

July 3, 2025

PROJECT NAME: PICCADILLY SQUARE

PROJECT NUMBER: 2025010062

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32937

1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to change the parcel's zoning from A-1 to PUD for a residential subdivision. Parcel 47667-003-01, 47667-004-00, 47667-005-02, 47667-006-00 are currently zoned A-1 and are collectively 55 acres. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone areas on these parcels. Please ensure LDC 6.13 is met with the Major Site Plan.

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan

STATUS OF REVIEW: INFO

REMARKS:

4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: 6/26/25 RECOMMEND DENIAL – The proposed development is outside of the urban growth boundary. A traffic methodology was approved on 4/28/2025 (AR 32409). The traffic study has not yet been submitted. The methodology does not provide enough information to determine what roadway and intersection improvements are needed to support site development. The traffic study will include a signal warrant analysis for CR 42 at SE 73rd Ave. Based on the approved methodology, the development of 300 single-family homes will generate 2,672 daily trips, 195 AM peak hour trips, and 272 PM peak hour trips. Approximately half of these trips will use SE 73rd Ave to enter and exit the site. SE 73rd Ave is a major local road with 10 ft lane widths and 50 ft of right-of-way. It currently operates at or near LOS A with 89% of capacity available. After accounting for future traffic from the approved Utopia and Heritage Oaks developments, SE 73rd Ave will operate at LOS D with 22% of capacity available in 2028. If this development for 300 single-family homes is approved, SE 73rd Ave will operate at LOS D with 14% of capacity available in 2028.

The proposed development will also increase congestion along CR 42, especially at the intersection with US 301. CR 42 currently operates at LOS C with 37% of capacity available. After accounting for future traffic from the approved Utopia, Heritage Oaks, 9494 Summerfield, and Sunset Hills developments, CR 42 will operate at LOS C with 12% of capacity available in 2028. If this development for 300 single-family homes is approved, CR 42 will operate at LOS C with 7% of capacity available in 2028. The westbound left turn lane on CR 42 at US 301 currently fails with existing traffic. A second westbound left turn lane is needed to address this existing deficiency. Traffic recommends the following 5 conditions if this development is approved:

1) Right-of-way dedication along SE 73rd Ave to achieve 120 ft total right-of-way.

2) Right-of-way dedication along CR 42 to achieve 120 ft total right-of-way.

3) Installation of a northbound left turn lane on SE 73rd Ave at the entrance to the development.

4) Proportionate share contribution for design and construction of a traffic signal on CR 42 at SE 73rd Ave.

5) Proportionate share contribution for design and construction of a second westbound left turn lane on CR 42 at US 301.

- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication
STATUS OF REVIEW: INFO
REMARKS: 6/26/25 - 1) Right-of-way dedication along SE 73rd Ave to achieve 120 ft total right-of-way.
2) Right-of-way dedication along CR 42 to achieve 120 ft total right-of-way.
- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Approved
- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: Fire hydrants shall be required to be installed per NFPA 1, Chapter 18 throughout the proposed area. Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access roads with a minimum of 20 feet in width.
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS: Site is currently Rural Land, a concurrent large scale map amendment is being process (AR 32936). This land use amendment would be required to develop at the density shown with the pUD>
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?
STATUS OF REVIEW: INFO
REMARKS: If land use amendment approved.
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed Mixed Use PUD Non-residential uses (if permitted) are internally focused and located within PUD?
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Master Plan submitted for review?
STATUS OF REVIEW: INFO
REMARKS: Not a master plan.
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?

STATUS OF REVIEW: INFO

REMARKS: No developers agreement currently

14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's Agreements?

STATUS OF REVIEW: INFO

REMARKS: If land use amendment approved, yes.

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 3.2.3/6.6/5.2.5/flood - RESIDENTIAL - Complies with Min/Max Density?

STATUS OF REVIEW: INFO

REMARKS: If land use amendment approved, yes.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.2 Applicable ESOZ Status Listed?

STATUS OF REVIEW: INFO

REMARKS: No ESOZ

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]

STATUS OF REVIEW: INFO

REMARKS: Please provide environmental assessment.

18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]

STATUS OF REVIEW: INFO

REMARKS: If listed species on-site, preservation or mitigation may be required.

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?

STATUS OF REVIEW: INFO

REMARKS: Sidewalks shown internally along one side of the road.

20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?

STATUS OF REVIEW: INFO

REMARKS: To be determined during report writing.

21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?

STATUS OF REVIEW: INFO

REMARKS: Please provide on cover page.

22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?

STATUS OF REVIEW: INFO

REMARKS: Please provide on cover page.

23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: The subject property is located within the Marion County Utility service area. The proposed Planned Unit Development (PUD) will be within connection distance to existing Marion County Utilities water infrastructure.

24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: The subject property is located within the Marion County Utility service area. The proposed Planned Unit Development (PUD) will be within connection distance to existing Marion County Utilities sewer infrastructure.

25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.3.B - Springs Protection Zone

STATUS OF REVIEW: INFO

REMARKS: Secondary Springs Protection Zone

26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.D - Hydraulic Analysis

STATUS OF REVIEW: INFO

REMARKS: Will be required with Improvement Plan

27 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Defer to Marion County Fire Rescue - MCU will provide water.

28 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: Utilities Plan Review Fee: \$130.00 Fee(s) can be paid by calling 352-671-8686 or visiting the Development Review Office at 412 SE 25th Ave, Ocala, FL 34471. Reference AR# 32937

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Planning review will be conducted during staff analysis process. Final decision (approval/denial) shall be voted by the Board of County Commissioners.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Location of water and sewer facilities.

STATUS OF REVIEW: INFO

REMARKS: Defer to MCU

31 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: No tree removal prior to DRC site plan approval

32 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Please be aware that if this development occurs, the entrance road on SE HWY 42 will have to be issued a quadrant designation which will cause all the addresses for St Mark the Evangelist Roman Catholic Church on parcel 47667-001-00 to change.

33 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: APPROVED

34 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.A - Type of application

STATUS OF REVIEW: NO

REMARKS: 6/6/25-Unknown

35 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)1 - The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet

STATUS OF REVIEW: NO

REMARKS: 6/6/25-it is on the short dimension

36 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 6/6/25-Not found: Name, address, and phone number, of owner and applicant on front sheet

37 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.I - Index of sheets and numbering

STATUS OF REVIEW: NO

REMARKS: 6/6/25-Not found on front sheet



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: 47667-004-00, 47667-005-02, portion of 47667-006-00, 47667-003-01

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan _____

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

A-1 General Agriculture for the development of a residential subdivision

Property Address: 16200 SE 73rd Avenue

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: 90.69 acres **Maximum Proposed Residential Units:** 300 units
(# SFR 300 # MF _____)

Maximum Non-Residential (Commercial or Industrial) Acreage: None

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

See attached List EVA COUTURE
Property Owner name (please print)
See attached List

Mailing Address
See attached List

City, State, Zip Code
None

Phone Number (include area code)
None

E-Mail Address (include complete address)

Eva Couture

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.

Tillman & Associates Engineering, LLC
Applicant/Agent Name (please print)
1720 SE 16th Avenue, Bldg 100

Mailing Address
Ocala, FL 34471

City, State, Zip Code
352-387-4540

Phone Number (include area code)
Permits@Tillmaneng.com

E-Mail Address (include complete address)

[Signature]

Signature

STAFF/OFFICE USE ONLY

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

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marionfl.org

_____ 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: (Base Fee - \$1,000 or \$150.00) + (\$ 300 X Max DUs) + (0 X Max Non-Res AC) = \$ 2,500.00 Total Fee	

_____ 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).*

PICCADILLY SQUARE P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCELS # 47667-004-00, 47667-005-02

PORTION OF PARCELS:

47667-006-00, 47667-003-01

PROJECT AREA: ± 90.69 ACRES

FUTURE LAND USE: RURAL LAND

PROPOSED LAND USE: MEDIUM RESIDENTIAL

CURRENT ZONING: A-1

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

DETACHED SFR UNITS

NOTES:

1. THIS IS WITHIN THE SECONDARY SPRINGS PROTECTION ZONE
2. SIDEWALKS ONE SIDE OF ALL STREETS INTERNALLY, ALONG SE 73rd AVENUE AND SE HWY 42 (OR PAY FEE IN LIEU OF)
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0885D
5. RENDERINGS OF AMENITIES AND HOMES ARE INTENDED TO BE CONCEPTUALS THAT ARE SIMILAR OR COMPATIBLE TO PROPOSED PRODUCT. FINAL PRODUCT IS SUBJECT TO DIFFER BASED ON MATERIAL, COLOR, OR DESIGN
6. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATION OF HOMESITES AND AMENITY AREA PRIOR TO APPROVAL OF MASTER PLAN PROVIDED BUFFERS AS APPROVED ARE INSTALLED.
7. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

COVER SHEET

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 01

INDEX OF SHEETS

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04	OVERALL RENDERINGS (TO BE PROVIDED AT LATER DATE)
05-A	SITE DATA
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05-D	FUTURE LAND USE
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05-F	FLOOD ZONE MAP
06	TYPICALS
07	CROSS SECTION
08	BUFFER DETAILS
09-A, 09-B	BUFFER RENDERING
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11	OPEN SPACE MAP & CALCULATIONS
12-A, 12-B, 12-C, 12-D, 12-E, 12-F, 12-G	AMENITY RENDERING
13	SIGNAGE

