



## Marion County Board of County Commissioners

### Growth Services

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

February 18, 2022

George Coba  
Coba Homes Corporation  
19441 SW 134<sup>th</sup> Court  
Miami, FL 33177

RE: PUD Rezoning Case Application No. 211009Z  
Application Request No. 27186

To Whom It May Concern:

We are sending this letter to inform you that your request for zoning change from A-1 (General Agriculture) to PUD (Planned Unit Development) regarding the Coba/New Strategy Holdings 51<sup>st</sup> East PUD Development project on parcel 35695-033-00 was approved by the Board of County Commissioners on November 2, 2021.

Master plan development conditions and Concept Plan are enclosed.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 211009Z.

Sincerely,

  
Tracy Straub, PE  
Assistant County Administrator

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Enclosure: Development Conditions, Concept Plan

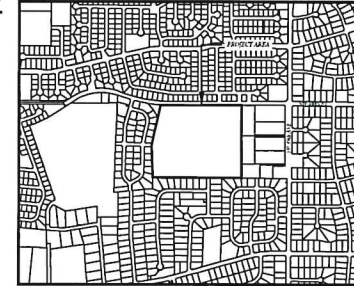
cc: David Tillman, Tillman & Associates Engineering, LLC.

211009Z East PUD Development Conditions:

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 100th Street, including sidewalks, from SW 49<sup>th</sup> Avenue Road westward to SW 62<sup>nd</sup> Avenue Road in conjunction with the companion PUD (211008Z) and/or up to and including the SW 54th Court intersection at the Woods & Meadows East Subdivision at a minimum. The PUD shall not be developed and/or constructed as a gated community and shall accommodate reciprocating 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 51<sup>st</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 cross 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 project's 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 ground cover for at least 50% of the buffer to be three feet within 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 plantings provided when existing vegetation is insufficient to meet the vegetation requirements.
9. The PUD Master Plan (or equivalent) shall 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 package practices and rates.
  - b. Amenities for the PUD shall then conform to the greater of either the cited builder practices and rates noted previously, or shall include at a minimum the following: 2,500 square foot clubhouse, pool, playground, and ball/play field (e.g., soccer) that may be as provided as a component of the PUD's drainage retention area design acceptable 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 project's final PUD Master Plan shall establish the schedule for construction and completion of the amenities in coordination 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 play/ball fields, shall comply with the provisions of LDC Division 6.19, Outdoor Lighting, particularly in regards to preventing direct glare and light spillage on to adjacent streets and properties.
12. The project's final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the LDC's notice provisions at the applicant's expense.

# NEW STRATEGY HOLDINGS, LLC 51st PUD CONCEPT PLAN

MARION COUNTY, FLORIDA



VICINITY MAP  
SCALE: 1" = 100'

## SITE DATA TABLE

OWNER: COBA HOMES CORPORATION  
ADDRESS: 19441 SW 134TH CT  
MIAMI, FL 33177-4118

PARCELS: 284,623.49 (5.12 & AC)

PROJECT AREA: 45.12 & AC

RESIDENTIAL: 45.12 & AC

TOTAL: 45.12 & AC

LAND USE & ZONING: EXIST FUTURE LAND USE: MR

PROPOSED FUTURE LAND USE: MR

EXISTING ZONING: R-1

PROPOSED ZONING: PUD

SOFT SPACE: 8.02 & AC (5.12 & 2.90)

REQUIRED: 8.02 & AC

FOUNDER OPEN SPACE: 8.02 & AC

SOCCER FIELD (DRA 1.86 AC)

DRA TOTAL: 8.02 & AC (5.12 & 2.90)

TOTAL PROVIDED (24,000): 8.02 & AC

MINIMUM OF 8.02 ACRES OF OPEN SPACE TO BE PROVIDED AT TIME OF DEVELOPMENT

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

DENSITY: TOTAL ALLOWABLE = 180 UNITS (5.12 & 4)

PROPOSED UNITS = 180 UNITS

45' & 120' = 180 UNITS

50' & 120' = 180 UNITS

TOTAL PROVIDED = 180 UNITS

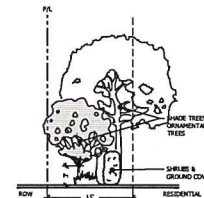
DETAILED: NOTE: ENTIRE PROJECT IS WITHIN FLOOD ZONE 1 PER FEMA MAP PANEL #120630101E

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



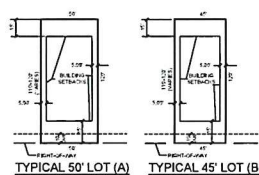
## ARCHITECTURAL STYLES

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

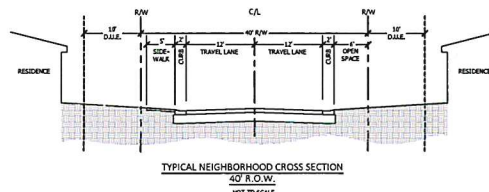


## TYPE 'C' BUFFER DETAIL

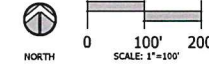
TYPE 'C' BUFFER: 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPOSE AT LEAST 75 PERCENT OF THE BUFFERED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



NOTE: LOT DEPTH AS SHOWN IS 120'



TYPICAL NEIGHBORHOOD CROSS SECTION  
40' R.O.W.  
NOT TO SCALE



| TABLE 1<br>LOT AND BUILDING STANDARDS |                  |
|---------------------------------------|------------------|
| SETBACK                               | BUILDING         |
| FRONT                                 | 5'               |
| REAR                                  | 5'               |
| SIDE                                  | 5'               |
| BUILDING HEIGHT                       | 40'              |
| ACCESSORY STRUCTURE                   | 5' SIDE, 5' REAR |

**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  
CERTIFICATE OF AUTHORIZATION #2534

REVISIONS

DATE

COBA HOMES CORPORATION  
NEW STRATEGY HOLDINGS, LLC 5th  
MARION COUNTY, FLORIDA  
P.U.D. CONCEPT PLAN

DATE: 7/29/2021  
DRAWN BY: NLR  
CHECK BY: JAM  
JOB NO.: 21-2069