

COVENTRY SQUARE

P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCEL # 47667-000-00

PROJECT AREA: ± 55.00 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 (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

STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

COVER SHEET

DATE 3/18/25

DRAWN BY _____

CHKD. BY JH

JOB NO. 24-9157

SCALE _____

SHT. 01

INDEX OF SHEETS

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03	PUD CONCEPT
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12-A, 12-B, 12-C, 12-D, 12-E, 12-F	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



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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
 MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

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

SITE DATA TABLE

OWNER/DEVELOPER:
 ENCLAVE HOUSING LLC,
 JOEL ROSENBERG

PARCEL: 47667-000-00

PROJECT AREA:
 TOTAL = 55.00 ± AC.

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

DENSITY:
 TOTAL ALLOWABLE = 220 UNITS (PER MR LANDUSE)
 TOTAL SHOWN = 165 UNITS
 TOTAL DENSITY NOT TO EXCEED 175 UNITS

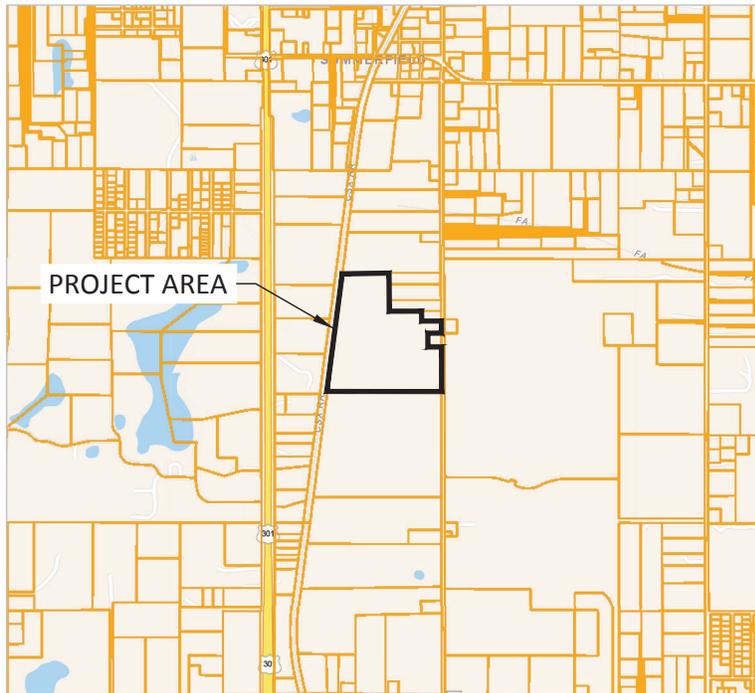
MINIMUM BUILDING LOT
LINE SETBACKS: - INCLUDES AMENITIES
 FRONT - 20' MIN.
 REAR - 15' MIN. (5') ACCESSORY
 SIDE - 5'/15' MIN. (5') ACCESSORY

MAX BUILDING HEIGHT:
 40'

PROPOSED LOTS:

	(A) 50' X 115' MIN. LOTS	114 UNITS
	(B) 60' X 115' MIN. LOTS	51 UNITS
TOTAL		165 UNITS

 PROPOSED BUFFERS:
 AS SHOWN ON CONCEPT PLAN



VICINITY MAP

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 MARION COUNTY, FLORIDA

SITE DATA

DATE 3/18/25
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 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.
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. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
11. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
12. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
13. 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 EVENTUALLY MAINTAINED BY DECLARANT POA .

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.



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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
 MARION COUNTY, FLORIDA

NOTES

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

LEGAL DESCRIPTION:PARCEL 9: TAX ID# 47667-000-00

THAT PART OF THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD.

AND

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD. LESS THE NORTH 1532.97 FEET THEREOF.

AND

THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE NORTH 1532.97 FEET THEREOF;
LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

ALSO LESS THE FOLLOWING DESCRIBED THREE (3) PARCELS:

PROPERTY DESCRIBED IN O.R. BOOK 4016, PAGE 26, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;
PROPERTY DESCRIBED IN O.R. BOOK 1157, PAGE 1676, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

AND

PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S00°11'10"E ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NORTHWEST 1/4 1532.97 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°11'10"E 574.11 FEET TO A POINT WHICH IS N00°11'10"W 574.76 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4; THENCE WEST 808.46 FEET; THENCE N00°54'12"W 574.17 FEET; THENCE EAST TO THE POINT OF BEGINNING.

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MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

DATE 3/18/25

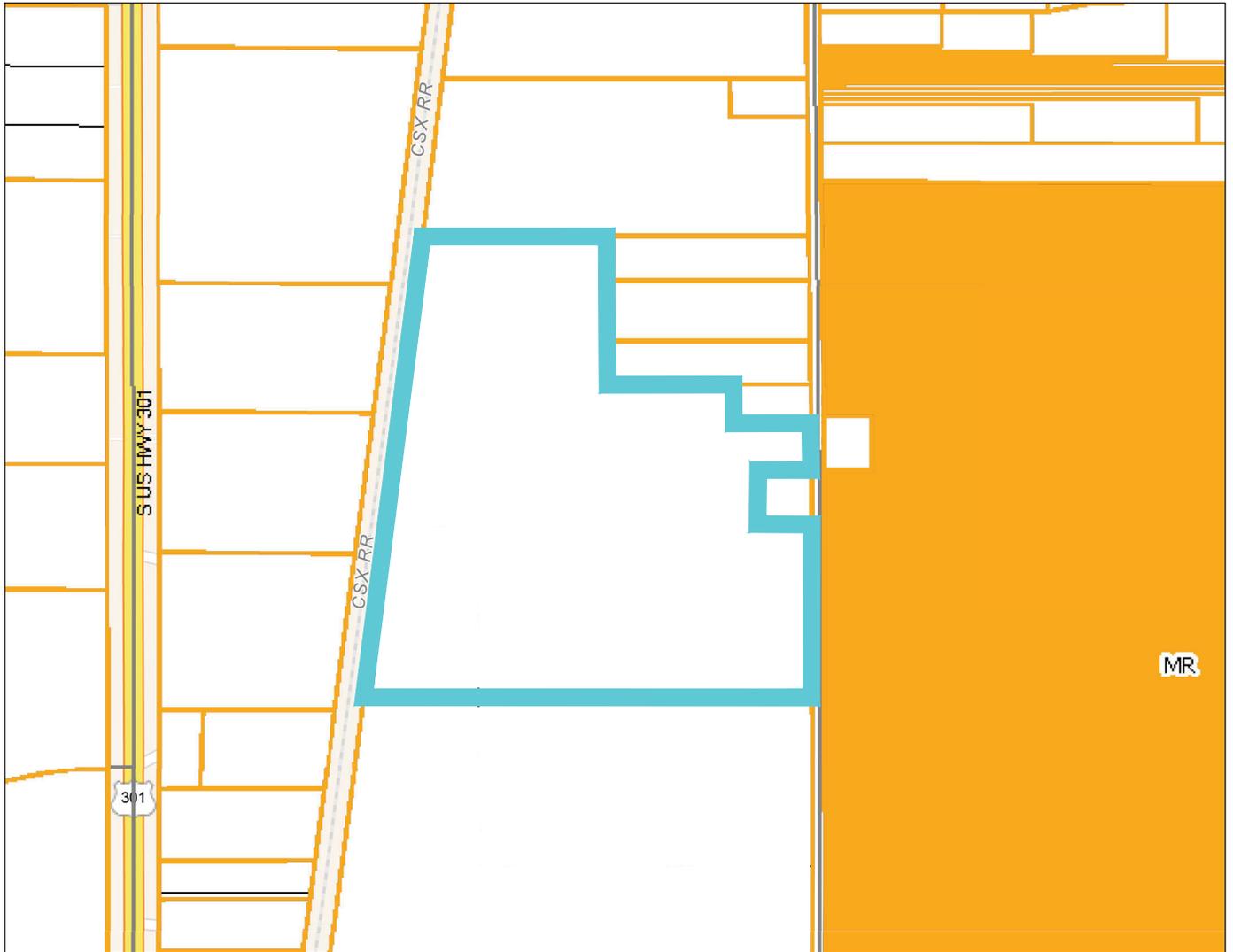
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SCALE _____

