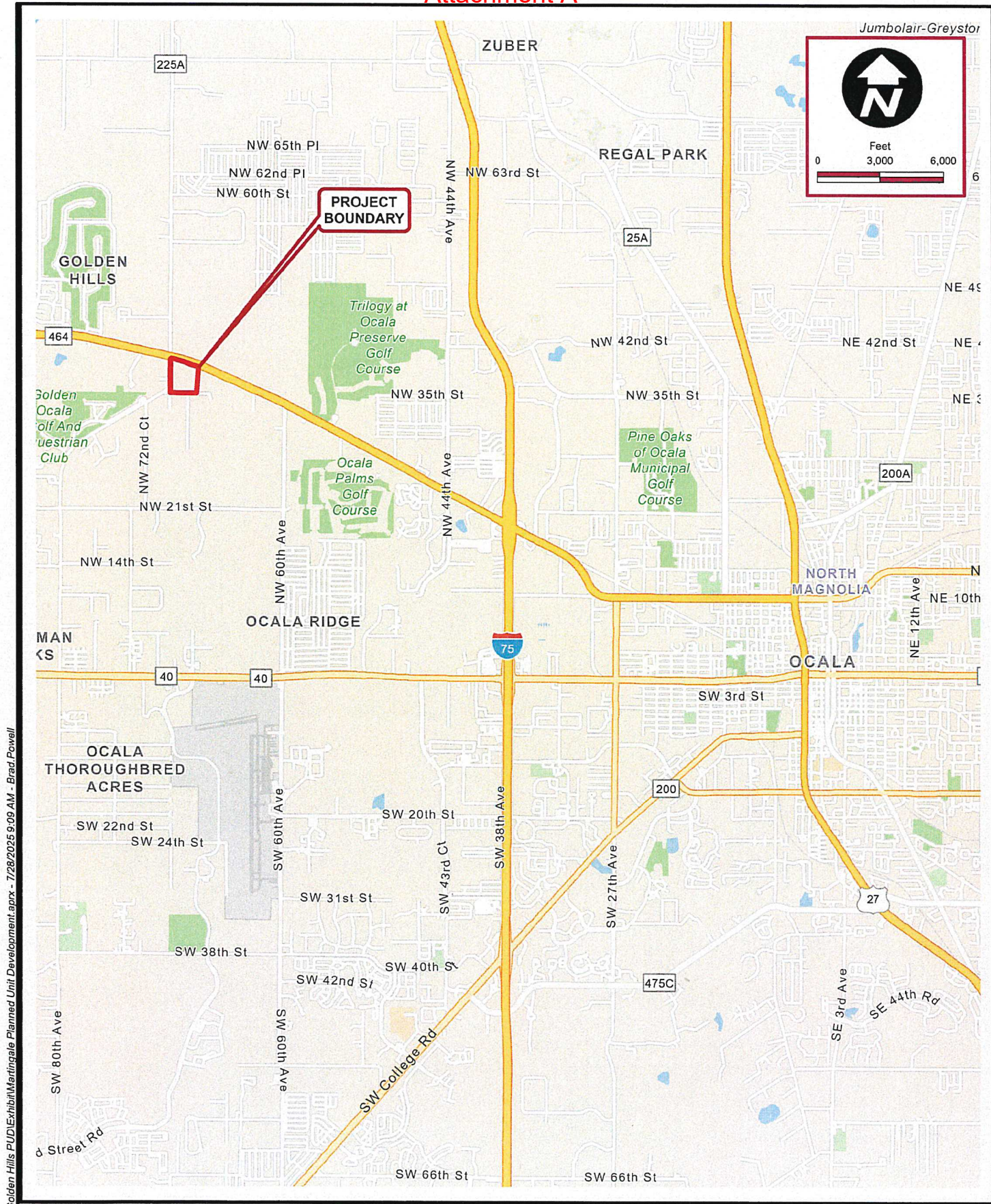
Scale: As Noted

Project No.: 042934006

July 2025

Figure 1

A-56



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LOCATION MAP

MARTINGALE PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

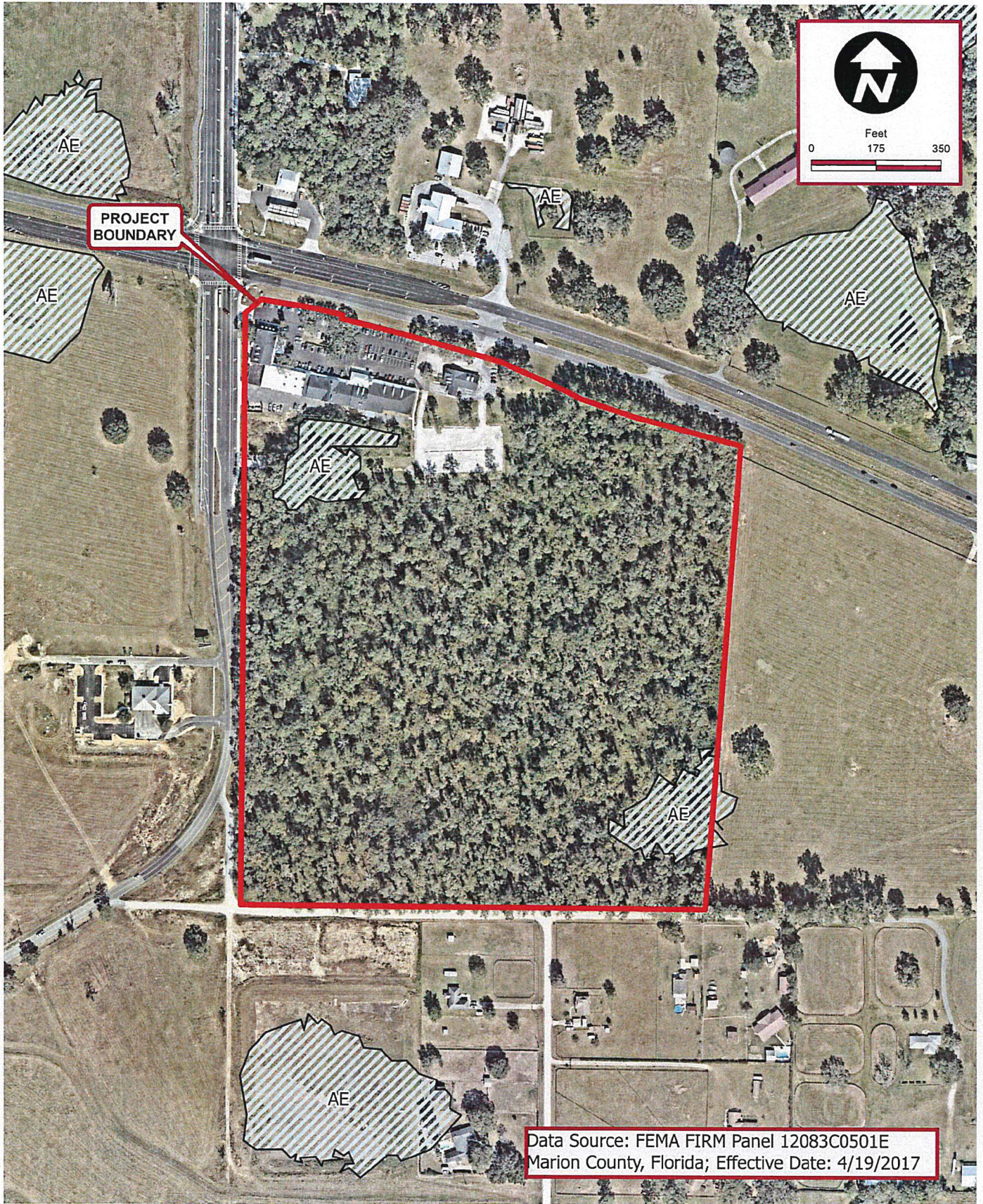
Scale: As Noted

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Figure 2

Attachment A



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FEMA MAP

MARTINGALE PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

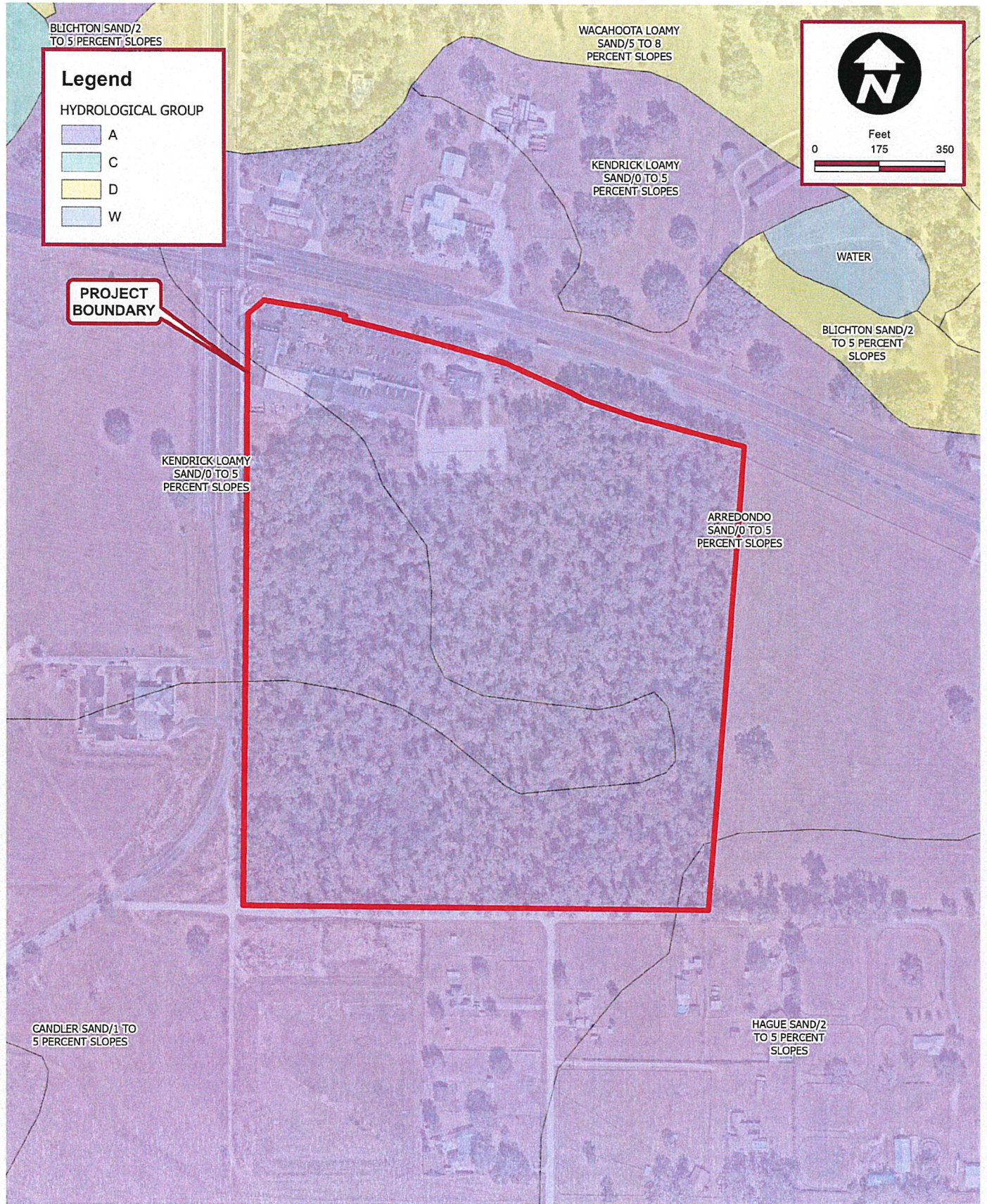
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Figure 3

