



## Marion County Board of County Commissioners

### Growth Services

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

May 9, 2024

Ocala SW 100<sup>th</sup>, LLC  
4912 Turnbury Wood Drive  
Tampa, FL 33647

RE: Final Planned Unit Development (PUD) Master Plan Approval:  
**SW 100<sup>th</sup> Street East PUD, PID# 35695-033-00**  
Zoning Case # 211009Z (AR# 27186); Preliminary Plat AR# 28951;  
(Improvement Plan: AR# 30222; Offsite 100th St. – Improvement Plan: AR# 30253)

To Whom It May Concern:

The Marion County Board of County Commissioners considered the referenced Preliminary Plat as the Final PUD Master Plan equivalent in a public hearing held on Tuesday, April 16, 2024. The Board approved the submitted Plan/Plat and its accompanying information including revisions, subject to the PUD's original Development Conditions and the following additional conditions related to on-site pile burning of land clearing debris generated on the site:

1. Pile burning to use an air curtain incinerator.
2. Pile burning shall be conducted in a shallow recessed "pit" to facilitate air flow over the pile to and through the required air curtain incinerator; pile burning shall be conducted in the center of the site.
3. Hours for burning shall comply with Chapter 590, F.S. requirements.
4. Applicant shall provide copy of the Florida Forest Service (FFS) Burn Permit to the Growth Services Director and County Engineer prior to commencing any burning activity.
5. Fire extinguishing equipment to be provided on-site, including a minimum of one (1) water truck.

If you have any questions related to the above approval, please contact our offices and reference Zoning Case #211009Z (AR# 27186) and Preliminary Plat AR# 28951.

Sincerely,

Chuck Varadin, Director  
Growth Services

Enclosure: Submitted Final PUD Master Plan/Preliminary Plat, as revised

sd

cc: *Michael W. Radcliffe Engineering, Inc.*  
*James W. Gooding, III, Esq.*

**East PUD Development Conditions (211009Z):**

1. THE PUD SHALL CONSIST OF A TOTAL OF 180 SINGLE-FAMILY DETACHED DWELLINGS UNITS AND ACCOMPANYING ACCESSORY AMENITIES (E.G., CLUBHOUSE, POOL, SPORT FIELD, OPEN SPACE WITH TRAIL) CONSISTENT WITH THE PUD APPLICATION AND PUD CONCEPT PLAN (DATED 7/29/2021 ATTACHED).
2. THE DEVELOPER SHALL BE REQUIRED TO FULLY CONSTRUCT SW 100<sup>TH</sup> STREET, INCLUDING SIDEWALKS, FROM SW 49<sup>TH</sup> AVENUE ROAD WESTWARD TO SW 40<sup>TH</sup> AVENUE ROAD IN CONJUNCTION WITH THE COMPANION PUD (211008Z) AND/OR UP TO AND INCLUDING THE SW 54<sup>TH</sup> COURT INTERSECTION AND THE WOODS & MEADOWS EAST SUBDIVISION AT A MINIMUM. THE PUD SHALL NOT BE DEVELOPED AND/OR CONSTRUCTED AS A GATED COMMUNITY AND SHALL ACCOMMODATE RECREATING INTERCONNECTED STREETS WITH THE ADJOINING SURROUNDING SUBDIVISIONS AS PROPOSED TO BE USED BY THIS PUD.
3. THE PUD SHALL HAVE TWO VEHICLE ACCESS POINTS TO SW 100<sup>TH</sup> STREET.
4. NO PUD PROJECT VEHICLE ACCESS SHALL BE ALLOWED TO THE SOUTH TO SW 54<sup>TH</sup> TERRACE IN THE EMERALD POINT SUBDIVISION.
5. GATED EMERGENCY VEHICLE ACCESS IS PERMITTED TO THE WEST TO SW 101<sup>ST</sup> PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION. FULL VEHICLE ACCESS AND CONNECTIVITY TO THE WEST TO SW 101<sup>ST</sup> PLACE IN THE WOODS AND MEADOWS EAST SUBDIVISION SHALL BE EVALUATED AS PART OF THE PUD'S TRAFFIC STUDY AND A FINAL ACCESS MANAGEMENT PLAN (E.G., VEHICLE, BICYCLE, PEDESTRIAN, ETC.) SHALL BE PROVIDED AS PART OF THE PROJECTS FINAL PUD MASTER PLAN FOR BOARD OF COUNTY COMMISSIONERS REVIEW AND CONSIDERATION AS LISTED IN CONDITION #12.
6. CONSTRUCTION ACCESS FOR THE INITIAL DEVELOPMENT OF THE SUBDIVISION INFRASTRUCTURE AND PUD RESIDENTIAL DWELLING UNITS SHALL BE PROVIDED VIA SW 100<sup>TH</sup> STREET.
7. RESIDENTIAL LOTS ALONG THE PROJECT'S WEST BOUNDARY SHARED WITH THE WOODS & MEADOWS EAST SUBDIVISION SHALL COMPLY WITH THE R-1 ZONING CLASSIFICATION'S MINIMUM 70' WIDE LOT WIDTH REQUIREMENT.
8. A TYPE "A" BUFFER (MINIMUM 30' WIDE, THREE SHADE TREES AND FIVE ACCENT TREES PER 100 LINEAL FEET, WITH SHRUBS AND GRASS COVER FOR AT LEAST ONE (1) SIDE OF THE BUFFER TO BE THREE FEET WITH ONE YEAR OF PLANTING) SHALL BE PROVIDED ALONG THE WEST AND SOUTH BOUNDARIES IN THE REMAINDER OPEN SPACE AREA WHEREIN EXISTING VEGETATION IS MAINTAINED, WITH SUPPLEMENTAL PLANTING PROVIDED WHEN EXISTING VEGETATION IS INSUFFICIENT TO MEET THE VEGETATION REQUIREMENTS.
9. THE PUD MASTER PLAN FOR (EQUALLY) MUST DEMONSTRATE COMPLIANCE WITH THE PROJECT'S OPEN SPACE REQUIREMENTS OF 9.82 ACRES.
10. PUD COMMUNITY RECREATION AND AMENITY FACILITIES SHALL BE PROVIDED AS FOLLOWS:
  - A. THE FINAL PUD MASTER PLAN SUBMITTAL SHALL BE ACCOMPANIED BY DOCUMENTATION DEMONSTRATING CURRENT NATIONAL HOME BUILDER ASSOCIATION RESIDENTIAL COMMUNITY AMENITY PRACTICES.
  - B. AMENITIES FOR THE PUD SHALL THEN CONFORM TO THE GREATER OF EITHER THE CITED BUILDER PRACTICES AND NOTES OR THE FOLLOWING:
    - 2,500 SQUARE FOOT CLUBHOUSE, POOL, PLAYGROUND, AND BALL/PAY FIELD (E.G. SOCCER)
    - HOUSES WILL BE PROVIDED AS A COMPONENT OF THE PUD'S OPEN SPACE RETENTION AREA DESIGN ACCORDABLE TO THE COUNTY ENGINEER, WHICHEVER IS GREATER.
  - C. THE AMENITY DETAILS AND LOCATIONS SHALL BE PROVIDED AS PART OF THE PUD'S SUBDIVISION INFRASTRUCTURE IMPROVEMENTS, AND THE PROJECTS FINAL PUD MASTER PLAN SHALL ESTABLISH THE SCHEDULE FOR CONSTRUCTION AND COMPLETION OF THE AMENITIES IN CONJUNCTION WITH THE PUD'S DEVELOPMENT (E.G., THRESHOLDS FOR INITIATING CONSTRUCTION, THRESHOLDS FOR COMPLETING CONSTRUCTION, ETC.).
11. ANY LIGHTING PROVIDED FOR THE PUD'S COMMUNITY RECREATION AND AMENITY FACILITIES, INCLUDING THE PROPOSED PLAYBALL FIELDS, SHALL COMPLY WITH THE PROVISIONS OF LOC DIVISION 6.19, OUTDOOR LIGHTING, PARTICULARLY IN REGARDS TO PREVENTING DIRECT GLARE AND LIGHT SPILLAGE ON TO ADJACENT STREETS AND PROPERTIES.
12. THE PROJECTS FINAL PUD MASTER PLAN SHALL REQUIRE APPROVAL BY THE MARION COUNTY BOARD OF COUNTY COMMISSIONERS, INCLUDING BEING DAILY NOTICED AND ADVERTISED CONSISTENT WITH THE LOC'S NOTICE PROVISIONS AT THE APPLICANT'S EXPENSE.