SHT 05-C



Marion County

Parcels

Future Land Use

Rural Land (1 du/10 ac)

Medium Residential (1 - 4 du/ac)

Preservation (N/A; N/A)

Streets



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FUTURE LAND USE

DATE 3/18/25

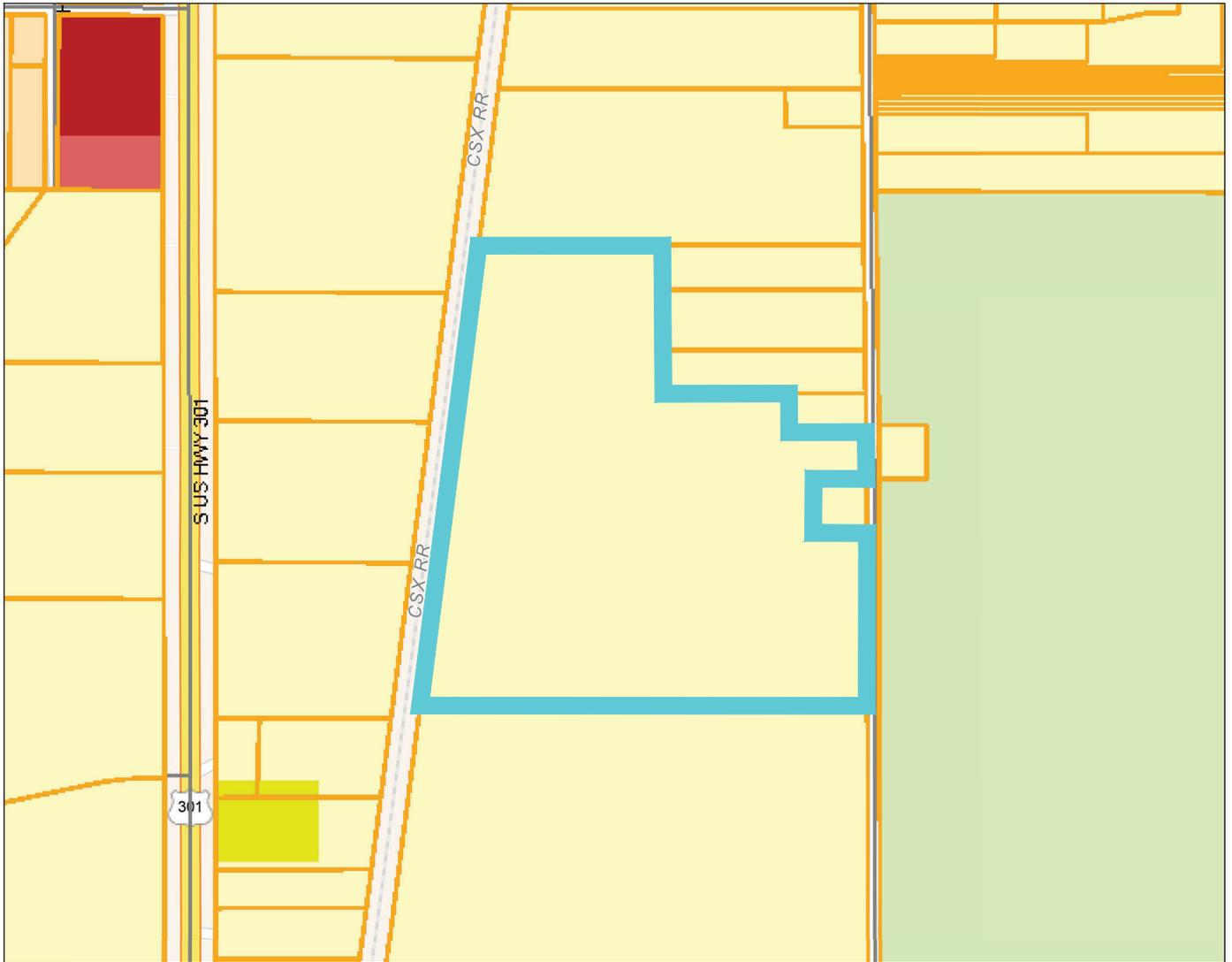
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SCALE _____

SHT. 05-D



Marion County	Zoning Classification	B-1	PUD	RC-1
Parcels	A-1	B-2	R-1	RR-1
	A-3	B-4	R-4	Streets