A-58



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SOILS MAP

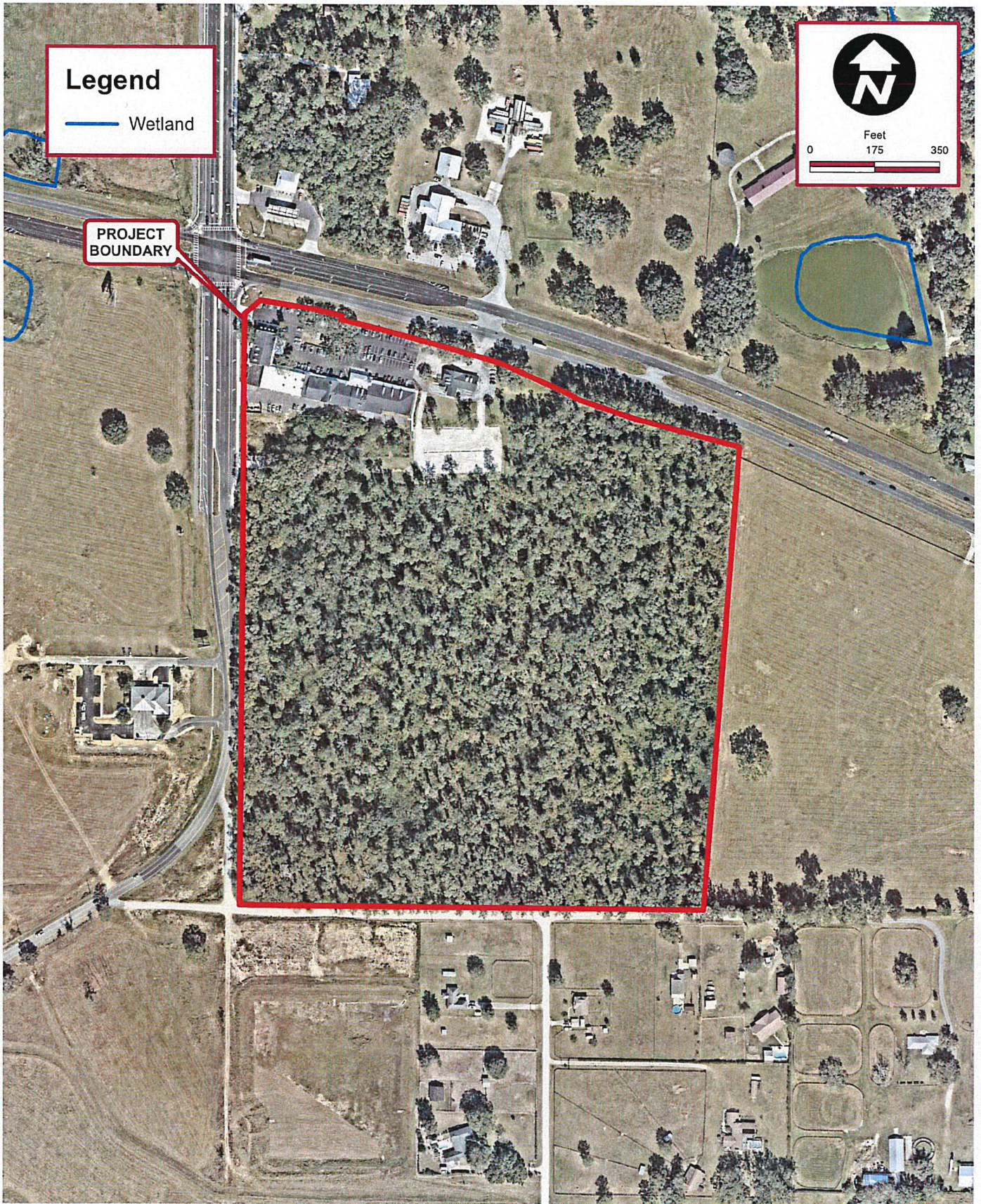
**MARTINGALE PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA**

Scale: As Noted

Project No.: 042934006

July 2025

Figure 4



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WETLAND MAP

MARTINGALE PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

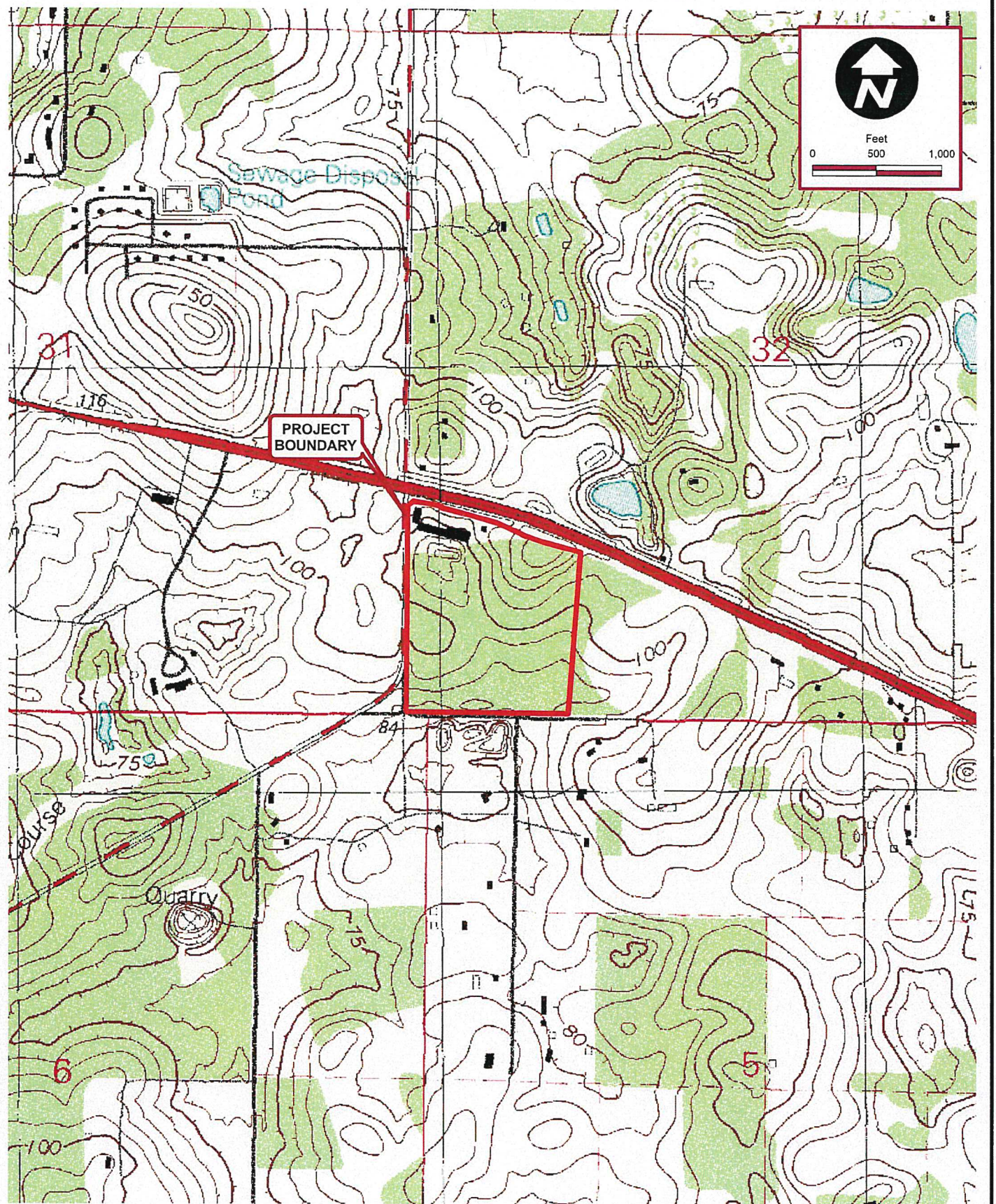
Scale: As Noted

Project No.: 042934006

July 2025

Figure 5

A-60



K:\IOCA_GIS\042934006-Golden Hills PUD\Exhibit\Martingale Planned Unit Development.aprx - 7/28/2025 9:12 AM - Brad Powell