**Public & Private Facilities:**

1. ROADS WITHIN PUD DEVELOPMENT WILL BE PRIVATE.
2. INTERIOR ROADS SHALL BE 24' WIDE PAVEMENT, WITH CURB AND GUTTER. PARKING WILL HAVE HEADER CURB WITH 24' DRIVE AISLES.
3. ALL ROAD RIGHT-OF-WAYS TO HAVE AN EASEMENT.
4. POTABLE WATER, SANITARY SEWER, ELECTRICAL AND SOLID WASTE COLLECTION SERVICES ARE PUBLIC FOR THE DEVELOPMENT AND WILL BE PROVIDED BY MARION COUNTY AND SECO ELECTRIC.
5. FUTURE PROPOSED SW 100<sup>TH</sup> ST (UNDER DESIGN BY RADCLIFFE ENGINEERING) TO BE PUBLIC.

**Water & Sewer Notes:**

- WATER NOTES:
1. NO EXISTING WATER SYSTEM IS PRESENT ON-SITE.
  2. CONNECT TO EXISTING WATER SYSTEM OWNED & OPERATED BY MARION COUNTY. ALL PVC WATER PIPE TO BE DR 18.
- SEWER NOTES:
1. NO EXISTING SEWER SYSTEM IS PRESENT ON-SITE.
  2. GRAVITY SEWER SHALL BE DESIGNED TO CONNECT TO EXISTING MEADOW GLENN (MARION COUNTY OPERATED) SEWER ALONG PROPOSED SW 100<sup>TH</sup> STREET.
  3. ALL WATER AND SEWER CONSTRUCTION WILL BE IN ACCORDANCE WITH MARION COUNTY WATER AND SEWER CONSTRUCTION DESIGN STANDARDS.

DESIGN PROFESSIONALS			
DESIGN SUBJECT	COMPANY	CONTACT PERSON	PHONE NUMBER
ENGINEER	RADCLIFFE ENGINEERING	MICHAEL W. RADCLIFFE, P.E.	(352) 629-5000
SURVEYOR	ROGERS ENGINEERING, LLC	RODNEY ROGERS	(352) 622-9214
DEVELOPER	NEW STRATEGY HOLDINGS, LLC	DAWSON RANSOME	(813) 444-8742

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT PERSON	PHONE NUMBER
ELECTRIC	SECO ELECTRIC	JERRY BOLDUC	(352) 237-4107
TELEPHONE	CENTURY LINK	DAN CANNON	(352) 368-8862
CABLE	SPECTRUM	KENNETH POWELL	(352) 330-2905
WATER	MARION COUNTY UTILITIES	JOSH KRAMER	(352) 438-2383
SEWER	MARION COUNTY UTILITIES	JOSH KRAMER	(352) 438-2383
FIRE	MARION COUNTY FIRE DEPT.	KEN MCCANN	(352) 291-8000

# SW 100TH STREET PUD - EAST

## PRELIMINARY PLAT & MASTER PUD PLAN

### MARION COUNTY, FLORIDA

**Drainage Design Summary:**

THIS PROPERTY WILL HAVE PRIVATE ON-SITE RETENTION AREAS HANDLING THE 100 YR/24 HR. POST (11.07) STORM EVENT THUS MEETING SWFMD REQUIREMENTS FOR WATER QUALITY TREATMENT.

STORM WATER FROM THE 45.0 AC SITE WILL BE ACCOMMODATED IN MULTIPLE DRAINAGE RETENTION AREAS EACH CONTAINED WITHIN AN INDIVIDUAL BASIN.

STORMWATER RUNOFF FROM THIS PROJECT WILL BE COLLECTED THROUGH A SERIES OF DRAINAGE INLETS, UNDERGROUND PIPES, GUTTERS, DOWN SPOUTS, OVERLAND FLOW AND SWALES WHICH DISCHARGE INTO PROPOSED DRAINAGE RETENTION AREAS (DRA) FOR WATER QUALITY AND/OR WATER QUANTITY ATTENUATION AS REQUIRED BY MARION COUNTY AND SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT.

EXISTING SOIL TYPE = A4B (APOPKA) HYDROLOGIC SOIL GROUP = A  
 A8B (ASTATULA) HYDROLOGIC SOIL GROUP = A  
 C6b (CANDLER) HYDROLOGIC SOIL GROUP = A

DESIGN TO MEET MARION COUNTY STORMWATER QUALITY CRITERIA PER SECTION 6.13.6(A)(3C):

- DRY RETENTION SYSTEMS THAT HAVE A DEPTH OF SIX FEET OR LESS, MEASURED FROM TOP OF BANK TO POND BOTTOM, WITH SIDE SLOPES THAT ARE NO STEEPER THAN 4:1 AND SODDED BOTTOMS

STORMWATER MANAGEMENT DESIGN TO BE COMPLETED DURING FINAL PUD PLANNING STAGE AND PERMITTED THROUGH MARION COUNTY AND SWFMD.

**General Notes:**

1. SITE DEVELOPMENT PROPOSED FOR 180 PRIVATELY OWNED SINGLE FAMILY HOMES (MEDIUM DENSITY RESIDENTIAL LAND USE). PROPERTY IS ZONED R-1; WITH 180 MAX ALLOWABLE LOTS PER EAST PUD DEVELOPMENT CONDITIONS (211009Z).
2. THE SPECIFIC USE TO BE PERMITTED ON THE PROPERTY IS SINGLE-FAMILY RESIDENTIAL LOTS AND ASSOCIATED PUBLIC USE FACILITIES.
3. CONSTRUCTION IS PROPOSED IN A SINGLE PHASE.
4. MAXIMUM BUILDING HEIGHT WILL BE 40 FEET.
5. SITE IS VACANT LAND WITH SCATTERED TREES AND PASTURE.
6. THERE ARE NO FEMA OR MARION COUNTY 100 YEAR FLOOD PLANS ON THIS SITE.
7. UTILITIES AS SHOWN ARE BASED ON ABOVE GROUND EVIDENCE PER SURVEY AND MARION COUNTY G.I.S. INFORMATION.
8. SIDEWALKS ARE PROPOSED ON ONE SIDE OF THE ROADS AND TO THE PROPOSED MULTI-MODAL PATH ALONG SW 100<sup>TH</sup> STREET.
9. THIS PUD SHALL MEET SECTION 6.8.5 OF THE MARION COUNTY LOC REGARDING MARION-FRIENDLY LANDSCAPE AREAS (MFLA). DEVELOPER SHALL ALSO PROMOTE PRACTICES AND PRINCIPLES OF FLORIDA-FRIENDLY LANDSCAPING (FFL) AS DESCRIBED IN THE FLORIDA YARDS AND NEIGHBORHOODS HANDBOOK, AS AMENDED. A PROGRAM WHICH PROMOTES THESE PRINCIPLES SHALL BE INCORPORATED INTO AND MADE PART OF THE RESTRICTIVE COVENANTS.
10. THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, OPEN SPACE, BUFFERS, COMMON AREA LANDSCAPING WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUAL AFTER SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
11. FINAL OPEN SPACE AND DRAINAGE RETENTION AREA (DRA) LOCATIONS AND SIZES MAY VARY DURING IMPROVEMENT PLAN DEVELOPMENT AND WILL MEET OR EXCEED MINIMUM MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
12. ALL NECESSARY EASEMENTS WILL BE RECORDED PRIOR TO CERTIFICATE OF OCCUPANCY.
13. NO OUTDOOR LIGHTING IS PROPOSED FOR THE MULTI-PURPOSE/SOCCER FIELD.

