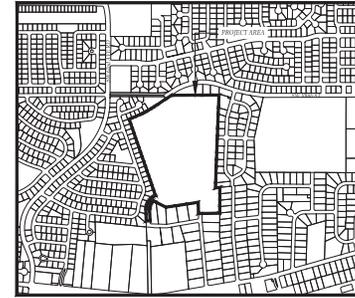


NEW STRATEGY HOLDINGS, LLC 51st WEST PUD CONCEPT PLAN

MARION COUNTY, FLORIDA



VICINITY MAP
SCALE: 1" = 1,000'

SITE DATA TABLE

OWNER: ENRIQUE SUAREZ
DEVELOPER: ENRIQUE SUAREZ
ADDRESS: 12303 SW 123RD CT
 MIAMI, FL 33186

PARCELS:
 35689-011-01

PROJECT AREA:
RESIDENTIAL: = 55.72 ± AC
TOTAL: = 55.72 ± AC

LAND USE & ZONING:
 EXISTING/FUTURE LAND USE: MR
 PROPOSED/FUTURE LAND USE: MR
 EXISTING ZONING: PUD
 PROPOSED ZONING: PUD

OPEN SPACE:
REQUIRED: 11.14 ± AC (55.72 X 0.20)
REMAINING OPEN SPACE: 5.50 ± AC
IMPROVED DBA SPACE (100%): 3.54 ± AC
DBA TOTAL: 7.45 ± AC (55.72 X 0.13)
TOTAL PROVIDED (SHOWING): 11.83 ± AC

MINIMUM OF 11.14 ACRES OF OPEN SPACE TO BE PROVIDED AT TIME OF DEVELOPMENT

NOTE: SIDEWALK WILL BE PROVIDED ALONG ONE SIDE OF INTERNAL STREETS

DENSITY:
TOTAL ALLOWABLE = 222 UNITS (55.72 X 4)

PROPOSED UNITS:
50' x 110' = 208 UNITS
TOTAL PROPOSED = 208 UNITS

FINAL:
NOTE: ENTIRE PROJECT IS WITHIN FLOOD ZONE X PER FEMA MAP PANEL #120630270E

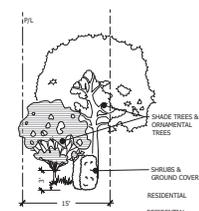
NOTE: FINAL PUD ENTITLEMENT SHALL BE FOR TOTAL ALLOWABLE UNITS BASED AT IMPROVEMENT PLAN NOT TO EXCEED MAXIMUM DENSITY

NOTE: ALL OUTSIDE LIGHT, IF CONSTRUCTED, SHALL COMPLY WITH SECTION 6.19 OF THE LDC. LIGHTS SHALL BE SHIELDED AS TO NOT CAST GLARE ONTO ADJACENT PROPERTIES.



ARCHITECTURAL STYLES

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



TYPE 'C' BUFFER DETAIL
NOT TO SCALE

TYPE 'C' BUFFER: 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 COMPOSE 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.

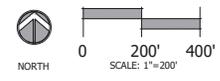
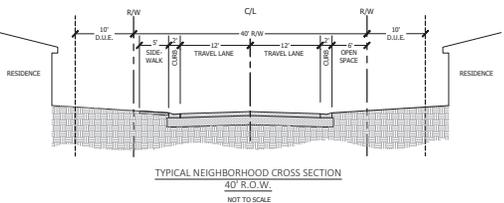
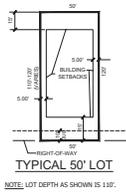


TABLE 1 LOT AND BUILDING STANDARDS	
SETBACK	BUILDING
FRONT	15'
REAR	15'
SIDE	5'
BUILDING HEIGHT	40'
ACCESSORY STRUCTURE	5' SIDE, 5' REAR



Tilman & Associates
ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 18th Ave, Bldg. 100, Ocala, FL 34471
 Office: (352) 387-4640 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #62766

REVISIONS	DATE

NEW STRATEGY HOLDINGS, LLC 51st WEST
 MARION COUNTY, FLORIDA
P.U.D. CONCEPT PLAN

DATE: 10/02/2021
 DRAWN BY: NR
 CHKD. BY: JMM
 JOB NO.: 21-7069