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-A-SITE DATA
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. SEE SHEET 03-PUD CONCEPT
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. SEE SHEET 05-C-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-D-FUTURE LAND USE, SHEET 05-E-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 01-COVER SHEET
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-A-SITE DATA
10. IDENTIFY PROPOSED PHASING ON THE PLAN. TO BE DONE AT MASTER PLAN
11. IDENTIFY PROPOSED BUFFERS. SEE SHEET 03-PUD CONCEPT, SHEET 08-A, 08-B -BUFFER DETAILS, SHEET 09-A, 09-B-BUFFER RENDERINGS
12. IDENTIFY ACCESS TO THE SITE. SEE SHEET 03-PUD CONCEPT
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. PRELIMINARY SIDEWALK LOCATIONS. SEE SHEET 01- COVER SHEET, SEE NOTES
15. PROPOSED PARALLEL ACCESS LOCATIONS. SEE SHEET 03-PUD CONCEPT
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-F-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 11-OPEN SPACE MAP & CALCULATIONS, SEE SHEET 12-A-AMENITY RENDERINGS
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 7 ON COVER SHEET
21. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. SEE SHEET 09-A, 09-B-BUFFER RENDERINGS, SEE SHEET 12-A,B,C,D,E,F-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

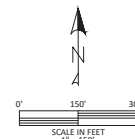
Tillman & Associates
ENGINEERING, LLC.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 02



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

[illegible]

ENCLAVE HOUSING LLC
PICCADILLY SQUARE
MARION COUNTY, FLORIDA

DATE 2/17/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157

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SHT. <u>03</u>	

SITE DATA TABLE

OWNER/DEVELOPER:
ENCLAVE HOUSING LLC,
JOEL ROSENBERG

PARCELS:
47667-004-00, 47667-005-02
PORTIONS OF PARCELS:
47667-006-00, 47667-003-01

PROJECT AREA:
TOTAL = 90.69 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: RURAL LAND
PROPOSED LAND USE: MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING: A-1
PROPOSED ZONING: PUD




DENSITY:
TOTAL ALLOWABLE = 362 UNITS (PER MR LANDUSE)
TOTAL SHOWN = 291 UNITS
TOTAL DENSITY NOT TO EXCEED 300 UNITS

MINIMUM BUILDING LOT
LINE SETBACKS: - INCLUDES AMENITIES

FRONT - 20'
REAR - 15' MIN. (5') ACCESSORY
SIDE - 5'/15' MIN. (5') ACCESSORY
TRACTS (A-D) A-1 SETBACKS

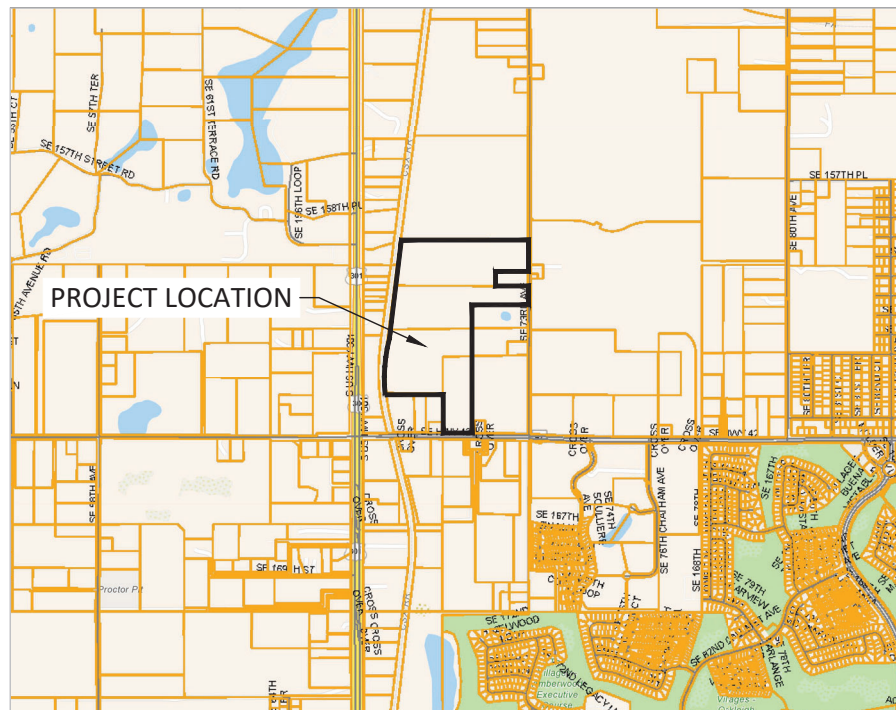
MAX BUILDING HEIGHT:
40'

PROPOSED LOTS:

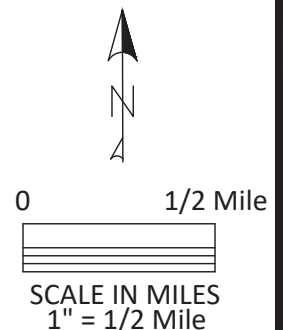
	(A) 50' X 115' MIN. LOTS	278 UNITS
	(B) 60' X 115' MIN. LOTS	9 UNITS
	* (A-D) MIN. 1 ACRE	4 UNITS
TOTAL		291 UNITS

 PROPOSED BUFFERS:
AS SHOWN ON CONCEPT PLAN

*TRACTS (A-D), allowances of uses permitted in an A-1 zoning classification.



VICINITY MAP



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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

SITE DATA

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 05-A

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. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
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 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
7. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
8. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
9. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
10. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
11. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
12. 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: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

Tillman & Associates
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CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

NOTES

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 05-B

LEGAL DESCRIPTION:

PARCEL 10: TAX ID# 47667-005-002

A PARCEL OF LAND LYING WITHIN SECTIONS 19, 20, 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 RUN N00°01'21"E, 379.71 FEET FOR THE POINT OF BEGINNING; THENCE S89°48'22"E, 1,327.27 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID SOUTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°00'07"E, 378.31 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF AFORESAID SECTION 29 RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE RUN N07°29'08"E, 707.82 FEET TO A POINT THAT BEARS N89°48'22"W OF THE POINT OF BEGINNING; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN S89°48'22"E, 654.61 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

PARCEL 11: TAX ID# 47667-006-000

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET FOR THE POINT OF BEGINNING; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG EAST RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET; THENCE DEPARTING EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE NORTH BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG NORTH BOUNDARY LINE RUN N89°07'04"E, 103.81 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2546, PAGE 842, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST AND NORTH BOUNDARY LINES OF SAID PROPERTY THE FOLLOWING TWO (2) COURSES: RUN N00°03'09"E, 210.00 FEET; THENCE N89°05'05"E, 235.16 FEET TO THE AFORESAID EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29; THENCE ALONG EAST LINE RUN N00°09'26"E, 411.72 FEET TO A POINT THAT BEARS S89°48'22"E OF THE POINT OF BEGINNING; THENCE DEPARTING EAST LINE RUN N89°48'22"W, 499.93 FEET TO THE POINT OF BEGINNING. LESS ROAD RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN MARION COUNTY, FLORIDA; THENCE SOUTH 89°58'34" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF THE NW 1/4, 1304.83 FEET TO THE WEST RIGHT OF WAY LINE OF COUNTY ROAD NO. 6.3-E (SE 73RD AVENUE), SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTERLINE OF SAID COUNTY ROAD; THENCE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE 734.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°10'08" EAST, ALONG SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE SOUTH 88°47'32" WEST 210.00 FEET; THENCE NORTH 00°10'08" WEST, PARALLEL TO SAID WEST RIGHT OF WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32" EAST 210.00 FEET TO THE POINT OF BEGINNING.

PARCEL 12: TAX ID# 47667-003-001

COMMENCING AT THE NORTHWEST CORNER OF THE WEST 1/2 OF THE NW 1/4 OF SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, IN MARION COUNTY, FLORIDA; THENCE SOUTH 89°58'34" EAST, ALONG THE NORTH BOUNDARY OF SAID WEST 1/2 OF THE NW 1/4, 1304.83 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 6.3-E (SE 73RD AVENUE), SAID POINT BEING 25.00 FEET FROM AND AT RIGHT ANGLE TO THE CENTER LINE OF SAID COUNTY ROAD; THENCE SOUTH 0°10'08" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 944.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 0°10'08" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE 210.00 FEET; THENCE SOUTH 88°47'32" WEST 313.71 FEET; THENCE NORTH 0°10'08" WEST, PARALLEL TO SAID WEST RIGHT-OF-WAY LINE, 210.00 FEET; THENCE NORTH 88°47'32" EAST 313.71 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING WITHIN SECTIONS 29 AND 30, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 RUN S89°51'58"E, 1,327.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE ALONG SAID EAST LINE RUN S00°09'26"W, 113.78 FEET; THENCE DEPARTING SAID EAST LINE RUN N89°48'22"W, 499.79 FEET; THENCE S00°11'38"W, 210.00 FEET; THENCE N89°48'22"W, 1,573.29 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD; THENCE ALONG SAID EAST RAILROAD RIGHT-OF-WAY LINE RUN S07°29'08"W, 677.47 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RAILROAD RIGHT-OF-WAY LINE RUN N88°49'02"E, 1,821.60 FEET TO THE WEST BOUNDARY LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 2201, PAGE 1518, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG WEST LINE OF SAID PROPERTY AND THE WEST LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3897, PAGE 169, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: RUN S00°07'45"W, 420.03 FEET TO THE NORTH LINE OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE AND THE WESTERLY EXTENSION THEREOF RUN S89°02'37"W, 988.29 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 29; THENCE ALONG SAID WEST LINE RUN S00°06'57"W, 611.91 FEET TO THE NORTH LINE OF THE SOUTH 12 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 LYING EAST OF RAILROAD RIGHT-OF-WAY LINE; THENCE ALONG SAID NORTH LINE RUN N89°58'57"W, 873.46 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CSX TRANSPORTATION, INC. RAILROAD AND THE ARC OF A NON-TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 2,814.79 FEET AND A CHORD BEARING AND DISTANCE OF N00°14'42"E, 709.50 FEET TO WHICH A RADIAL LINE BEARS S83°00'17"W; THENCE NORTHERLY ALONG THE EAST RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°28'50", AN ARC DISTANCE OF 711.40 FEET TO THE POINT OF TANGENCY; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE RUN N07°29'08"E, 303.65 FEET TO THE POINT OF BEGINNING.