**Flood Certification:**

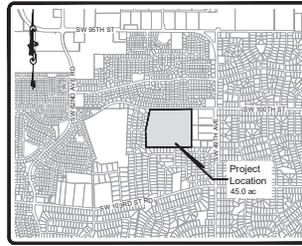
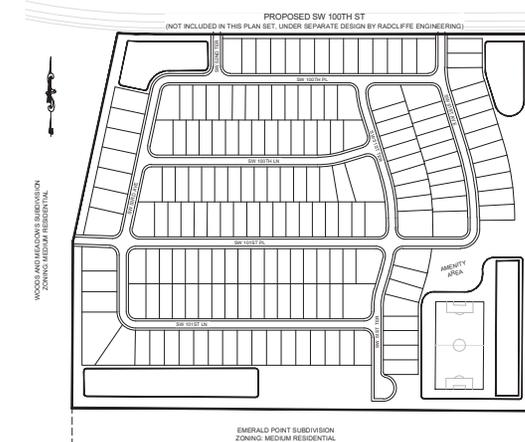
FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING, AND ZONE "AE" - A FLOOD PRONE AREA, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) PER THE MARION COUNTY GEOGRAPHIC INFORMATION SYSTEMS WEB PAGE LOCATED AT: <http://www.marioncounty.org>

**Maintenance and Operation Schedule for Stormwater Management System:**

1. BASINS SHALL BE CLEANED AND MOWED REGULARLY TO AVOID EXCESSIVE VEGETATIVE GROWTH AT LEAST MONTHLY DURING WINTER MONTHS AND BI-WEEKLY DURING THE GROWING SEASON.
2. THE BASINS SHALL BE CLEANED OUT ANNUALLY OF ACCUMULATED SEDIMENTATION BUILDUP. IF THE BASINS ARE SHOWING EXCESSIVE SEDIMENTATION AT THE BASIN BOTTOM, THE BASIN BOTTOM SHALL BE SCRAPED CLEAN MORE FREQUENTLY.
3. BASIN SIDE SLOPES SHALL BE MAINTAINED WITH A GOOD STAND OF GRASS DURING ALL SEASONS TO AVOID EROSION.
4. REMEDIAL ACTION MAY BE REQUIRED, IF THE BASINS DO NOT DRAIN DOWN PROPERLY AND MAINTAIN STANDING WATER FOR AN EXTENDED PERIOD OF TIME, THE ENGINEER SHALL BE NOTIFIED TO ASSIST IN THE IMPLEMENTATION OF THE REMEDIAL ACTION.

**Tree Planting & Landscaping Requirements:**

SEE TREE DENSITY PLAN (C007) AND BUFFER DETAILS (C008).



LOCATION MAP  
 SCALE: 1" = 2000'  
 Ocala, Florida  
 SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST

MARION COUNTY PROJECT No. 28951

**Site Information:**

PROJECT NAME: SW 100TH STREET PUD - EAST  
 PROJECT LOCATION: GENERALLY SOUTHWEST OF SW 100TH ST & SW 49TH AVE  
 PARCEL NUMBER: 356695-033-00  
 OWNER: Ocala SW 100th LLC  
 4912 TURNBURY WOOD DRIVE  
 TAMPA, FL 33647  
 CONTACT: JOSEPH TABSHE, MANAGER  
 TELEPHONE: (813) 444-8742  
 TOTAL SITE AREA: 45.0 ACRES  
 EXISTING ZONING: PLANNED UNIT DEVELOPMENT (PUD)  
 BUFFERS : PROPOSED PER PUD DEVELOPMENT CONDITIONS  
 WEST = 30' FROM WOODS & MEADOWS EAST SUBDIVISION  
 SOUTH = 30' FROM EMERALD POINT SUBDIVISION  
 NORTH = 15' FROM SW 100TH ST R/W BOUNDARY  
 EAST = 15' FROM PROPERTY BOUNDARY  
 PROPOSED LOTS: 180 SINGLE FAMILY LOTS  
 PROPOSED DENSITY: 180 LOTS/45.0 ACRES = 4.0 LOTS PER ACRE  
 LAND USE: MEDIUM RESIDENTIAL  
 PROPOSED ROAD LENGTH: 6834 LF. (1.294 MILES)  
 PHASING: PROJECT TO BE CONSTRUCTED IN A SINGLE PHASE

**Sheet Index:**

- C001 COVER SHEET
- C002 PRELIMINARY PLAT (NORTH)
- C003 PRELIMINARY PLAT (SOUTH)
- C004 SITE LAYOUT
- C005 DRAINAGE PLAN
- C006 UTILITY PLAN
- C007 TREE DENSITY PLAN
- C008 DETAILS
- S001 BOUNDARY SURVEY (ROGERS - SHEET 1 OF 2)
- S002 TOPOGRAPHIC SURVEY (ROGERS - SHEET 2 OF 2)

**Waivers to be Requested:**

1. REQUEST WAIVER TO SELECTIVELY LOCATE TREES IN THREE (3) ACRE TYPICAL PLOTS, 30' PERIMETER BUFFERS AND ALL TREES GREATER THAN 30" DBH IN LIEU OF COMPLETE TREE LOCATIONS ON 45 ACRE PARCEL.
2. REQUEST WAIVER TO SIGN THREE (3) CORNERS AT 15 MPH PER MUTFD CODE.

**Underground Electric:**

ALL ELECTRIC WILL BE UNDERGROUND. UNDERGROUND ELECTRIC PLANS TO BE COORDINATED WITH SECO ELECTRIC SERVICE AT TIME OF SUBDIVISION IMPROVEMENT PLANS APPROVAL.

**Sign Standards:**

THE FOLLOWING SIGN STANDARDS ARE PROPOSED WITH THIS APPROVAL:

1. RESIDENTIAL PD IDENTIFICATION SIGNS SHALL BE ALLOWED AT THE PRINCIPAL ENTRANCES TO INDIVIDUAL SUBDIVISIONS, WITH A MAXIMUM AREA OF 60 SQUARE FEET EACH.
2. PARCEL AND CLUBHOUSE IDENTIFICATION SIGNS SHALL BE ALLOWED AT PRINCIPLE ENTRANCES TO EACH PARCEL, WITH A MAXIMUM AREA OF 24 SQUARE FEET EACH.

SIGNAGE TO BE DESIGNED DURING FINAL IMPROVEMENT PLAN STAGE.

**Traffic Impact Analysis:**

SEE SEPARATE TRAFFIC IMPACT ANALYSIS FOR Ocala SW 100TH PUD BY VHB DATED APRIL 2022.

**Owner's Certification:**

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN.

Ocala SW 100th LLC DATE  
 BY: JOSEPH TABSHE (MANAGER)

**Existing Conditions:**

THE SITE IS SITUATED ON HEAVILY WOODED ROLLING HILLS SURROUNDED BY THE EXISTING SINGLE-FAMILY DEVELOPMENTS. NATURAL WOODED BUFFERS WILL BE PRESERVED AROUND THE PROJECT PERIMETER. SANDY WELL DRAINED SOILS ARE FOUND THROUGHOUT THE PROPERTY. DRAINAGE AND STORMWATER CONTROLS WILL BE PROVIDED TO MEET SWFMD AND MARION COUNTY STANDARDS.