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USGS QUAD MAP

MARTINGALE PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 042934006

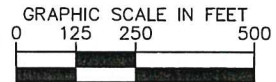
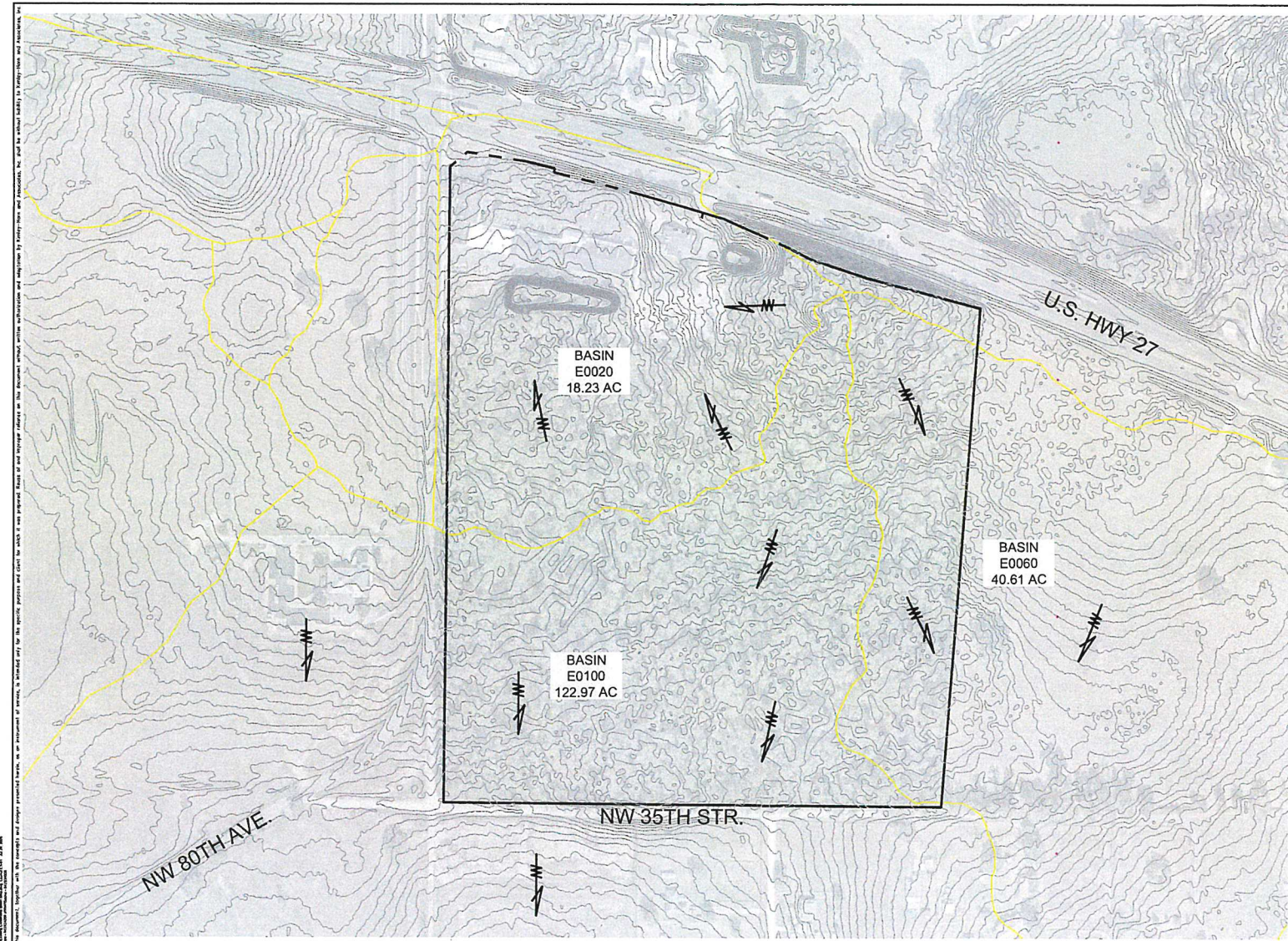
July 2025

Figure 6

A-61

PRIMARY BASIN ANALYSIS

EXISTING CONDITIONS BASIN MAP



Attachment A

No.	REVISIONS	DATE	BY

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 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108

KHA PROJECT	042934006
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	AAH
DRAWN BY	AAH
CHECKED BY	RVB

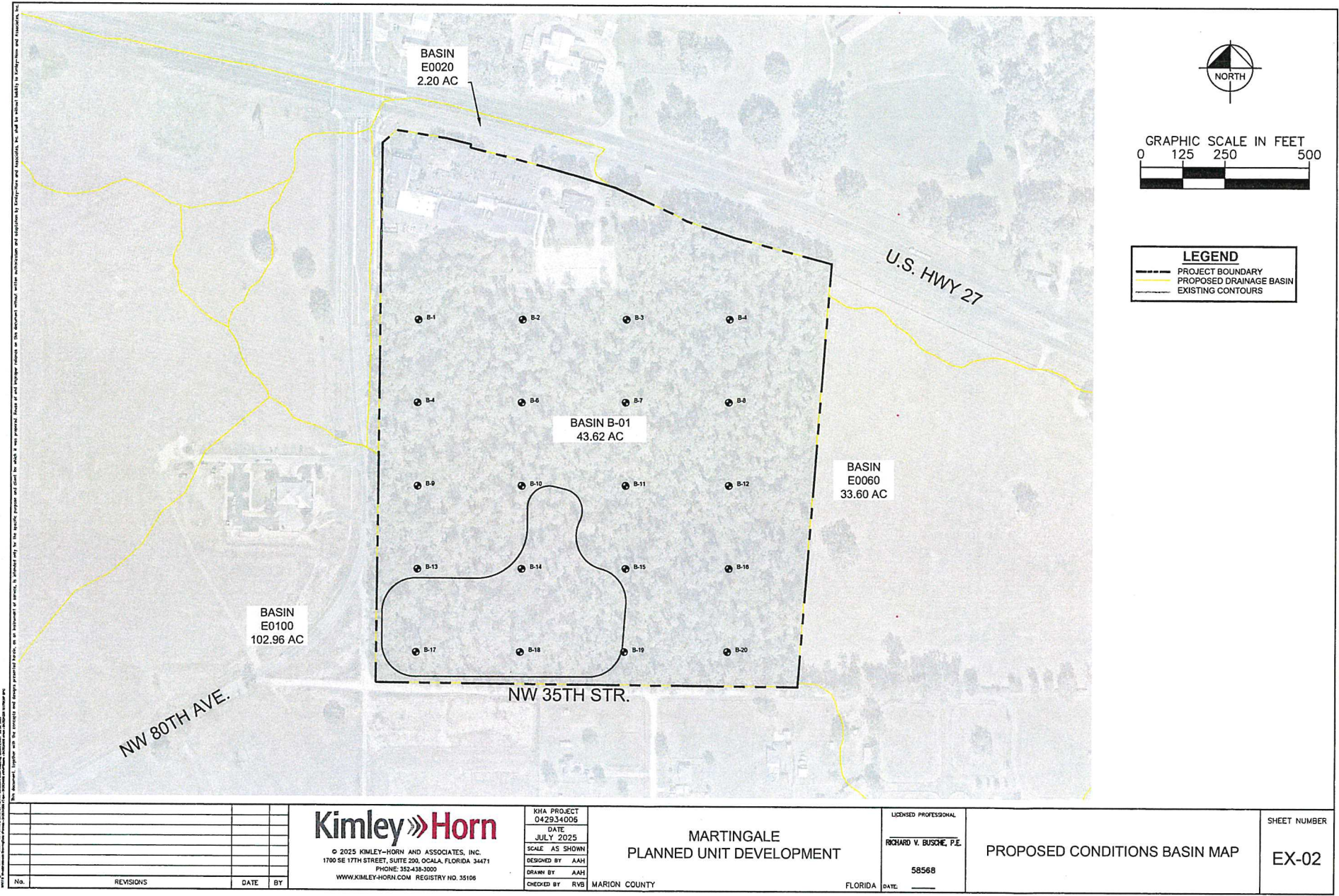
MARTINGALE
 PLANNED UNIT DEVELOPMENT
 MARION COUNTY
 FLORIDA

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

EXISTING CONDITIONS BASIN MAP

SHEET NUMBER
EX-01

PROPOSED CONDITIONS BASIN MAP



No.	REVISIONS	DATE	BY

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KHA PROJECT	042934006
DATE	JULY, 2025
SCALE	AS SHOWN
DESIGNED BY	AJH
DRAWN BY	AJH
CHECKED BY	RVS