PARCEL 13: TAX ID# 47667-004-000

THAT LAND LYING IN SECTION 29, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 29; THENCE S89°35'44"E, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 448.00 FEET TO THE SOUTHWEST CORNER OF THAT PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 3025, PAGE 1255, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE WEST LINE THEREOF N00°02'19"W, 1,266.19 FEET TO THE NORTHWEST CORNER THEREOF; THENCE DEPARTING SAID PROPERTY RUN S88°47'32"W, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PROPERTY A DISTANCE OF 448.08 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST 1/4; THENCE ALONG THE WEST LINE THEREOF S00°02'19"E, 1,253.58 FEET TO THE POINT OF BEGINNING. LESS RIGHT-OF-WAY FOR COUNTY ROAD NO. 42 ALONG THE SOUTH SIDE THEREOF.

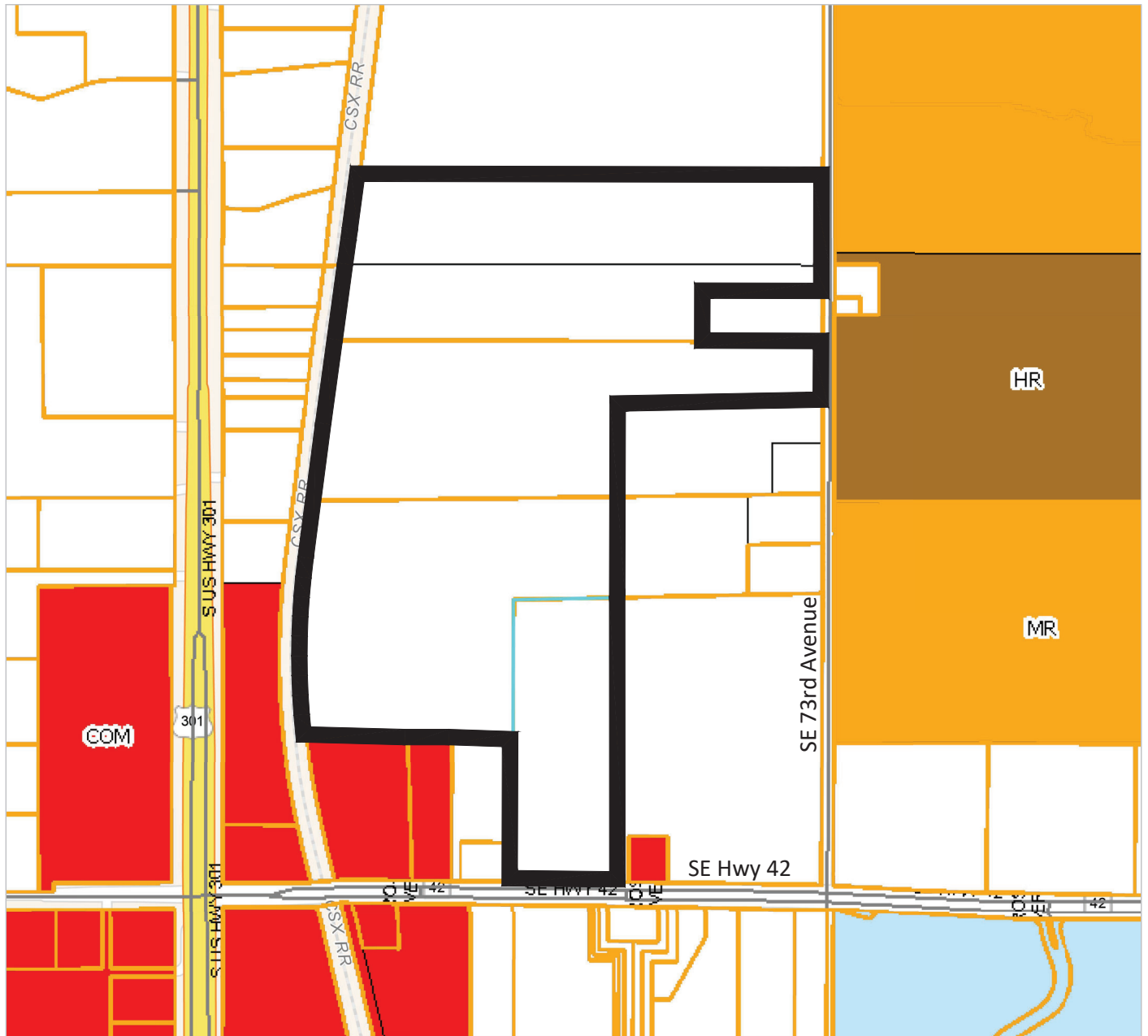
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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 05-C



Marion County	Medium Residential (1 - 4 du/ac)	Employment Center (0 - 16 du/ac; FAR 2.0)
Parcels	High Residential (4 - 8 du/ac)	Public (N/A; FAR 1.0)
Future Land Use	Urban Residential (8 - 16 du/ac)	Streets
Rural Land (1 du/10 ac)	Commercial (0 - 8 du/ac; FAR 1.0)	

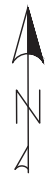
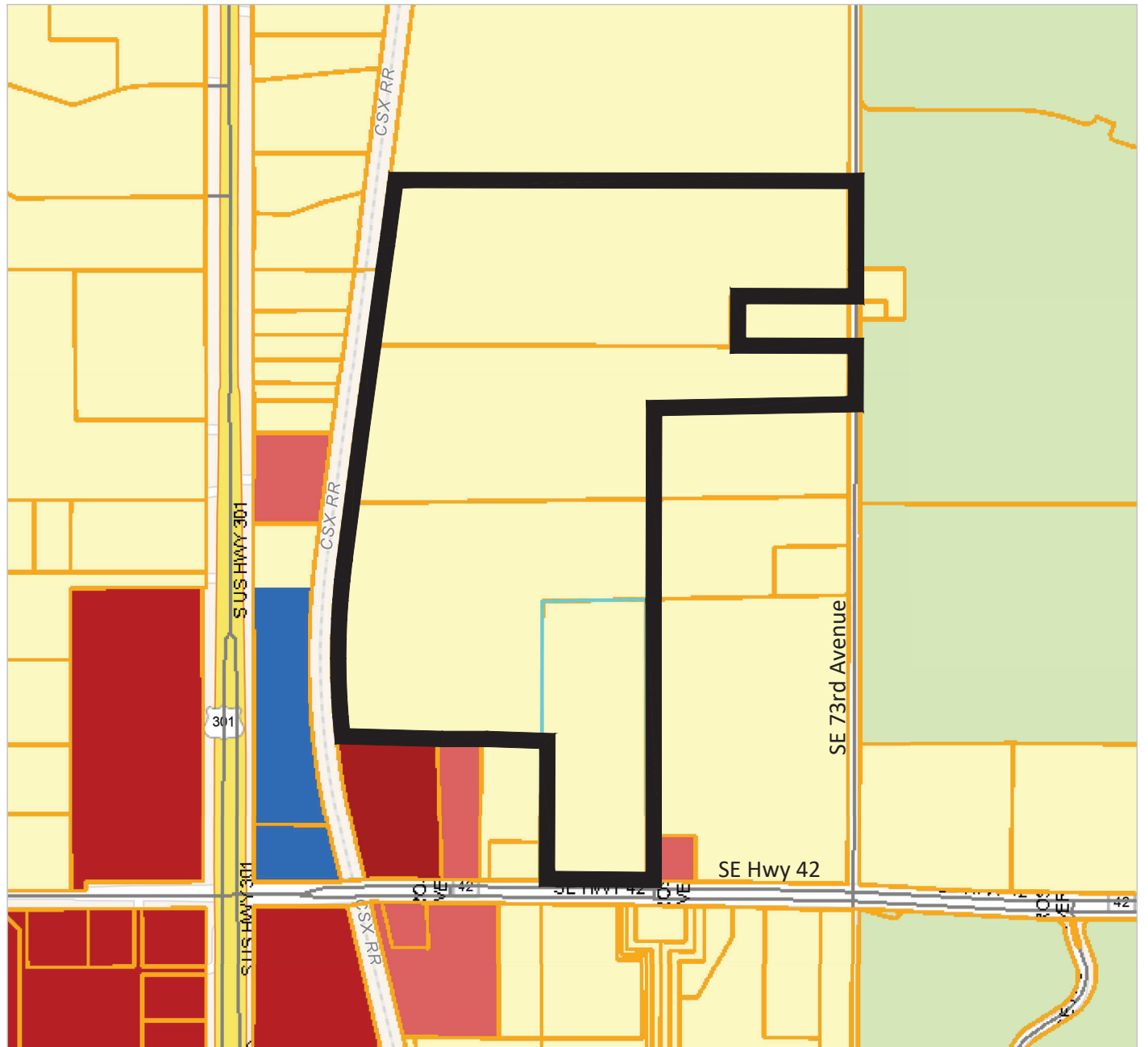
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ENCLAVE HOUSING LLC, COVENTRY SQUARE
MARION COUNTY, FLORIDA

FUTURE LAND USE

DATE 3/18/25
DRAWN BY SM
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JOB NO. 24-9157
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SHT. 05-D