**Description:**

COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, S00°36'37"W, A DISTANCE OF 40.00 FEET; THENCE GO ALONG THE SOUTH RIGHT OF WAY LINE OF BELMONT BLVD, N89°47'13"W, A DISTANCE OF 828.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE N89°47'13"W, A DISTANCE OF 1274.02 FEET TO A POINT OF CURVE CORNER NORTHWESTERLY HAVING A RADIUS OF 2440.00 FEET, A CENTRAL ANGLE OF 03°24'13" AND AN ARC DISTANCE OF 144.89 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE S12°19'53"W, A DISTANCE OF 725.71 FEET; THENCE S00°36'37"W, A DISTANCE OF 575.17 FEET; THENCE S89°23'23"W, A DISTANCE OF 1584.30 FEET; THENCE N00°36'37"E, A DISTANCE OF 1291.33 FEET TO THE POINT OF BEGINNING.

**Concurrency Deferral Elected Note:**

THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF THE CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGES, SUCH AS, BUT NOT LIMITED TO, BUILDING PERMIT REVIEW.

**Springs Protection Zone:**

THIS PROJECT LIES WITHIN THE SECONDARY SPRINGS PROTECTION ZONE FOR MARION COUNTY.

**Site Distance:**

SIGHT DISTANCE CALCULATED USING FDOT INDEX NO. 546 (2 LANE UNDIVIDED ROADWAY), NO CONFLICTS NOTED.

THIS FORM HAS BEEN DIGITALLY SIGNED AND SEALED BY MICHAEL W. RADCLIFFE, P.E. ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Revisions to Plan Set (DATE AND REVISION NUMBER OF THIS PLAN SET):

NO.	DATE	REVISIONS PER COUNTY COMMISSIONERS
1	7-27-2023	15B
2	7-27-2023	15B
3	7-27-2023	15B

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NO.	DATE	REVISIONS PER COUNTY COMMISSIONERS
1	7-27-2023	15B
2	7-27-	

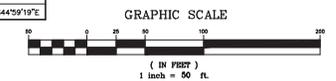
Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.
C101	61.17	45.00	7752.54'	96.57
C102	62.17	275.00	1770.78'	61.86
C103	228.78	760.00	1872.41'	228.95
C104	70.87	45.00	8074.32'	63.77
C106	62.16	275.00	1770.78'	61.86
C108	147.29	500.00	1652.43'	146.76
C107	52.05	500.00	575.70'	52.02
C108	95.33	500.00	1075.51'	95.18
C109	58.11	200.00	1607.00'	57.91
C110	70.69	45.00	9000.00'	63.64
C111	45.65	320.00	810.28'	45.62
C112	22.03	320.00	396.38'	22.02
C113	89.63	320.00	1770.78'	89.30
C114	34.86	25.00	7953.54'	32.11
C115	68.35	65.00	7752.54'	61.71

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.
C116	39.27	25.00	9000.00'	35.39
C117	39.27	25.00	9000.00'	35.39
C118	39.27	25.00	9000.00'	35.39
C119	33.98	25.00	7752.54'	31.43
C120	37.42	25.00	8617.00'	34.17
C121	68.47	295.00	1320.15'	68.52
C122	39.27	25.00	9000.00'	35.39
C123	39.25	280.00	759.27'	39.02
C124	44.61	280.00	937.40'	44.56
C125	44.56	25.00	10207.06'	38.89
C126	33.98	25.00	7752.54'	31.43
C127	7.91	320.00	125.02'	7.91
C128	42.65	320.00	734.10'	42.62
C129	43.00	320.00	741.97'	42.97
C130	39.27	25.00	9000.00'	35.39

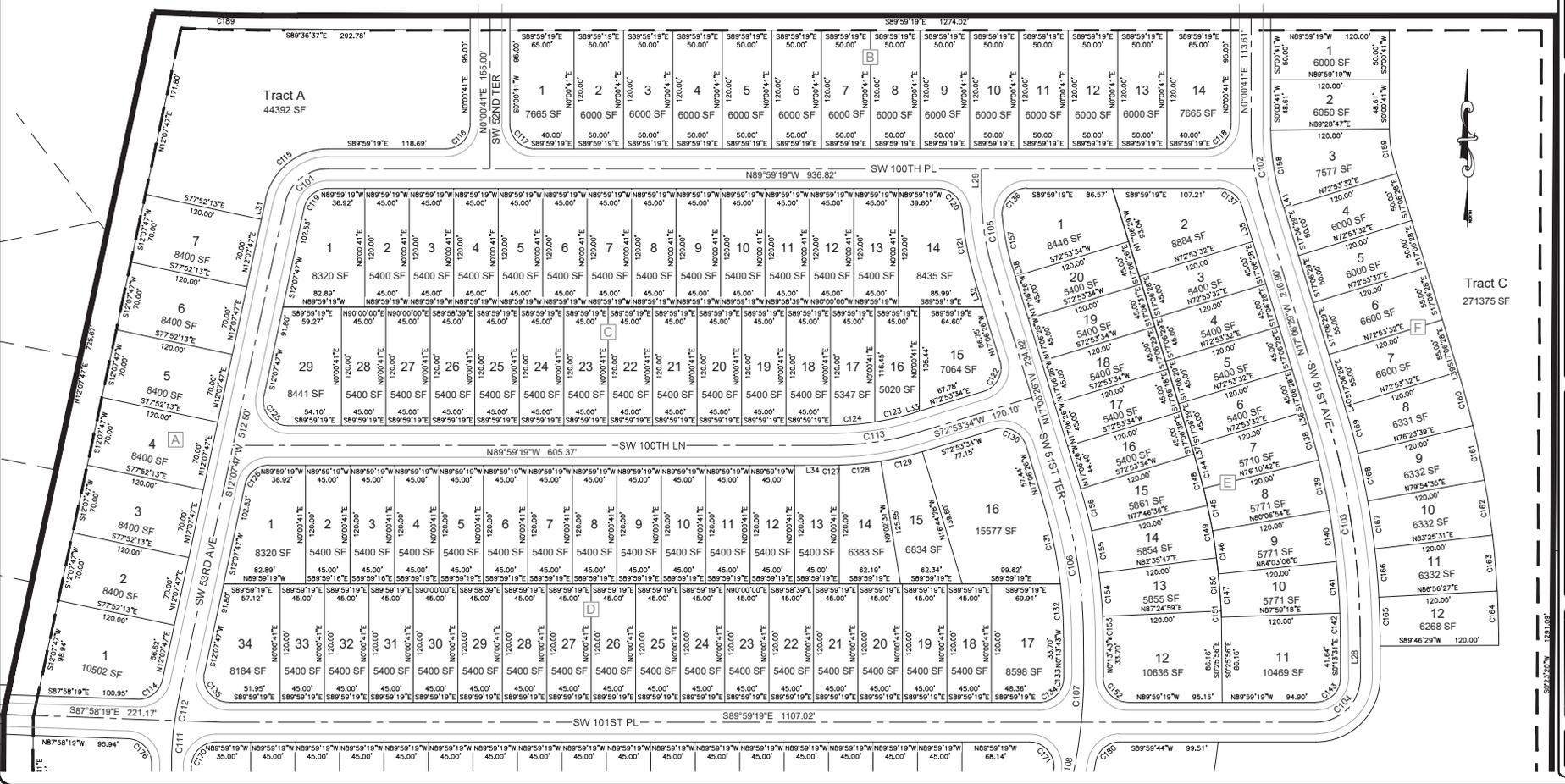
Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.
C131	86.84	480.00	1021.58'	86.73
C132	54.96	480.00	1937.44'	54.83
C133	7.14	480.00	191.97'	7.14
C134	39.00	25.00	8923.11'	35.17
C135	44.56	25.00	10207.06'	38.89
C136	41.57	25.00	9761.50'	39.94
C137	32.44	25.00	7430.10'	30.21
C138	43.58	760.00	2170.88'	43.58
C139	52.22	760.00	376.12'	52.21
C140	52.22	760.00	376.12'	52.21
C141	52.22	760.00	376.12'	52.21
C142	23.65	760.00	145.98'	23.65
C143	39.37	25.00	9074.24'	35.43
C144	36.10	620.04	320.11'	36.10
C145	43.97	657.37	349.97'	43.96

