

DRAKE RANCH PUD P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCELS #: 40866-000-00, 41109-015-00, portion of the following:
41109-005-00, 41109-006-00, 41109-017-01, 41109-009-00

PROJECT AREA: 446.72 ± ACRES

FUTURE LAND USE: RURAL LAND USE

EXISTING ZONING: A-1 (GENERAL AGRICULTURE) & B-2
(COMMUNITY BUSINESS)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
3. PROJECT IS WITHIN FLOODZONE A, AE, X ACCORDING TO FIRM PANEL # 12083C0689D & 12083C0827D, EFFECTIVE 2008 AND IS SUBJECT TO FLOOD PRONE AREAS PER MARION COUNTY.
4. THIS PROPERTY IS IN THE SECONDARY SPRINGS PROTECTION ZONE.
5. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
6. CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE.

Tillman & Associates
ENGINEERING, LLC.

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

DRAKE RANCH PUD
MARION COUNTY, FLORIDA

COVER SHEET

DATE	08/25/25
DRAWN BY	SM
CHKD. BY	JH
JOB NO.	24-9133
SCALE	
SHT.	01

INDEX OF SHEETS

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12	SOCIAL RECREATIONAL CAMPUS
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LIST OF REQUIREMENTS

1. THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET.
SEE SHEET 01- COVER SHEET
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS. *SEE SHEET 05.01-SITE DATA*
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. *SEE SHEET 03-P.U.D. CONCEPT PLAN*
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. *SEE SHEET 05.03-ACREAGE OF PROPERTY AND LEGAL DESCRIPTION*
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY (INCLUDING ACREAGE OF EACH) AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. *SEE SHEET 05.04-FUTURE LAND USE, SHEET 05.05-ZONING CLASSIFICATION*
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. *NO IMPROVEMENTS ON SITE*
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. *SEE SHEET 03-PUD CONCEPT PLAN*
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE.
SEE SHEET 06-TYPICALS-NO CUL-DE-SAC BEING PROVIDED
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) *SEE SHEET 05.01-SITE DATA*
10. IDENTIFY PROPOSED PHASING ON THE PLAN. *TO BE DONE AT MASTER PLAN*
11. IDENTIFY PROPOSED BUFFERS. *SEE SHEET 03-P.U.D. CONCEPT PLAN, SHEET 08-BUFFER DETAILS, SHEET 09-BUFFER RENDERINGS*
12. IDENTIFY ACCESS TO THE SITE. *SEE SHEET 03-P.U.D. CONCEPT PLAN*
13. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PARKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) *SEE SHEET 06-TYPICALS*
14. PROJECT TO PROPOSE MULTI-MODAL PATHS THROUGHOUT DEVELOPMENT TO ACCOMMODATE 5 FOOT PEDESTRIAN & BIKE TRAIL.
15. PROPOSED PARALLEL ACCESS LOCATIONS. *SEE SHEET 03-P.U.D. CONCEPT PLAN*
16. REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. *TO BE PROVIDED*
17. SHOW 100 YEAR FLOODPLAIN ON THE SITE. *SEE SHEET 05.06-FLOOD ZONE MAP*
18. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION. *TO BE DETERMINED*
19. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. *SEE SHEET 03-P.U.D. CONCEPT PLAN, SHEET 11-OPEN SPACE MAP & CALCULATIONS, SHEET 12-SOCIAL RECREATIONAL CAMPUS*
20. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. *SEE NOTE 6 ON SHEET 01-COVER SHEET*
21. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. *SEE SHEET 09-BUFFER RENDERINGS, SEE SHEETS 12.01-12.04-AMENITY RENDERINGS, SEE SHEET 13-SIGNAGE*
22. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE DOR THE SPECIFIC PROJECT (E.G., DOCUMENTATION AND/OR PRESENTATION MATERIAL BY THE OWNER OR APPLICANT/AGENT, OR INFORMATION IDENTIFIED AS REQUIRED OR RECOMMENDED BY COUNTY STAFF IN THE PRE-APPLICATION MEETING CONDUCTED PRIOR TO SUBMITTING THE APPLICATION). *N/A*

Tillman & Associates
ENGINEERING, LLC.

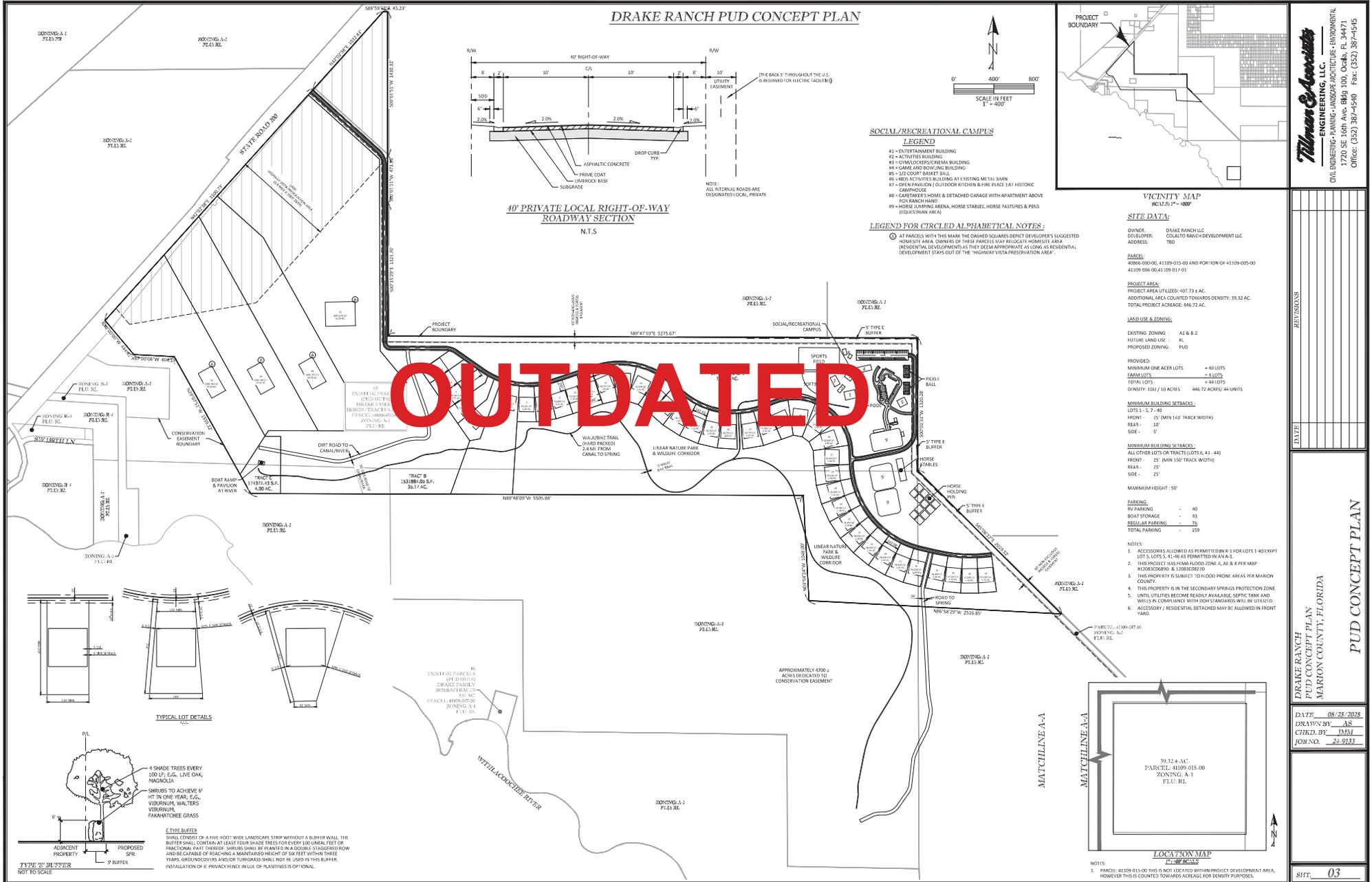
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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DRAKE RANCH
MARION COUNTY, FLORIDA