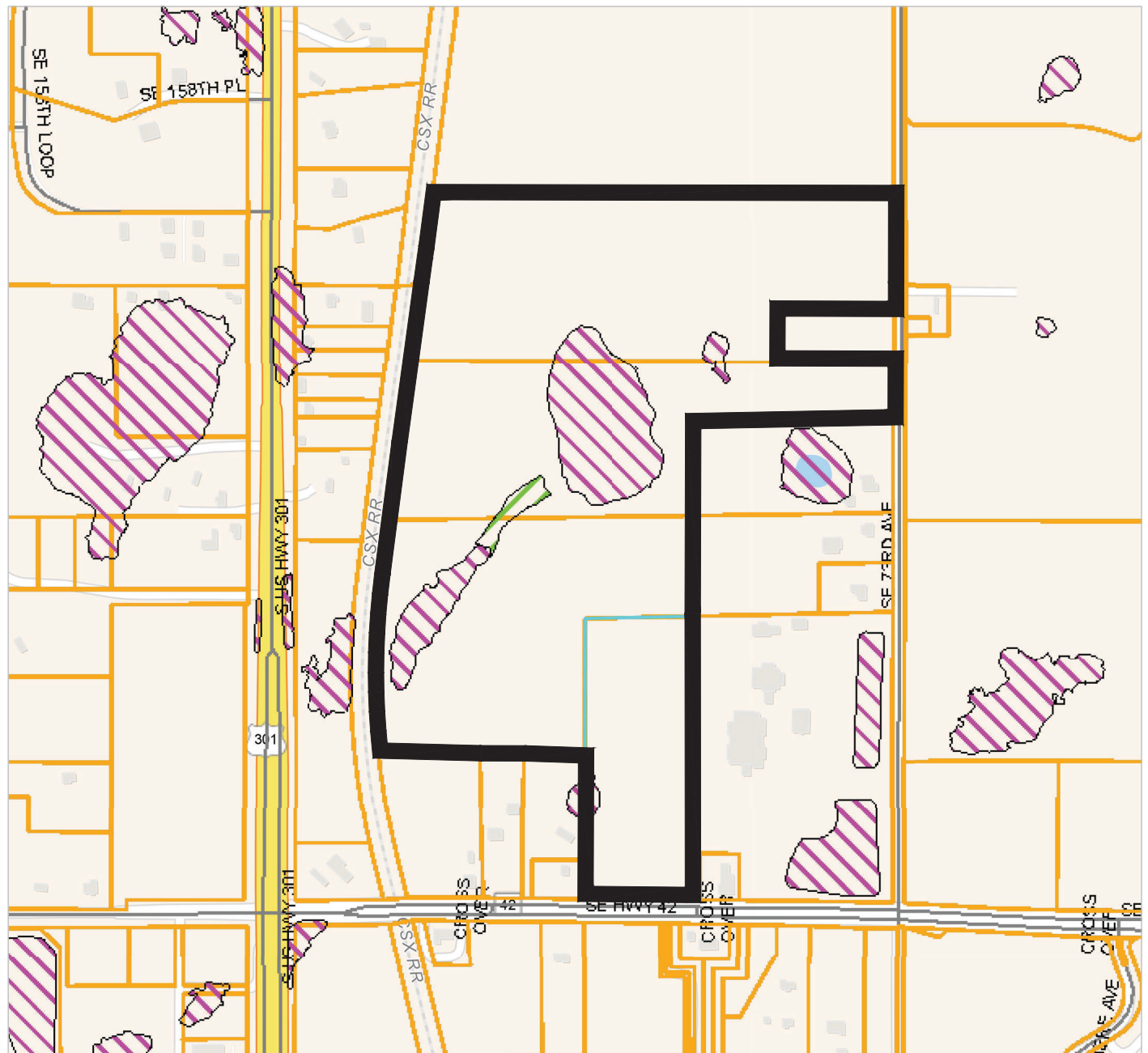
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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

ZONING CLASSIFICATION

DATE 3/18/25
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-  Marion County
-  Transitional Flood Prone Areas
-  Flood Prone Areas
-  Parcels
-  Streets



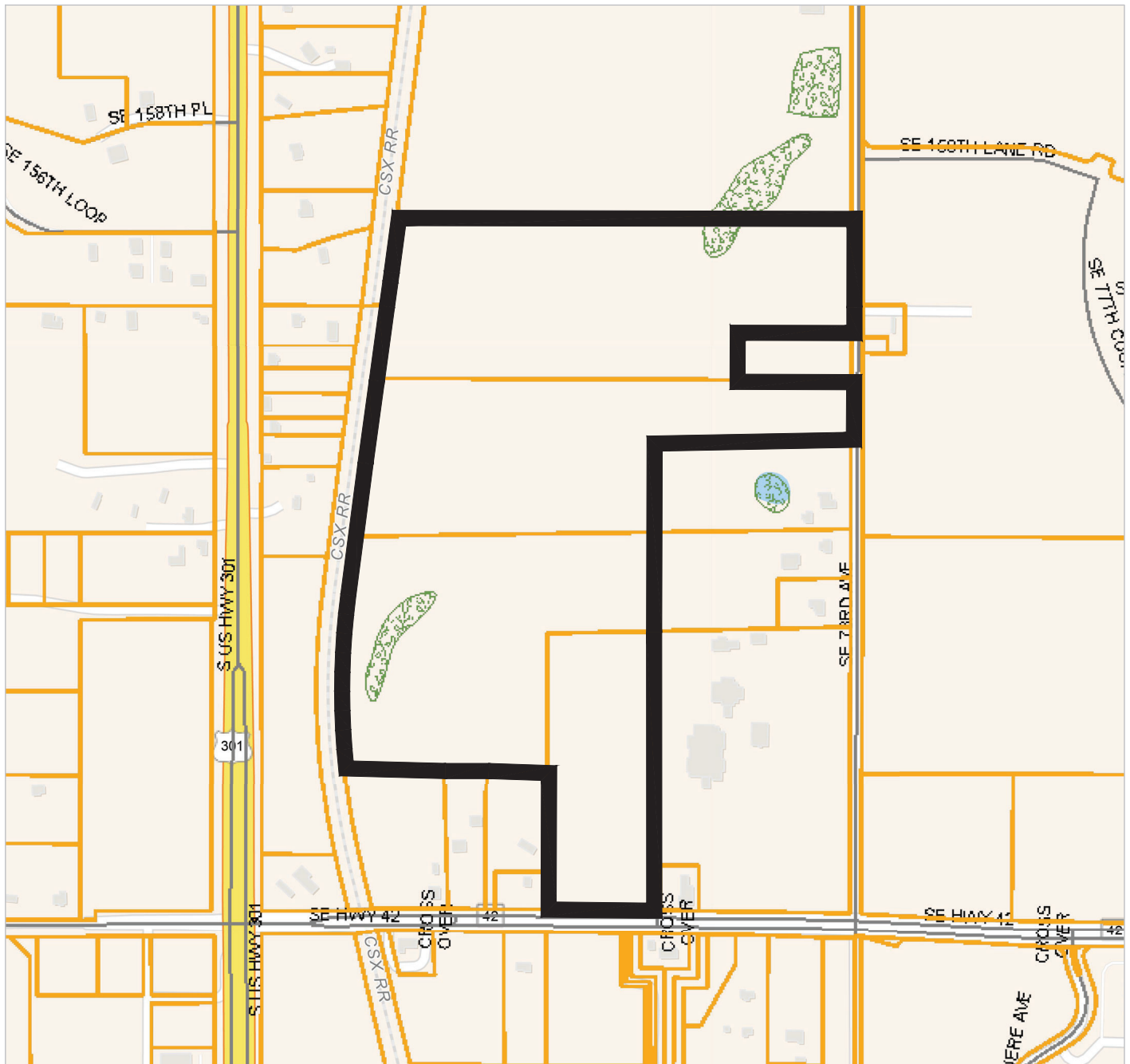
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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

FLOOD ZONE MAP

DATE 3/18/25
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-  Marion County
-  Parcels
-  Streets
-  Wetland Inventory



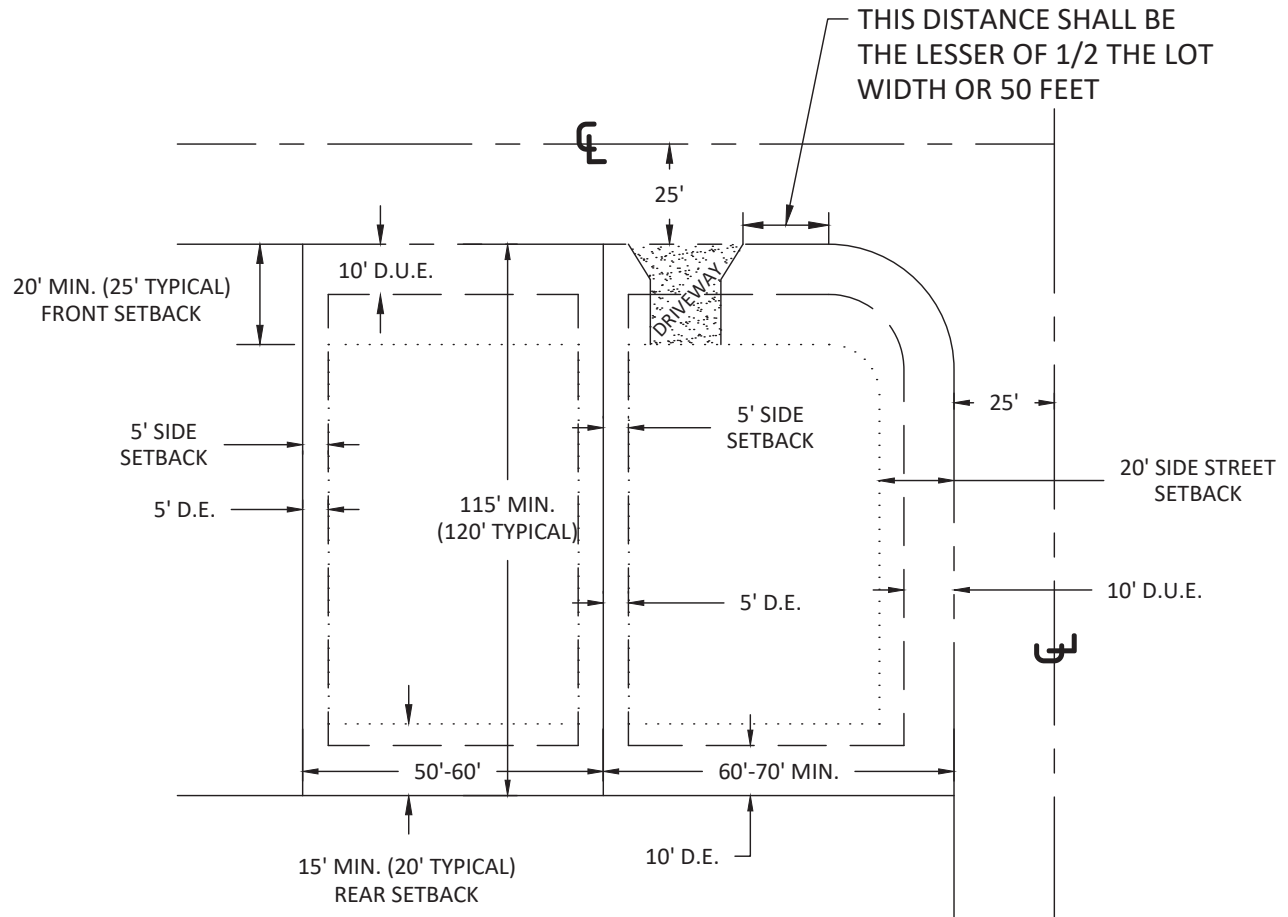
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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