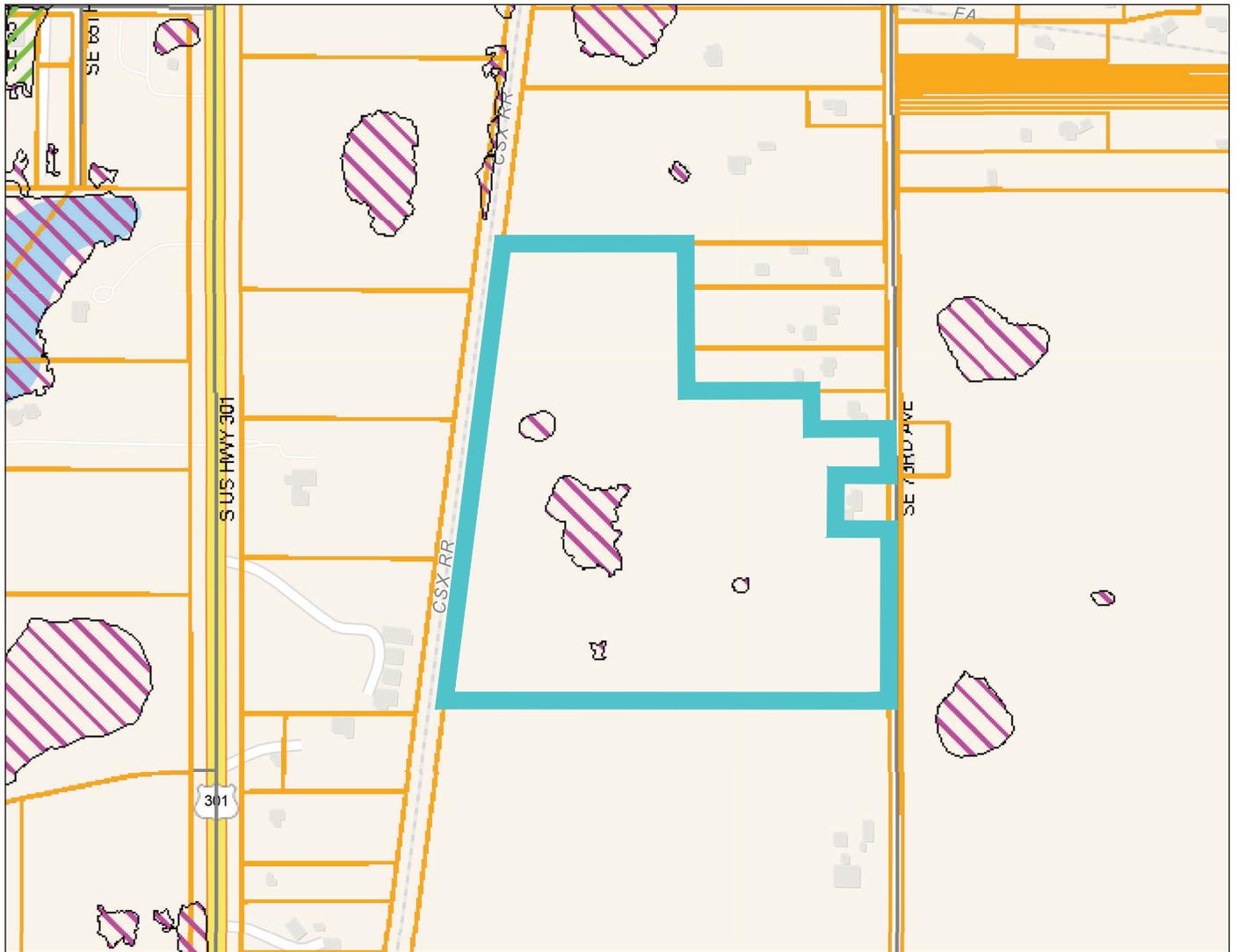
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ZONING CLASSIFICATION

DATE 3/18/25
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SHT. 05-E



-  Marion County
-  Transitional Flood Prone Areas
-  Flood Prone Areas
-  Parcels
-  Streets



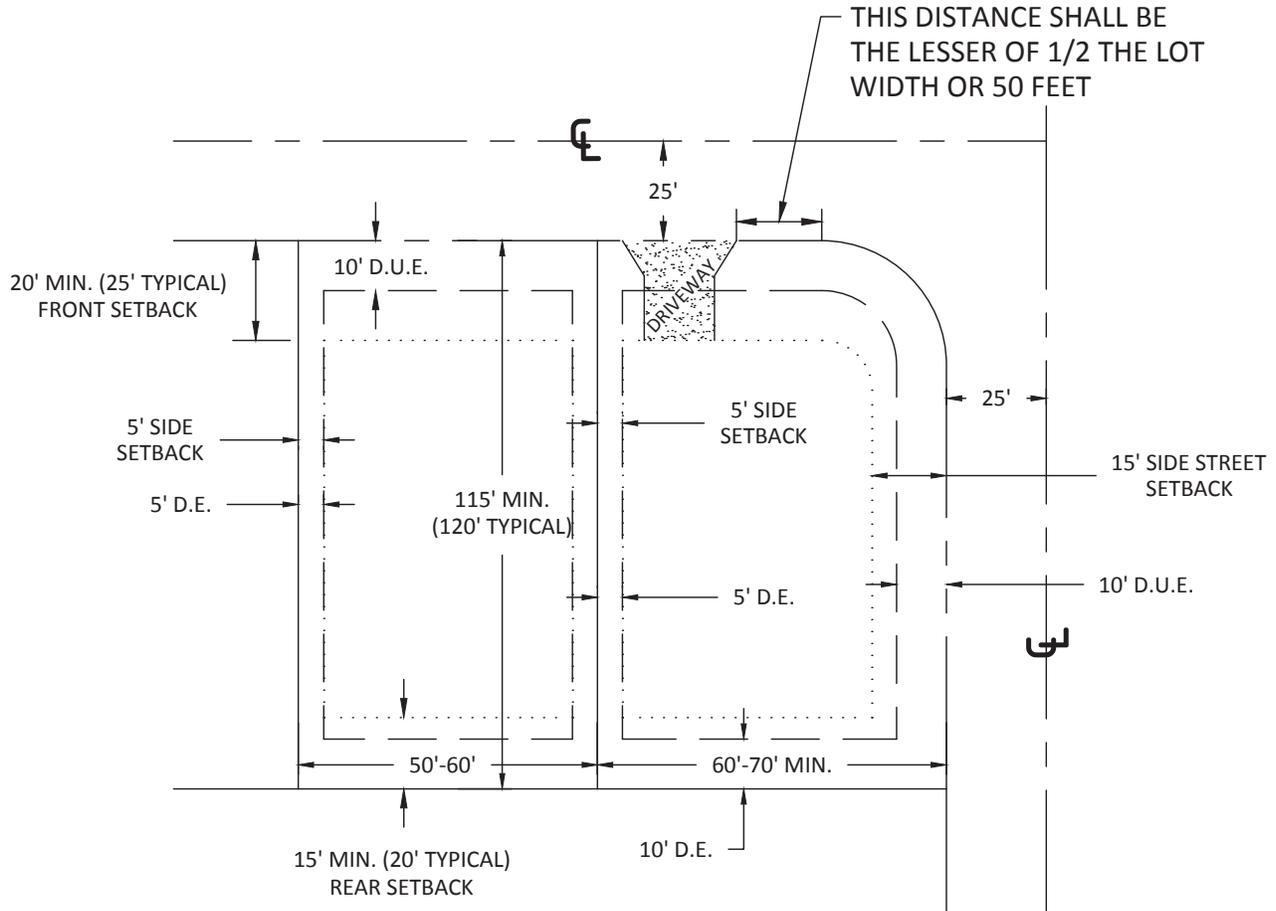
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FLOOD ZONE MAP

