



**Marion County  
Board of County Commissioners**

**Growth Services**

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

October 27, 2021

Werner Macedo  
D32 Invest LLC.  
7988 Via Dellagio Way, Suite 206  
Orlando FL 32819

RE: PUD Rezoning Case Application No. 211018Z  
Application Request No. 27191

To Whom It May Concern:

We are sending this letter to inform you that your request for zoning change from PUD-non-residential (Planned Unit Development) to PUD-non-residential and residential (Planned Unit Development) regarding the Marco Polo Apartment project on parcels 41200-061-00, 41200-062-00, 41200-063-00, 41200-063-01, 41200-063-02, 41200-064-00, 41200-064-01 and 41200-064-09 was approved by the Board of County Commissioners on October 19, 2021.

This approval will not take effect unless and until an agreement concerning road construction and development regarding SW 20<sup>th</sup> Avenue Road 484 is fully executed by Marion County and the parties related to items 210502Z and 211018Z.

Master plan development conditions and concept plan and lists of prohibited and permitted uses are enclosed.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 211018Z.

Sincerely,

  
Mary Elizabeth Burgess  
Growth Services Director

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Enclosure: Development Conditions, Conceptual PUD Plan and Lists of Prohibited and Permitted Uses.

cc: David Tillman, Tillman & Associates Engineering, LLC.

**211018Z- Marco Polo Builders, Inc. (Marco Polo Apartments) Development**

**Conditions:**

1. The PUD is authorized for non-residential and residential uses, incorporating the PUD conditions and standards of the prior PUD 20190902Z/20200605Z, and the modifications of this PUD Rezoning Application and its accompanying Conceptual Plan series, and provided in the following attachments:
  - a. List of prohibited and permitted uses by PUD area with “residential” added for the PUD “B” area,
  - b. Conceptual plan 1 of 2 identifying PUD “A” and “B” areas,
  - c. Conceptual plan 2 of 2 identifying the proposed road and access network, buffer requirements for the southern east-west roadway, the residential area (apartments), and the formal maximum non-residential floor area ratio (FAR) of 1.0, and
  - d. PUD Rezoning Application 20161602Z Approval Letter dated 9/24/2019 (providing for uses, development standards, and buffers) as applicable to this PUD site.
2. A multi-modal/pedestrian access plan shall be provided for the full PUD as part of the project’s subsequent PUD Master Plan, or equivalent, plan submittals.
3. Development of the residential component of the PUD shall comply with access requirements for full secondary access with the establishment of over 50 dwelling units. The Development Review Committee (DRC) may authorize building permit issuance for some or all residential units exceeding 50 dwelling units upon submission and approval of design plans for the second full access connection and the commencement of its construction; however, no final inspections for any residential units exceeding 50 dwelling units shall be permitted unless and until the construction of second full access connection is completed and approved for operation consistent with its applicable approved design plans consist with LDC Section 6.11.4.A per the County Engineer.
4. No development may occur until Applicant and Marion County enter into an agreement acceptable to county providing for improvements to SW 20th Avenue Road and construction of additional improvements, timing of development, and related issues. Such agreement may involve other parties and must specifically indicate it is entered pursuant to this approval.



**PROHIBITED USES WITHIN THE MARCO POLO P.U.D.**

BIOCHEMICAL  
CHEMICAL  
FILM AND PHOTOGRAPHY MANUFACTURING  
METALLURGY  
GLASS EDGING AND SILVERING EQUIPMENT  
AIRPORT, GENERAL AVIATION  
DAIRY PRODUCT MANUFACTURING OR PROCESSING  
LIMEROCK, PHOSPHATE, CLAY PROCESSING  
MEAT PRODUCTS PREPERATION  
METAL BUFFING, PLATING, POLISHING,  
SANDBLASTING