MARTINGALE
PLANNED UNIT DEVELOPMENT

MARION COUNTY

LICENSED PROFESSIONAL
RICHARD V. BUSCH, P.E.
58568
FLORIDA DATE

PROPOSED CONDITIONS BASIN MAP

SHEET NUMBER
EX-02



Technical Memorandum

To: Marion County

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

Date: July 30, 2025

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

Purpose

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

Background

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

Conclusion

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

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

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

Sincerely,
KIMLEY-HORN

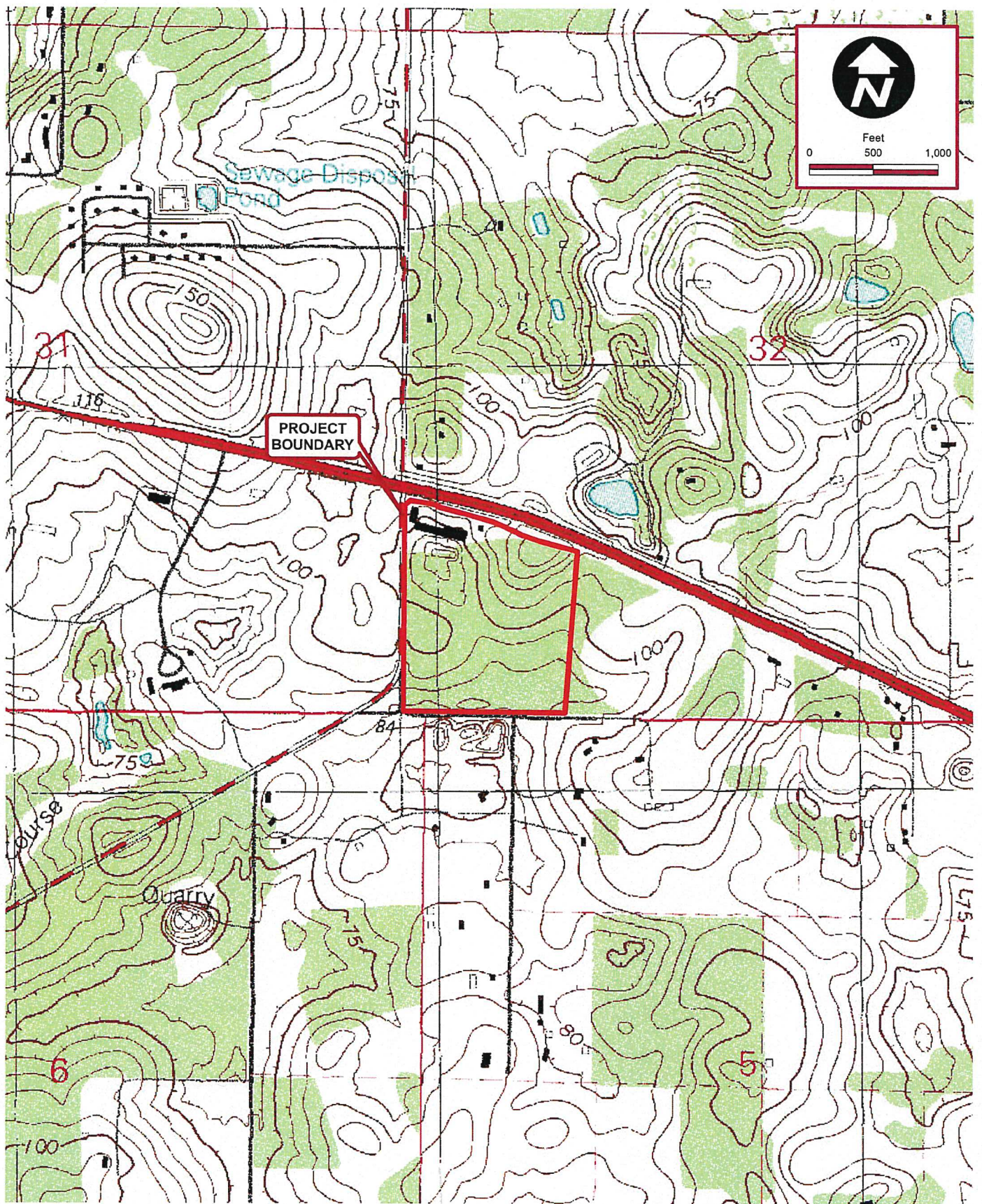
A handwritten signature in blue ink, appearing to read "R. Busche", enclosed within a blue oval.

Richard V. Busche, PE

Attachments: USGS Quad Map
NRCS Soils Report

K:\OCA_Civil\042934006-Golden Hills PUD\doc\Karst Assessment\MEMOmc250730rvb_Karst Assessment.docx

ATTACHMENTS



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USGS QUAD MAP

MARTINGALE PLANNED UNIT DEVELOPMENT
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 042934006

July 2025

Figure 6

A-69



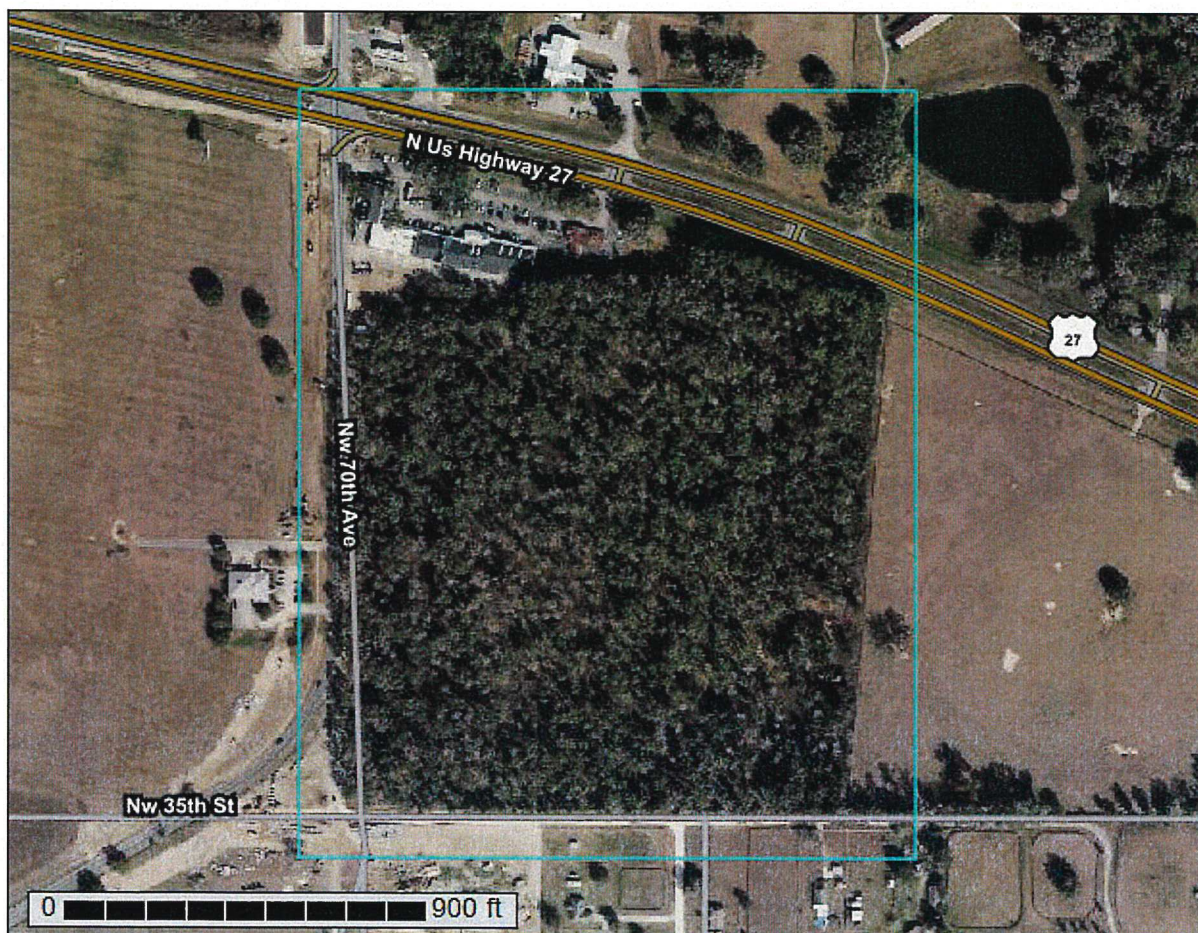
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for Marion County Area, Florida



Attachment A

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

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

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

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

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

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

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

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

Soil Survey Area: Marion County Area, Florida
Survey Area Data: Version 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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Arredondo sand, 0 to 5 percent slopes	49.0	72.6%
17	Blichton sand, 2 to 5 percent slopes	0.9	1.4%
37	Hague sand, 2 to 5 percent slopes	1.7	2.6%
44	Kendrick loamy sand, 0 to 5 percent slopes	15.7	23.2%
99	Water	0.2	0.3%
Totals for Area of Interest		67.5	100.0%

Map Unit Descriptions

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

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

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

Custom Soil Resource Report

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

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

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

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

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

NATURAL RESOURCE ASSESSMENT

Golden Hills
Marion County,
Florida

April 2024

Kimley » Horn

042934006

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1700 SE 17TH Street, Suite 200

Ocala, FL 34471

A-75

PREPARED FOR:

Austin International Realty, LLC

95 Forest Avenue

Locust Valley, NY 11560

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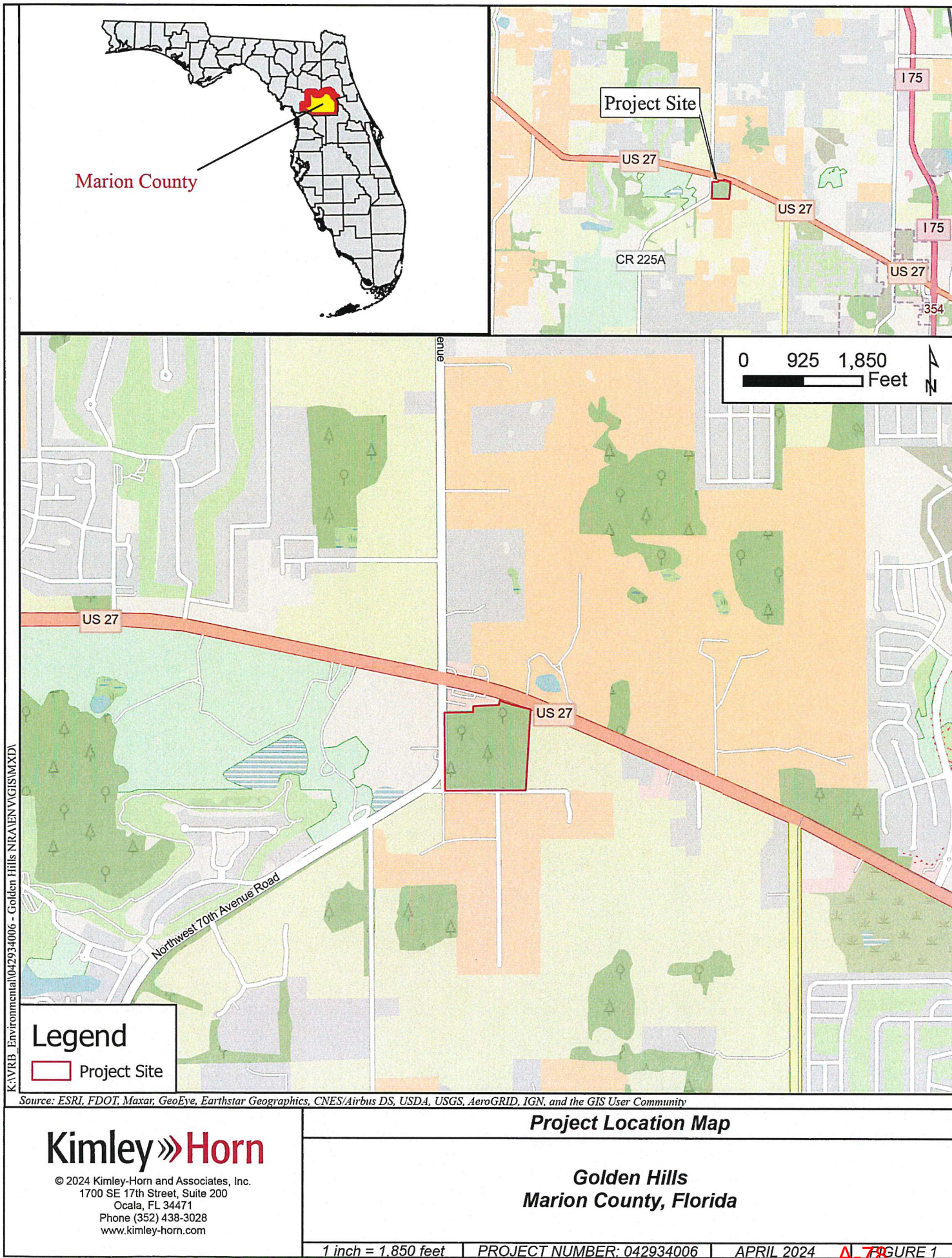
FNAI BIODIVERSITY MATRIX/USFWS IPAC.....	APPENDIX A
STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE...	APPENDIX B
SHPO FLORIDA MASTER SITE FILE REPORT	APPENDIX C