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SHT. 05-F



TYPICAL LOT DETAILS

N.T.S

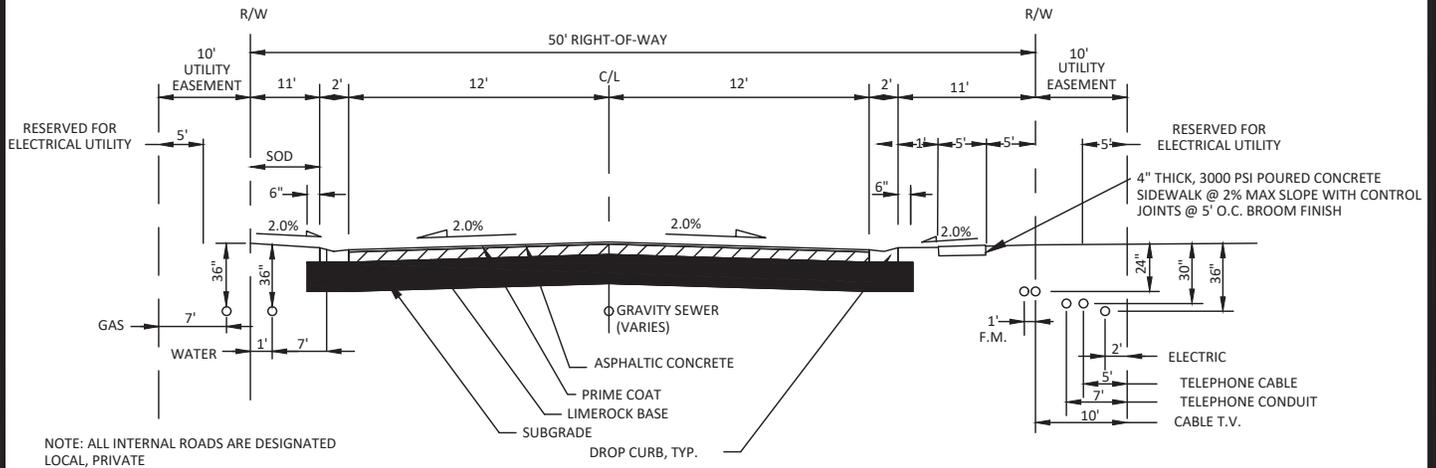
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
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TYPICALS

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SCALE N.T.S.
SHT. 06



**50' PRIVATE LOCAL RIGHT-OF-WAY
ROADWAY SECTION**

N.T.S

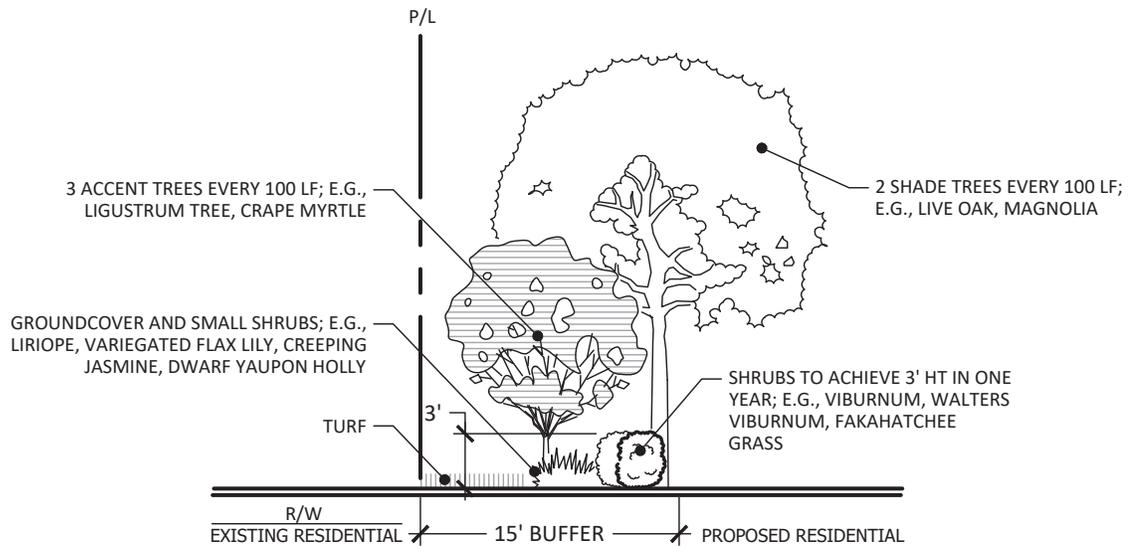
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CROSS SECTIONS

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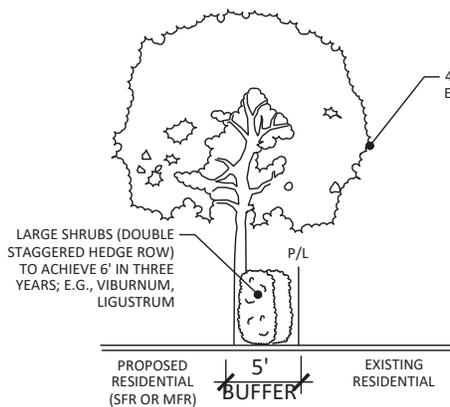


TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

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.

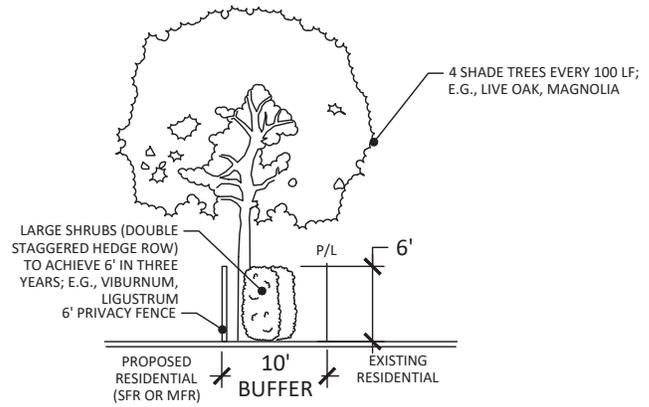


TYPE 'E' BUFFER

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

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SHT. 08



100'

TYPE 'C' BUFFER



100'

TYPE 'C' BUFFER

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BUFFER RENDERINGS

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 SHT 09-A



100'

TYPE 'E' BUFFER



100'