WETLANDS MAP

DATE 3/18/25
DRAWN BY SM
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JOB NO. 24-9157
SCALE _____
SHT. 05-G



TYPICAL LOT DETAILS

N.T.S

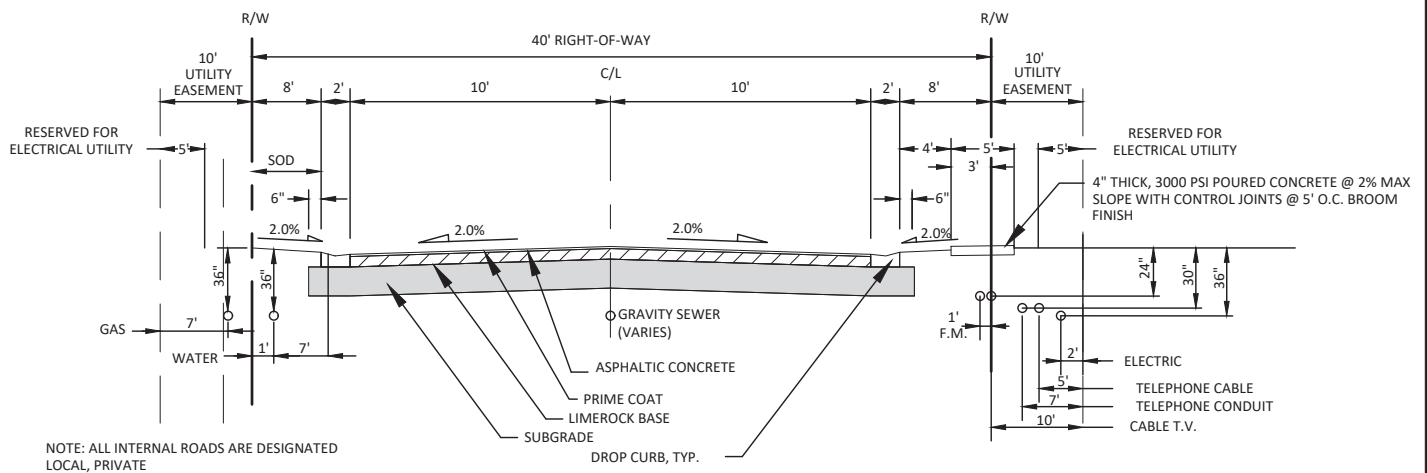
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TYPICALS

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SHT. 06



40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION

N.T.S

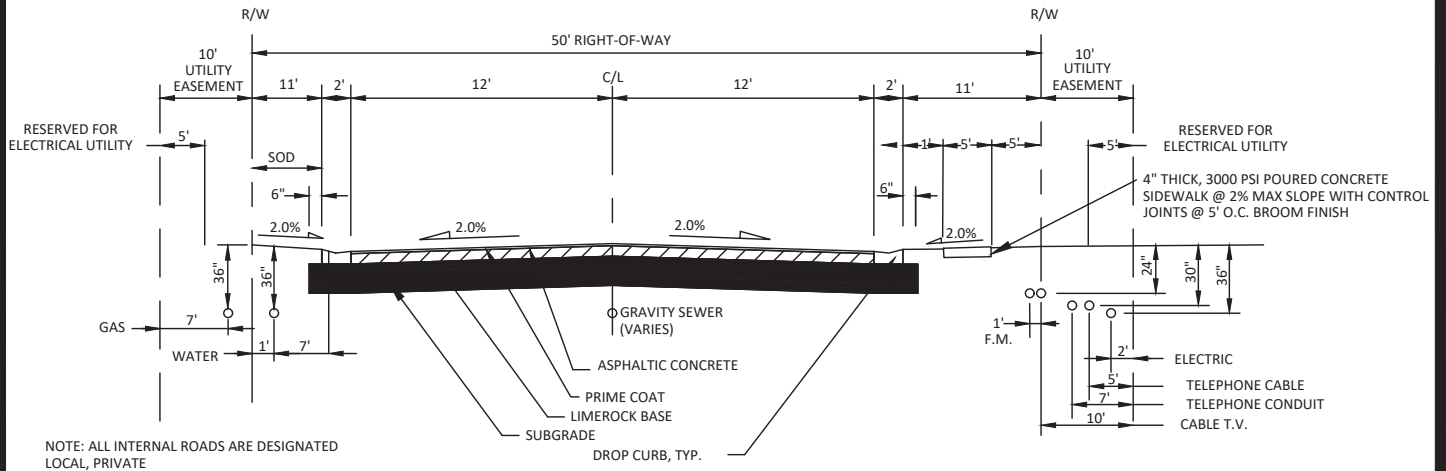
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CROSS SECTIONS

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SHT. 07



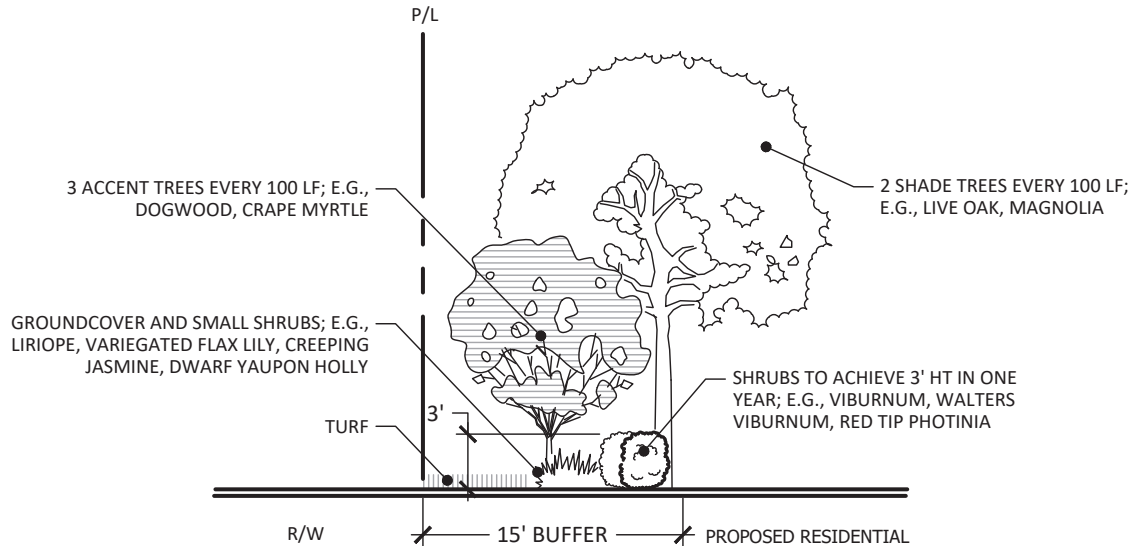
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CROSS SECTIONS

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SCALE
SHT. 07



TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

NOT TO SCALE

TYPE 'C' BUFFER

SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



TYPE 'E' BUFFER

NOT TO SCALE

TYPE 'E' BUFFER

SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO 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.

MODIFIED TYPE 'E' BUFFER

NOT TO SCALE

MODIFIED TYPE 'E' BUFFER

SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO 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.