**MANUFACTURING, COMPOUNDING,  
PROCESSING OF THE FOLLOWING:**

AIRCRAFT AND RELATED COMPONENTS  
CERAMIC PRODUCTS  
CONCRETE PRODUCTS  
LINOLEUM  
NEON SIGNS  
OIL WELL VALVES AND REPAIR  
SCREW MACHINE PRODUCTS  
ALUMINUM  
BAGS, EXCEPT BURLAP BAGS  
BATTERIES  
BOXES, PAPER  
BRASS CANS GLASS  
GRINDING WHEELS  
IRON  
PAPER  
STEEL  
TIN  
ACIDS, NON-CORROSIVE  
CHEMICAL AND ALLIED PRODUCTS  
CIGARETTES AND CIGAR PRODUCTION  
PRODUCTION OF DETERGENTS  
PRODUCTION OF DISINFECTANTS  
DOG AND CAT FOOD PRODUCTION  
DYE  
LUBRICATING OIL AND PETROLEUM PRODUCTS  
POULTY SLAUGHTERING AND PROCESSING  
TOILETRIES  
WAXES AND POLISHES  
MANUFACTURE OF LUMBER  
ANIMAL AND MARINE FATS AND OILS.  
COMMERCIAL DRY CLEANING PLANT  
CONCRETE BATCH PLANT  
DRY CLEANING PLANT  
ADULT ENTERTAINMENT

## Attachment D

HATCHERY, FOWL

HORSE OR CATTLE SALES FACILITY MEAT

PACKING PLANT

MOTOR VEHICLE JUNK YARD OR RECYCLING FACILITY

RETAIL AND WHOLESALE OF USED AND RECYCLED MERCHANDISE SAWMILL

SEPTIC TANK AND CHEMICAL TOILET MANUFACTURE, INSTALLATION AND SERVICE

### **RECREATION FACILITY:**

RACING ACTIVITIES

SPORTING CLAYS, SKEET SHOOTING OR TRAP SHOOTING

### **ENERGY RELATED USES:**

FUEL OIL AND LPG STORAGE ABOVE GROUND, GAS REGULATORSTATION, BULK OIL STORAGE TANK

ABOVE GROUND, GASOLINE STORAGE TANK ABOVE GROUND

FEED GRINDING

HELIPORT SPORTS

ARENA

STONE CUTTING (OUTDOORS)

TRUCK STOP FACILITY ANIMAL

BURYING

ANIMAL REFUSE ASPHALT

PLANT ELECTRIC

SUBSTATION

GARBAGE TRANSFER STATION

GAS METER FACILITY, EXCEPT WHERE SUCH PERMITS ARE PRE-EMPTED BY STATE OR FEDERAL REGULATIONS.

GAS SUPPLY LINES, HIGH PRESSURE, EXCEPT WHERE SUCH PERMITS ARE PRE-EMPTED BY STATE OR FEDERAL REGULATIONS

LIVESTOCK AUCTION MARKET

MANUFACTURE OR STORAGE OF EXPLOSIVES

PAPER AND PULP MILL

SEWAGE TREATMENT PLANTS WITH AN IN FLOW EXCEEDING 5,000 GALLONS PER DAY

SMELTING OR REFINING

SPRAY FIELDS OR OTHER TYPES OF EFFLUENT DISPOSAL AREA WHEN APPLICATION RATE EXCEEDS 5,000 GALLONS PER DAY, IF ALLOWED BY LAW

STORAGE, INSECTIDES

STORAGE, POISONOUS GAS

UTILITY COMPANY SERVICE YARDS

AMUSEMENT PARK

GRAIN ELEVATOR

MILK DISTRIBUTION STATION

OUTDOOR RIFLE RANGE

JUNK YARD

**PERMITTED USES WITHING THE MARCO POLO P.U.D.**

**DEVELOPMENT ZONE 'A' PERMITTED USES INCLUDE:**

**Retail Sales including:**

Antiques  
Art gallery  
Bakery and delicatessen  
Books and stationery Clothing  
Convenience stores  
Confectionery  
Dairy products  
Department store  
Drug store  
Florist shop  
Furniture  
Garden supply  
Gift shop  
Grocery  
Hardware  
Hobby supply  
Household appliances  
Household furnishings  
Ice cream  
Interior decorator  
Jewelry  
Lawn mowers, power, sales and repair  
Leather goods, luggage  
Meat market  
Music shop  
Pet supply  
Photographic studio  
Poultry, dressed  
Radio, TV, sales and repair  
Repair, watch and  
Restaurant, enclosed Shoe repair  
Shoe shine  
Souvenir, notion, sundry  
Sporting goods  
Supermarket  
Television, radio, phonograph  
Tobacco  
Toys  
Used merchandise (inside building)