MODIFIED TYPE 'E' BUFFER

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BUFFER RENDERING

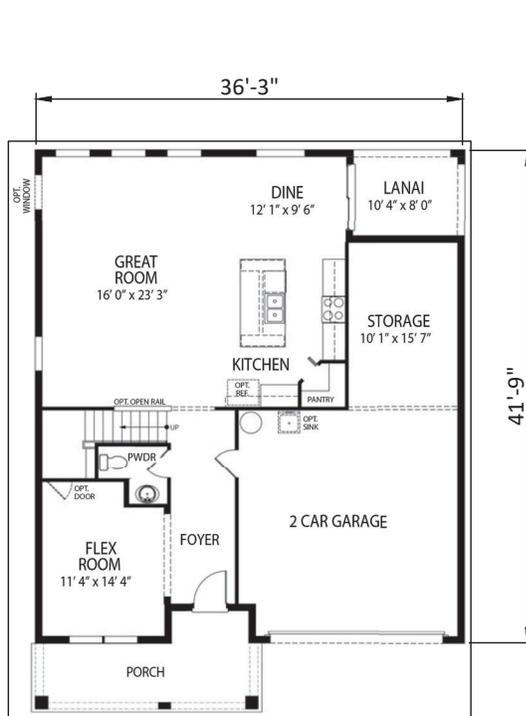
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 SHT 09-B



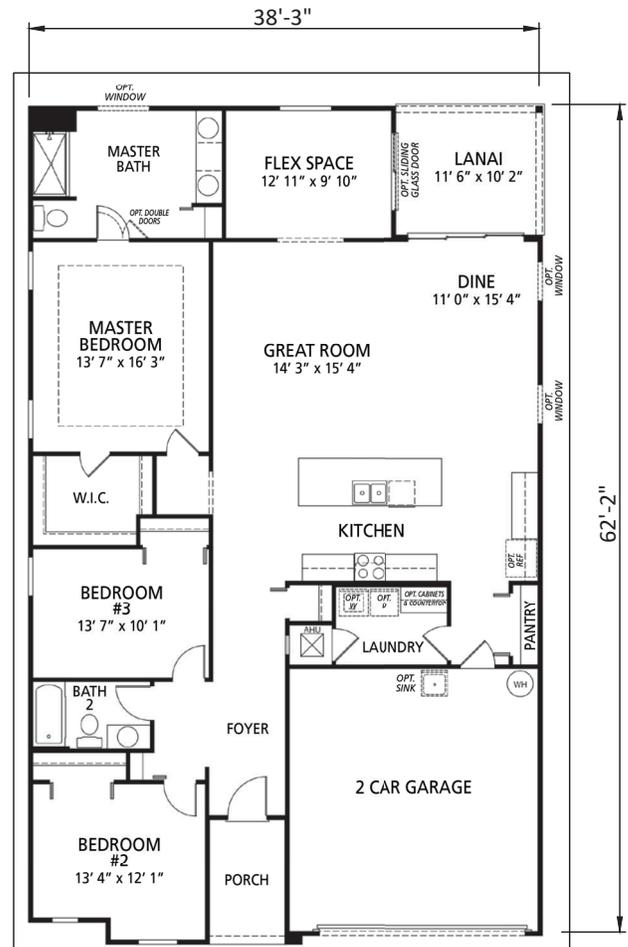
Carlisle



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

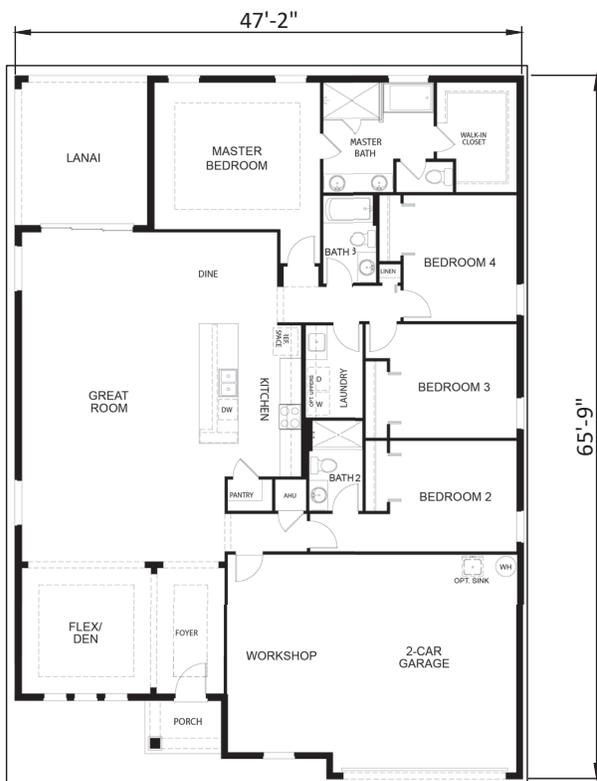
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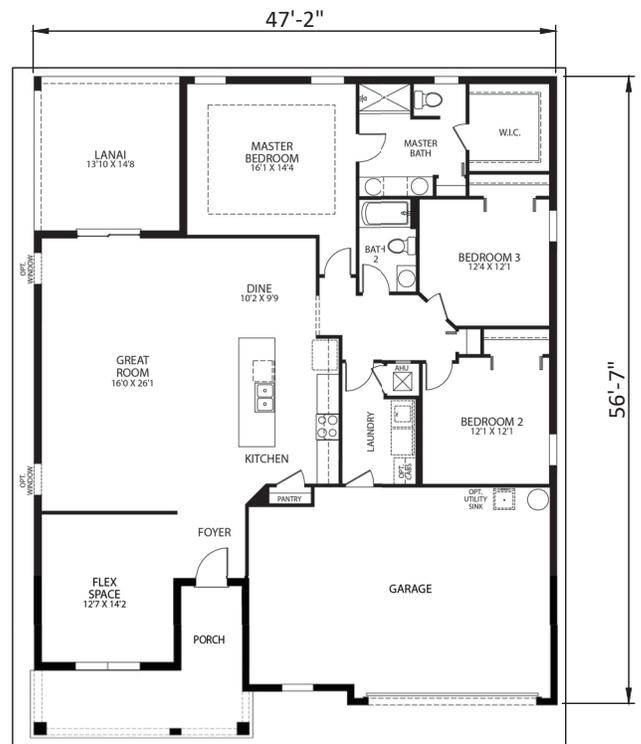
Harmony



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.

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OPEN SPACE CALCULATIONS

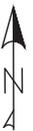
REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) 0.20 X 55.0 = 11.00± AC.
2. IMPROVED OPEN SPACE (AMENITY): (5% OF OPEN SPACE) 0.05 X 11.00 = 0.55±AC.

PROVIDED:

TOTAL PROVIDED OPEN SPACE: 15.38±AC.