1.0 INTRODUCTION

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

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

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



Attachment A



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

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

Kimley»Horn

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USGS Topographic Map

**Golden Hills
Marion County, Florida**

1 inch = 1,000 feet

PROJECT NUMBER: 042934006

APRIL 2024

A 78 FIGURE 2

2.0 METHODOLOGY

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

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

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

3.0 EXISTING CONDITIONS

3.1 SOILS

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

3.2 LAND COVER AND NATURAL COMMUNITIES

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

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

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

3.3 WETLANDS, TIDAL WATERS, AND OTHER SURFACE WATERS

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



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NRCS Soils Map

**Golden Hills
Marion County, Florida**

1 inch = 300 feet

PROJECT NUMBER: 042934006

APRIL 2024

A-82



Land Use (FLUCFCS) Map

Golden Hills
Marion County, Florida

1 inch = 300 feet

PROJECT NUMBER: 042934006

APRIL 2024

FIGURE 4

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3.4 WILDLIFE UTILIZATION

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

3.5 THREATENED AND ENDANGERED SPECIES

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

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

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

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

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

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

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

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

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

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

Eastern Indigo Snake

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

Gopher tortoise

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

Florida black bear

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

LISTED PLANT SPECIES

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

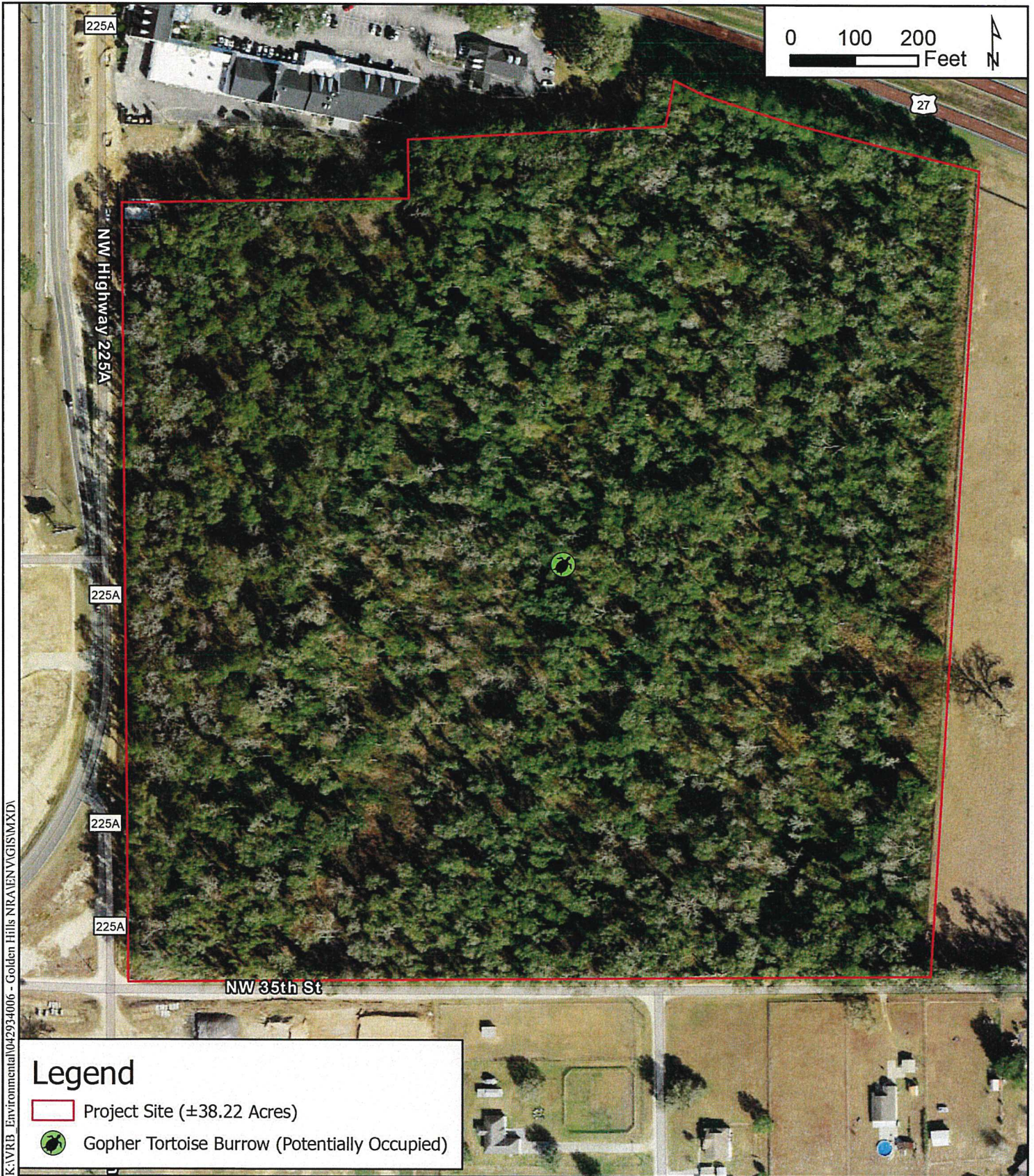
3.6 HISTORIC AND ARCHAEOLOGICAL RESOURCES