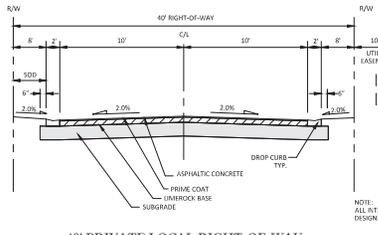
LIST OF REQUIREMENTS

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE _____
SHT. 02

PUD CONCEPT PLAN - DATED 10/3/2025



DRAKE RANCH PUD CONCEPT PLAN

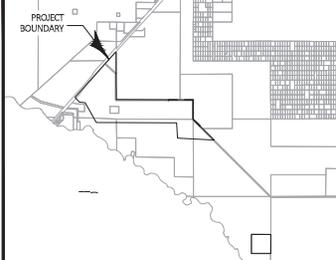


SOCIAL/RECREATIONAL CAMPUS LEGEND

- R1 = ENTERTAINMENT BUILDING
- R2 = ACTIVITIES BUILDING
- R3 = OFFICE/CLUBS/CREAM BUILDING
- R4 = GAME AND BOWLING BUILDING
- R5 = 2-2 COURT BASKET BALL
- R6 = RIDE ACTIVITIES BUILDING AT EXISTING METAL BARN
- R7 = OTHER BUILDING (OUTDOOR KITCHEN & FIRE PLACE) AT HISTORIC CAMPUS/USE
- R8 = CATERER'S HOME & DETACHED GARAGE WITH APARTMENT ABOVE FOR RANCH HAND
- R9 = HORSE SHEDS, HORSE STABLES, HORSE NURSES & PENS (EQUINE AREA)

LEGEND FOR CIRCLED ALPHABETICAL NOTES:

- ⊙ AT PARCELS WITH THIS MARK THE DASHED SQUARES DETECT DEVELOPER'S SUGGESTED HOME/SITE AREA. OWNERS OF THESE PARCELS MAY RELOCATE HOME/SITE AREA (RESIDENTIAL DEVELOPMENT) AS THEY DEEM APPROPRIATE AS LONG AS RESIDENTIAL DEVELOPMENT STAYS OUT OF THE "HIGHWAY VISTA PRESERVATION AREA".



SITE DATA:

OWNER: DRAKE RANCH LLC
 DEVELOPER: COALA TO RANCH DEVELOPMENT LLC
 ADDRESS: TBD
 PROJECT AREA: 4066-000-00, 41309-015-00 AND PORTION OF 41309-005-00 & 41309-006-00 (0.109 & 0.11) AC.
 PROJECT AREA UTILIZED: 407.73 ± AC.
 ADDITIONAL AREA COUNTED TOWARDS DENSITY: 39.32 AC.
 TOTAL PROJECT ACREAGE: 446.73 AC.

LAND USE & ZONING:

EXISTING ZONING: A1 & B2
 FUTURE LAND USE: RL
 PROPOSED ZONING: PUD

PROVIDED:
 MINIMUM ONE ACRE LOTS = 40 LOTS
 FARM LOTS = 4 LOTS
 TOTAL LOTS = 44 LOTS
 DENSITY: 1.01 / 10 ACRES = 446.72 ACRES/44 LOTS

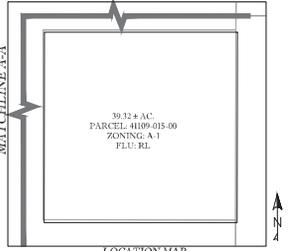
MINIMUM BUILDING SETBACKS:
 LOTS 1-5, 7-40
 FRONT = 25' (MIN 143' TRACK WIDTH)
 REAR = 10'
 SIDE = 5'

MINIMUM BUILDING SETBACKS:
 ALL OTHER LOTS OR TRACTS (6, 41-44)
 FRONT = 25' (MIN 150' TRACK WIDTH)
 REAR = 25'
 SIDE = 25'

MAXIMUM HEIGHT: 50'

PARKING:
 RV PARKING = 40
 BOAT STORAGE = 43
 REGULAR PARKING = 76
 TOTAL PARKING = 159

NOTES:
 1. ACCESSORIS ALLOWED AS PERMITTED IN R-1 FOR LOTS 1-40 EXCEPT LOTS 3, LOTS 5, 6, 10-44 AS PERMITTED IN A1 & A2.
 2. THIS PROJECT HAS FEMA FLOOD ZONE A, AE & X PER MAP #1262820800 AND 1262820720.
 3. THIS PROPERTY IS SUBJECT TO FLOOD PRONE AREAS PER MARION COUNTY.
 4. THIS PROPERTY IS IN THE SECONDARY SPRINGS PROTECTION ZONE.
 5. UNTIL UTILITIES BECOME READILY AVAILABLE, SEPTIC TANK AND WELLS IN COMPLIANCE WITH COUNTY ORDINANCES WILL BE UTILIZED.
 6. ACCESSORY RESIDENTIAL DETACHED MAY BE ALLOWED IN FRONT YARD.



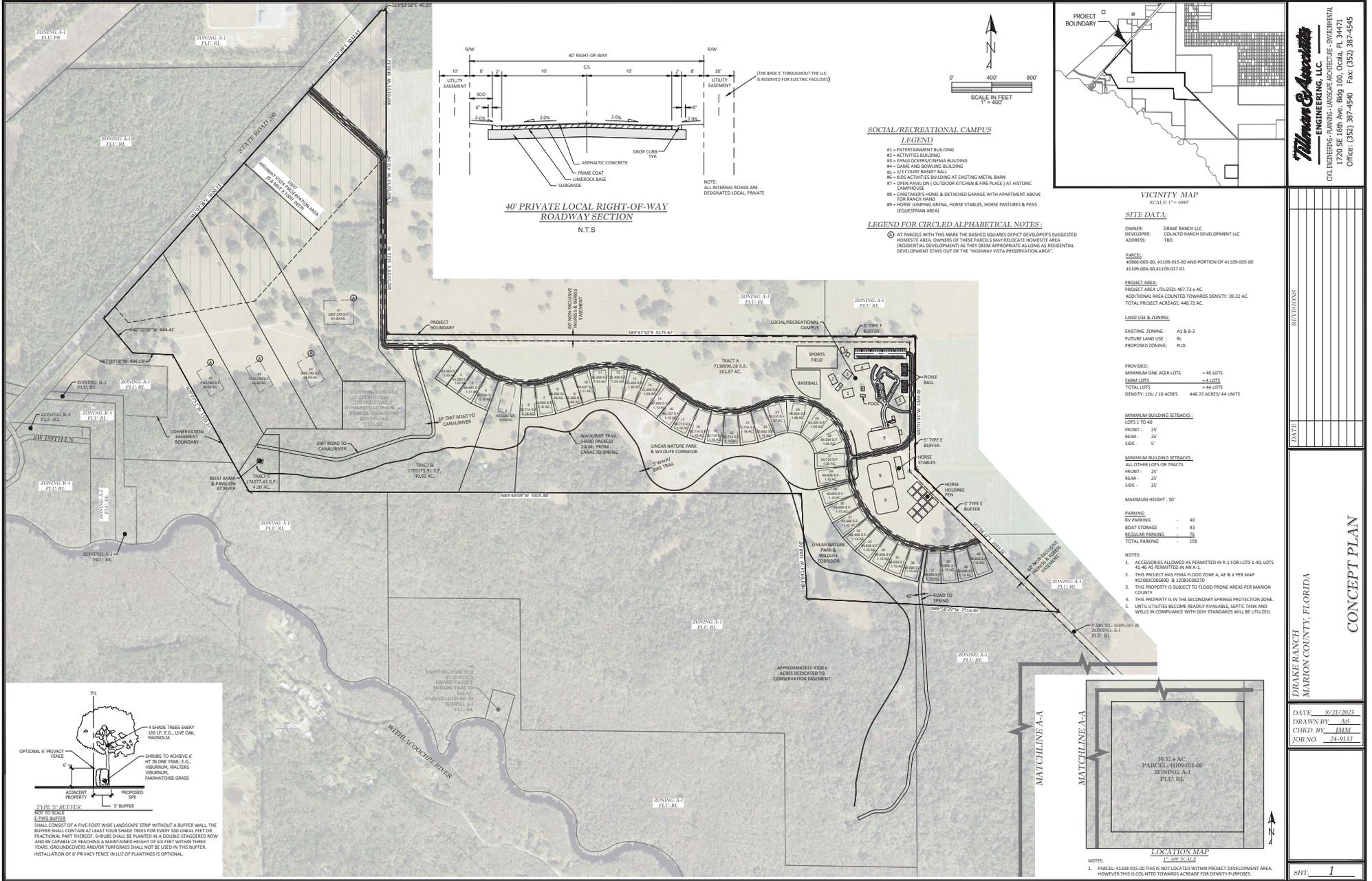
NOTES:
 1. PARCEL 41309-015-00 THIS IS NOT LOCATED WITHIN PROJECT DEVELOPMENT AREA, HOWEVER THIS IS COUNTED TOWARDS ACREAGE FOR DENSITY PURPOSES.

Tilman & Associates
 ENGINEERING, LLC
 ONE BUSINESS CENTER, JARVIS ROAD, MARION COUNTY, FL 32047
 OFFICE: (352) 367-9510 FAX: (352) 367-9515

NO.	DATE	REVISIONS

DRAKE RANCH PUD CONCEPT PLAN
 MARION COUNTY, FLORIDA
 DATE: 08/25/2025
 DRAWN BY: JAE
 CHECKED BY: JAE
 JOB NO.: 24-9131
 SHEET: 03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

SITE DATA TABLE

OWNER/DEVELOPER:

DRAKE RANCH, LLC
COLALTO RANCH DEVELOPMENT, LLC

PARCEL:

40866-000-00, PORTION OF 41109-005-00,
41109-006-00, 41109-009-00, 41109-017-01
All of 41109-015-00

PROJECT AREA:

TOTAL = 446.72 ± AC.