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.
C146	43.97	623.53	402.27'	43.96
C147	43.97	630.78	739.40'	43.97
C148	53.96	626.50	458.14'	53.94
C149	53.84	624.68	442.43'	53.82
C150	53.84	625.97	458.14'	53.82
C151	6.39	1060.28	220.43'	6.39
C152	39.40	25.00	9030.41'	35.51
C153	21.37	520.00	220.43'	21.37
C154	43.74	520.00	434.12'	43.73
C155	43.74	520.00	434.12'	43.73
C156	43.73	520.00	434.12'	43.71
C157	52.76	250.00	1151.16'	52.67
C158	73.82	250.00	1635.16'	73.57
C159	39.31	135.00	1640.54'	39.17
C160	44.93	920.00	247.63'	44.92

Curve Table				
CURVE #	LENGTH	RADIUS	DELTA	CHORD LEN.
C161	56.45	920.00	370.55'	56.44
C162	56.45	920.00	370.55'	56.44
C163	56.45	920.00	370.55'	56.44
C164	56.76	920.00	372.06'	56.75
C165	49.35	920.00	372.04'	49.34
C166	49.08	920.00	370.55'	49.08
C167	49.08	920.00	370.55'	49.08
C168	49.08	920.00	370.55'	49.08
C169	39.07	920.00	247.53'	39.06
C170	39.27	25.00	9000.00'	35.36
C171	44.52	25.00	10207.06'	38.87
C172	38.65	480.00	436.47'	38.64
C173	63.92	220.00	1638.50'	63.70
C174	39.27	25.00	9000.00'	35.36
C175	39.27	25.00	9000.00'	35.36



MARION COUNTY PROJECT No. 28951

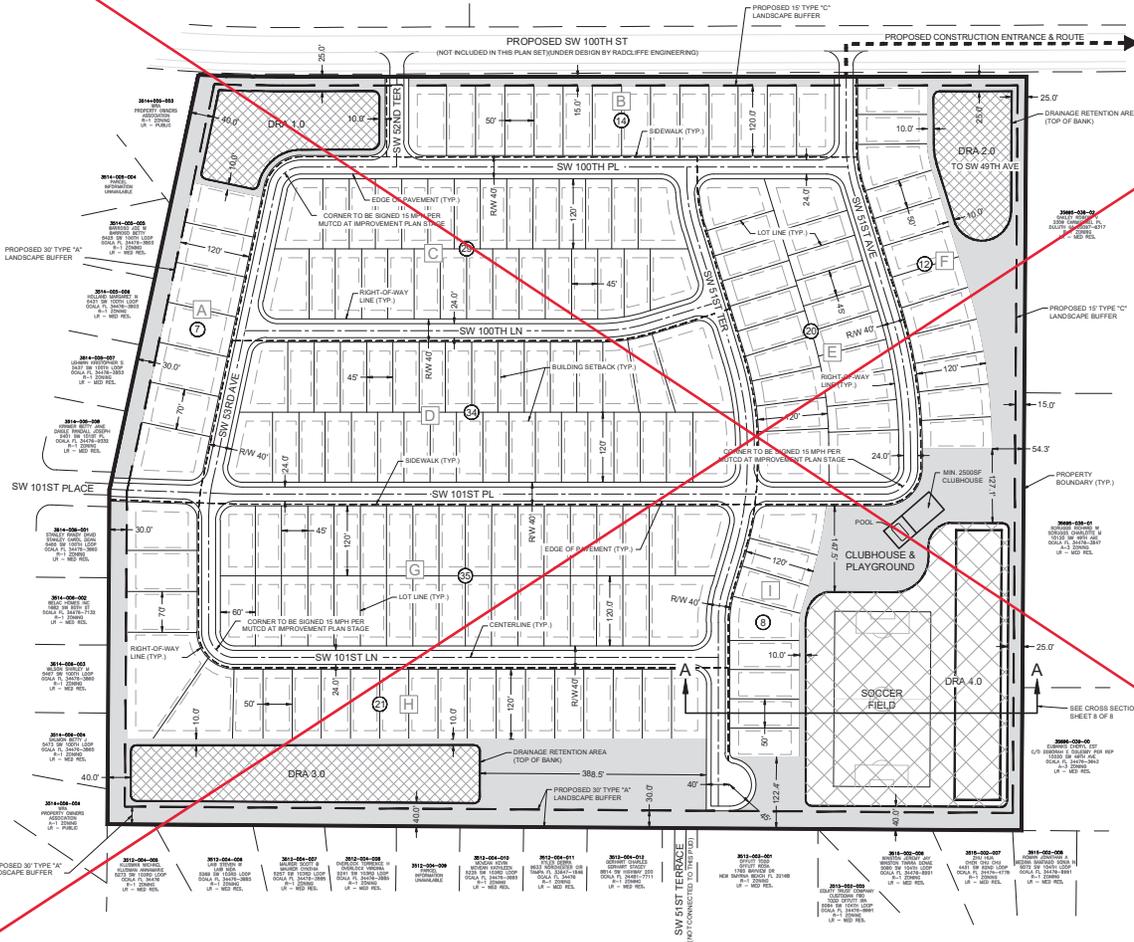
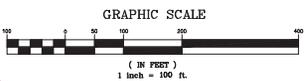


Scale: 1" = 50'  
 Project: 2022-08E  
 Client: MRR  
 Date: 8-19-22  
 Drawn: MRR  
 Title: Preliminary Plat (North)  
 www.michaelwradcliffe.com

Michael W. Radcliffe Engineering, Inc.  
 10001 SW 100th Street, Suite 100, Marion, OH 43051  
 Phone: 614-885-1100  
 Fax: 614-885-1101  
 Email: mradcliffe@radcliffe.com

Sheet No. C002 of C008





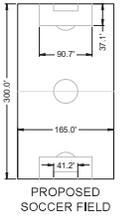
**Legend:**

- BUILDING SETBACK
- PROPOSED SIDEWALK LOCATION
- PROPOSED BUFFER
- ROAD CENTERLINE
- PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
- PROPERTY BOUNDARY
- PROPERTY BLOCK IDENTIFICATION

NUMBER OF LOTS (PER BLOCK)

- OPEN SPACE AREA
- MULTI-PURPOSE FIELD / DRA AREA (100% OF TOTAL COUNTED AS OPEN SPACE)
- DRA AREA (25% OF TOTAL COUNTED AS OPEN SPACE)

MARION COUNTY PROJECT No. 28951



**Open Space:**

SITE AREA	1,962,639 SF (45.00 AC)
20% OPEN SPACE REQUIRED:	392,528 SF 20%
LANDSCAPE BUFFERS & TRACTS:	291,668 SF
DRA AREA - 100% OPEN SPACE:	143,178 SF
DRA AREA - 25% OPEN SPACE:	+ 30,859 SF
<b>OPEN SPACE PROPOSED:</b>	<b>465,695 SF 23.7%</b>

**Proposed Future Land Use :**  
 MR (Medium Density Residential) 45.00 ACRES  
 MAX. DENSITY = 4 UNITS PER ACRE  
 4 X 45.00 = 180 UNITS

**TOTAL PROPOSED LOTS = 180**

TYPICAL LOTS:  
 45' WIDE X 120' DEEP = 118  
 50' WIDE X 120' DEEP = 51  
 70' WIDE X 120' DEEP = 11

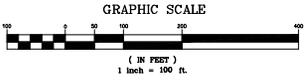
END LOTS TYPICALLY 15% WIDER

ROAD CENTERLINE = 1.29 MILES

AMENITIES SHALL BE CONSTRUCTED DURING THE INITIAL PUD CONSTRUCTION PHASE.