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

3.7 FLOODPLAIN

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

Attachment A



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Species Observations Map

**Golden Hills
Marion County, Florida**

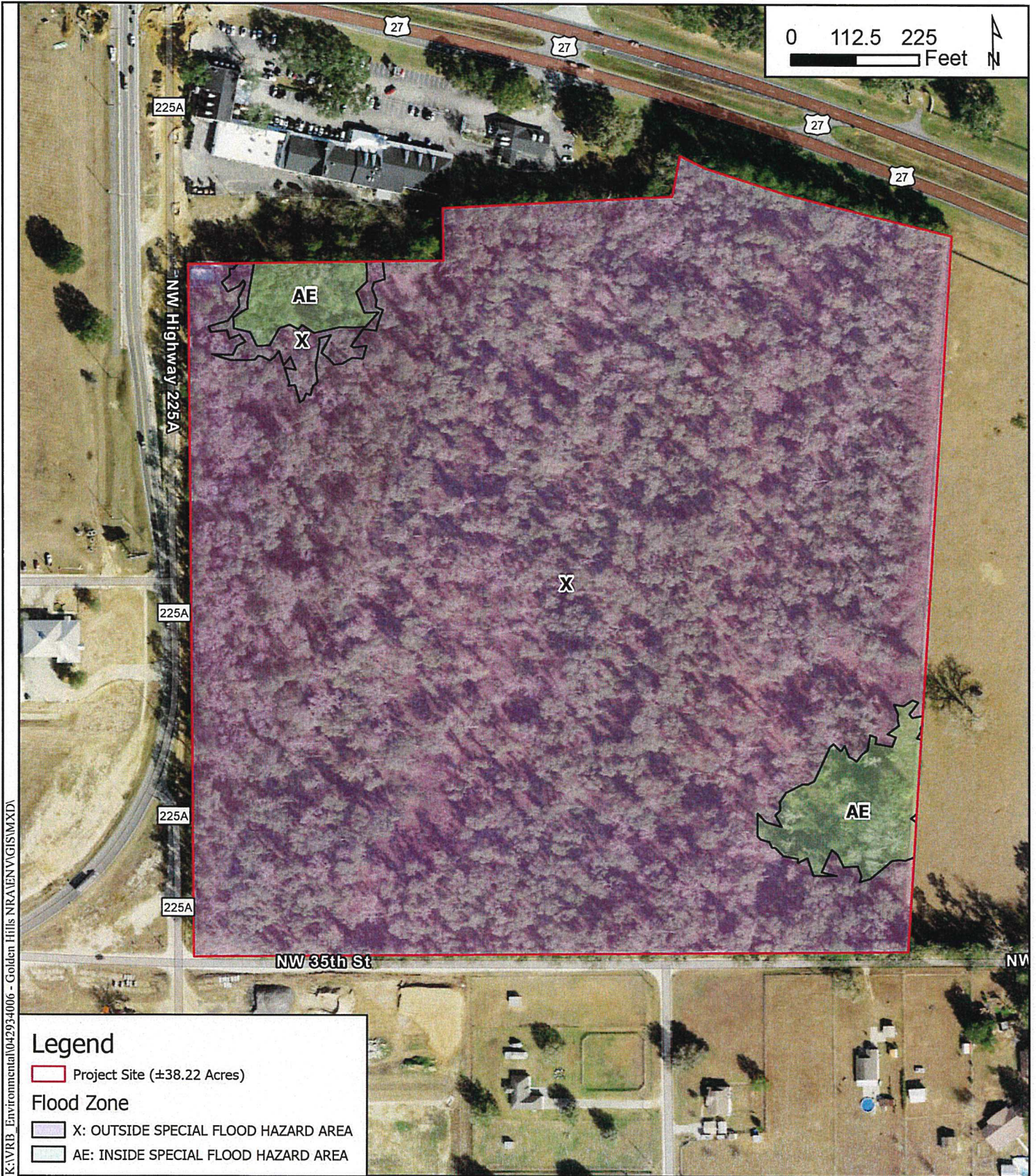
1 inch = 200 feet

PROJECT NUMBER: 042934006

APRIL 2024

A-88 FIGURE 5

Attachment A



K:\VRB_Environmental\042934006 - Golden Hills NIRA\ENV\GIS\MXD\

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

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FEMA Flood Zone Map

**Golden Hills
Marion County, Florida**

1 inch = 225 feet

PROJECT NUMBER: 042934006

APRIL 2024

FIGURE 6

A-30

4.0 REGULATORY REQUIREMENTS

4.1 LOCAL ENVIRONMENTAL ORDINANCES

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

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

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

4.2 STATE REGULATORY REQUIREMENTS

ENVIRONMENTAL RESOURCE PERMIT (ERP)

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

STATE-LISTED SPECIES

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

- ***Gopher Tortoise***

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

4.3 FEDERAL REGULATORY REQUIREMENTS

SECTION 404 DREDGE AND FILL PERMITTING

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

FEDERALLY LISTED SPECIES

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

- ***Eastern Indigo Snake***

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

5.0 SUMMARY AND RECOMMENDATIONS

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

APPENDIX A

FNAI BIODIVERSITY MATRIX & USFWS IPAC



Florida Natural Areas Inventory

Biodiversity Matrix Query Results

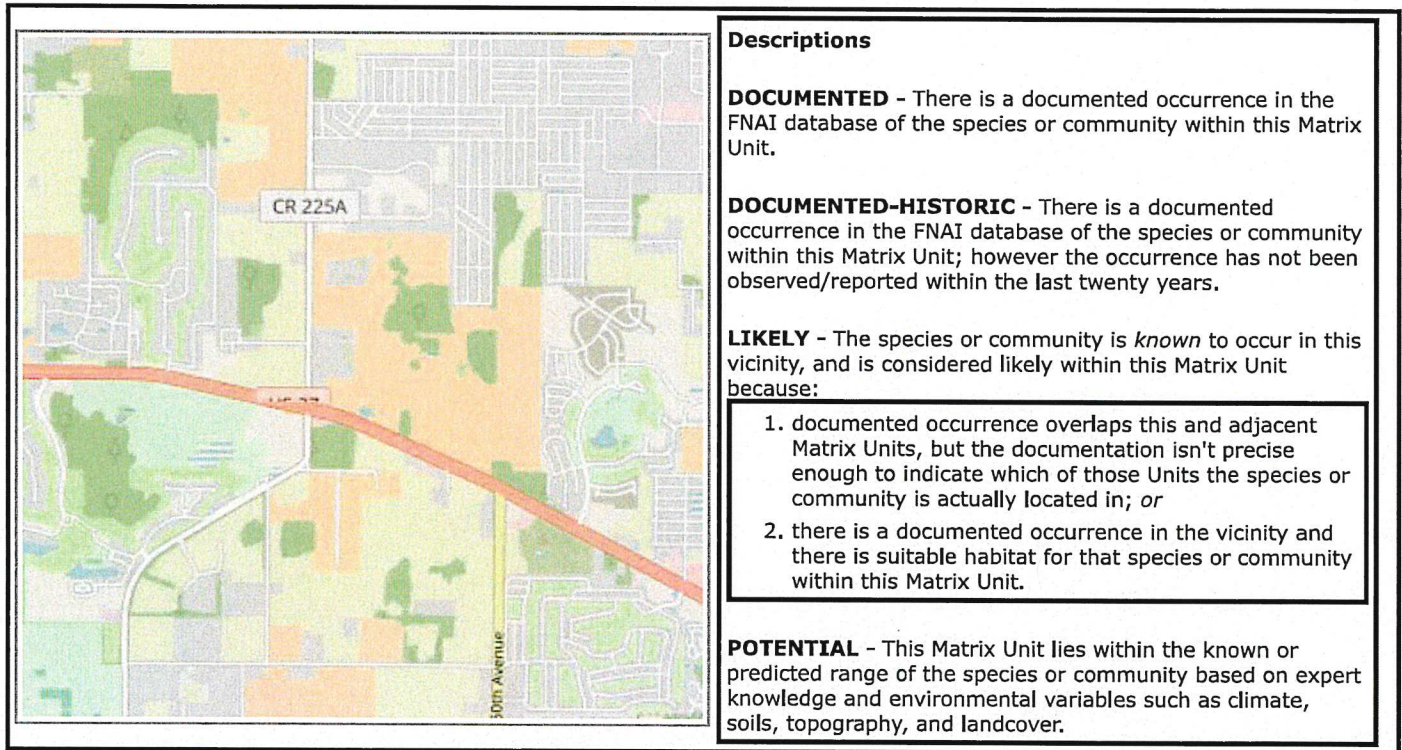
UNOFFICIAL REPORT

Created 2/26/2024

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

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

Report for 1 Matrix Unit: 29242



Matrix Unit ID: 29242

0 Documented Elements Found

0 Documented-Historic Elements Found

0 Likely Elements Found

Matrix Unit ID: 29242

29 Potential Elements for Matrix Unit 29242

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

Attachment A

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

Disclaimer

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

Attachment A

Unofficial Report

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



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Florida Ecological Services Field Office

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



In Reply Refer To:

Project Code: 2024-0054395

Project Name: Golden Hills NRA

February 26, 2024

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

To Whom It May Concern:

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

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

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

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

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

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

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

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

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

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

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

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

Attachment(s):

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

OFFICIAL SPECIES LIST

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

This species list is provided by:

Florida Ecological Services Field Office

777 37th St

Suite D-101

Vero Beach, FL 32960-3559

(352) 448-9151

PROJECT SUMMARY

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

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



Counties: Marion County, Florida

ENDANGERED SPECIES ACT SPECIES

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

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

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

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

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

BIRDS

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

REPTILES

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

INSECTS

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

FLOWERING PLANTS

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

CRITICAL HABITATS

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

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

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

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

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

BALD & GOLDEN EAGLES

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act¹ and the Migratory Bird Treaty Act².

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats³, should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

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

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

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

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

PROBABILITY OF PRESENCE SUMMARY

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

Probability of Presence (■)

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

Breeding Season (■)

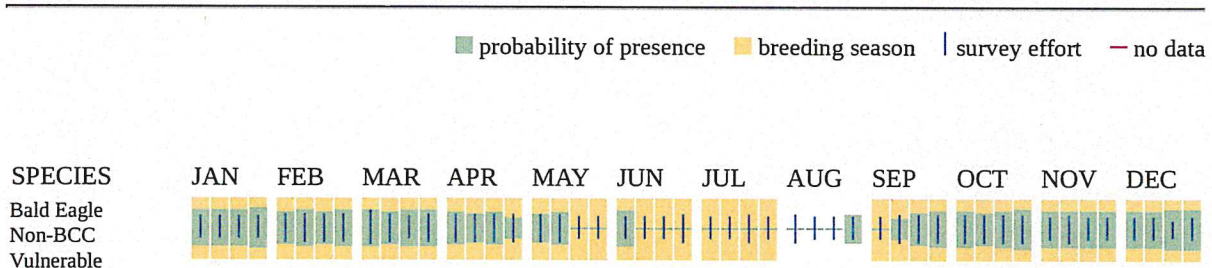
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

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

No Data (—)

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



Additional information can be found using the following links:

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

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

MIGRATORY BIRDS

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats³ should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "[Supplemental Information on Migratory Birds and Eagles](#)".

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

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

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

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

PROBABILITY OF PRESENCE SUMMARY

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

Probability of Presence (■)

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

Breeding Season (■)

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

Survey Effort (|)

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

No Data (—)

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

Attachment A

Project code: 2024-0054395

02/26/2024



Additional information can be found using the following links:

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

WETLANDS

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

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

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

THERE ARE NO WETLANDS WITHIN YOUR PROJECT AREA.

IPAC USER CONTACT INFORMATION

Agency: KH

Name: DEBORAH santos de azevedo

Address: 1920 WEKIVA WAY SUITE 200

City: WEST PALM

State: FL

Zip: 33411

Email: deborah.santos@kimley-horn.com

Phone: 9548266691

APPENDIX B
STANDARD PROTECTION MEASURES FOR
THE EASTERN INDIGO SNAKE

STANDARD PROTECTION MEASURES FOR THE EASTERN INDIGO SNAKE

U.S. Fish and Wildlife Service

December 2023

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

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

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

STANDARD PROTECTION MEASURES

BEFORE AND DURING CONSTRUCTION ACTIVITIES:

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

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

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

POST CONSTRUCTION ACTIVITIES:

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

USFWS FIELD OFFICE CONTACT INFORMATION

Georgia Field Office: Phone: (706) 613-9493, email: gaes_assistance@fws.gov
Florida Field Office: Phone: (352) 448-9151, email: fw4flesregs@fws.gov

POSTER & PAMPHLET INFORMATION

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

POSTER CONTENT (ENGLISH):

ATTENTION

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

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

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

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

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

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

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

in the throat area. They are not typically aggressive.