**Personal Services:**

Auto detailing, car wash  
Barber or beauty shop  
Dressmaking  
Dry cleaning, pick-up

## Attachment D

Gymnasium, commercial  
Commercial Laundry/Laundromats  
Pressing and mending  
Reducing studio  
Tailor

Veterinary clinic

### **Financial:**

Bank

Loan company office

### **Offices:**

Business office

Insurance office

Medical office

Professional office

Travel agency

### **Miscellaneous:**

Adult day care center

Art schools or studio Bowling alley

Child care centers

Club, private

Dance studio

Fitness center

Golf course

Hospital

Library

Lodge, fraternity, sorority

Museum

Music school

Orphanage

Parking lot

Public parks, recreation building

Schools, art, business, dancing, music

Schools, public, and accredited private or parochial

Residential Dwelling Units on the second floor above shops or stores or, attached ground floor units, or, a detached dwelling unit at the rear of the shop or store for use by the business owner or an employee only. The residential density shall not exceed one dwelling unit per shop or store.

Bed & Breakfast inn

Restaurant, fast food or drive through

### **Retail Sales:**

Advertising specialties

Art supplies

Automotive parts, new

Bar, alcoholic

Bicycles

Business machines and services

Camera and photo supplies

Dental laboratory

Dry goods

Electric appliances

## Attachment D

Fruit and vegetable (inside building)  
Gas appliances  
Gun shop  
Home appliances, repair  
Locksmith  
Office furniture and equipment  
Optical instruments  
Package liquor store  
Paint and wallpaper Plant nursery  
Produce (inside building)  
Repair, household items  
Restaurant, fast food or drive through  
Seafood shop  
Shoe store

### **Personal Service:**

Food catering  
Taxidermist

### **Offices:**

Detective agency  
Employment office

### **Miscellaneous:**

Church  
Game arcade, coin operated  
Golf course, miniature  
Golf driving range  
Hotel, motel  
Model home sales lot or model home complex  
Night club  
Pool room  
Post Office (privately owned & leased facility)  
Radio, TV studio  
School, vocational  
Theater  
Bakery (industrial/Commercial)  
Plant nursery, wholesale/retail  
Produce (outside building)  
Manufacturers' representative's offices  
Auction houses (excluding those for animals).  
Hotels or motels, auditoriums and conference rooms.  
Restaurants.

### **Ancillary Use only:**

Parking Lots or facilities

The development of regional shopping centers; to establish and maintain intensive commercial activities and specialized service establishments that require centralized locations within a large service area; to provide a full range of merchandise and services usually obtainable in major department stores and their complimentary specialty shops; and to permit the development of major financial and administrative complexes that may serve a region and require a conspicuous and accessible location convenient for motorists.

## Attachment D

### **Retail:**

Awnings  
Camping equipment  
Glass and mirror shop  
Motorcycle sales and service  
Pawn shop  
Plant nursery, wholesale and retail  
Restaurant supplies  
Seeds and bulbs  
Upholstery or seat cover shop  
Variety store

### **Personal services:**

Astrologer, fortune teller  
Furniture repair  
Kennel  
Linen and uniform supply  
Mortuary  
Pest control agency, supplies  
Financial Services, Brokerage  
Dance hall  
Diaper service  
Sign shop, painting  
Skating rink  
Horses or cattle (for agriculture exemption purposes)  
Building material sales  
Research and testing lab  
Wholesale establishments  
Awning and canvas repair  
Monuments or memorials  
Recreation building

**DEVELOPMENT ZONE 'B' PERMITTED USES INCLUDE :**

**All permitted uses listed within Development Zone 'A', PLUS the following:**

Tractors, farm

Storage, bulk – inside building

Swimming pool supplies

Bookbinding

Mini-warehouses

Auto repair

Automobile Rental

Wholesale business and warehouse. Storage warehouses

Moving and storage firms Cold storage plants.

Shops performing custom work such as, but not limited to, electrical, plumbing, sheet metal, heating, ventilating, and air conditioning and motor vehicle custom body work.

Utility storage sheds, metal or wood

Boats and marine motors, sales and service

Sales, leasing, or rental (new or used) of motor vehicles, recreational vehicles and trailers.

Repair and detailing of motor vehicles, recreational vehicles, or trailers.