<b>Project:</b> MWR	<b>Date:</b> 11-17-23	<b>Scale:</b> 1" = 100'	<b>Revision:</b> 1	<b>Revisions Per County Comments:</b>
<b>Drawn:</b> TLR	<b>Checked:</b> TLR	<b>Project:</b> 2022-CBE	<b>Sheet:</b> 8-19-22	<b>Revisions Per County Comments:</b>
<b>Author:</b> MWR	<b>Issue:</b> 8-19-22	<b>Client:</b> CDB	<b>File:</b> 11-17-23	<b>Revisions Per County Comments:</b>
<b>Rev:</b>	<b>Rev:</b>	<b>Rev:</b>	<b>Rev:</b>	<b>Rev:</b>
<b>Site Layout</b>				
<b>100th Street PUD - East</b>				
<b>Sheet No. C004 of C008</b>				

X:\MWR\2022\2022-PUD-CBE\100th Street PUD - East\100th Street PUD - East.dwg, 11/17/2023 1:10 PM



**REVISED**

**Legend:**

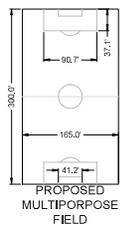
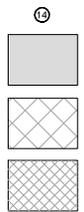
- BUILDING SETBACK
- - - PROPOSED SIDEWALK LOCATION
- - - PROPOSED BUFFER
- - - ROAD CENTERLINE
- - - PROPOSED DRAINAGE RETENTION AREA (TOP OF BANK)
- - - PROPERTY BOUNDARY
- A PROPERTY BLOCK IDENTIFICATION

NUMBER OF LOTS (PER BLOCK)

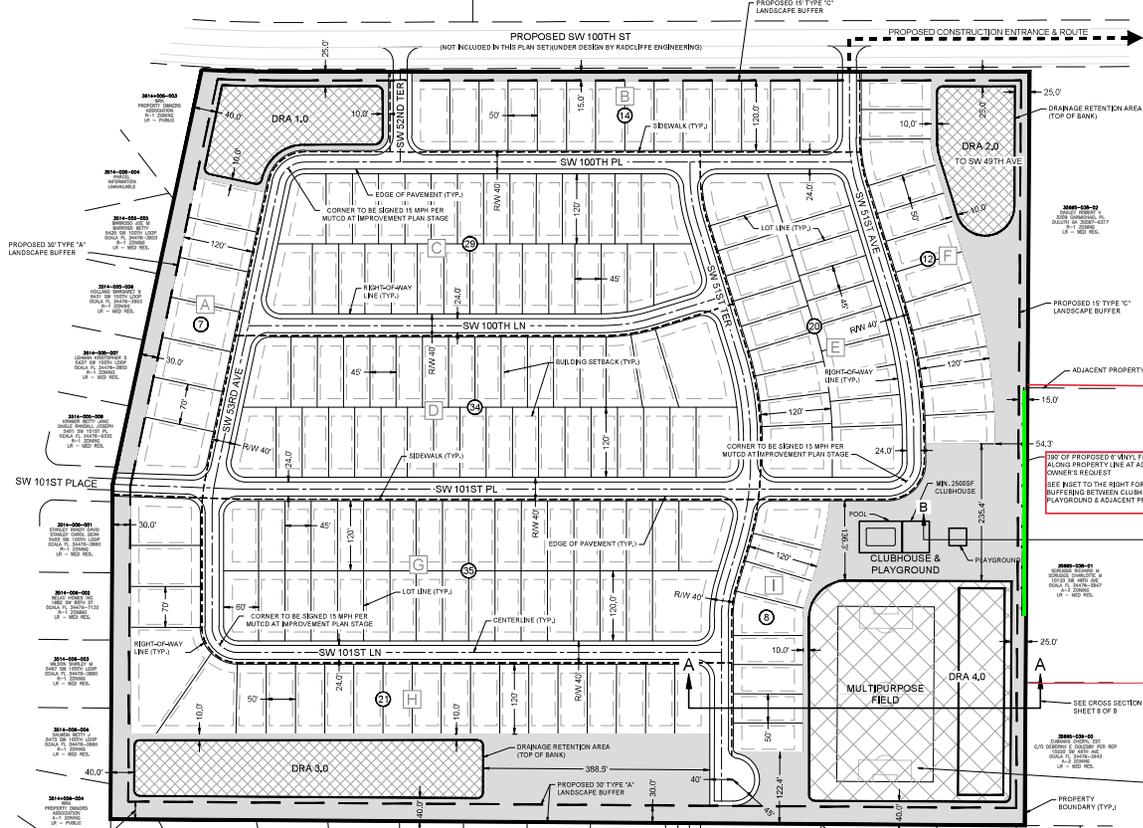
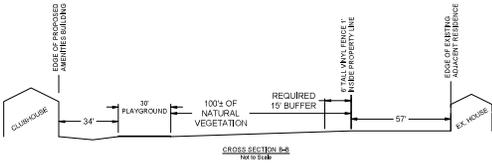
OPEN SPACE AREA

MULTI-PURPOSE FIELD / DRA AREA (100% OF TOTAL COUNTED AS OPEN SPACE)

DRA AREA (25% OF TOTAL COUNTED AS OPEN SPACE)



MARION COUNTY PROJECT No. 28951



- 3014-000-003 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
- 3014-000-004 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
- 3014-000-005 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
- 3014-000-006 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
- 3014-000-007 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
- 3014-000-008 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
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- 3014-000-012 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
- 3014-000-013 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
- 3014-000-014 REVISION: CORNER TO BE SEVED 15 MPH PER MUTCD AT IMPROVEMENT PLAN STAGE
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**Open Space:**

SITE AREA:	1,962,639 SF (45.00 AC)
20% OPEN SPACE REQUIRED:	392,528 SF 20%
LANDSCAPE BUFFERS & TRACTS:	291,668 SF
DRA AREA - 100% OPEN SPACE:	129,870 SF
DRA AREA - 25% OPEN SPACE:	32,468 SF
OPEN SPACE PROPOSED:	452,387 SF 23.05%

**Proposed Future Land Use :**  
 MR (Medium Density Residential) 45,00 ACRES  
 MAX. DENSITY = 4 UNITS PER ACRE  
 4 X 45,00 = 180 UNITS

TOTAL PROPOSED LOTS = 180

TYPICAL LOTS:  
 45' WIDE X 120' DEEP = 118  
 50' WIDE X 120' DEEP = 51  
 70' WIDE X 120' DEEP = 11

END LOTS TYPICALLY 15' WIDER

ROAD CENTERLINE = 1.29 MILES

AMENITIES SHALL BE CONSTRUCTED DURING THE INITIAL PUD CONSTRUCTION PHASE, AMENITY CONSTRUCTION TO START WITHIN 3 MONTHS AFTER FINAL PLAT IS RECORDED, AMENITY CONSTRUCTION TO BE COMPLETED WHEN 25% OF HOMES HAVE C.C.'S,

**Site Layout**

Sheet No. C004 of C008

3-17-2023 TLR REVISIONS PER COUNTY COMMUNIS  
 11-17-23 OSB REVISIONS PER COUNTY COMMUNIS  
 4-23-24 OSB REVISIONS PER COUNTY COMMUNIS

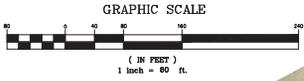
Approved: MWR Date: 11-17-23  
 Drawn: TLR Project: 2022-C08  
 Checked: MWR Issue: 04-19-24  
 No. 117-23-038 Date: 04-19-24  
 No. 117-23-038 Date: 04-19-24  
 No. 117-23-038 Date: 04-19-24

Contract: 2022 MARION COUNTY PROJECT No. 28951

www.radiolpengineering.com







MARION COUNTY PROJECT  
No. 28951

**EAST PUD**  
 Site Area:  
 1,962,639 SF (45.05 AC)  
 30' Buffer Area:  
 84,626 SF (1.94 AC)  
 15' Buffer Area:  
 39,997 SF (0.92 AC)