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

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

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

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

Florida Office: (352) 448-9151

Georgia Office: (706) 613-9493

POSTER CONTENT (SPANISH):

ATENCIÓN

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

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

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

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

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

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

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

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

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

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

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

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

Oficina de Florida: (352) 448-9151

Oficina de Georgia: (706) 613-9493

APPENDIX C
SHPO FLORIDA MASTER SITE FILE
REPORT



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

March 8, 2024



Kelsey Vander Ley | Environmental Analyst

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

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

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

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

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

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

Sincerely,

Eman M. Vovsi
Historical Data Analyst
Florida Master Site File
EMVovsi@DOS.MyFlorida.com



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

Cultural Resource Roster

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





ENGINEERING CONSULTANTS IN GEOTECHNICAL • ENVIRONMENTAL • CONSTRUCTION MATERIALS TESTING

May 17, 2024
Project No. 24-10005.01.1

Terri Keogh
Austin International Realty, LLC
95 Forest Avenue
Locust Valley, NY 11560

Reference: Proposed Development, Parcel No. 13675-000-00, North US Highway 27
Ocala, Florida
Preliminary Geotechnical Site Evaluation

Dear Mrs. Keogh:

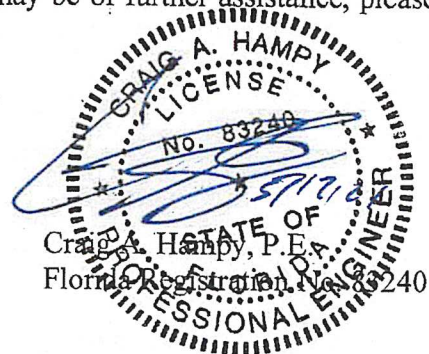
Geo-Technologies, Inc. (Geo-Tech) completed a geotechnical evaluation of the project site as requested by you. Services were conducted in accordance with Geo-Tech Proposal No. 14231 Revision A dated March 13, 2024.

Our findings, preliminary evaluations and recommendations are presented in the following report. Generally accepted soils and foundation engineering practices were employed in the preparation of this report.

Geo-Tech appreciates the opportunity to provide our services for this project. Should you have any questions regarding the contents of this report or if we may be of further assistance, please do not hesitate to contact the undersigned.

Sincerely,


Grady N. Polk, E.I.
Staff Engineer
GNP/CAH



Attachment A

Proposed Development, Parcel No. 13675-000-00, North US Highway 27
Ocala, Florida

May 17, 2024
Project No. 24-10005.01.1

Purposes

Purposes of this preliminary evaluation were to characterize subsurface soils conditions at the site to guide design and construction of the proposed future development.

Site Description

The site is located Parcel No. 13675-000-00 on the south side of North US Highway 27 in Ocala, Florida. The site was covered with native trees and grasses at the time of drilling.

Exploration Program

Field exploration services for this geotechnical site evaluation consisted of the following:

- Twenty (20) direct push borings to depths of approximately twenty (20) feet below existing site grade in accessible areas of the site (ASTM D6282 [disc.]). Direct push borings were performed on April 24, 2024.
- Four (4) field horizontal and four (4) field vertical permeability tests at the southwest area of the site. Permeability testing was performed on May 16, 2024.

Boring locations were determined in the field based on our correspondence with you.

Sampling & Testing Descriptions

Direct Push Boring

Direct push borings were performed in accordance with discontinued ASTM D6282. This direct push sampling method consists of advancing a sampling device into subsurface soils by applying static pressure, impacts, vibration, or any combination thereof, to the sampler extensions until the sampler has been advanced to the desired depth. The sampler is recovered from the borehole and removed from the sampler. Sampling can be continuous or incremental for specific sampling.

Soil samples recovered during the performance of our direct push borings were transported to our laboratory for further analysis.

Gradation (-200) Testing

Gradation (-200) testing is used to determine the percentage of fine material in a soil sample by washing a soil sample over a seventy-five (75) μm (No. 200) sieve. Clay and other particles dispersed by washing, as well as water-soluble materials, are removed from the soil sample during testing. The loss in mass resulting from washing is calculated as mass percent of the original sample. This value is reported as the percentage of material finer than a seventy-five (75) μm (No. 200) sieve.

Findings

General subsurface conditions found in borings are graphically presented on the soil profiles in Appendix I. Horizontal lines depicted on the soil profiles designate interfaces between differing materials and represent approximate boundaries.

Attachment A

Proposed Development, Parcel No. 13675-000-00, North US Highway 27
Ocala, Florida

May 17, 2024
Project No. 24-10005.01.1

Soils found in borings B-1, B-2, B-13 and B-18 generally consisted of a surficial layer of fine sand ranging from approximately three and one-half (3 ½) to seven (7) feet thick underlain by clayey sand to the depths drilled.

Soils found in borings B-3 thru B-12, B-14, B-15, B-17 and B-19 generally consisted of a surficial layer of fine sand ranging from approximately one (1) to six (6) feet thick underlain by clayey sand and slightly sandy clay to the depths drilled.

Soils found in borings B-16 and B-20 generally consisted of a surficial layer of fine sand ranging from approximately one (1) to two (2) feet thick underlain by clayey sand, slightly sandy clay and limestone to the depths drilled.

Groundwater was not found in our borings at the time of drilling.

Seasonal High Water Table Levels

Estimated seasonal high water table levels were found in our borings at depths ranging from approximately one (1) to fourteen and one-half (14 ½) feet below existing site grade. Estimated seasonal high water table levels are indicated on the soil profiles at the appropriate depths.

Confining Layers

Confining layers were not found in borings B-1, B-2, B-13 and B-18 within the depths drilled. Confining layers were found in borings B-3 thru B-12, B-14 thru B-17, B-19 and B-20 at depths ranging from approximately two (2) to seventeen and one-half (17 ½) feet below existing site grade. Confining layers are indicated on the soil profiles at the appropriate depths.

Permeability

Field horizontal and field vertical permeability tests were performed adjacent to boring locations B-13, B-14, B-17 and B-18 at depths ranging from approximately three (3) to six (6) feet below existing site grade.

Resulting coefficients of horizontal and vertical permeability are noted on the soil profiles presented in Appendix I and in Table 1 below.

Table 1 Permeability Testing Results

Boring No.	Depth of Test (feet)	K _H Rate (feet/day)	K _v Rate (feet/day)
B-13	6.0	6.9	4.6
B-14	3.0	14.1	8.9
B-17	5.0	7.5	5.2
B-18	3.0	15.5	9.6

Attachment A

Proposed Development, Parcel No. 13675-000-00, North US Highway 27
Ocala, Florida

May 17, 2024
Project No. 24-10005.01.1

Geo-Tech utilizes the U.S. Department of the Navy, Naval Facilities Engineering Command (1974) Standard methods for performing variable head tests to determine and calculate hydraulic conductivities.

Measured permeability rates should not be used for design purposes without an appropriate safety factor. Actual pond exfiltration rates will depend on many factors such as groundwater mounding, pond bottom siltation, construction technique and the amount of soil compaction during construction.

Gradation (-200) Testing Results

Clayey sand and slightly sandy clay soils found in our borings yielded passing fines ranging from seventeen (17) to eighty (80) percent on the samples tested. We refer the reader to the attached soil profiles for the various soils found.

Preliminary Evaluations and Recommendations

Shallow fine sand soils found in our borings appear to be suitable material for pavement construction and conventional foundation systems. However, shallow clayey sand and slightly sandy clay soils found in our borings appear to be moderately to highly plastic and will typically exhibit moderate to high shrink/swell behavior with moisture content changes. Generally, these clay soils will swell upon wetting and shrink upon drying thus causing movement of structures placed on them.

Geo-Tech anticipates site preparation to include excavating of shallow clayey soils along with subsequent backfilling, raising the site grade and/or a combination of excavating shallow clayey soils as well as raising the site grade in order to attain adequate separation between shallow clayey soils and above placed structures.

Geo-Tech recommends performing additional soil borings in the proposed pavement and building areas once locations have been finalized, loading conditions have been determined and grading plans have been completed. Specific site preparation recommendations can be provided upon completion of these additional borings.

Closure/General Qualifications

The scope of this report is limited to this specific project. Preliminary evaluations and recommendations submitted in this report are based on our findings from the soil borings performed. Soil, limestone and groundwater conditions may vary between boring locations. These variations were not taken into consideration for this report.

APPENDIX I
SOIL PROFILES

Attachment A

Log of Borehole: B-1

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue
Ocala, Florida
352.694.7711
WWW.GEOTECHFL.COM

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4					
5			5.0		
6		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)		2	
7			7.0		ESHWTL AT APPROX. 7.0 FEET
8		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
9					
10					
11					
12					
13					
14				3	
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			CONFINING LAYER GREATER THAN DEPTH DRILLED
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 1 OF 20

Attachment A

Log of Borehole: B-2

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

Ocala, Florida

352.694.7711

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3			3.5		
4		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)		2	
5		% PASS -200 AT APPROX. 4.0 FEET = 17			
6					
7					
8					
9					
10					
11					
12					
13					
14			14.5		ESHWTL AT APPROX. 14.5 FEET
15		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)		3	
16					
17					
18					
19					
20			20.0		CONFINING LAYER GREATER THAN DEPTH DRILLED
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 2 OF 20

Attachment A

Log of Borehole: B-3

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

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ENGINEERING CONSULTANTS
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352.694.7711
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4			4.5		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)		2	
6			6.5		ESHWTL AT APPROX. 6.5 FEET
7		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)		3	
8					
9					
10			11.0		CONFINING LAYER AT APPROX. 11.0 FEET
11		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)		4	
12					
13					
14					
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 3 OF 20

Attachment A

Log of Borehole: B-4

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

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Ocala, Florida

352.694.7711

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)	1.0	1	ESHWTL AT APPROX. 1.0 FOOT
2		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
3				2	
4		% PASS -200 AT APPROX. 4.0 FEET = 41			
5			5.0		CONFINING LAYER AT APPROX. 5.0 FEET
6		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
7					
8					
9					
10					
11					
12					
13					
14					
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 4 OF 20