- 1. OPEN SPACE: 10.30 ± AC.
- 2. IMPROVED OPEN SPACE: 1.60 ± AC.
- 3. DRA: 2.10 ± AC. (25% of 8.41 Ac.)
- 4. BUFFERS: 1.38 ± AC.



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

STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

**OPEN SPACE MAP
AND CALCULATIONS**

DATE 3/18/25

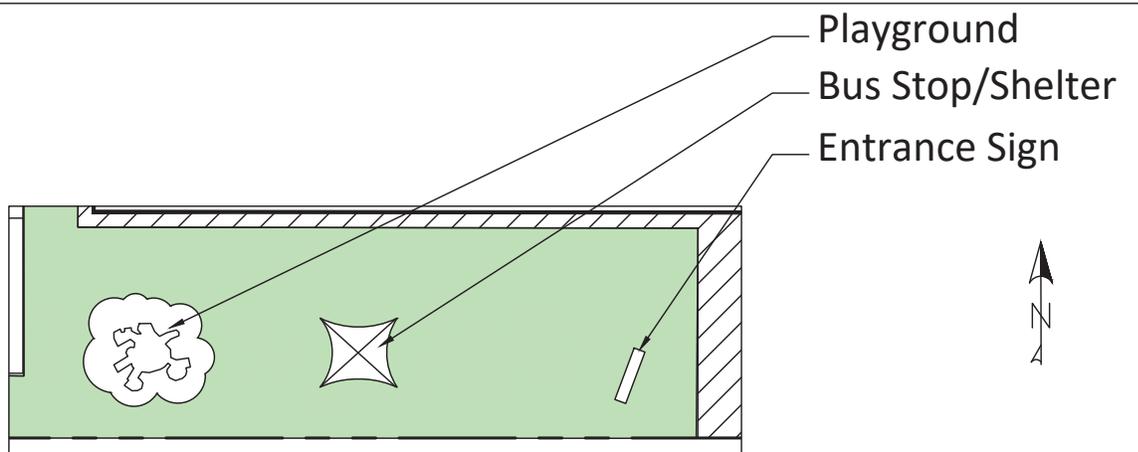
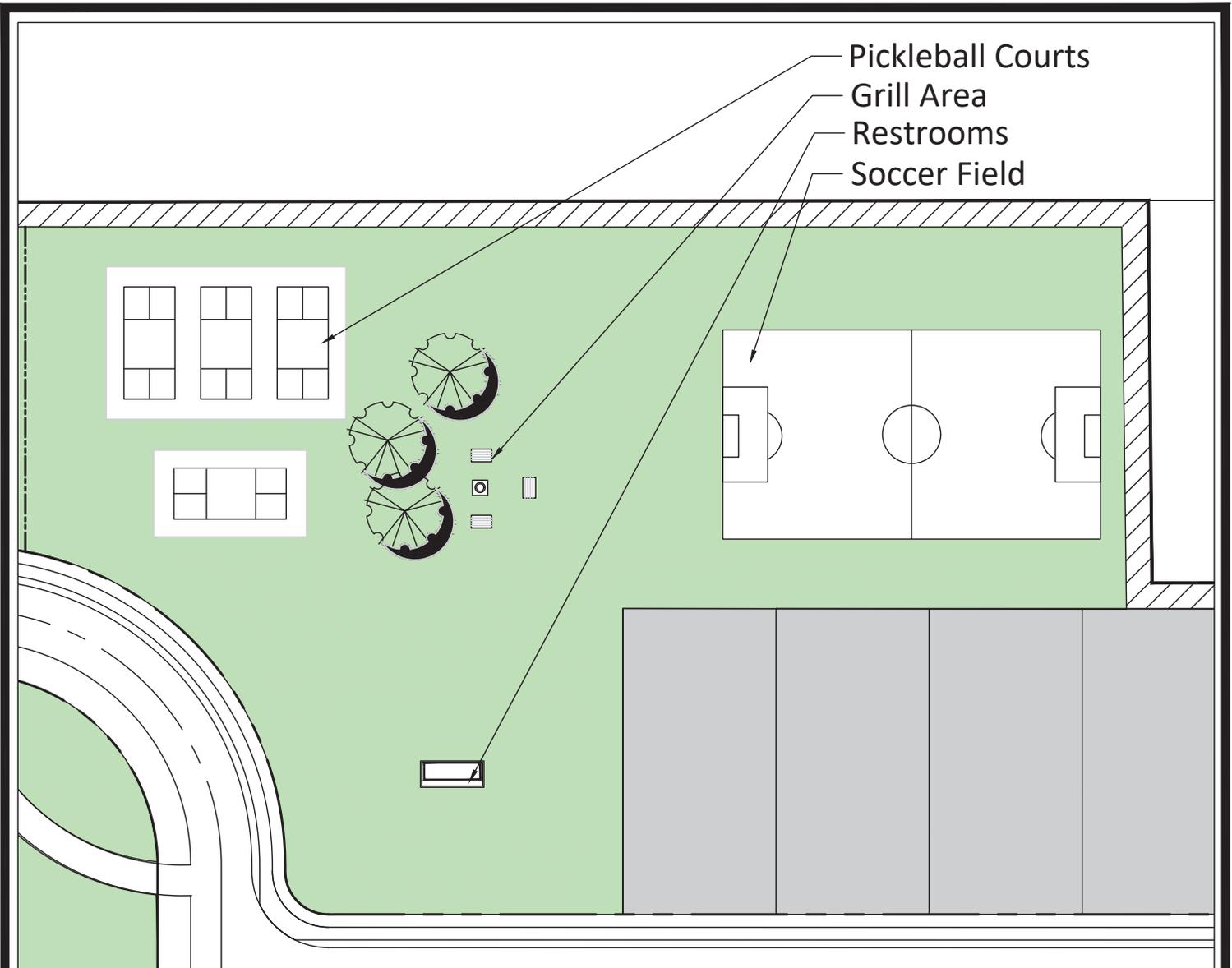
DRAWN BY

CHKD. BY JH

JOB NO. 24-9157

SCALE 1"=250'