Medical Transport Service

## Attachment D

### **DEVELOPMENT ZONE 'C' PERMITTED USES INCLUDE:**

**All permitted uses listed within Development Zones 'A' and 'B' PLUS the following:**

Electronics  
Medical and  
Dental  
Pharmaceutical  
X-rays

**Uses primarily engaged in manufacture, research, assembly, testing and repair of components, devices, equipment and systems, and parts and components, involving the following items:**

Coils, tubes, semiconductors  
Communication, navigation, guidance, and  
control equipment Data processing equipment,  
including computer software Graphics and art  
equipment  
Metering equipment  
Radio and  
television  
equipment  
Photographic  
equipment  
Radar, infrared, and ultraviolet  
equipment Optical devices and  
equipment  
Filing and labeling machinery

**Uses primarily engaged in manufacturing, processing, or assembly of the following or similar products:**

Apparel and finish products from textile products  
Furniture and fixture products not commonly allowed in IC  
classification Plastic and rubber products  
Stone, clay, and glass products (Indoor)  
Professional, scientific, controlling, photo-graphic, and optical products or equipment  
Uses engaged in service industries or those industries providing service to, as opposed  
to the manufacture of, a specific product, such as the repair and maintenance of  
appliances or component parts, tooling, printers, testing shops, small machine shops,  
and shops engaged in the repair, maintenance and servicing of such items.  
Uses involving industries engaged in the distribution, storage or warehousing of  
products relating to the permitted uses.  
Uses engaged in blueprinting, photostatting, photoengraving, printing, publishing, and  
bookbinding.  
Uses primarily engaged in administrative and professional offices, but limited to: (i)  
offices which are associated with any permitted business use, or (ii) offices which do  
not generate large volumes of traffic nor are primarily dependent upon business  
customers visiting the office and (iii) banks and financial institutions, medical and  
dental offices, employment agencies, and real estate agencies.  
Auto repair, including paint and body  
Blacksmith shop  
Carpet and upholstery cleaning  
Computer maintenance and repair  
Equipment rental and leasing  
Health or athletic club facilities  
Mattress renovation

## Attachment D

Parking of commercial vehicles

Pest control services

Prepackaged software services

Process bottled water

Radio/TV broadcasting facilities

Repair garage

School-vocational

Sign construction

Agricultural uses as an interim use on all parcels having a green belt exemption

Accessory uses and structures when related and incidental to a permitted use such as, but not limited to, food preparation, food service, eating facilities, and auditorium to serve employees.

Storage, warehouse

Welding equipment and supplies

**Manufacture, processing or fabrication, packaging, storage and distribution of products or commodities such as but not limited to the following:**

**Manufacture or Assembly of the following or similar products:**

Clocks and watches

Coffins

Electrical appliances

Farm equipment

Heating and ventilating equipment

Machinery and machine tools

Musical instruments

Optical goods

Refrigeration

Sheet metal products

Shoes

Silk screens

Signs

Sporting goods

Springs

Toys

Trucks

Assembly and fabrication of goods using components which are manufactured elsewhere and brought to this site.

**The manufacture of products or products made from the following or similar materials:**

Mattresses

Wool

Yarn

Woodworking shops, such as; (Provided that, if a planer, router, sticker or moulder is used all doors and windows in the outside walls of the room in which said machinery is located shall be kept closed while said machine is in use.)

Box

Furniture

Wood products

Distribution and warehousing plants.

## Attachment D

Retail or service businesses which require inside or outside storage areas and se  
specialized machinery in repair or processing of products such as but not limited to  
the following:

Express service

Mail and parcel delivery, private

Recreation facilities such as, but not limited to the following:

Golf driving range;

Indoor shooting range.

Administrative, professional and business offices associated with and accessory to a permitted use.

Regional or home offices of industries which are accessory to any of the above developments. Blue printing, photo staving, photo engraving, printing, publishing and bookbinding.

Cafeteria, cafe, restaurant or auditorium accessory with and incidental to any of the foregoing uses. Agriculture, as a continuation of the existing land use.