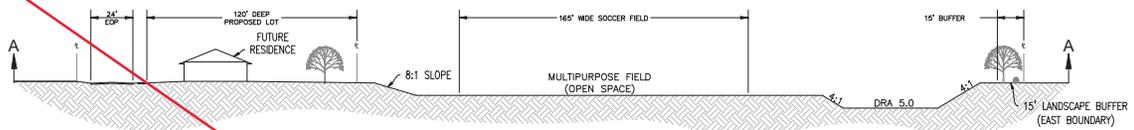
**Proposed Survey Requirements for East PUD:**  
(Pending Waiver)

- LOCATE ALL TREES ≥ 10" DBH IN 1 ACRE SAMPLE LOCATION
- LOCATE ALL TREES ≥ 4" DBH WITHIN 30' PERIMETER BUFFER
- LOCATE TREES (NON-PINE) ≥ 30" DBH THROUGHOUT THE SITE

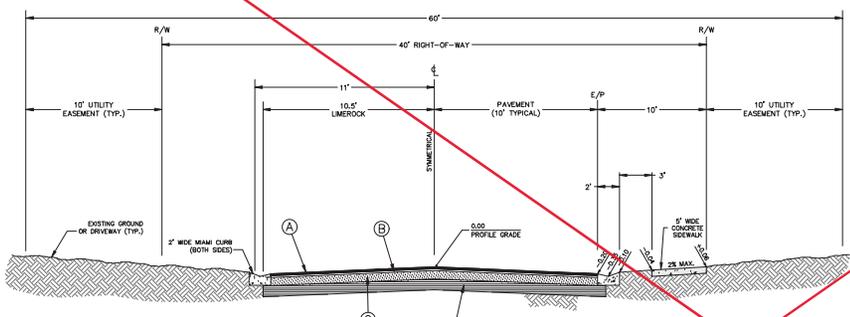
BASED ON ACTUAL 51 ACRE TREE SURVEY OF A SIMILAR PROJECT (ROLLING GREENS RV RESORT) DATED 1-31-22, IT IS EXPECTED THAT THE DENSITIES OF THE SITES WILL BE SIMILAR AND IN THE RANGE OF 39 TREES PER/ACRE AND 610 INCHES PER/ACRE.

	<b>MICHAEL W. RADCLIFFE ENGINEERING, INC.</b> <small>1000 N. UNIVERSITY AVENUE, SUITE 1000, GAINESVILLE, FL 32609-1000        TEL: 352-389-1100 FAX: 352-389-1101        WWW.RADCLIFFEENGINEERING.COM</small>	Scale: 1" = 80' Project: 2022-08E Date: 5-1-2023 Revision: PER CITY COMMENTS
Project Name: 100th Street PUD - East Sheet Name:	<b>Tree Density Plan</b>	Date: 5-1-2023 Revision: PER CITY COMMENTS
Sheet No. C007 of C008	CONTRACT: 2022 Michael W. Radcliffe Engineering, Inc. All Rights Reserved.	

X:\MRE\Projects\2022\2022-08E-001\100th Street PUD - East\100th Street PUD - East.dwg, 13:52:53 11/21/2023

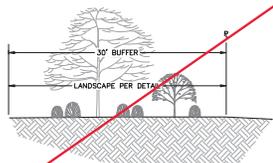


**Multipurpose Field Section A - A**  
NOT TO SCALE



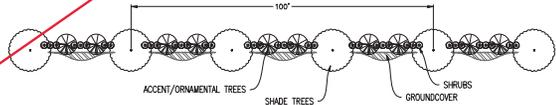
- (A) 1-1/4" ASPHALTIC CONCRETE (TYPE SP-9.5)
- (B) BITUMINOUS TACK COAT
- (C) 8" LIMEROCK BASE COURSE
- (D) 12" STABILIZED SUBGRADE

**TYPICAL SECTION 20' PAVEMENT**  
NOT TO SCALE



MARION COUNTY PROJECT  
No. 28951

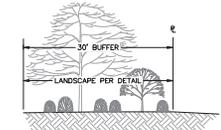
**30' Buffer Detail**  
NOT TO SCALE



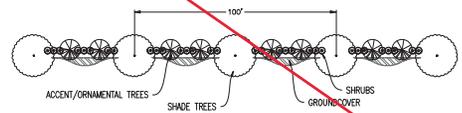
**Type "A" Buffer Planting Detail**  
(PER 100' - TYPICAL)  
NOT TO SCALE

THE "A" TYPE BUFFER SHALL CONSIST OF A 30-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST THREE SHADE TREES AND FIVE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OF FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS



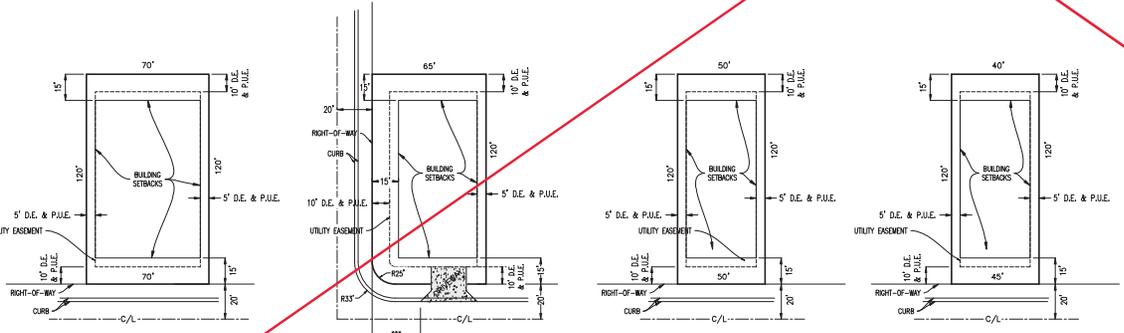
**15' Buffer Detail**  
NOT TO SCALE



**Type "C" Buffer Planting Detail**  
(PER 100' - TYPICAL)  
NOT TO SCALE

THE "C" TYPE 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 OF FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFCOATS, SHALL COMPOSE AT LEAST 20 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

EXISTING TREES MAY BE UTILIZED TO MEET BUFFER REQUIREMENTS



**Typical Lot Details**

X:\MARI\Projects\2022\28951\28951.dwg (10/10/2022) 10:00:00 AM by: J:\Engineering\JG\JG.dwg (10/10/2022) 10:00:00 AM

Project No.	28951
Sheet No.	C008
Scale	AS SHOWN
Date	5-17-2023
Drawn	TJR
Checked	MWR
Appr'd	MWR
Discipline	Site
Project Name	Marion County Project No. 28951
Client	Marion County
Contract No.	28951
Contract Description	Site Plan
Project Location	Marion County, FL
Project Status	Final
Project Manager	Michael W. Radcliffe
Project Engineer	Michael W. Radcliffe
Project Designer	Michael W. Radcliffe
Project Checker	Michael W. Radcliffe
Project Approver	Michael W. Radcliffe

**MARION COUNTY PROJECT No. 28951**

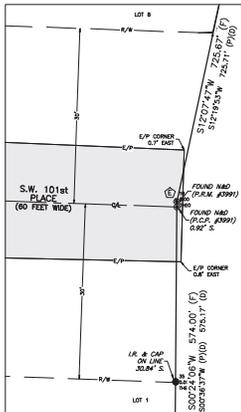
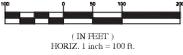
**MAR MICHAEL W. RADCLIFFE ENGINEERING, INC.**  
10001 W. US HWY 90, SUITE 100, PALM BEACH, FL 33411  
TEL: 561-845-1111 FAX: 561-845-1112  
WWW.MICHAELWRADCLIFFEENGINEERING.COM