LAND USE & ZONING:

EXISTING FUTURE LAND USE: RL
EXISTING ZONING: A-1 & B-2
PROPOSED ZONING: PUD
PROPOSED USE: RESIDENTIAL (SFR DETACHED)

DENSITY:

1DU / 10 ACRES
446.72 ACRES /10 ACRES = 44 UNITS

MINIMUM BUILDING LOT LINE SETBACKS:

LOTS 1 TO 40	ALL OTHER LOTS OR TRACTS
FRONT - 25'	FRONT - 25'
REAR - 25'	REAR - 25'
SIDE - 5'	SIDE - 25'

MAX BUILDING HEIGHT:

50'

PROPOSED LOTS:

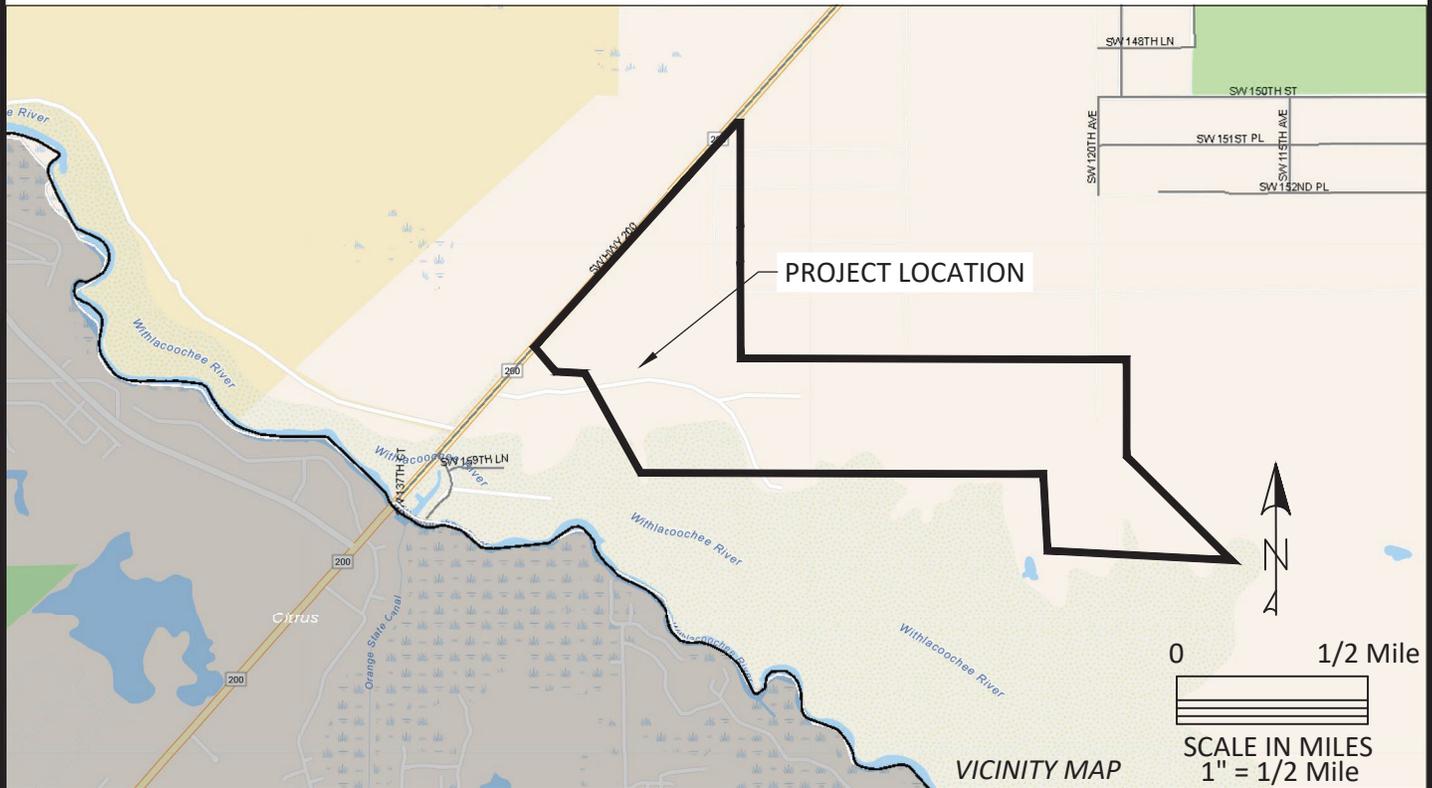
MINIMUM ONE ACRE LOTS	= 40 LOTS
FARM LOTS	= 4 LOTS
TOTAL LOTS	= 44 LOTS

PROPOSED BUFFERS:

AS SHOWN ON CONCEPT PLAN

PARKING PROVIDED:

RV PARKING	= 40
BOAT STORAGE	= 43
REGULAR PARKING	= 76
TOTAL PARKING SPACES	= 159



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MARION COUNTY, FLORIDA

SITE DATA

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE _____
SHT. 05.01

NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. UNTIL UTILITIES BECOME READILY AVAILABLE, SEPTIC TANK AND WELLS IN COMPLIANCE WITH DOH STANDARDS WILL BE UTILIZED.
4. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
5. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
6. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
7. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
9. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
10. ACCESSORY STRUCTURES ALLOWED AS PERMITTED IN R-1 FOR LOTS 1-40, LOTS 41-46 AS PERMITTED IN AN A-1.
11. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.

DEVELOPMENT NOTES

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

ARCHITECTURAL STYLE

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



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DRAKE RANCH
 MARION COUNTY, FLORIDA

NOTES

DATE 8/25/2025
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9133
 SCALE _____
 SHT. 05.02

ACREAGE OF PROPERTY:

446.72 ± ACREAS

LEGAL DESCRIPTION:

TRACT 1

A PARCEL OF LAND LYING IN SECTIONS 19, 20, 28, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

COMMENCE AT THE S.E. CORNER OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 20 EAST; THENCE S.45°06'12"E., 2019.47 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT CONSERVATION EASEMENT FOR HABITAT MANAGEMENT (SWF PARCEL NO. 19-687-107C), RECORDED IN OFFICIAL RECORDS BOOK 5732, PAGE 1843, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE WESTERLY, ALONG SAID NORTHERLY BOUNDARY THE FOLLOWING SIX (6) CALLS: (1) THENCE N.86°58'29"W., 2516.85 FEET; (2) THENCE N.03°04'24"W., 1048.00 FEET; (3) THENCE N.89°48'10"W., 5505.85 FEET; (4) THENCE N.29°07'51"W., 1559.32 FEET; (5) THENCE N.87°00'08"W., 404.19 FEET; (6) THENCE N.40°00'00"W., 343.32 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 200, PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE PROJECT NO. 36100-2502, (F.P. NO. 238651-1), SAID POINT BEING 150.00 FEET DISTANT FROM, AS MEASURED PERPENDICULAR TO, THE CENTERLINE OF SURVEY OF SAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE DEPARTING SAID NORTHERLY BOUNDARY, PROCEED NORTHEASTERLY, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE THE FOLLOWING ELEVEN (11) CALLS: (1) THENCE N.42°01'25"E., 145.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHWESTERLY; (2) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15,191.83 FEET, THROUGH A CENTRAL ANGLE OF 04°17'01", AN ARC LENGTH OF 1135.79 FEET TO THE END OF SAID CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.39°52'55"E. 1135.53 FEET; (3) THENCE N.37°44'24"E., 209.96 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY; (4) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 14,991.83 FEET, THROUGH A CENTRAL ANGLE OF 00°22'29", AN ARC LENGTH OF 98.08 FEET TO THE END OF SAID CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.37°55'39"E. 98.08 FEET; (5) THENCE S.51°53'07"E., 21.39 FEET; (6) THENCE N.38°10'58"E., 32.55 FEET; (7) THENCE N.51°45'38"W., 21.39 FEET TO THE BEGINNING OF A CURVE, CONCAVE SOUTHEASTERLY; (8) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 14,991.83 FEET, THROUGH A CENTRAL ANGLE OF 03°47'03", AN ARC LENGTH OF 990.17 FEET TO THE END OF SAID CURVE, BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N.40°07'53"E. 989.99 FEET; (9) THENCE N.42°01'25"E., 504.24 FEET; (10) THENCE S.47°57'22"E., 6.56 FEET; (11) THENCE N.42°01'25"E., 1094.87 FEET TO A POINT ON THE EAST BOUNDARY OF THE N.E. 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, S.00°01'51"W., ALONG THE EAST BOUNDARY OF SAID N.E. 1/4, 1946.70 TO THE EAST 1/4 CORNER OF SAID SECTION 19; THENCE S.00°15'29"E., ALONG THE EAST BOUNDARY OF THE S.E. 1/4 OF SAID SECTION 19, 1321.70 FEET TO THE N.W. CORNER OF THE SOUTH 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 20 EAST; THENCE DEPARTING SAID EAST BOUNDARY, S.89°47'10"E., ALONG THE NORTH BOUNDARY OF SAID SOUTH 1/4, 5275.67 FEET TO THE N.E. CORNER OF SAID SOUTH 1/4; THENCE S.00°01'31"W., ALONG THE EAST BOUNDARY OF SAID SOUTH 1/4, 1320.28 FEET TO THE POINT OF BEGINNING.