SHT. 11



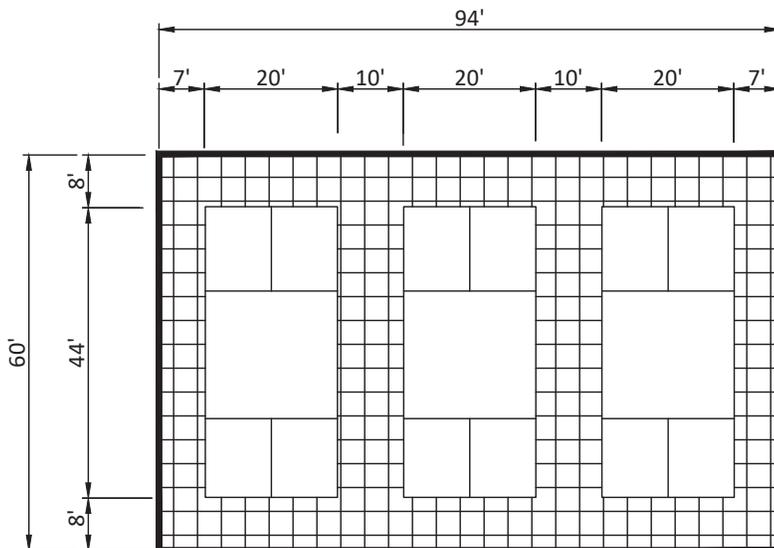
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MARION COUNTY, FLORIDA

AMENITY RENDERINGS

DATE 3/18/25
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JOB NO. 24-9157
SCALE _____
SHT. 12-A



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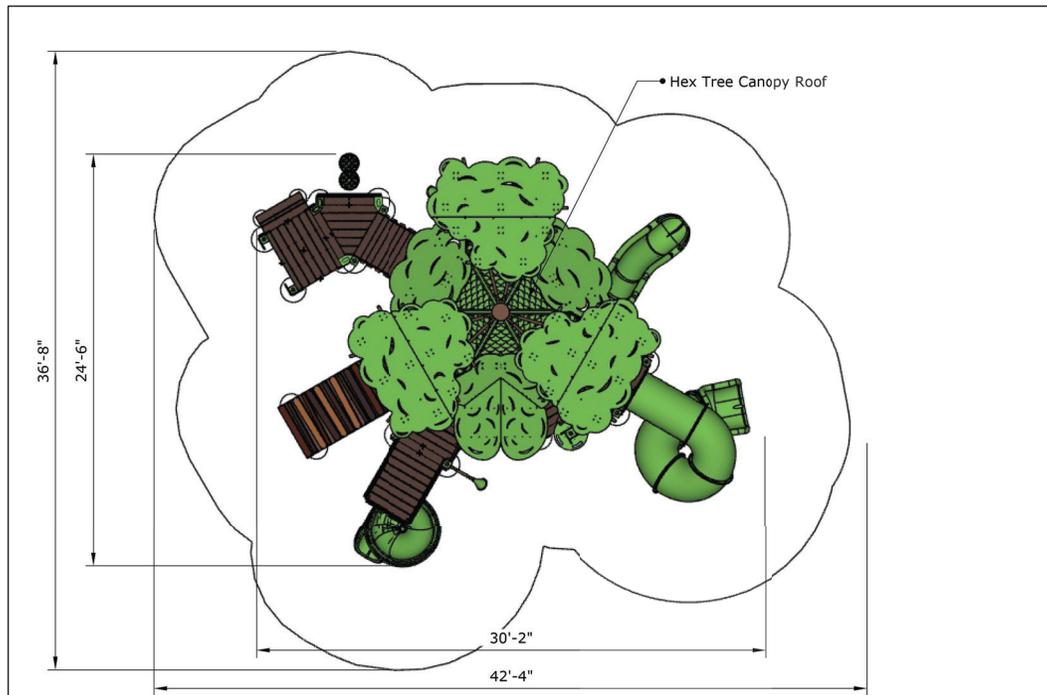
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MARION COUNTY, FLORIDA

PICKLEBALL COURTS
AMENITY RENDERINGS

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

SHT 12-B



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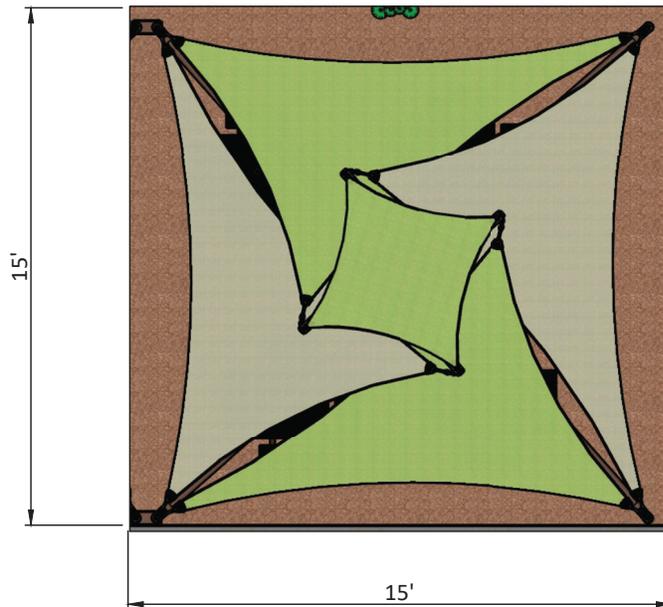
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MARION COUNTY, FLORIDA

**PLAYGROUND
AMENITY RENDERINGS**

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JOB NO. 24-9157
SCALE N.T.S.

SHT 12-C



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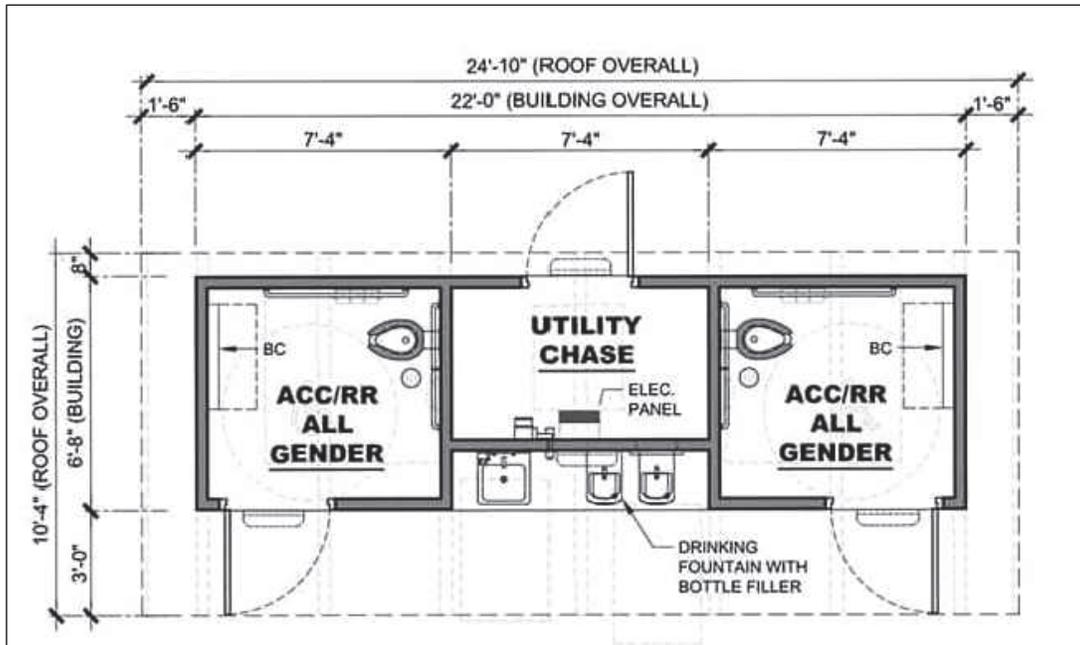
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MARION COUNTY, FLORIDA

**BUS STOP / SHELTER
AMENITY RENDERINGS**

DATE 3/18/25
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JOB NO. 24-9157
SCALE N.T.S.