Stone cutting (inside only)

Theater, drive in

Construction equipment

Feed and Fertilizer

Fence and post

Job printing

New and used merchandise, outside building, flea market. Boat yard

Cemetery, crematory, mausoleum

## Attachment D

### **DEVELOPMENT ZONE 'D' PERMITTED USES INCLUDE :**

#### **All permitted uses listed within Development Zones 'A', 'B' and 'C' PLUS the following:**

Construction or contractor yard  
Automobile, truck or trailer rental  
Construction equipment, sales, leasing, repair.  
Repair of heavy equipment, trucks and trailers  
Truck terminal or parking facility.  
General construction industries relating to the building industry, such as general contractors, electrical contractors, plumbing contractors, equipment rental yards, etc.  
Mobile home sales  
Landscape contractor's yards.  
Welding shop  
Building, Plumbing, heating and air conditioning  
Electrical, contractor's yards.  
Cabinet or carpentry shop  
Cold storage locker or plant  
Farm products, crating, packing and shipping  
Ice storage house  
Motor freight terminal (truck terminal)  
Newspaper printing plant  
Restaurant equipment sales  
Riding academy, dude ranch  
Indoor Rifle range  
Sheet metal shop  
Worm farm  
Automobile, used parts  
Gas, bottled  
Industrial equipment  
Machine shop  
Parking of commercial vehicles  
Pipe, concrete, metal  
Pumps  
Repair, trailer  
Road materials  
Laundry, commercial plant  
Septic tanks  
Painting and varnishing  
Pallet repair

**SITE DATA**

**OWNER:**  
 MARCO POLO BUILDERS INC  
 DEVELOPER: MARCO POLO BUILDERS INC  
 ADDRESS: 4926 SW 114TH STREET RD  
 OCALA, FL 34476

**PARCELS:** 13200-001-000, 41200-002-000, 41200-003-000,  
 41200-004-000, 41200-005-000, 41200-006-000,  
 41200-007-000, 41200-008-000, 41200-009-000,  
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 41200-196-000, 41200-197-000, 41200-198-000,  
 41200-199-000, 41200-200-000

**PROJECT AREA:** 20.00 ± AC. (16.98 AC. ± 3.02 AC.)

**LAND USE & ZONINGS:**  
 EXISTING LAND USE: EC  
 FUTURE LAND USE: EC (16 DU/AC)  
 EXISTING ZONING: PUD  
 PROPOSED ZONING: PUD

**OPEN SPACE (APARTMENT AREA):**  
 REQUIRED: 4.08 ± AC. (20.00 X 0.20)

\*REMAINING 0.15 ± AC TO PROVIDE 20% OPEN SPACE AT TIME OF DEVELOPMENT.

**PROPOSED OPEN SPACE:** 6.91 ± AC.  
**PASIVE OPEN SPACE:** 2.57 ± AC.  
**IMPROVED OPEN SPACE:** 0.38 ± AC. (0.24 X 0.25)  
**TOTAL AS SHOWN:** 9.86 ± AC.

**MINIMUM BUILDING SETBACKS:**  
**COMMERCIAL:** AS APPROVED WITH PREVIOUS PUD  
**RESIDENTIAL:** FRONT - (1' MULTI-FAMILY) & (1' SINGLE FAMILY)  
 REAR - (1' MULTI-FAMILY) & (1' SINGLE FAMILY)  
 SIDE - (1' MULTI-FAMILY) & (1' SINGLE FAMILY)