Sheet No. C008 of C008





GRAPHIC SCALE



LEGEND

- P.C.P. PERMANENT CONTROL POINT
P.R.M. PERMANENT REFERENCE MONUMENT
C.M. CONCRETE MONUMENT
I.R. IRON ROD
N&D NAIL & DISC
R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE
(Δ) PLAT MEASUREMENT
(D) DESCRIPTION MEASUREMENT
(F) FIELD MEASUREMENT
R RADIUS
D of Δ CENTRAL ANGLE
CB CHORD BEARING
LC LENGTH OF CHORD
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
U.P. UTILITY POLE AND GUY ANCHOR
O.W. OVERHEAD WIRES
ASPH. ASPHALT
G.C. GROUND CONTOUR
T.B.M. TEMPORARY BENCHMARK
ELEV. ELEVATION

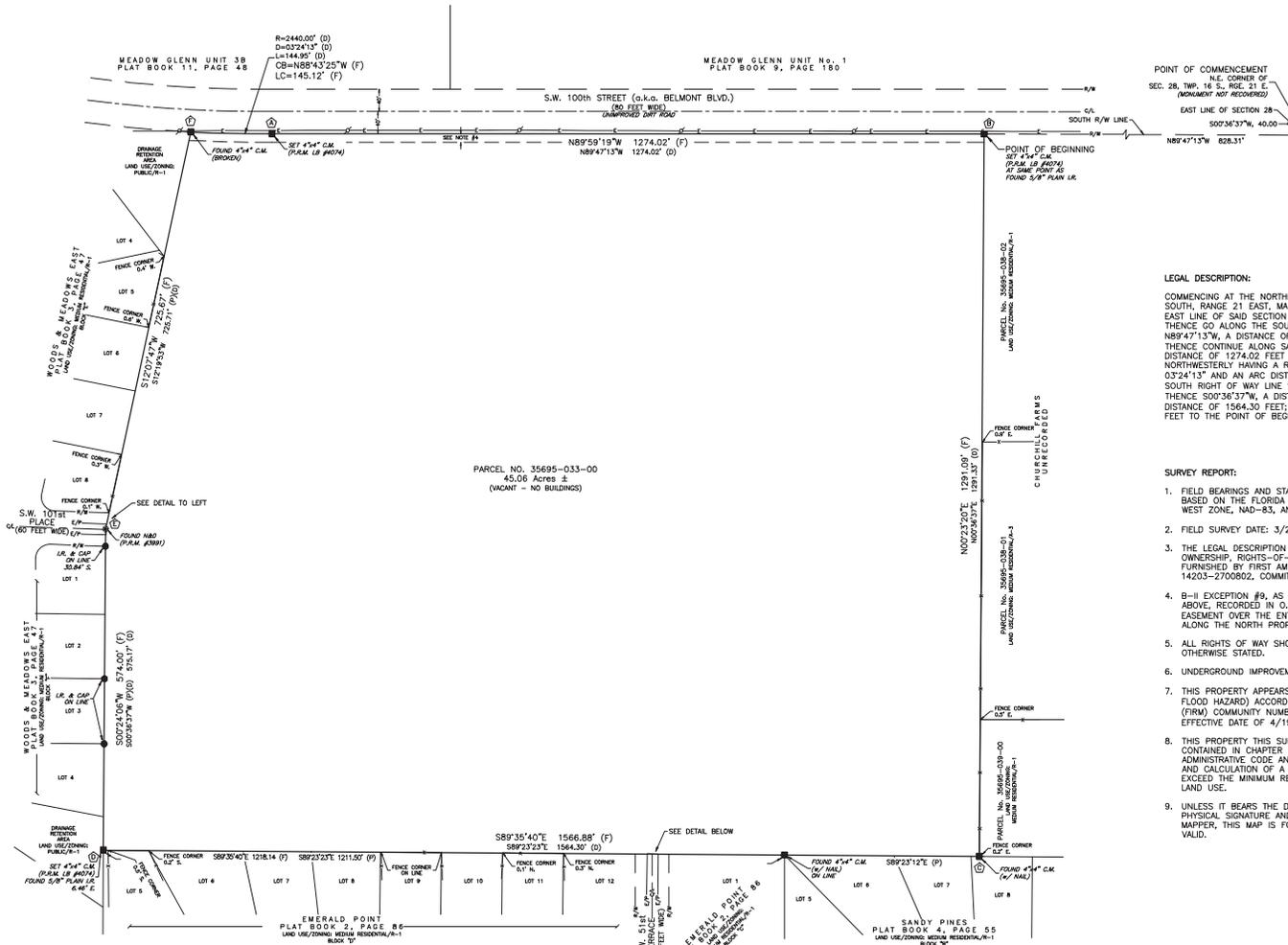
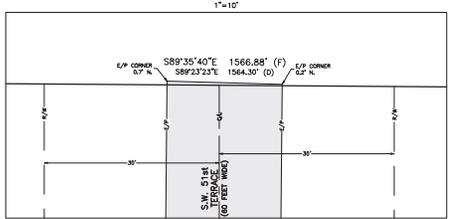


Table with 2 columns: STATE PLANE COORDINATES and values for North and East coordinates at various points.



SHEET 1 - BOUNDARY SURVEY MAP
SHEET 2 - TOPOGRAPHIC SURVEY MAP

LEGAL DESCRIPTION: COMMENCING AT THE NORTHEAST CORNER OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE GO ALONG THE EAST LINE OF SAID SECTION 28, 500'36'37\"/>

- SURVEY REPORT: 1. FIELD BEARINGS AND STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA WEST ZONE, NAD-83, AND DERIVED FROM THE L-NET NETWORK.
2. FIELD SURVEY DATE: 3/29/2022.
3. THE LEGAL DESCRIPTION AND TITLE INFORMATION REFLECTING OWNERSHIP, RIGHTS-OF-WAY, OR EASEMENTS OF RECORD, WERE FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO.: 142025-27009022, COMMITMENT DATE: JUNE 01, 2021.
4. B-II EXCEPTION #9, AS LISTED IN THE TITLE COMMITMENT MENTIONED ABOVE, RECORDED IN O.R. BOOK 1472, PAGE 1857, IS A BLANKET TYPE EASEMENT OVER THE ENTIRE PARCEL, LESS AND EXCEPT THE NORTH 15' ALONG THE NORTH PROPERTY LINE.
5. ALL RIGHTS OF WAY SHOWN HEREON ARE PHYSICALLY OPEN UNLESS OTHERWISE STATED.
6. UNDERGROUND IMPROVEMENTS OR UTILITIES WERE NOT LOCATED.
7. THIS PROPERTY APPEARS TO BE IN A ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY NUMBER 12083C, PANEL 0704, SUFFIX E, WITH AN EFFECTIVE DATE OF 4/19/2017.
8. THIS PROPERTY THIS SURVEY MEETS THE STANDARDS OF PRACTICE CONTAINED IN CHAPTER 5J-17.050 THROUGH .052, FLORIDA ADMINISTRATIVE CODE, AND THE ACCURACY OBTAINED BY MEASUREMENT AND CALCULATION OF A CLOSED GEOMETRIC FIGURE WAS FOUND TO EXCEED THE MINIMUM RELATIVE DISTANCE ACCURACY FOR SUBURBAN LAND USE.
9. UNLESS IT BEARS THE DIGITAL SIGNATURE AND CERTIFICATION OR THE PHYSICAL SIGNATURE AND SEAL OF THE LICENSED SURVEYOR AND MAPPER, THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SURVEYORS CERTIFICATION: TO: NEW STRATEGY HOLDINGS, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY L.D.C. AND MEETS THE STANDARDS OF PRACTICE PER CHAPTER 2014-147 SECTION 1, SECTION 472.027, FLORIDA STATUTES.

RODNEY K. ROGERS DATE
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA

Table with columns for REVISION and DATE.

Robert L. Rogers, PE
rrogers@rogerseng.com
Rodney K. Rogers, FSM
rrogers@rogerseng.com

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9214 • Lic. Eas. #4074

A BOUNDARY & TOPOGRAPHIC SURVEY
FOR
NEW STRATEGY HOLDINGS, LLC
Boundary Survey Map

Table with columns for JOB No., DATE, SCALE, SHEET, and other project details.