SHT 12-D



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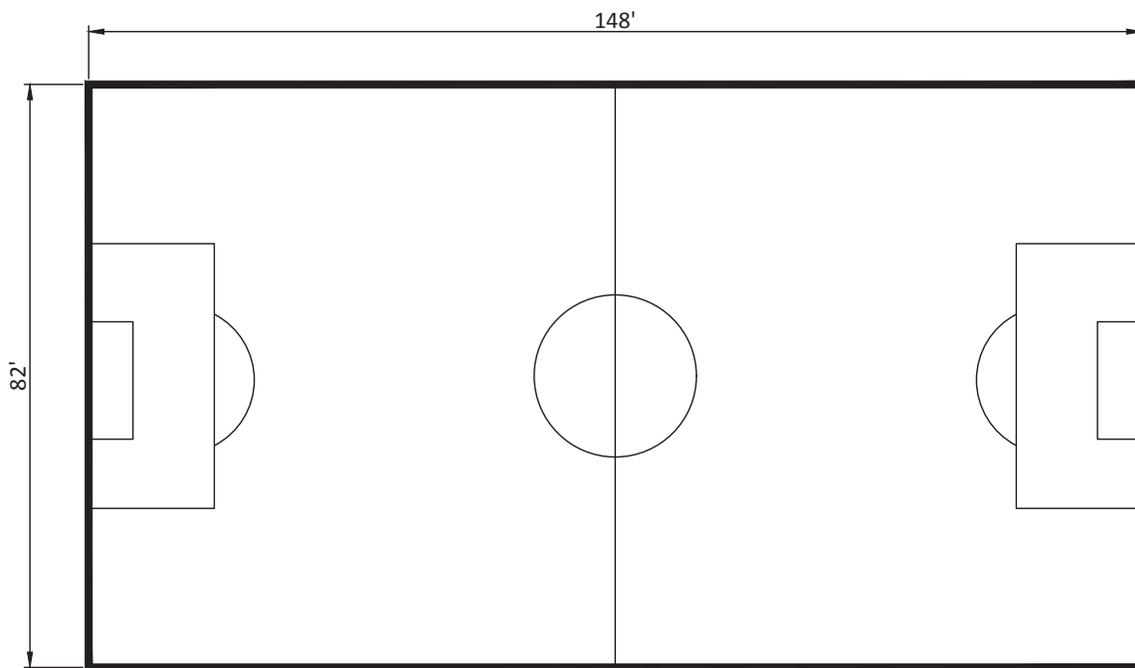
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

RESTROOMS
AMENITY RENDERINGS

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

SHT 12-E



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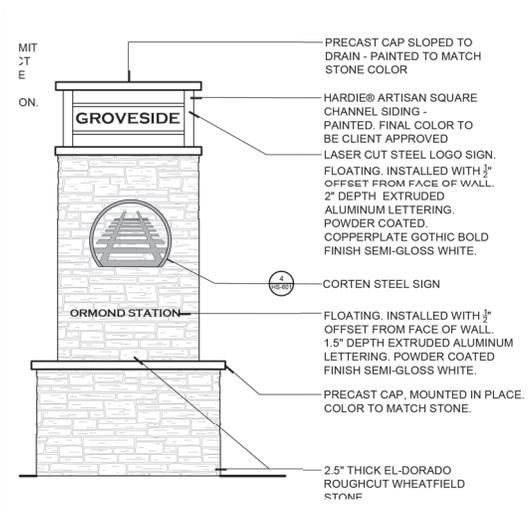
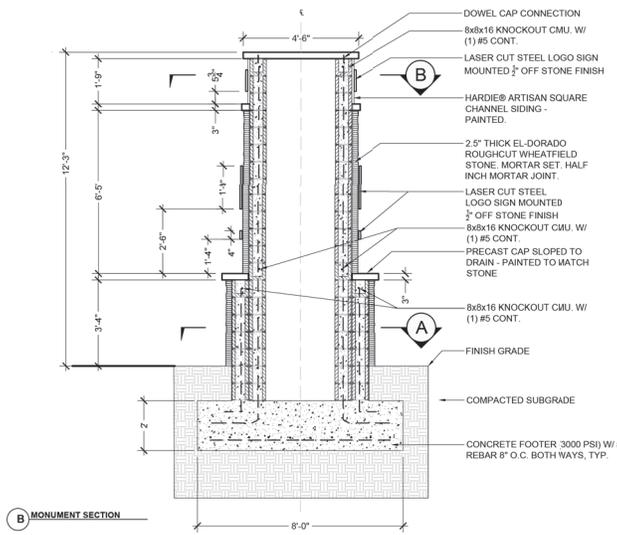
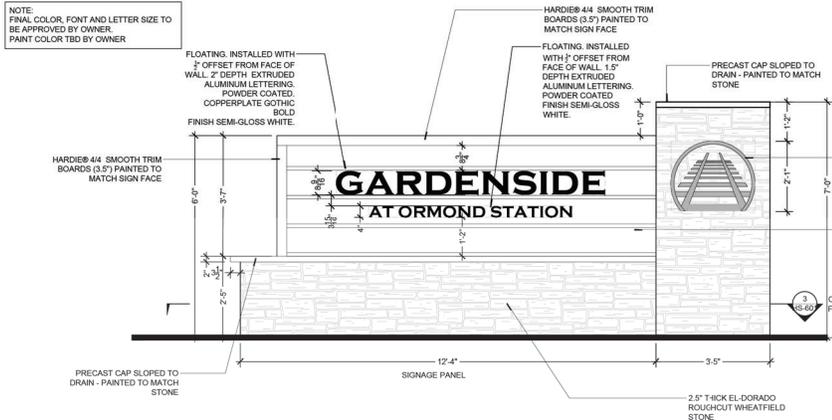
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MARION COUNTY, FLORIDA

SOCCER FIELD
AMENITY RENDERINGS

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

SHT 12-F

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.

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MARION COUNTY, FLORIDA

SIGNAGE RENDERINGS

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

SHT. 13