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BUFFER DETAILS

DATE 3/18/25
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SCALE N.T.S.
SHT. 08



100'

TYPE 'C' BUFFER



100'

TYPE 'C' BUFFER

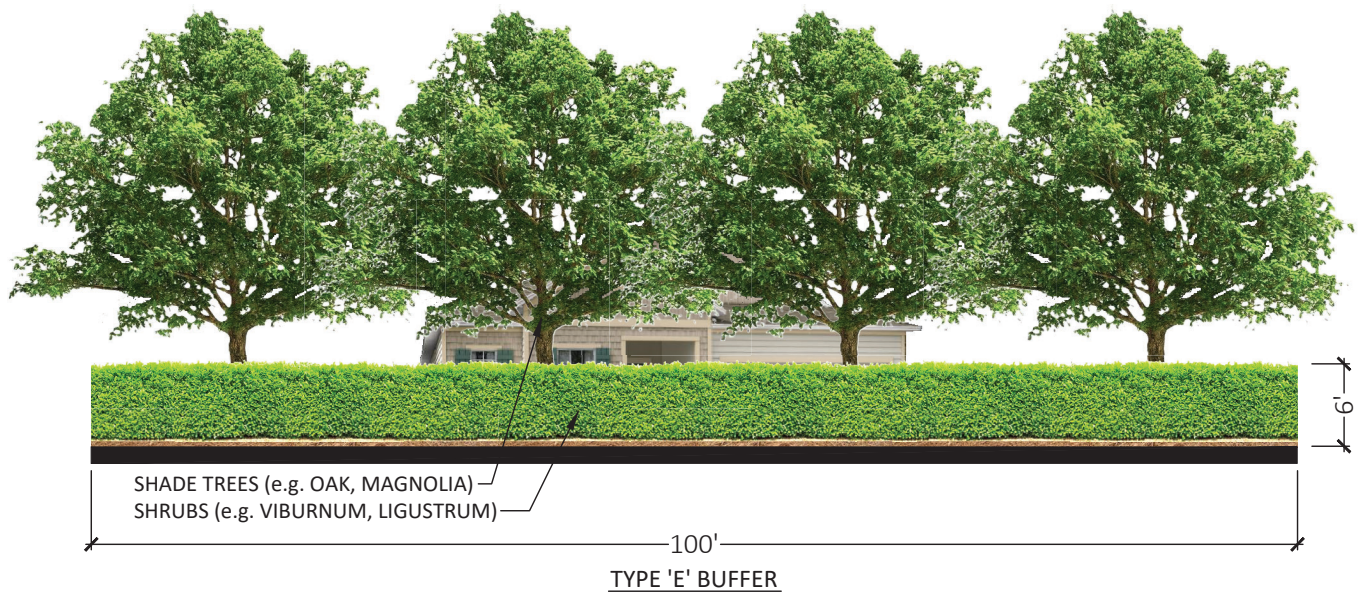
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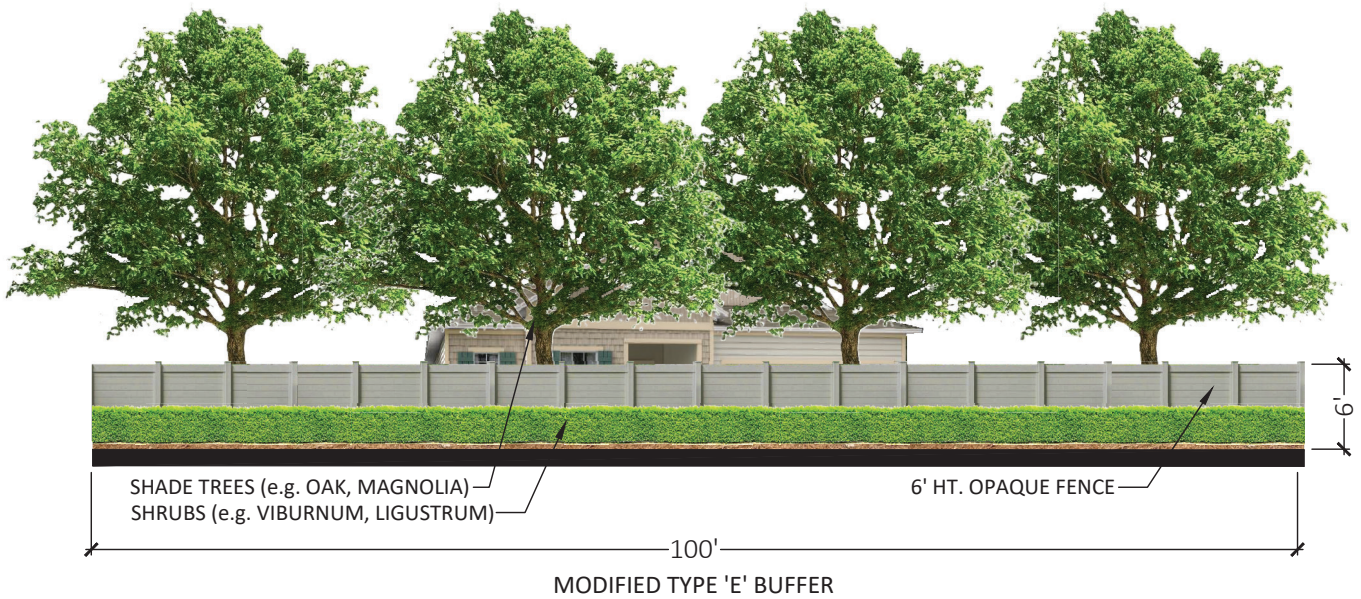
ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

BUFFER RENDERINGS

DATE 04/11/25
DRAWN BY SM
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JOB NO. 24-9157
SCALE _____
SHT 09-A



1. 5' WIDE LANDSCAPE STRIP
2. 4 SHADE TREES EVERY 100 LF (3.5" CAL. MIN.)
3. DOUBLE-STAGGERED ROW OF SHRUBS, 6' HT. WITHIN 3 YEARS



1. 10' WIDE LANDSCAPE STRIP
2. 4 SHADE TREES EVERY 100 LF (3.5" CAL. MIN.)
3. DOUBLE-STAGGERED ROW OF SHRUBS, 6' HT. WITHIN 3 YEARS
4. 6' HT. OPAQUE FENCE

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MARION COUNTY, FLORIDA

BUFFER RENDERING

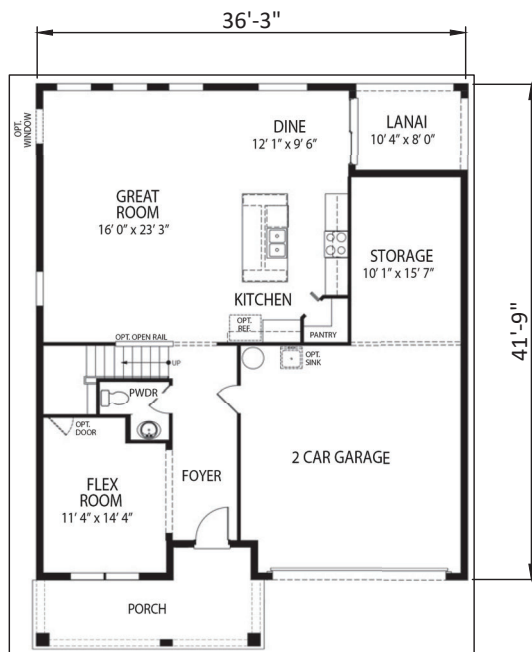
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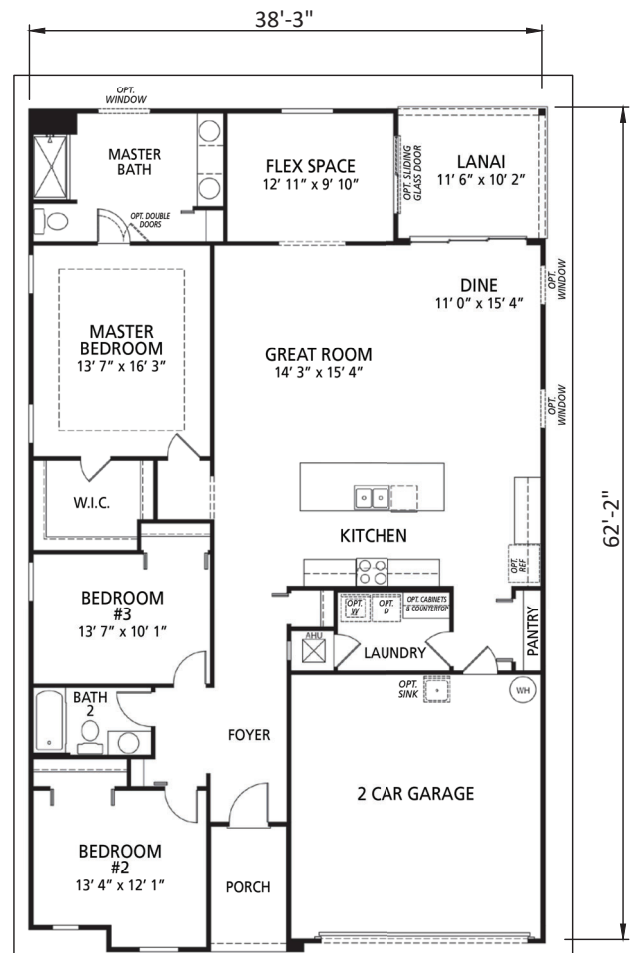
Carlisle



Drexel



4-5 Bedrooms 2-3 Car Garage
2.5 Bathrooms 2,802 Finished Sq. Ft.



3-4 Bedrooms 2 Car Garage
2 Bathrooms 1,988 Finished Sq. Ft.

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HOUSE RENDERINGS

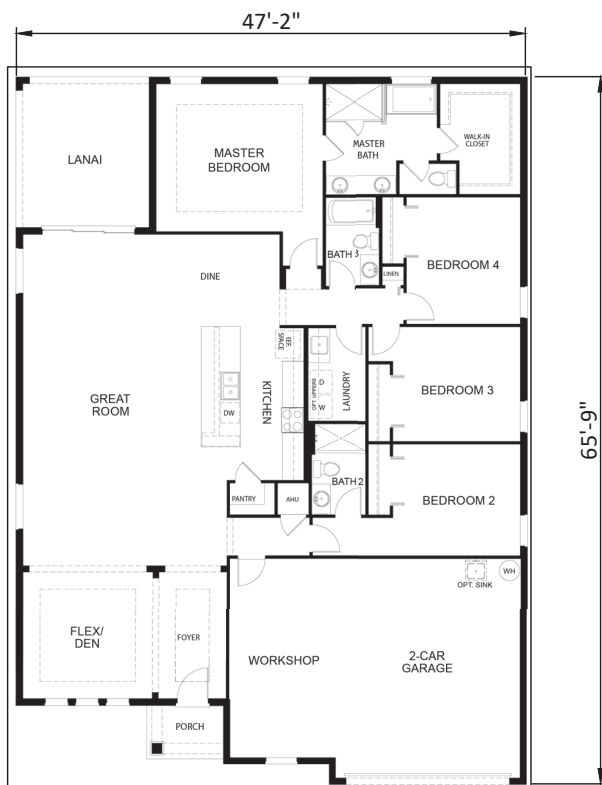
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Harmony



Melody



4 Bedrooms
3 Bathrooms
2-3 Car Garage
2,471 Finished Sq. Ft.



3-4 Bedrooms
2 Bathrooms
2-3 Car Garage
2,061 Finished Sq. Ft.