Attachment A

Log of Borehole: B-5

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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352.694.7711
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3			3.5		
4		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	4.5	2	ESHWTL AT APPROX. 4.5 FEET
5		% PASS -200 AT APPROX. 4.0 FEET = 31			
6		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)		3	
7			7.5		CONFINING LAYER AT APPROX. 7.5 FEET
8		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
9					
10					
11					
12					
13					
14				4	
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 5 OF 20

Attachment A

Log of Borehole: B-6

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)			
2					
3				1	
4					
5			5.0		ESHWTL AT APPROX. 5.0 FEET
6		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
7		% PASS -200 AT APPROX. 6.0 FEET = 46		2	
8					
9			9.0		CONFINING LAYER AT APPROX. 9.0 FEET
10		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
11					
12					
13					
14				3	
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 6 OF 20

Attachment A

Log of Borehole: B-7

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

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ENGINEERING CONSULTANTS
1016 SE 3rd Avenue
Ocala, Florida
352.694.7711
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)	2.0	1	
2		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)			
3		% PASS -200 AT APPROX. 3.0 FEET = 18			
4				2	
5					
6					
7					
8					
9			9.0		ESHWTL AT APPROX. 9.0 FEET
10		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
11					
12					
13				3	
14					
15					
16					
17			17.5		CONFINING LAYER AT APPROX. 17.5 FEET
18		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
19				4	
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 7 OF 20

Attachment A

Log of Borehole: B-8

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4			4.5		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	5.5	2	ESHWTL AT APPROX. 5.5 FEET
6		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
7					
8					
9				3	
10					
11					
12			12.5		CONFINING LAYER AT APPROX. 12.5 FEET
13		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
14					
15				4	
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 8 OF 20

Attachment A

Log of Borehole: B-9

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)	2.0	1	
2		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	4.5	2	
3		% PASS -200 AT APPROX. 3.0 FEET = 33			
4		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)	5.5	3	ESHWTL AT APPROX. 4.5 FEET
5		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			CONFINING LAYER AT APPROX. 5.5 FEET
6					
7					
8					
9					
10					
11					
12					
13				4	
14					
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 9 OF 20

Attachment A

Log of Borehole: B-10

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4			4.0		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	5.5	2	
6		% PASS -200 AT APPROX. 5.0 FEET = 24			ESHWTL AT APPROX. 5.5 FEET
7		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)	7.0	3	
8					CONFINING LAYER AT APPROX. 7.0 FEET
9		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
10					
11					
12					
13					
14				4	
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 10 OF 20

Attachment A

Log of Borehole: B-11

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4			4.0		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	5.0	2	ESHWTL AT APPROX. 5.0 FEET
6		% PASS -200 AT APPROX. 4.5 FEET = 32			
7		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)		3	
8					
9					
10			10.5		CONFINING LAYER AT APPROX. 10.5 FEET
11		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)		4	
12					
13					
14					
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 11 OF 20

Attachment A

Log of Borehole: B-12

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4			4.0		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	5.0	2	ESHWTL AT APPROX. 5.0 FEET
6		% PASS -200 AT APPROX. 3.0 FEET = 36		3	
7		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)	6.5		CONFINING LAYER AT APPROX. 6.5 FEET
8		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN			
9		SLIGHTLY SANDY CLAY (CH)			
10					
11					
12					
13					
14				4	
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 12 OF 20

Attachment A

Log of Borehole: B-13

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)			
2					
3					
4				1	
5					FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 6.0 FEET = 6.9 FEET/DAY
6					FIELD VERTICAL PERMEABILITY RATE AT APPROX. 6.0 FEET = 4.6 FEET/DAY
7			7.0		
8		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	8.0	2	ESHWTL AT APPROX. 8.0 FEET
9		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
10					
11					
12					
13					
14				3	
15					
16					
17					
18					
19					
20			20.0		CONFINING LAYER GREATER THAN DEPTH DRILLED
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 13 OF 20

Attachment A

Log of Borehole: B-14

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)			
2				1	FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 3.0 FEET = 14.1 FEET/DAY
3					FIELD VERTICAL PERMEABILITY RATE AT APPROX. 3.0 FEET = 8.9 FEET/DAY
4			4.0		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)			
6		% PASS -200 AT APPROX. 5.0 FEET = 31		2	
7			7.0		ESHWTL AT APPROX. 7.0 FEET
8		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
9					
10					
11					
12				3	
13					
14					
15					
16					
17			17.5		CONFINING LAYER AT APPROX. 17.5 FEET
18		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
19				4	
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 14 OF 20

Attachment A

Log of Borehole: B-15

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Ocala, Florida
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4			4.5		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)		2	
6		% PASS -200 AT APPROX. 5.0 FEET = 21	6.5		ESHWTL AT APPROX. 6.5 FEET
7		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
8					
9					
10				3	
11					
12					
13					
14			14.0		CONFINING LAYER AT APPROX. 14.0 FEET
15		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)		4	
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 15 OF 20

Attachment A

Log of Borehole: B-16

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

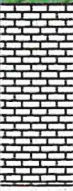
Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue
Ocala, Florida
352.694.7711
WWW.GEOTECHFL.COM

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)	2.0	1	
2					ESHWTL AT APPROX. 2.0 FEET
3		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)	3.5	2	
4					CONFINING LAYER AT APPROX. 3.5 FEET
5		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
6		% PASS -200 AT APPROX. 4.0 FEET = 56			
7					
8					
9					
10				3	
11					
12					
13					
14					
15					
16			16.5		
17		LIMESTONE LIGHT BROWN LIMESTONE		4	
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 16 OF 20

Attachment A

Log of Borehole: B-17

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Ocala, Florida
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3					
4					FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 5.0 FEET = 7.5 FEET/DAY
5					FIELD VERTICAL PERMEABILITY RATE AT APPROX. 5.0 FEET = 5.2 FEET/DAY
6			6.0		
7		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)		2	
8					
9					
10			10.5		ESHWTL AT APPROX. 10.5 FEET
11		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)		3	
12			12.0		CONFINING LAYER AT APPROX. 12.0 FEET
13		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)		4	
14					
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 17 OF 20

Attachment A

Log of Borehole: B-18

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)			
2				1	FIELD HORIZONTAL PERMEABILITY RATE AT APPROX. 3.0 FEET = 15.5 FEET/DAY
3					FIELD VERTICAL PERMEABILITY RATE AT APPROX. 3.0 FEET = 9.6 FEET/DAY
4			4.0		
5		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)			
6		% PASS -200 AT APPROX. 5.0 FEET = 32		2	
7			7.0		ESHWTL AT APPROX. 7.0 FEET
8		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			
9					
10					
11					
12					
13					
14				3	
15					
16					
17					
18					
19					
20			20.0		CONFINING LAYER AT EXISTING SITE GRADE
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 18 OF 20

Attachment A

Log of Borehole: B-19

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

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Ocala, Florida
352.694.7711
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Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)		1	
2					
3			3.5		
4		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	5.0	2	
5		% PASS -200 AT APPROX. 4.0 FEET = 23	6.0	3	ESHWTL AT APPROX. 5.0 FEET
6		CLAYEY SAND YELLOWISH BROWN AND GREY CLAYEY SAND (SC)			CONFINING LAYER AT APPROX. 6.0 FEET
7		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			
8					
9					
10					
11					
12					
13				4	
14					
15					
16					
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 19 OF 20

Attachment A

Log of Borehole: B-20

Project: PROPOSED DEV, PID NO. 13675-000-00, N US HWY 27, OCALA Project No: 24-10005.01.1

Boring Location: (SEE BORING LOCATION MAP)

Engineer: CAH

Client: AUSTIN INTERNATIONAL REALTY, LLC

Enclosure: BORING MAP

GEO-TECH, INC.

ENGINEERING CONSULTANTS

1016 SE 3rd Avenue
Ocala, Florida
352.694.7711
WWW.GEOTECHFL.COM

Depth (ft)	Symbol	Description	Depth/Elev.	Number	Remarks
0		Ground Surface	0.0		
1		FINE SAND BROWN FINE SAND (SP)	1.0	1	
2		CLAYEY SAND YELLOWISH BROWN CLAYEY SAND (SC)	2.0	2	
3		SLIGHTLY SANDY CLAY GREY AND YELLOWISH BROWN SLIGHTLY SANDY CLAY (CH)			ESHWTL AND CONFINING LAYER AT APPROX. 2.0 FEET
4					
5		% PASS -200 AT APPROX. 3.0 FEET = 80			
6					
7					
8				3	
9					
10					
11					
12			12.5		
13		LIMESTONE LIGHT BROWN LIMESTONE			
14					
15					
16				4	
17					
18					
19					
20			20.0		
21		End of Borehole			
22					

Groundwater Depth: NOT FOUND

Drill Date: APRIL 24, 2024

Drilled By: RD/KM

Drill Method: ASTM D6282 (DISC.)

Remarks: UNIFIED SOIL CLASSIFICATION SYMBOL AS DETERMINED BY VISUAL REVIEW

Soil Profile : 20 OF 20

APPENDIX II
BORING LOCATION MAP

Attachment A



AUSTIN INTERNATIONAL REALTY, LLC
 PROPOSED DEVELOPMENT
 PARCEL NO. 13675-000-00
 NORTH US HIGHWAY 27, OCALA, FLORIDA

BORING LOCATION MAP

GEO-TECH, INC.

■ GEOTECHNICAL ■ ENVIRONMENTAL
 ■ CONSTRUCTION MATERIALS TESTING ■ GEOPHYSICAL EXPLORATION
 1015 SE 3rd AVENUE, OCALA, FLORIDA 34471 ~ (352) 694-7711

PROJECT NO.
 24-10C05.01.1

SCALE: N.T.S.

DATE: 5-17-24

FIGURE: 1