EXCEPT:

COMMENCE AT THE S.W. CORNER OF THE S.W. 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA; THENCE N.00°15'58"W., ALONG THE WEST BOUNDARY OF SAID S.W. 1/4, 382.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY, S.89°44'02"W., 438.49 FEET; THENCE N.00°15'58"W., 473.24 FEET; THENCE N.89°44'02"E., 613.49 FEET; THENCE S.00°15'58"E., 473.24 FEET; THENCE S.89°44'02"W., 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 407.40 ACRES, MORE OR LESS.

TRACT 2

THE N.E. 1/4 OF THE S.E. 1/4 OF SECTION 33, TOWNSHIP 17 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA.

CONTAINING 39.32 ACRES, MORE OR LESS.

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MARION COUNTY, FLORIDA

***ACREAGE OF PROPERTY AND
LEGAL DESCRIPTION***

DATE 8/25/2025

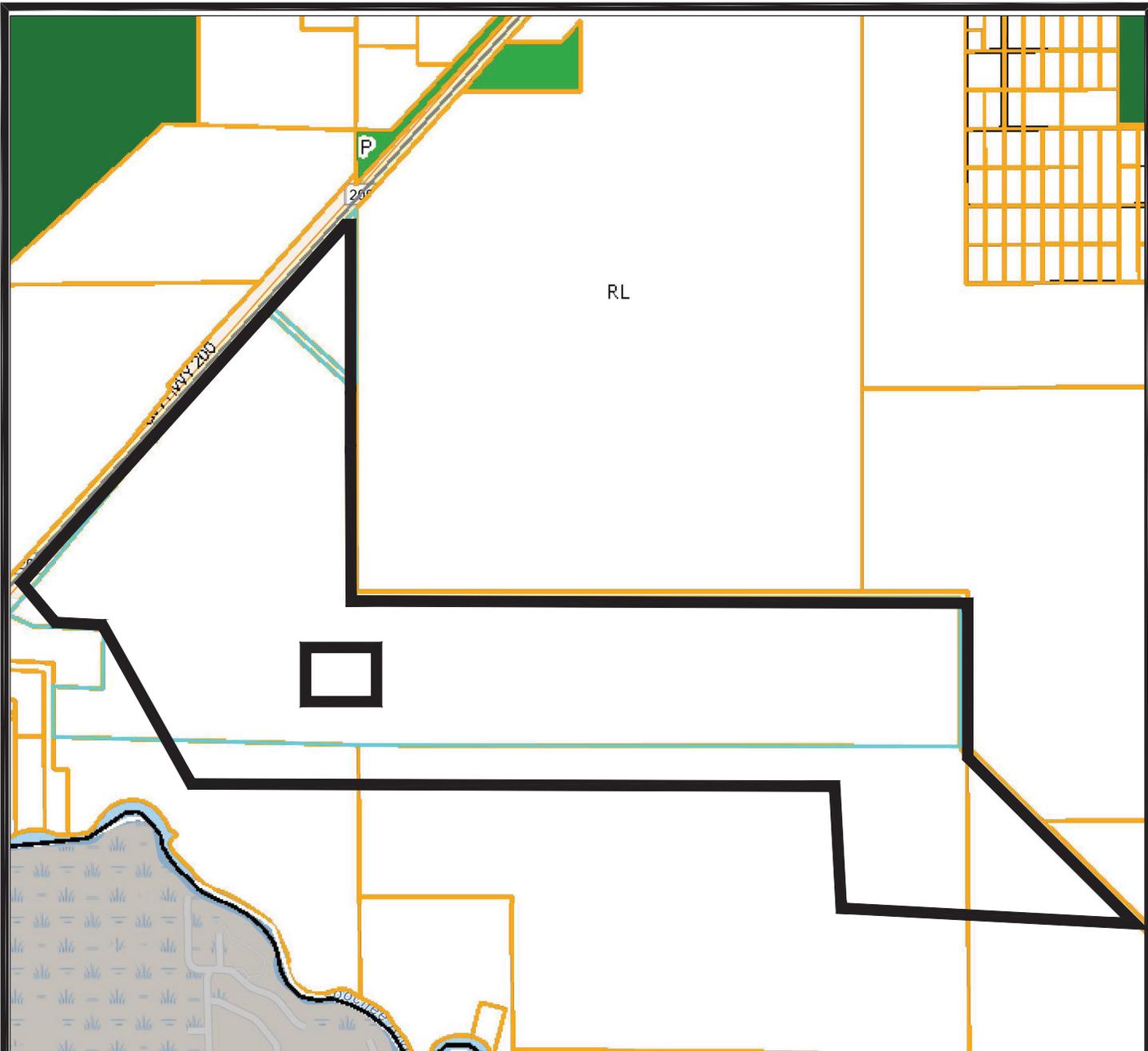
DRAWN BY SM

CHKD. BY JH

JOB NO. 24-9133

SCALE _____

SHT. 05.03



	Florida Counties		Future Land Use		Preservation (N/A; N/A)
	Marion County		Rural Land (1 du/10 ac)		Streets
	Parcels		Public (N/A; FAR 1.0)		



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FUTURE LAND USE

DATE 08/25/2025

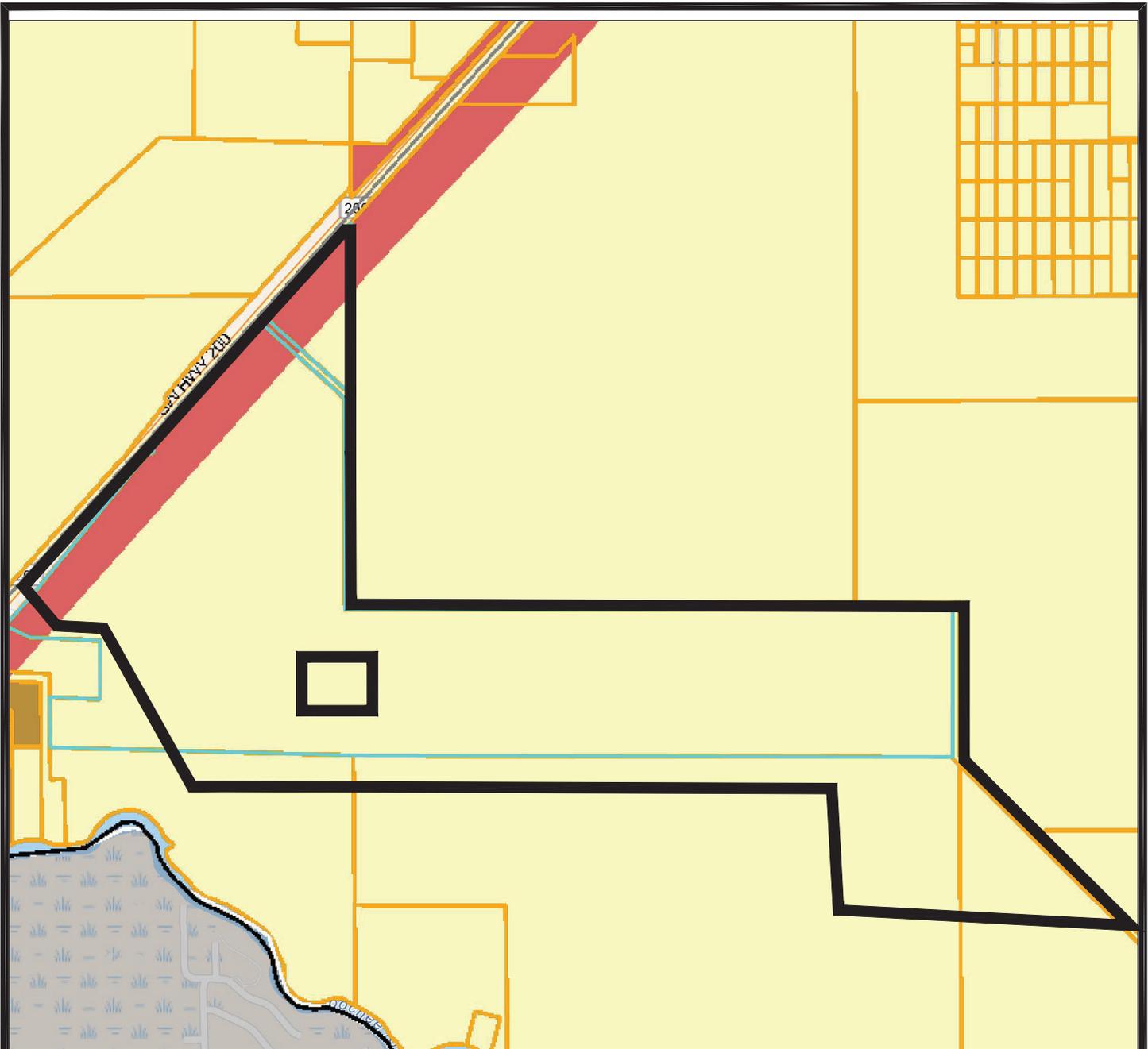
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SHT. 05.04



Florida Counties	Parcels	B-2	R-4
Marion County	Zoning Classification	P-RV	Streets
	A-1		



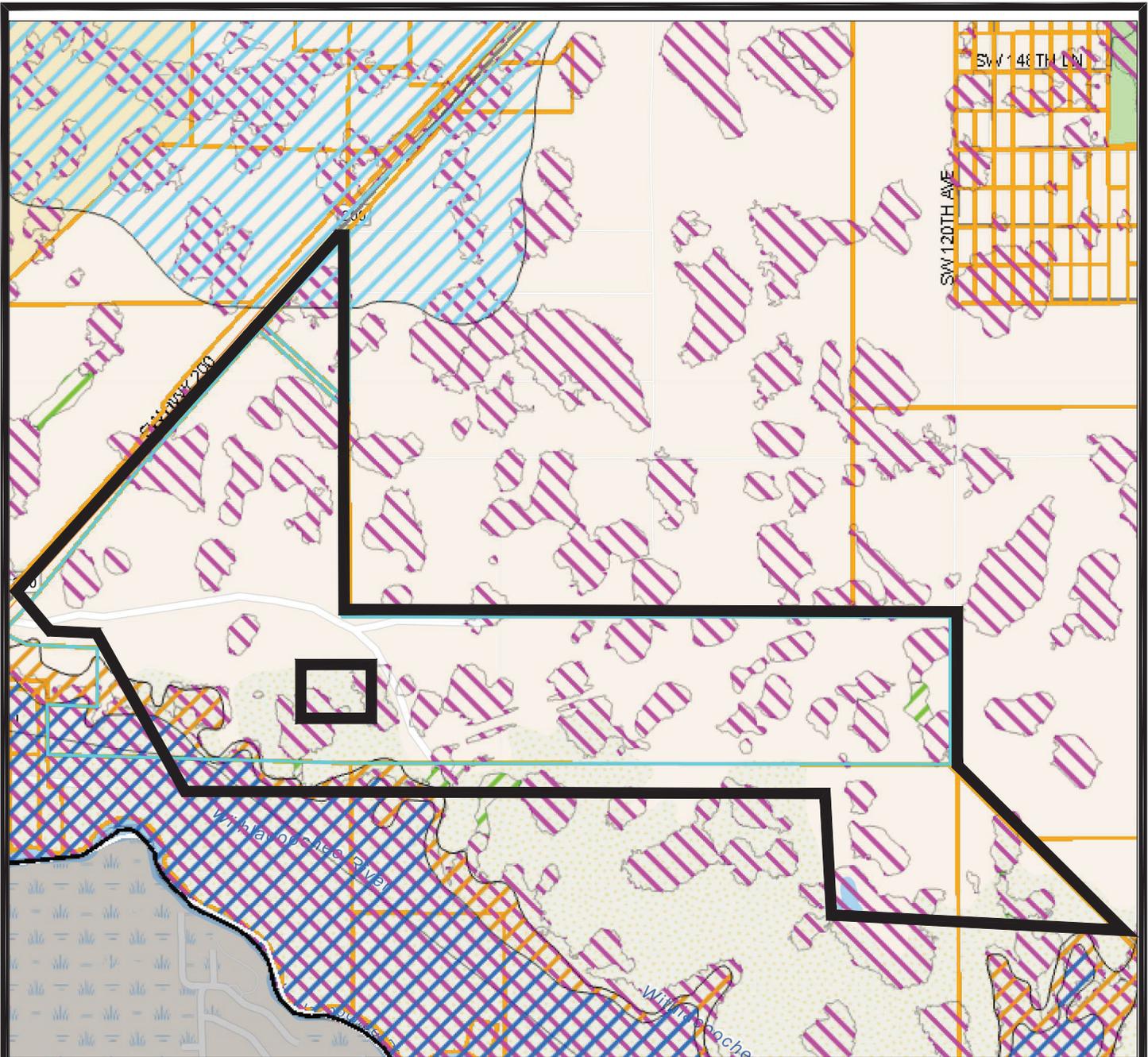
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ZONING CLASSIFICATION

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE _____
SHT. 05.05



Florida Counties	X - Areas Outside 0.2% Annual Chance Flood	Transitional Flood Prone Areas
Marion County	Special Flood Hazard Areas - 1% Annual Chance Flood	Flood Prone Areas
Other Areas	A - No Base Flood Elevation Determined	Parcels
X - 0.2% Annual Chance Flood	AE - Base Flood Elevation Determined	Streets



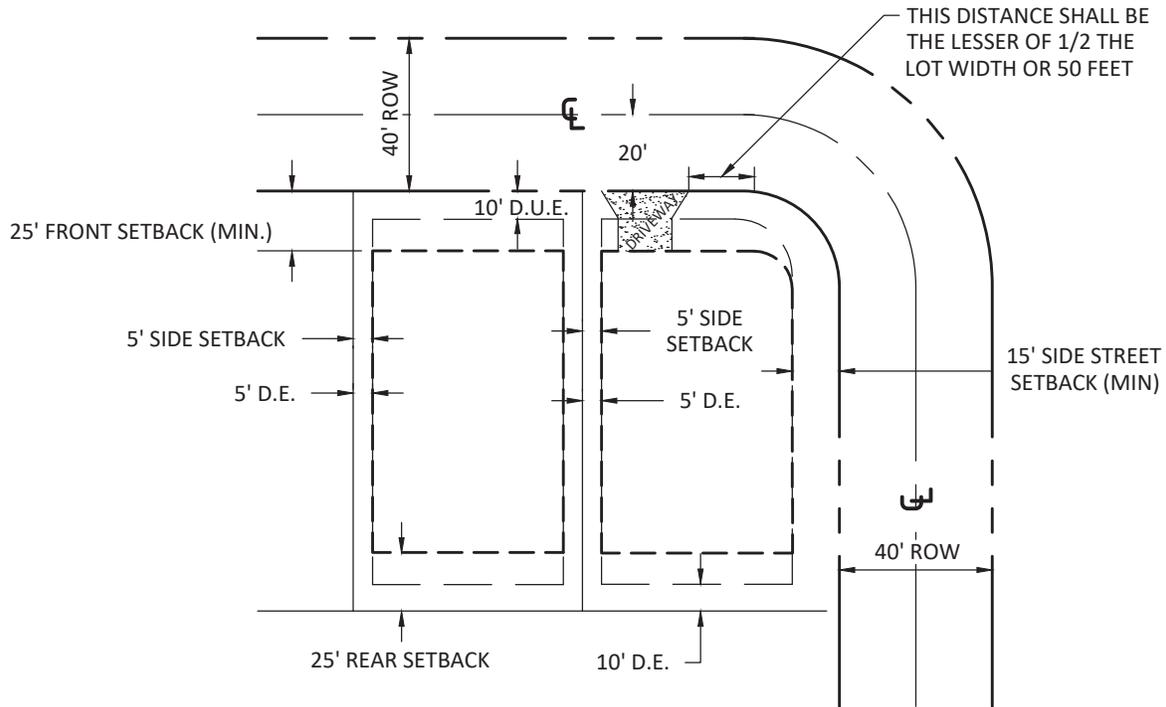
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ENGINEERING, LLC.

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

DRAKE RANCH
MARION COUNTY, FLORIDA

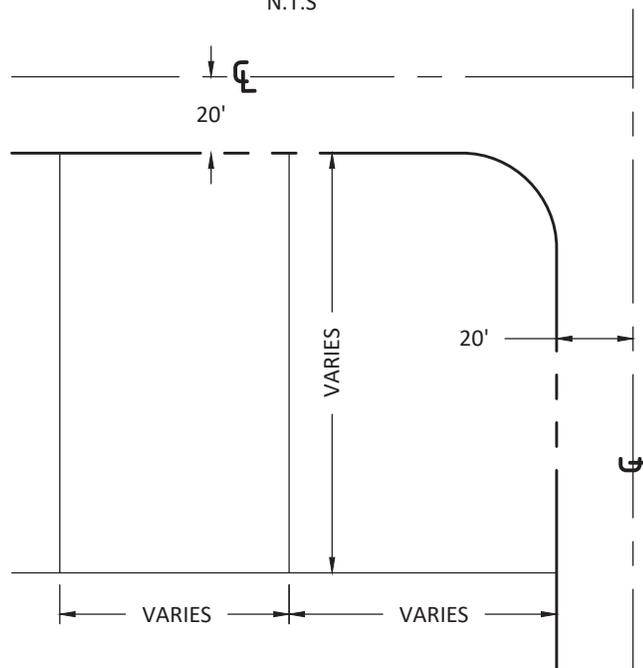
FLOOD ZONE MAP

DATE	08/25/2025
DRAWN BY	SM
CHKD. BY	JH
JOB NO.	24-9133
SCALE	
SHT.	05.06



TYPICAL LOT DETAILS

N.T.S



MINIMUM LOT SIZE TO BE ONE ACRE

TYPICAL LOT DIMENSIONS

N.T.S

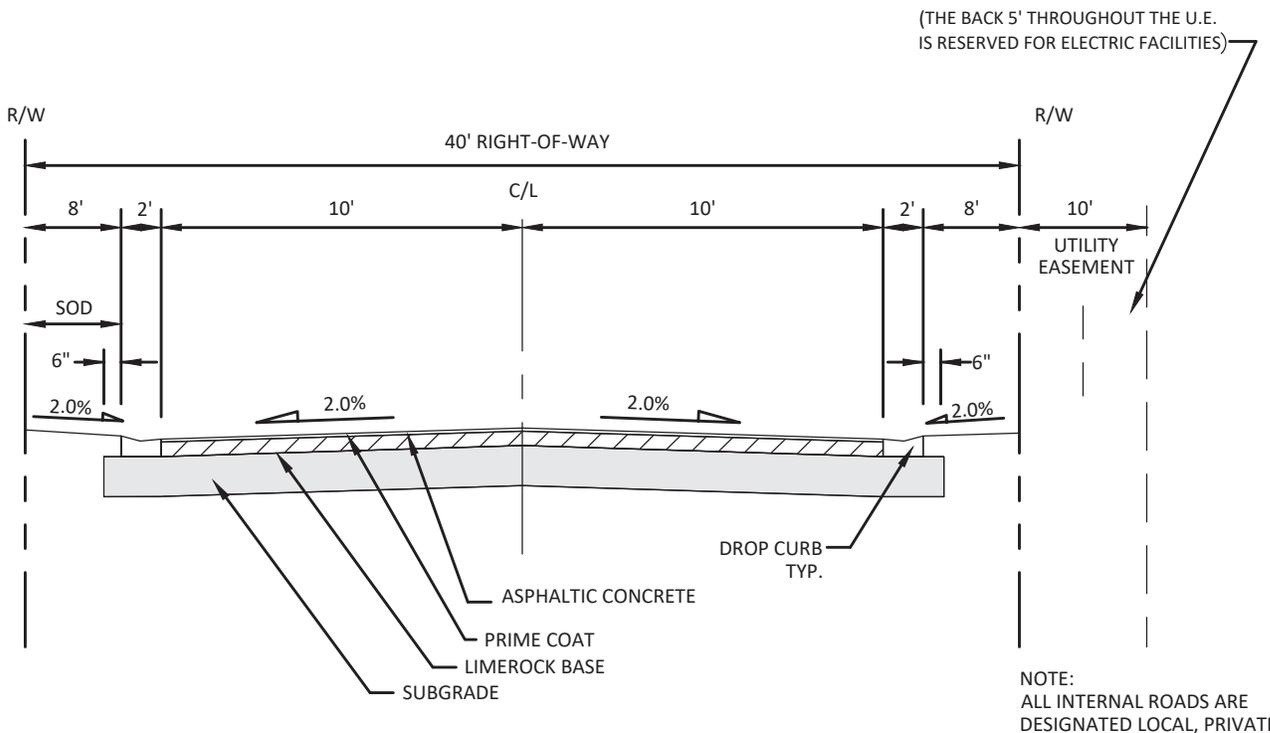
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TYPICALS

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SHT. 06



40' PRIVATE LOCAL RIGHT-OF-WAY
ROADWAY SECTION

N.T.S

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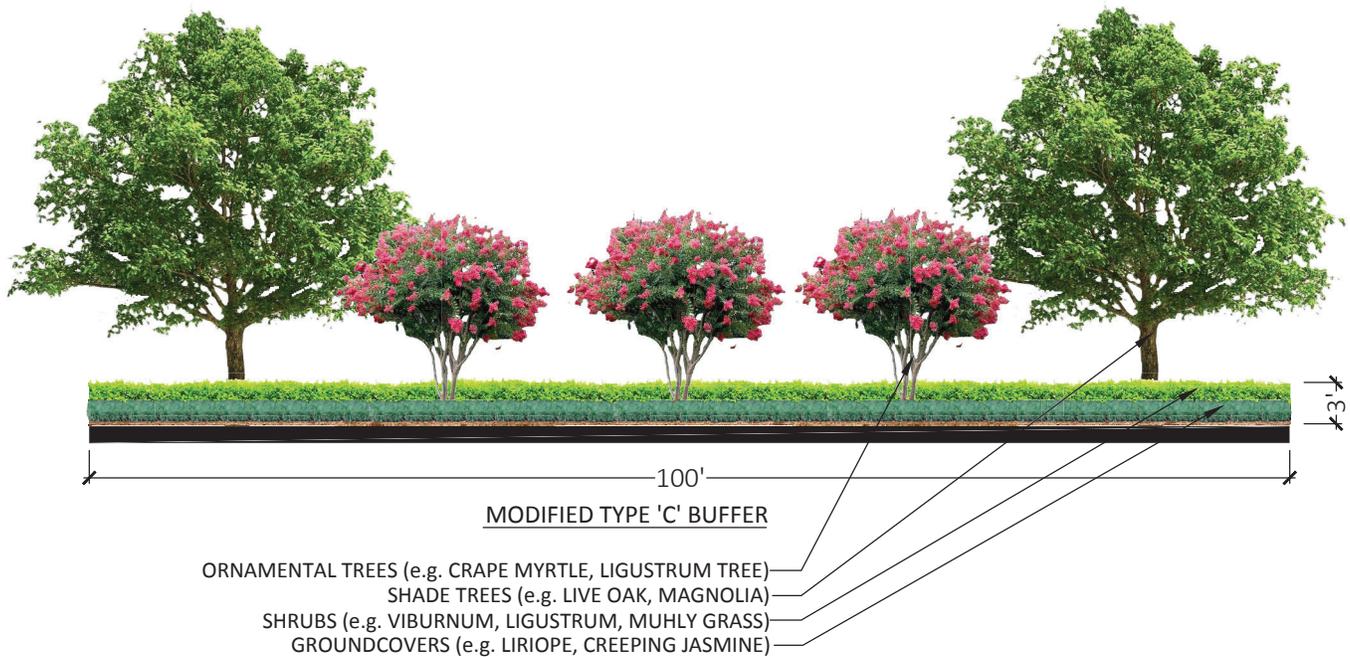
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CROSS SECTIONS

DATE 08/25/2025
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JOB NO. 24-9133
SCALE _____
SHT. 07

UPDATED BUFFER - DATED 11/5/2025



1. 10' WIDE LANDSCAPE STRIP
2. 2 SHADE TREES AND 3 ORNAMENTAL TREES EVERY 100 LF (3.5" CAL. MIN.)
3. SHRUBS AND GROUNDCOVERS, AT LEAST 50% OF BUFFER , 3' HT. WITHIN 1 YEAR

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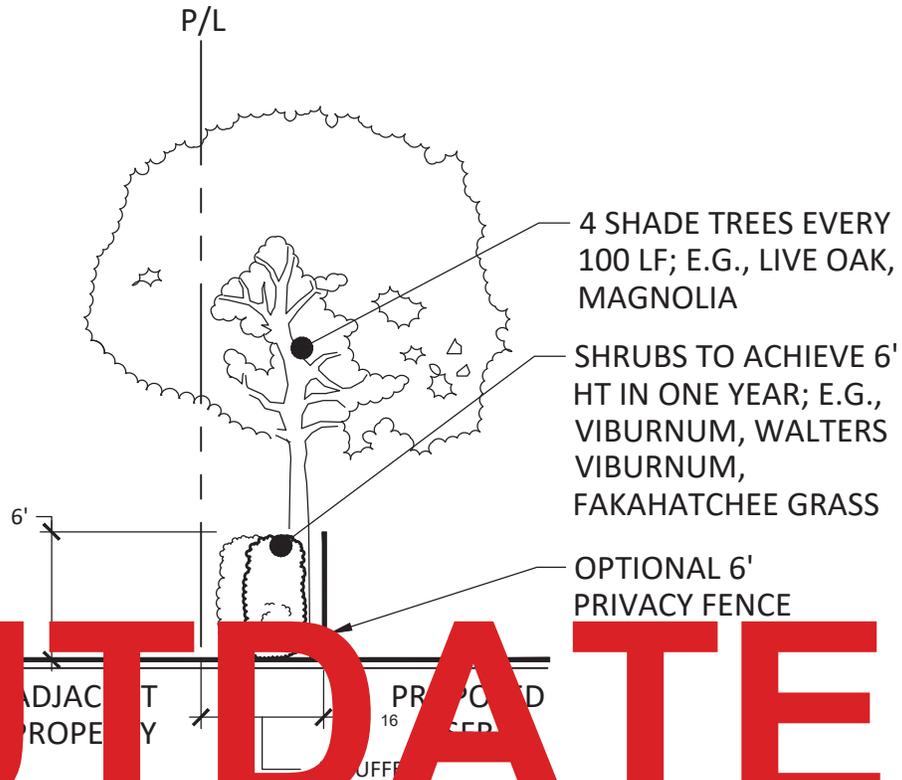
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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

BUFFER RENDERING

DATE 11/04/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE NTS
SHT. 09-B

BUFFER - DATED 8/25/2025



OUTDATED

E-TYPE BUFFER

NOT TO SCALE
E-TYPE BUFFER

SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

INSTALLATION OF 6' PRIVACY FENCE IN LUE OF PLANTINGS IS OPTIONAL.

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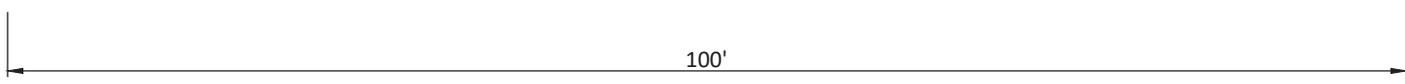
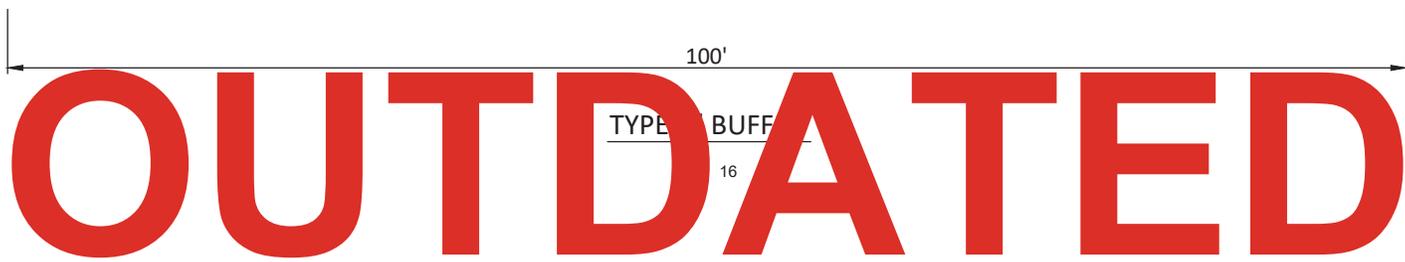
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MARION COUNTY, FLORIDA

BUFFER DETAILS

DATE 08/25/2025
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JOB NO. 24-9133
SCALE _____
SHT. 08

BUFFER - DATED 8/25/2025



6' PRIVACY FENCE IN LUE OF PLANTINGS

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BUFFER RENDERING

DATE 08/25/2025
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9133
 SCALE _____
 SHIT. 09



DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 10/01

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HOUSE RENDERINGS

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SHT. 10.02

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CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 10.03

DRAKE RANCH
MARION COUNTY, FLORIDA

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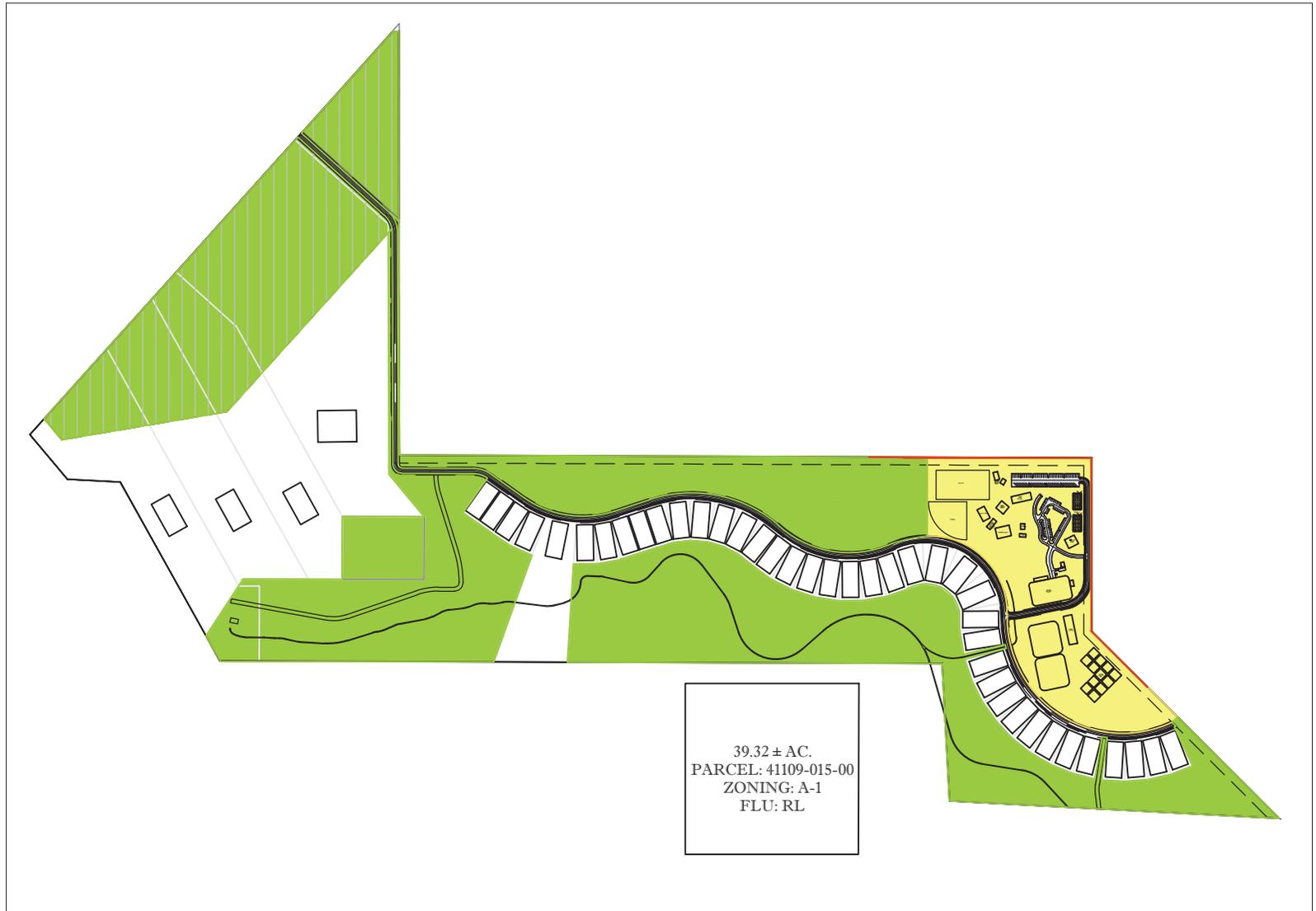
DATE 08/25/2025
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CHKD. BY JH
JOB NO. 24-9133
SCALE N.T.S.
SHT. 10.04

DRAKE RANCH
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

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39.32 ± AC.
 PARCEL: 41109-015-00
 ZONING: A-1
 FLU: RL

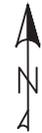
OPEN SPACE CALCULATIONS

REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) $0.20 \times 446.72 = 89.34 \pm \text{AC}$.
2. IMPROVED OPEN SPACE (AMENITY): (5% OF PROJECT AREA) $0.05 \times 446.72 = 22.33 \pm \text{AC}$.

TOTAL PROVIDED OPEN SPACE: 313 ± AC.

	1. OPEN SPACE:	269.20 ± AC. *
	2. AMENITY (IOS):	43.40 ± AC.
	3. BUFFERS:	0.42 ± AC.

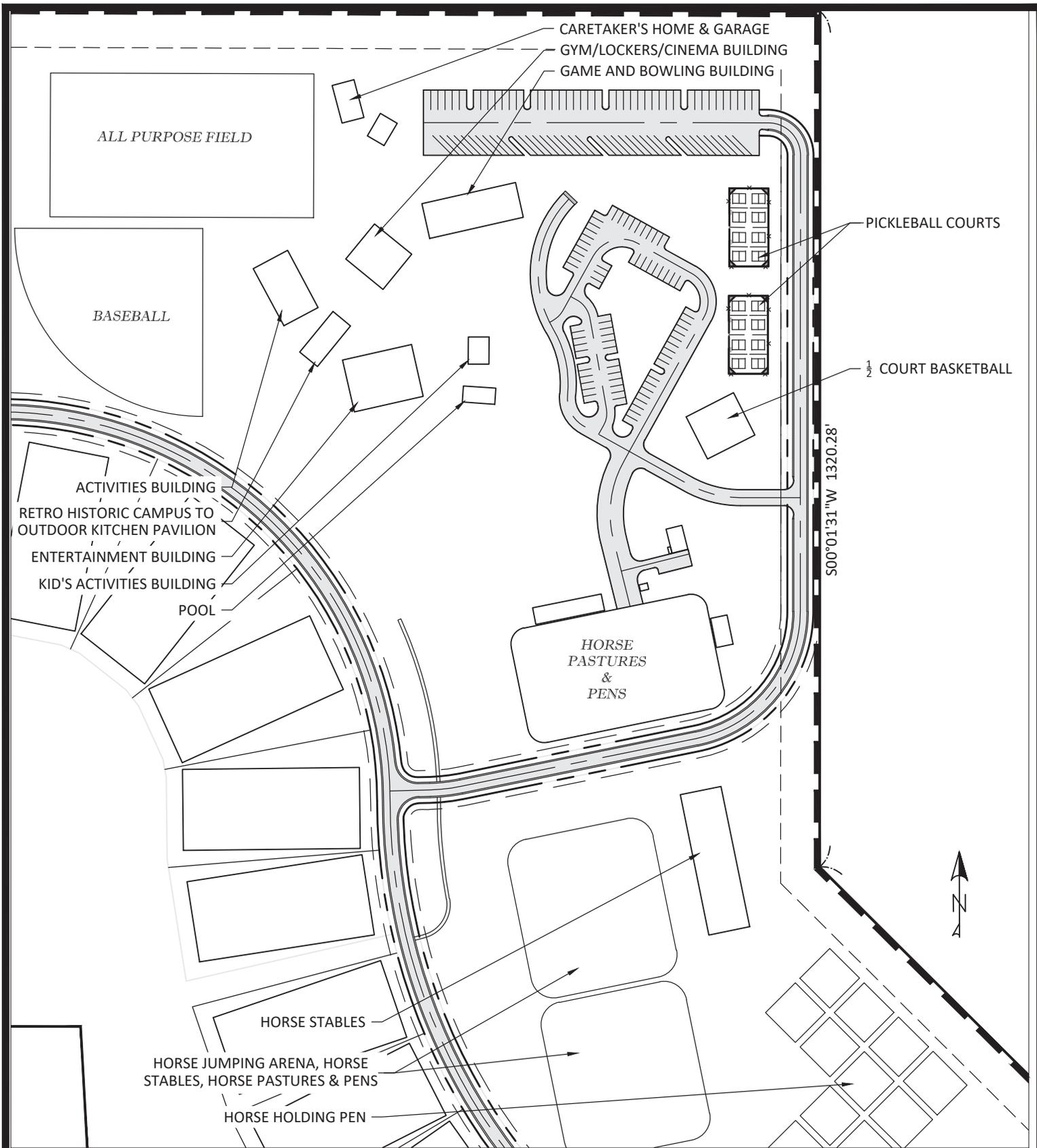


* OPEN SPACE INCLUDES 39.32 AC FROM OFFSITE PARCEL# 41109-015-00

DATE: 08/25/2025
 DRAWN BY: SM
 CHKD. BY: JH
 JOB NO.: 24-9133
 SCALE: 1"=1,200'
 SHT.: 11

DRAKE RANCH
 MARION COUNTY, FLORIDA
**OPEN SPACE MAP
 AND CALCULATIONS**

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MARION COUNTY, FLORIDA

**SOCIAL / RECREATIONAL
CAMPUS**

DATE 08/25/2025
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9133
SCALE 1"=200'
SHT. 12



DATE 08/25/2025
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9133
 SCALE N.T.S.
 SHT. 12.01

DRAKE RANCH
 MARION COUNTY, FLORIDA
**PICKLEBALL COURTS
 AMENITY RENDERINGS**

Tillman & Associates
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 SCALE N.T.S.
 SHT. 12.07



To build the Outdoor Kitchen Pavilion remove the walls and roof off the old camp house (above center) leaving the slab, the fireplace, its relics, and the vintage wood range. This historic fireplace & the antique wood stove connected to it will be the center piece under a new open air metal building. On cold days they both can be heating elements. The new structure will extend 12 feet on the end away from the field view for a bathroom building under the metal building. The walls of this bathroom building will be clad with reclaimed wood from the camp house. Model perspectives are below.



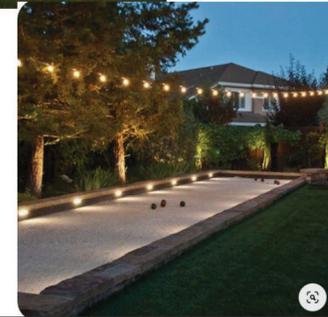
DRAKE
 CONSTRUCTION SERVICES

NOTE: Outdoor Kitchen Appliances, BBQ Grills/Cookers, Cabinetry, Counters & Seating are not shown to clearly depict structure

DRAKE RANCH
 MARION COUNTY, FLORIDA
PAVILION, OUTDOOR KITCHEN
AMENITY RENDERINGS

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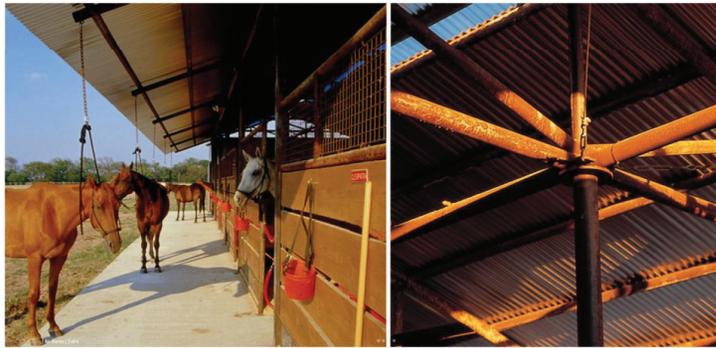
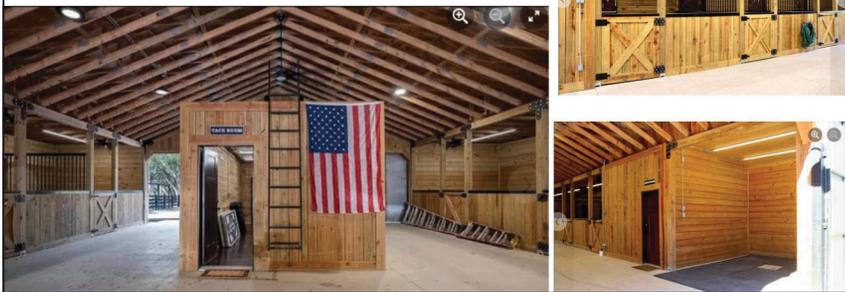
DATE 08/25/2025
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9133
 SCALE N.T.S.
 SHT. 12.08



DRAKE RANCH
 MARION COUNTY, FLORIDA
**POOL & BALL FIELDS
 AMENITY RENDERINGS**

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 DRAWN BY SM
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 SCALE N.T.S.
 SHT. 12.09



DRAKE RANCH
 MARION COUNTY, FLORIDA

**HORSE STABLES
 AMENITY RENDERINGS**

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SIGNAGE IS CONCEPTUAL IN NATURE

DATE 08/25/2025
 DRAWN BY SM
 CHKD. BY JH
 JOB NO. 24-9133
 SCALE
 SHT. 13

DRAKE RANCH
 MARION COUNTY, FLORIDA

SIGNAGE RENDERING

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ATTACHMENT D

DRAKE RANCH (5,000+ ACRES)

PROPOSED CONSERVATION PUD
ON 400 DEVELOPABLE ACRES.
78% WILL BE UNDEVELOPED
(PRESERVED OPEN SPACE)

4,700 ACRE COMMUNITY PRESERVE
(CONSERVATION EASEMENT)

GATHERING AREA

40
HOMESITES

WITHLACOOCHEE
RIVER

SELDIN RANCH



HWY SR 200

HIGHWAY VISTA PRESERVATION AREA
(.87 MILE GATEWAY TO MARION COUNTY)

OCALA

CITRUS COUNTY

By: Holland Drake, Partner

7/8/24

D-31