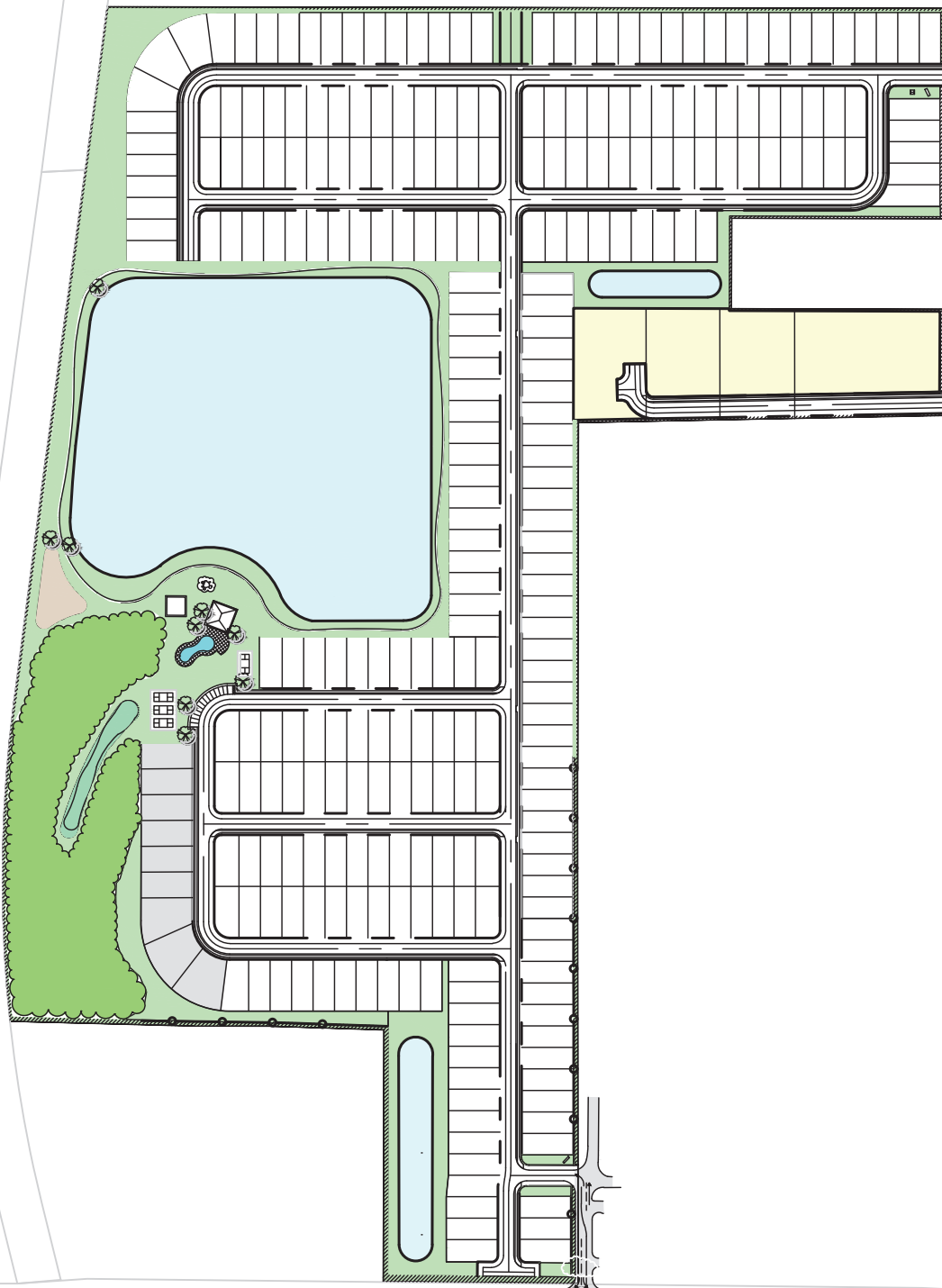
Tillman & Associates
—ENGINEERING, LLC.—

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 10-B



OPEN SPACE CALCULATIONS

REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) $0.20 \times 90.69 = 18.14 \pm \text{AC.}$
2. IMPROVED OPEN SPACE (AMENITY): (5% OF OPEN SPACE) $0.05 \times 18.14 = 0.91 \pm \text{AC.}$

PROVIDED:

TOTAL PROVIDED OPEN SPACE: $22.46 \pm \text{AC.}$

1. OPEN SPACE: $13.37 \pm \text{AC.}$
2. IMPROVED OPEN SPACE: $3.62 \pm \text{AC.}$
3. DRA: $3.67 \pm \text{AC.}$ (25% of 14.68 Ac.)
4. BUFFERS: $1.80 \pm \text{AC.}$



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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

OPEN SPACE MAP AND CALCULATIONS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE 1"=400'
SHT. 11



14 Parking Spaces



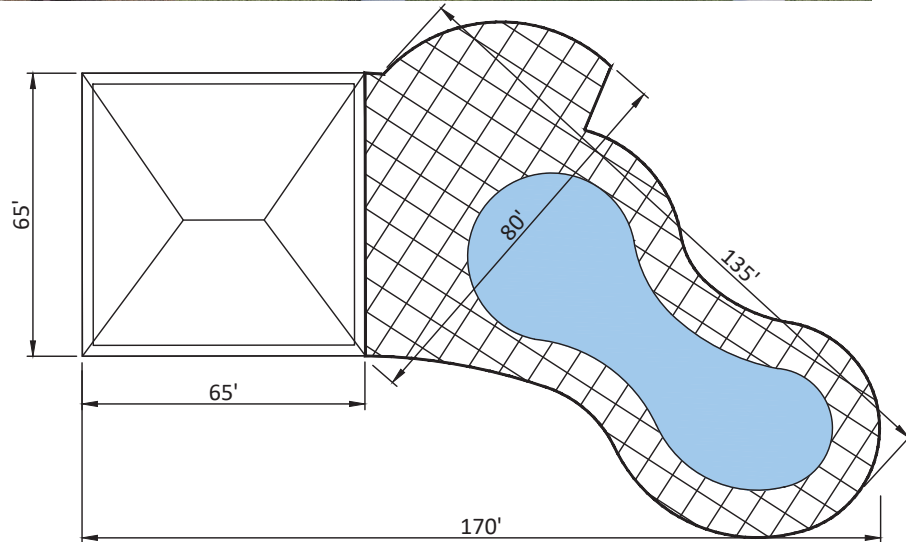
Tillman & Associates
ENGINEERING, LLC.

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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE 1"=70'
SHT. 12-A



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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

POOL & CLUBHOUSE AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

SHT. 12-B.1



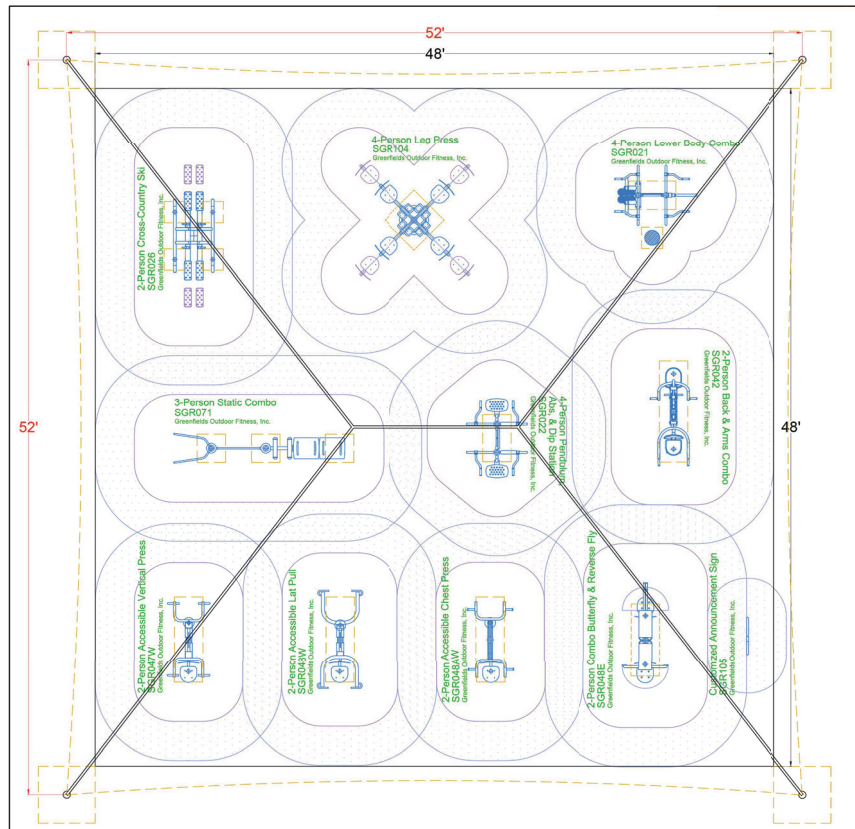
Tillman & Associates
ENGINEERING, LLC.