**BUILDING HEIGHT:** 6'5"

**PROPOSED BUSINESS:** AS APPROVED WITH PUD CONCEPT PLAN

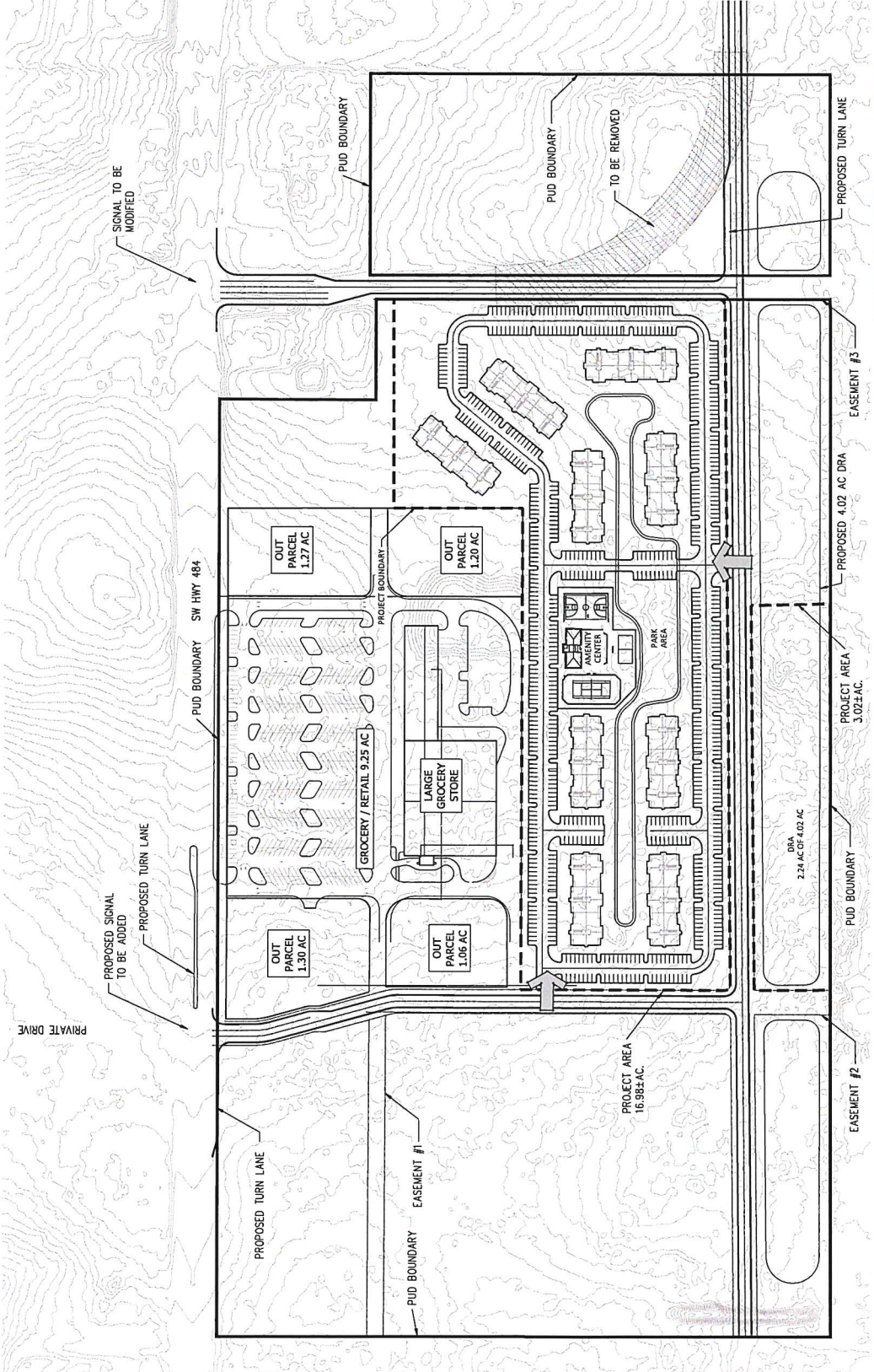
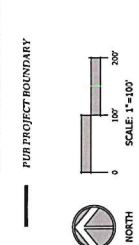
**DENSITY:**  
 RESIDENTIAL AREA = 20.00 AC.  
 RESIDENTIAL UNITS ALLOWED = 230 UNITS  
 RESIDENTIAL UNITS REQUESTED = 230 UNITS

**PARKING:**  
 REQUIRED: (230 UNITS X 2) = 460 SPACES  
 PROVIDED: (9' X 18') = 673 SPACES  
 NET SPACES (12' X 15') = 8 SPACES  
**TOTAL:** = 681 SPACES

**NOTES:**  
 LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.

PROJECT AREA DATA	
UNIT NO.	ACRES
1	16.98
2	3.02
<b>TOTAL</b>	<b>20.00</b>

**APARTMENT PROJECT BOUNDARY**  
**PUD PROJECT BOUNDARY**



**Marco Polo Apartments Concept Plan**  
 MARION COUNTY, FLORIDA

**Tillman & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING  
 1720 W. 15TH AVE. SUITE 100, OCALA, FL 34471  
 TEL: 352-309-4500  
 FAX: 352-309-4505  
 WWW.TILLMAN-ASSOCIATES.COM

Small vertical text at the bottom right corner, likely a reference or disclaimer.