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

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

**POOL & CLUBHOUSE
AMENITY RENDERINGS**

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT 12-B.2



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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

PARA COURSE
AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 12-C



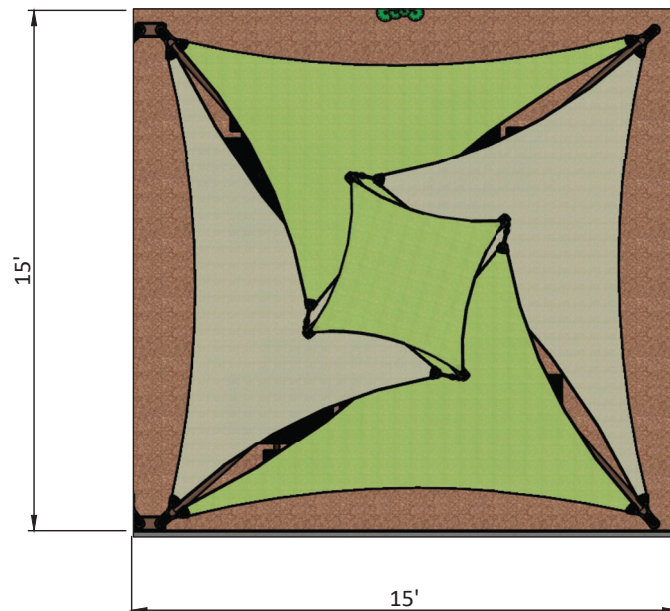
Tillman & Associates
ENGINEERING, LLC.

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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

**DOG PARK & WALKING TRAIL
AMENITY RENDERINGS**

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 12-D



Tillman & Associates
ENGINEERING, LLC.

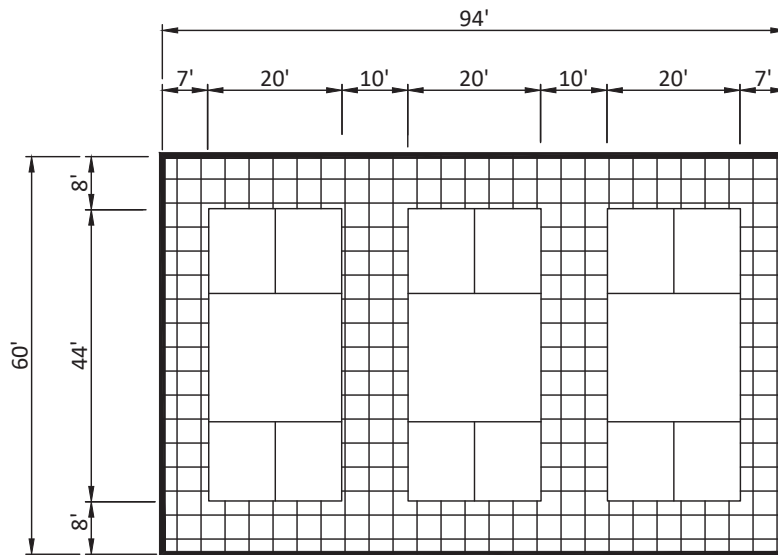
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

BUS STOP / SHELTER AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

SHT. 12-E



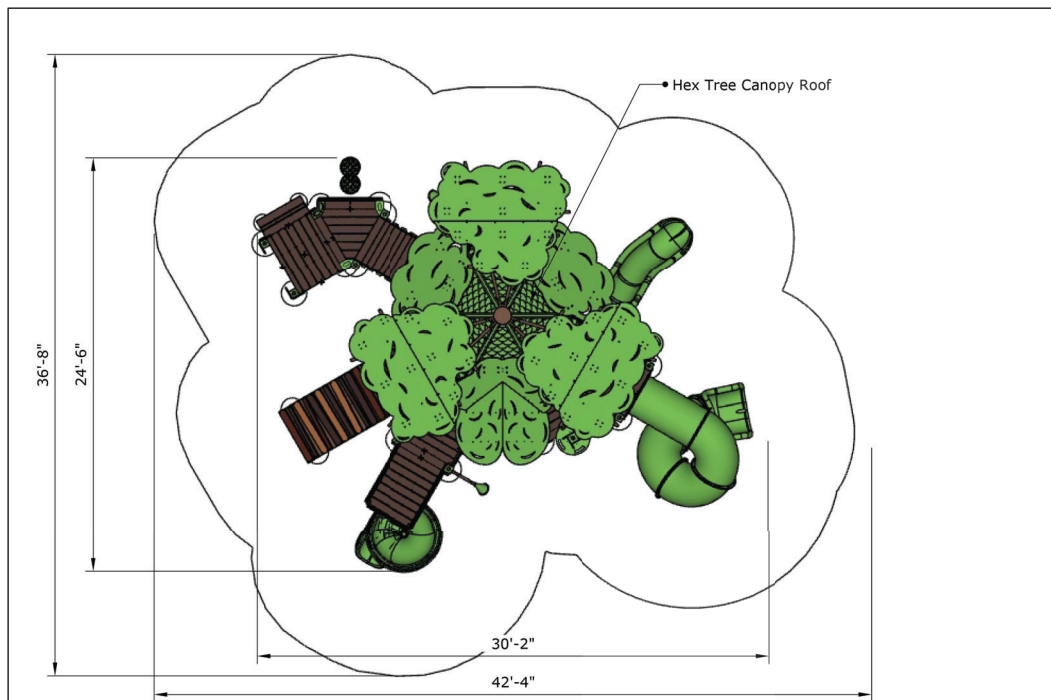
Tillman & Associates
ENGINEERING, LLC.

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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

PICKLEBALL COURTS AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 12-F



Tillman & Associates
ENGINEERING, LLC.

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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

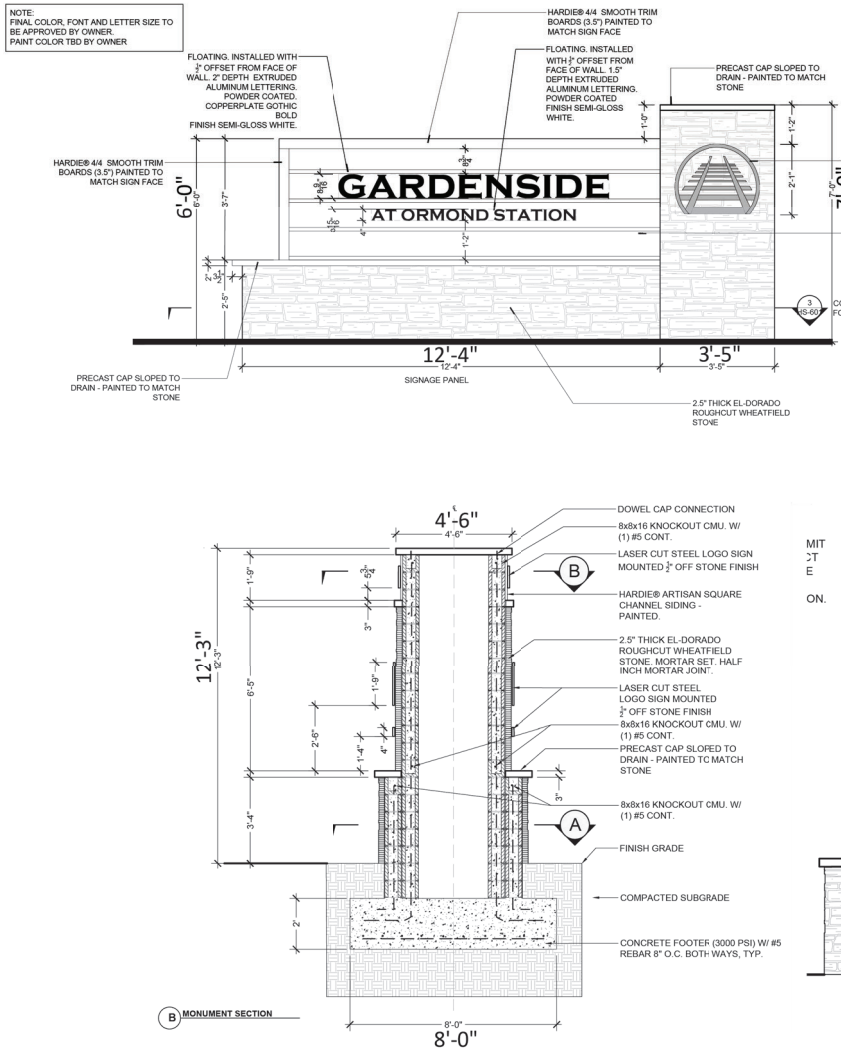
PLAYGROUND AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

SHT. 12-G



Please note this is a sample



Please note that either sign may be placed at entrance location. All other signage to conform with LDC standards.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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ENCLAVE HOUSING LLC, PICCADILLY SQUARE
MARION COUNTY, FLORIDA

SIGNAGE RENDERINGS

DATE 3/18/25
DRAWN BY JH
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 13

SHEET 2 OF 2





LINE TABLE		
LINE #	DIRECTION	LENGTH
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FLOOD ZONE NOTE:
BASED UPON EXAMINATION OF FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12010C-00860, (EFFECTIVE DATE AUGUST 28, 2009, MAPION COUNTY, FLORIDA, THIS PROPERTY LIES IN ZONE "C" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE

I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision, that meets the standards of practice set forth by the Board of Professional Surveyors and Mappers in chapter 5-1-17, Florida Administrative Code, pursuant to Section 72.027, Florida Statutes.

FRED FRANKLIN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 7429





**Marion County
Board of County Commissioners**

Office of the County Engineer

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

May 13, 2025

KITTELSON & ASSOCIATES, INC.
KOK WAN MAH
225 EAST ROBINSON STREET
ORLANDO, FL 32801

SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER
PROJECT NAME: ENCLAVE HOUSING CR 42 TRAFFIC IMPACT STUDY
PROJECT #2025010062 APPLICATION: #32409 PARCEL #47667-004-00

Dear Kok Wan,

The Traffic Methodology dated April 28, 2025 for the above referenced project was approved by Marion County on May 13, 2025. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer