

July 3, 2025

PROJECT NAME: JUNIPER LOOP DEVELOPMENT

PROJECT NUMBER: 2024040016

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32940

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Central Sewer/Central Water through City of Bellevue
- 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 an expired PUD to PUD for a residential subdivision. Parcel 36640-004-00 is currently zoned PUD and is 39 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are County Flood Prone areas on this parcel. Please ensure LDC 6.13 is met with the Major Site Plan.
- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: 6/26/25 – A traffic study has been submitted and approved. The 151 single family detached houses will generate 1,475 daily trips, 108 AM peak HR trips, and 146 PM peak HR trips. The traffic study determined that all intersections within the study area will operate at acceptable levels at buildout of the development with the exception of the intersection on Juniper Road at SE 79th Street. This intersection currently fails in the morning peak hour primarily as a result of school traffic. The traffic study recommended the implementation of a 4-way stop at this intersection to improve overall operations. The Office of the County Engineer is reviewing this recommendation in more detail for possible implementation. No other traffic improvements were identified in the traffic study. No access improvements are needed at the project entrance on Juniper Road.
The PUD plan shows that the internal roadways are proposed to have 30 feet of right-of-way with 15' easements on each side. This should be left for review by the Development Review Committee to review and approve any necessary waivers.
- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan
STATUS OF REVIEW: INFO
REMARKS: 6/26/25 - Sidewalk is required along Juniper Road. Sidewalk also needs to be provided along one side of the emergency access with a crosswalk and connection to the sidewalk at the school entrance.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Fire Review has been conditionally approved for the zone change only. The plans will also need to show a secondary means of access for emergency vehicles per Marion County LDC 6.11.4. Marion County Fire Rescue does not support the use of a Knox box on a manually operated gate. The secondary means of access will need to comply with the following. The stabilized road will need to have a 3rd party engineer certify the ground compaction is sufficient to support the weight of 78,000 Lbs for MCFR services to access the structure. – This document is to be submitted to the Marion County Fire Marshal for review and approval. Signage will need to be in place in or a form of delineation for emergency personnel to maintain

driving on the stabilized roadway. Please keep in mind the location will need to ensure adequate water supply due to how close the structures will be built. Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. Marion County Fire Rescue has reviewed the concept plan PUD as provided for the location. Approval of this concept PUD plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.

- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS: Medium Residential is consistent with single-family
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?
STATUS OF REVIEW: INFO
REMARKS: Surrounding is SFRs with larger lot sizes, ag lots being used residentially with larger lot sizes and multifamily with more units on similar lot size.
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Master Plan submitted for review?
STATUS OF REVIEW: INFO
REMARKS: No Master Plan submitted
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?
STATUS OF REVIEW: INFO
REMARKS: no Developer's Agreement submitted
- 10 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: Minimum is 40 units, max is 157 residential units
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS: no commercial or industrial proposed
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: In the west of the property a waterbody is present and unmarked on the plan. Also flood prone area is present
- 13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?
STATUS OF REVIEW: INFO
REMARKS: Please mark springs protection zone on the cover sheet
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [4.1.4.J - Greenway Setback Provided?]

STATUS OF REVIEW: INFO

REMARKS: location would be in greenway if not for the gap in the greenway

15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: Large mature shade trees on western half of property. No mitigation or preservation plan submitted.

16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS:

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

STATUS OF REVIEW: INFO

REMARKS: In order to obtain subsequent plan approval, Concurrency Certification must also be obtained. In lieu of Concurrency Certification, the applicant/developer may elect for Concurrency Deferral by placing the following note on the plan:

“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 concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review.”

18 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:

Concurrency approval and certification is not required for conceptual/rezoning actions, though an applicant may pursue certification if desired. Subsequent development applications, including the Final Master Plan or equivalent, will need to address concurrency certification or elect deferral by providing the following note on the plan(s):

“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 concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, Master Plan, Preliminary Plat, Improvement Plan, Final Plat, Site Plan, or Building Permit review.”

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?

STATUS OF REVIEW: INFO

REMARKS: Letter from the City of Bellevue is required

20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?

STATUS OF REVIEW: INFO

REMARKS: Letter from the City of Bellevue is required

21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Special Planning Items:

STATUS OF REVIEW: INFO

REMARKS: In previous zoning to PUD that was initially approved then repealed due to land use designation being inaccurate, be advised the Board had concerns about the lot widths compared to adjacent area and number of residential units. Board does not have to grant max density if PUD is approved.

22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: Parcel 36640-004-00 is located within the City of Belleview Utility Service Area. Therefore, Marion County Utilities has no comments regarding the proposed zoning change.

As the City of Belleview is not part of Marion County's Development Review process, they should be given the opportunity to review and provide comments on this request.

Please note that during the Improvement Plan or Site Plan review phase, the applicant will be required to submit a Letter of Utility Availability and Capacity to Serve from the City of Belleview.

Additionally, this parcel is located within the Urban Growth Boundary and lies within the Silver Springs Primary Springs Protection Zone.

23 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Concept plan is sheet 03. This is not a master plan submittal.

24 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b) - Conceptual plan in compliance with Division 2.13 and 2.11.

STATUS OF REVIEW: INFO

REMARKS: Per Land Development Code Div 2.11 and Sec. 2.12.18, concept plans are required to show "All trees 10 inches DBH and larger and groups of trees. Location of smaller diameter trees may be required depending on habitat and species."

Staff could not locate information to satisfy this concept plan requirement. Provide this information and clearly indicate it in the next submittal.

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.

STATUS OF REVIEW: INFO

REMARKS: [1] Overlay zones were omitted. Add Primary Springs Protection Overlay Zone to the next submittal.

[2] Open space / amenity uses were omitted from the "proposed use" section of site data on 03 Concept Plan.

[3] Max building height listed is 50' which is 10' higher than allowed under standard R-1 zoning.

[4] Parking spaces for single family homes are not listed. See Sec. 6.11.8 for parking standards for Single-Family Detached. Sec. 6.11.8.A states that "Alternatives to these parking standards may be accepted by the Planning/Zoning Manager, if the applicant demonstrates that such standards better reflect local and project conditions."

[5] Tracts are not labeled.

[6] Projected daily trip generation and a.m./p.m. peak hour traffic volume not provided with this submittal. Provide with next submittal.

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

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: INFO

REMARKS: Centered on the short dimension of the sheet. Center the name of the PUD on the long

dimension for next plan submittal

- 27 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(2) - Vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
STATUS OF REVIEW: INFO
REMARKS: Provided, but not shown on cover sheet.
- 28 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.
STATUS OF REVIEW: INFO
REMARKS: Dimensions shown on 03 Concept Plan.
Provide boundary survey with legal description with master plan submittal.
- 29 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(4) - Provide the acreage of the subject property along with a legal description of the property.
STATUS OF REVIEW: INFO
REMARKS: Legal description does not state the acreage of the site. Provide in next submittal.
- 30 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.
STATUS OF REVIEW: INFO
REMARKS: Subject property FLU: MR
Subject property Zoning: Expired PUD. Needs to revert to A-1 or renew the PUD. Applicant is opting to renew the PUD.
Adjacent FLU/Z shown on 05-D and 05-E.
- 31 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.
STATUS OF REVIEW: INFO
REMARKS: No existing site improvements
- 32 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.
STATUS OF REVIEW: INFO
REMARKS: 1. Detached SFR and all accessory uses allowed in R-1, which would include "single-family, guest cottages, apartment."
2. Open space park and tree preservation area
3. Amenity area, including playground
- 33 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.
STATUS OF REVIEW: INFO
REMARKS: For next plan submittal,
On 06-Typicals, label setbacks for accessory structures consistent with dimensions/labels shown on 03-Concept Plan (bottom right corner)
- 34 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).

STATUS OF REVIEW: INFO

REMARKS: For next plan submittal,

[1] On 03-Concept Plan, add 15' min side street setback, consistent with what is shown on 06-Typicals and listed on 05-A-Site Data.

[2] On 05-A-Site Data, specify that the side setback is 5' and the side street setback is 15'

35 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Addressed as part of Note 1 on sheet 05-B-Notes.

Please provide sheet(s) showing the spatial extent of the potential phasing options considered by the developer/applicant (e.g., all one phase; phase 1a, 1b, & 2, phase 1 and 2, etc).

36 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.

STATUS OF REVIEW: INFO

REMARKS: Modified Type C buffer fits the intent of buffering SFR to existing School (Public use) and exceeds the intent of SFR buffering to existing Agricultural properties to the north.

For next plan submittal, show colored renderings of what the buffers will look like Modified Type C and Enhanced Type C buffers will look for installation, year 1, year 3, and year 5.

For master plan, the area consisting of the "existing vegetation to be utilized as buffer" and the area consisting of the "existing trees to be preserved and utilized for shade"

37 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(12) - Identify access to the site.

STATUS OF REVIEW: INFO

REMARKS: Primary access on NW Juniper Road

Emergency access and pedestrian access on Juniper Trail Loop.

Questions: [1] Will there be sidewalk circulation within the PUD connecting to this pedestrian gate? [2] Will sidewalk circulation connect to the sidewalks on the east side of Juniper Road?

[3] Sidewalk widths do not appear to be listed on the plan set.

[1] Staff advocates to connect the project's internal sidewalk circulation to the project's pedestrian gate, so the future parents and students have a safe, convenient option to walk to Legacy Elementary School located directly to the south. Collaboration with Marion County Public Schools may be needed and an off-site improvement (crosswalk) may be added to help pedestrians safely cross the bus loop street and access the school's sidewalk network.

[2] Staff advocates to connect the existing sidewalk system along Juniper Road by routing sidewalk circulation to the front entrance and connecting across Juniper Road with a painted crosswalk and appropriate signage for pedestrian safety. The applicant proposes a sidewalk.

[3] Staff would accept five (5) foot minimum sidewalk width because of the "local" context of the PUD's proposed streets. However, six (6) foot sidewalks are preferred to accommodate multiple users on the same path.

38 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site.

STATUS OF REVIEW: INFO

REMARKS: Shown on 05-Flood zone map. FEMA flood zone X and scattered portions of Marion County Flood Prone Area are being converted to DRAs per 03 Concept Plan.

39 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.

STATUS OF REVIEW: INFO

REMARKS: 03 Concept plan states 8.03-acre open space park and tree preservation area.

11-Open Space Map seems to have several inaccuracies.

[1] There is a portion of open space (shown in green) along the northern boundary that protrudes south into the interior of the site. This does not match the lot configuration shown on the concept plan (see area between lots 19 and 30). Adjust the concept plan or open space map as needed in the next submittal. State which one was changed.

[2] The pale yellow color in the key for improved open space seems to correspond with private yards for the proposed lots. The tan color, which is not included on the key, seems to correspond with improved open space. Clarify the key in the next submittal.

[3] Why is only a portion of the walking trail made of grass shown as improved open space? Per code 6.6.6.B(1) "Improved Open Space may include active and passive parks and recreation facilities... and outdoor areas." The grass walking trail would be part of a park and outdoor area for community use. Revise accordingly in next plan submittal.

[4] The DRA is shown as 1.23+- AC (25% of 14.68AC). Why? The total provided open space is listed as 14.25. Please re-run your calculations for the next submittal and fix inconsistency. Consider adding a breakdown of modified type C buffers and enhanced type C buffers.

[5] Calculations for open space on 03 Concept Plan are not consistent with calculations for 11-Open Space Map. Make the calculations consistent for the next submittal.

40 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.

STATUS OF REVIEW: INFO

REMARKS: Buffers and architectural rendering shown on Sheets 8 through 14.

See comments related to buffers under "4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers."

41 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Location of water and sewer facilities.

STATUS OF REVIEW: INFO

REMARKS: Location of water/sewer facilities not shown, but 03-Concept Plan states City of Bellevue as the Water and Sewer provider.

Please provide letter of availability from Bellevue Utilities for centralized water and sewer.

42 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: [1] Staff would support pedestrian connectivity stub out to the north for children in future development to safely walk to school through this project.

[2] Regarding note 12 on 05-B-Notes V1, what is a "buffer easement?" Is the intent to allow signage in buffer areas only, easement areas only, or allow signage in buffers and easement areas?

43 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Per BoCC meeting of 12/17/24, applicant is to work with Growth Services and Landscape to develop the buffer on the north boundary. 2. Details on plan indicate canopy trees may be substituted for understory due to OHE, work with Landscape to determine alternate strategies.

- 44 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - New road names will be issued on future plat submittals. Sheets 03, 13 & 14 have Juniper Road incorrectly labeled as NW Juniper Rd. Be sure to correct the road name and remove "NW" on future submittals.
- 45 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 46 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: 6/11/25-Name is on SHORT dimension, not long.
- 47 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius
STATUS OF REVIEW: NO
REMARKS: 6/11/25-Not found on cover
- 48 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: 6/11/25-Not found on cover
- 49 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.I - Index of sheets and numbering
STATUS OF REVIEW: NO
REMARKS: 6/11/25-Not found on cover



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: 36640-004-00

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:

Expired PUD 160504Z that consisted of Multi-Family to SFR detached units

Property Address: NONE ASSIGNED

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: 39.36+/- **Maximum Proposed Residential Units:** 151
(# SFR 151 # MF 0)

Maximum Non-Residential (Commercial or Industrial) Acreage: 0

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

Prosperity US 27 LLC

Property Owner name (please print)

3 Grace Ave, Ste 102

Mailing Address

Great Neck, NY 11021

City, State, Zip Code

NA

Phone Number (include area code)

NA

E-Mail Address (include complete address)

Refer to authorization letter

Signature*

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

*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.

STAFF/OFFICE USE ONLY

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

Empowering Marion for Success

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) + (\$ 5.00 X Max DUs) + (0 X Max Non-Res AC) = \$ 1,755.00 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).*

JUNIPER LOOP P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCEL # 36640-004-00

PROJECT AREA: \pm 39.36 ACRES

FUTURE LAND USE: MEDIUM RESIDENTIAL

CURRENT ZONING: EXPIRED PUD (16050Z)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED USE: DETACHED SFR UNITS

NOTES:

1. THIS IS WITHIN THE PRIMARY SPRINGS PROTECTION ZONE
2. SIDEWALKS ONE SIDE OF ALL STREETS INTERNALLY
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0730D
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

JUNIPER LOOP
MARION COUNTY, FLORIDA

COVER SHEET

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE _____
SHT. 01

INDEX OF SHEETS

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02	LIST OF REQUIREMENTS
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05-E	ZONING CLASSIFICATION
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07	CROSS SECTION
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09	BUFFER RENDERING
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13	SIGNAGE
14	ENTRANCE LANDSCAPE

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-BUFFER RENDERING
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-BUFFER RENDERING, SEE SHEETS 12-A,B,C,D-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

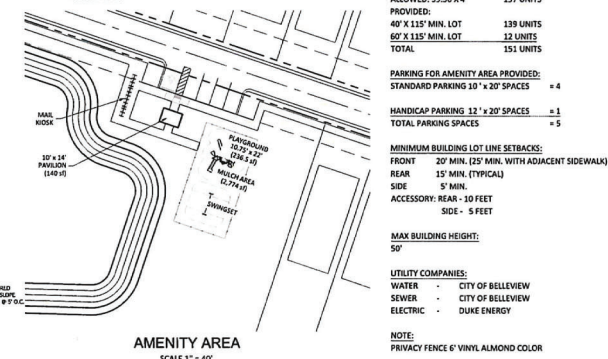
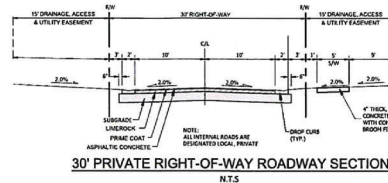
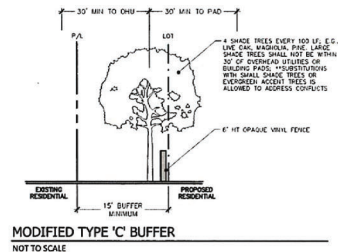
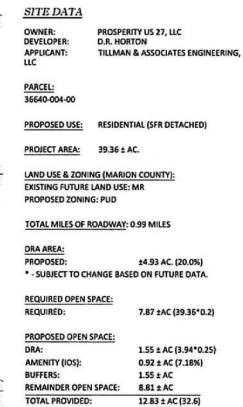
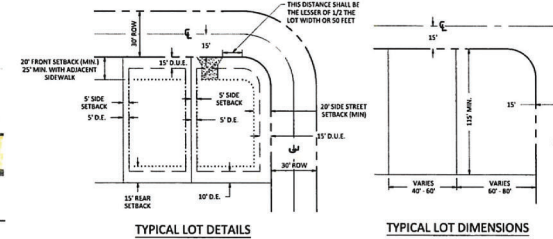
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Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE 5/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE _____
SHT. 02



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P.U.D. CONCEPT PLAN
JUPITER LOOP FKA CHESTNUT HILL
MARION COUNTY, FLORIDA

DATE 6/5/2025
DRAWN BY AS
CHKD. BY JMM
JOB NO. 24-9119

SHT. 03.01

SITE DATA TABLE

OWNER/DEVELOPER:
PROSPERITY US 27, LLC
D.R. HORTON

PARCEL:
36640-004-00

PROJECT AREA:
TOTAL = 39.36 ± AC.

LAND USE & ZONING:
EXISTING FUTURE LAND USE: MEDIUM RESIDENTIAL
EXISTING ZONING: EXPIRED PUD (16050Z)
PROPOSED ZONING: PUD
PROPOSED USE: RESIDENTIAL (SFR DETACHED)

DENSITY:
TOTAL ALLOWABLE (39.36 X 4) = 157 UNITS
TOTAL SHOWN = 151 UNITS
TOTAL DENSITY NOT TO EXCEED 151 UNITS

MINIMUM BUILDING LOT

LINE SETBACKS: - INCLUDES AMENITIES

FRONT - 20' (25' MIN. WITH ADJACENT
SIDEWALK)

REAR - 15' MIN. (10') ACCESSORY

SIDE - 5'/15' MIN. (5') ACCESSORY

MAX BUILDING HEIGHT:

50'

PROPOSED LOTS:

(A) 40' X 115' MIN. LOTS 139 UNITS

(B) 60' X 115' MIN. LOTS 12 UNITS

TOTAL 151 UNITS

PROPOSED BUFFERS:

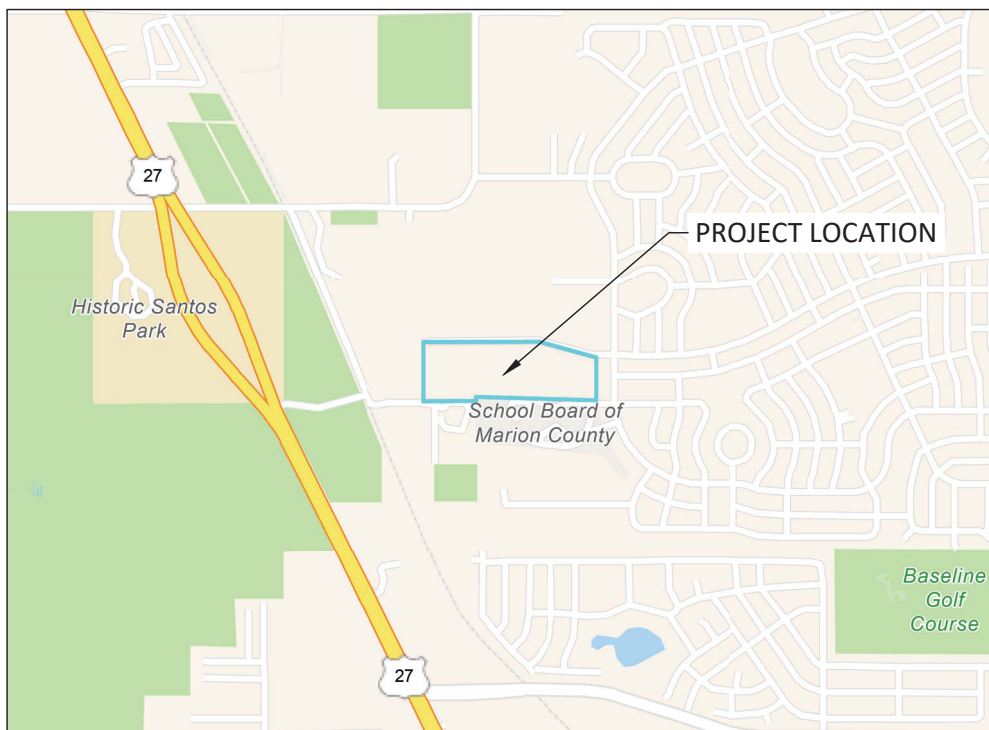
AS SHOWN ON CONCEPT PLAN

PARKING FOR AMENITY AREA PROVIDED:

STANDARD PARKING 10' x 20' SPACES = 4

HANDICAP PARKING 12' x 20' SPACES = 1

TOTAL PARKING SPACES = 5



VICINITY MAP

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JUNIPER LOOP
MARION COUNTY, FLORIDA

SITE DATA

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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. 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 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 15.00' 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 (AS ALLOWED IN R-1) 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: FACADE 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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JUNIPER LOOP
MARION COUNTY, FLORIDA

NOTES

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SHT. 05-B

LEGAL DESCRIPTION:

SECTION 14 TOWNSHIP 16 RANGE 22

COM AT THE NW CORNER OF SE 1/4 OF SECTION 14 THENCE S 89°38'26" W 717.65 FEET
THENCE N 00°00'31" W 804.09 FEET THENCE S 89°59'56" E 1580.53 FEET THENCE S 71°22'32" E
802.74 FEET THENCE S 451.12 FEET TO THE POINT OF COMMITMENT OF A CURVE
THENCE ALONG 1440 FEET RADIUS CURVE CONCAVE ELY THRU A CENTRAL ANGLE OF
03°27'50" A DISTANCE OF 87.06 FEET TO N ROW OF JUNIPER TRAIL LOOP THENCE CONT
IN SOUTHEASTERLY DIRECTION ALONG THE 1440 FEET RADIUS CURVE THRU A
CENTRAL ANGLE OF 01°59'43" A DISTANCE OF 50.15 FEET THENCE N 88°25'15" W 1630.63
FEET TO THE POINT OF BEGINNING (DESC IN OR BK 1649 PG 0526) & EXC BEGIN AT THE
NW CORNER OF SE 1/4 OF SECTION 14 THENCE N 00°25'38" W 60.03 FEET THENCE S
88°23'29" E 1626.58 FEET TO A PT BEING ON A CURVE CONCAVE NORTHWESTERLY
HAVING A RADIUS OF 1440 FEET A CENTRAL ANGLE OF 43°44'45" A CHORD BEARING &
DISTANCE OF S 25°00'55" E 1072.94 FEET THENCE SOUTHEASTERLY ALONG ARC OF
CURVE 1099.46 FEET THENCE S 34°10'33" W 122.11 FEET TO A PT BEING ON A CURVE
CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1560.95 FEET A CENTRAL ANGLE OF
16°24'58" A CHORD BEARING & DISTANCE OF N 39°31'04" W 445.71 FEET THENCE
NORTHWESTERLY ALONG ARC OF CURVE 447.24 FEET THENCE N 84°22'48" W 1731.26
FEET THENCE N 00°25'38" W 545.59 FEET TO THE POINT OF BEGINNING (OR BK 5521-707)

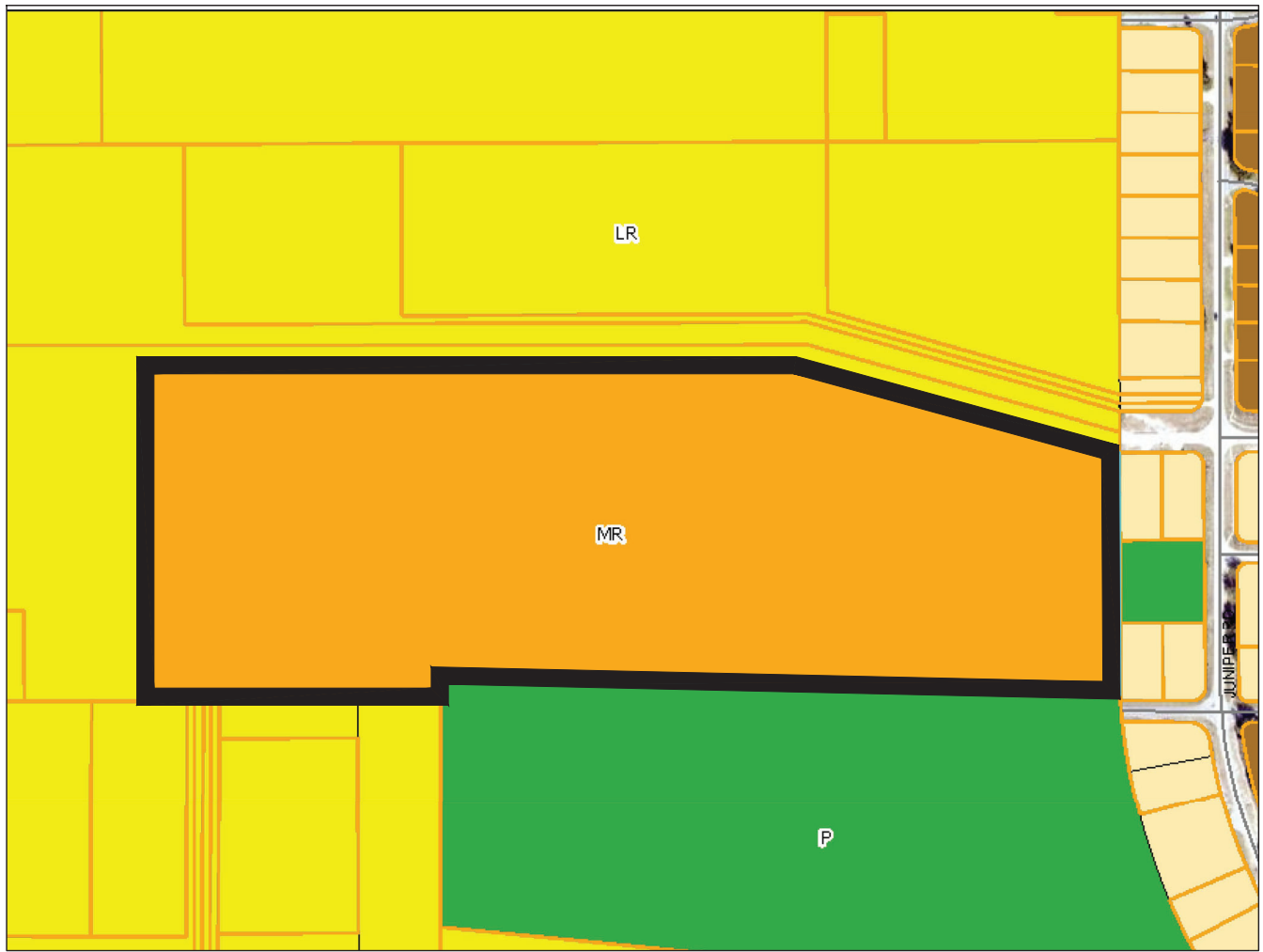
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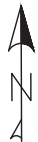
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MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

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SHT. 05-C



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



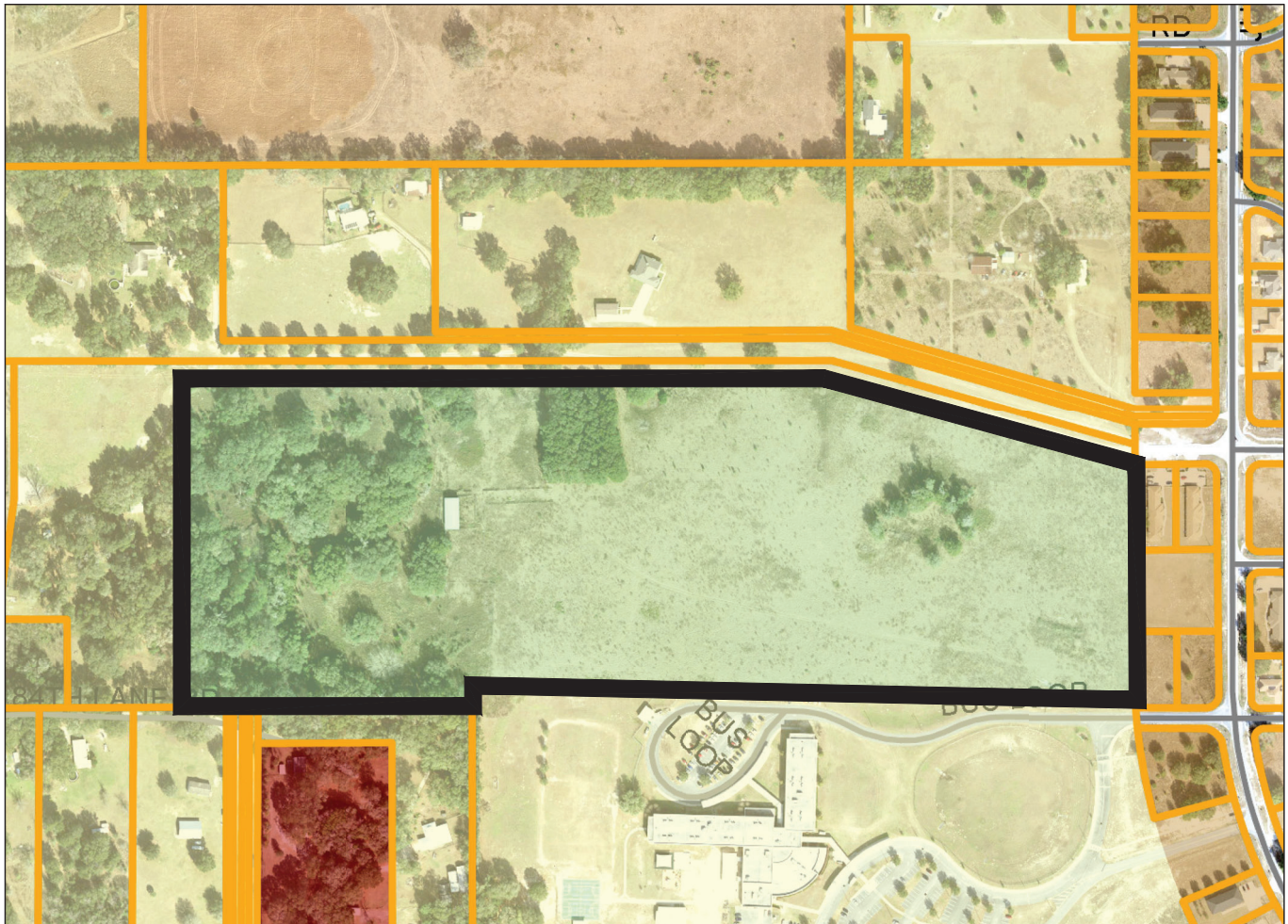
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JUNIPER LOOP
MARION COUNTY, FLORIDA

FUTURE LAND USE

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SCALE
SHT. 05-D



Parcels	B-2	P-RV	R-E
Zoning Classification	B-4	PUD	Streets
A-1	B-5	R-1	
A-2	P-MH	R-3	



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MARION COUNTY, FLORIDA

ZONING CLASSIFICATION

DATE 5/16/25
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SCALE
SHT. 05-E



Other Areas



X - Areas Outside 0.2% Annual Chance Flood

Special Flood Hazard Areas - 1% Annual Chance Flood



A - No Base Flood Elevation Determined



Transitional Flood Prone Areas



Flood Prone Areas



Parcels



Streets



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FLOOD ZONE MAP

DATE 5/16/25

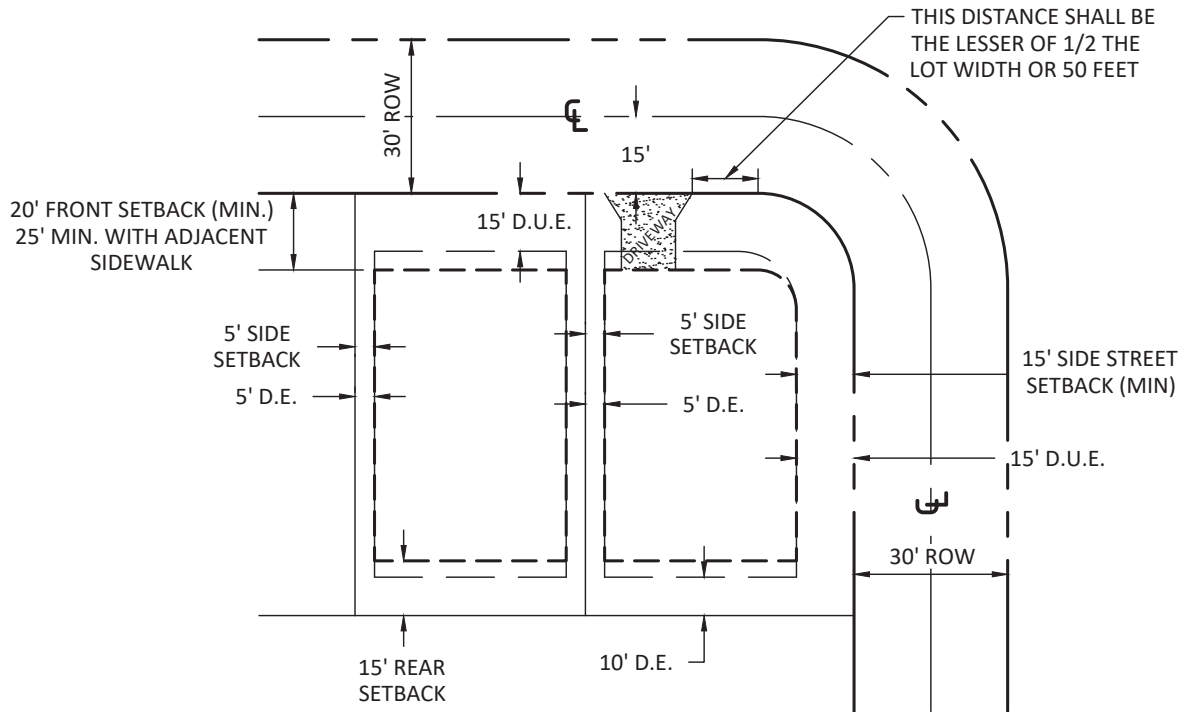
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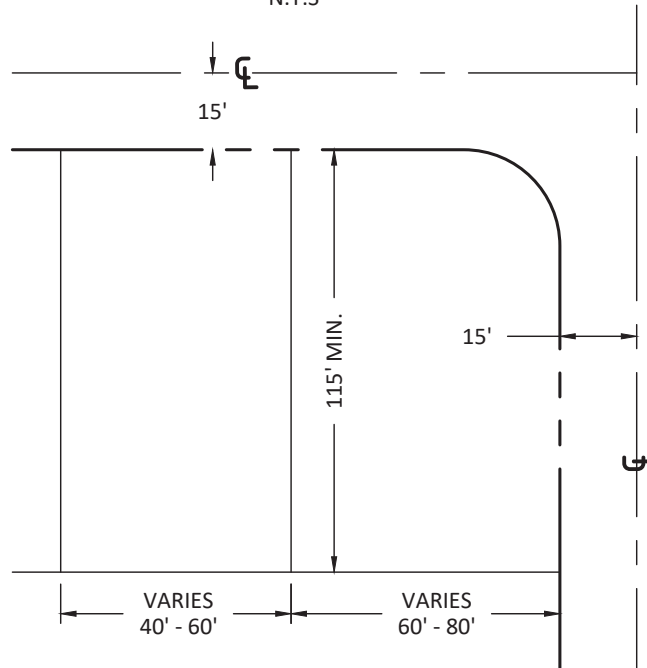
SCALE

SHT. 05-F



TYPICAL LOT DETAILS

N.T.S



TYPICAL LOT DIMENSIONS

N.T.S

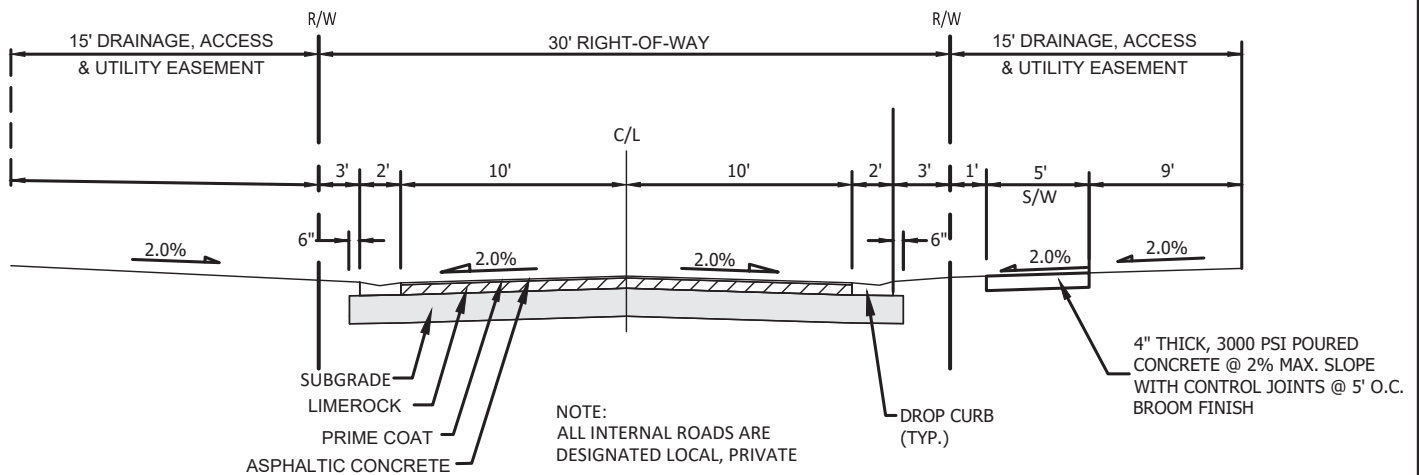
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MARION COUNTY, FLORIDA

TYPICALS

DATE 5/16/25
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SCALE N.T.S.
SHT. 06



30' PRIVATE RIGHT-OF-WAY ROADWAY SECTION

N.T.S

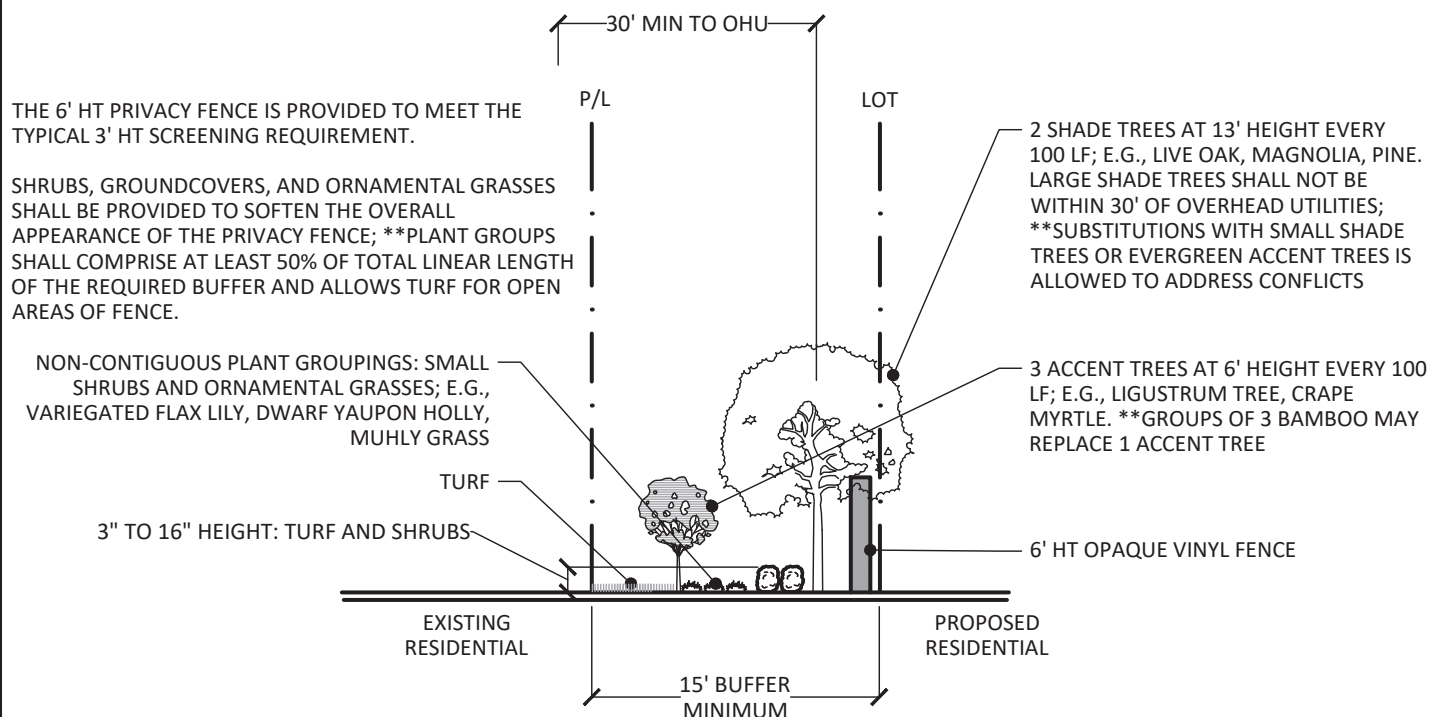
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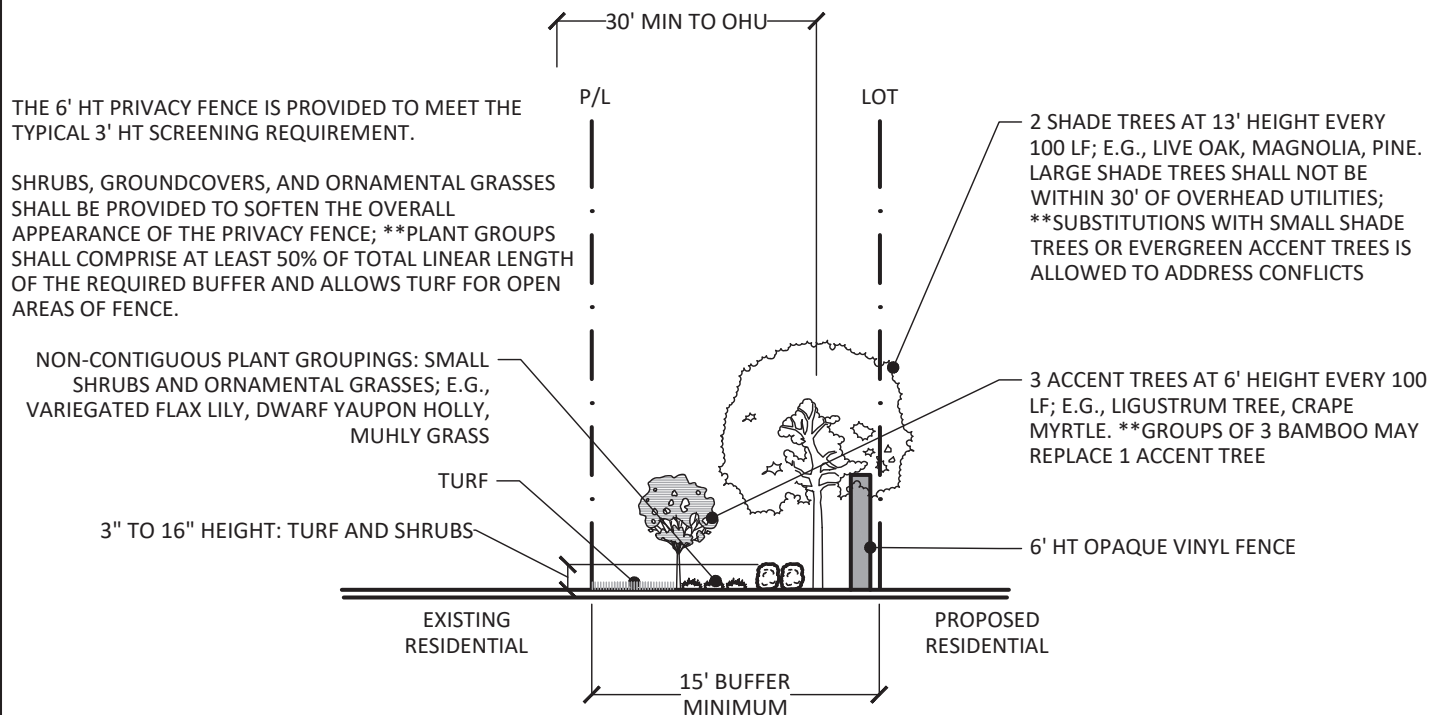
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MARION COUNTY, FLORIDA

CROSS SECTIONS

DATE 5/16/25
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SCALE
SHT. 07



ENHANCED TYPE 'C' BUFFER AT INSTALLATION



ENHANCED TYPE 'C' BUFFER AFTER 1 YEAR

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BUFFER DETAILS

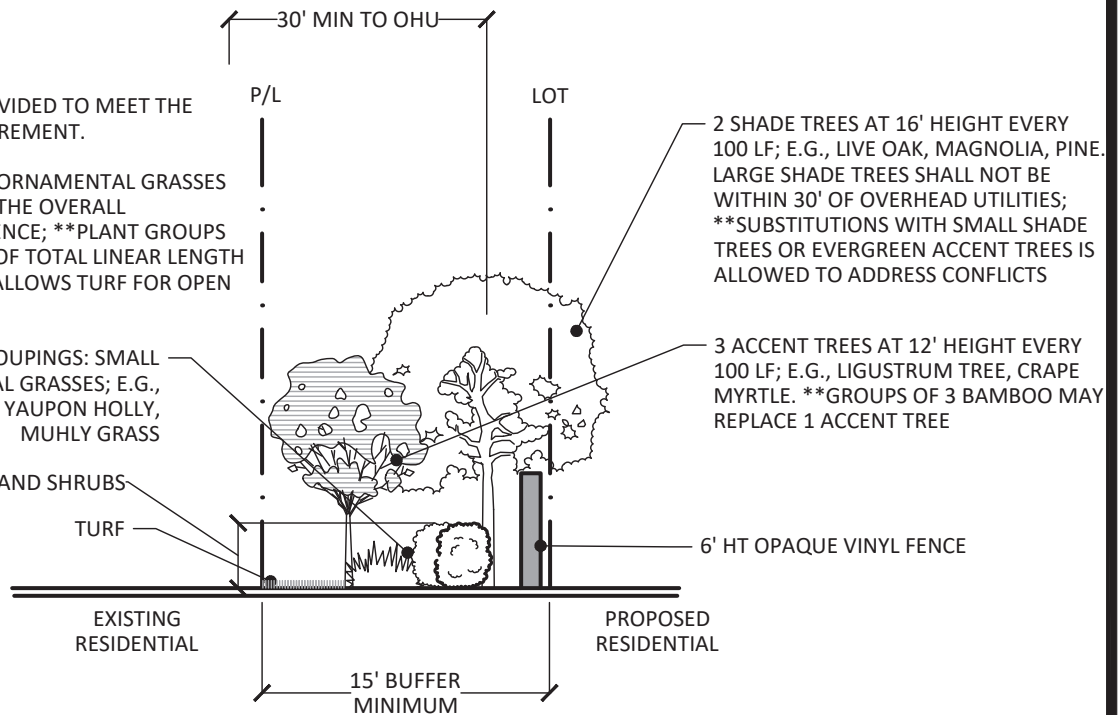
DATE 5/15/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=10'
SHT. 08-A

THE 6' HT PRIVACY FENCE IS PROVIDED TO MEET THE TYPICAL 3' HT SCREENING REQUIREMENT.

SHRUBS, GROUNDCOVERS, AND ORNAMENTAL GRASSES SHALL BE PROVIDED TO SOFTEN THE OVERALL APPEARANCE OF THE PRIVACY FENCE; **PLANT GROUPS SHALL COMPRISE AT LEAST 50% OF TOTAL LINEAR LENGTH OF THE REQUIRED BUFFER AND ALLOWS TURF FOR OPEN AREAS OF FENCE.

NON-CONTIGUOUS PLANT GROUPINGS: SMALL SHRUBS AND ORNAMENTAL GRASSES; E.G., VARIEGATED FLAX LILY, DWARF YAUPON HOLLY, MUHLY GRASS

3" TO 3' HEIGHT: TURF AND SHRUBS



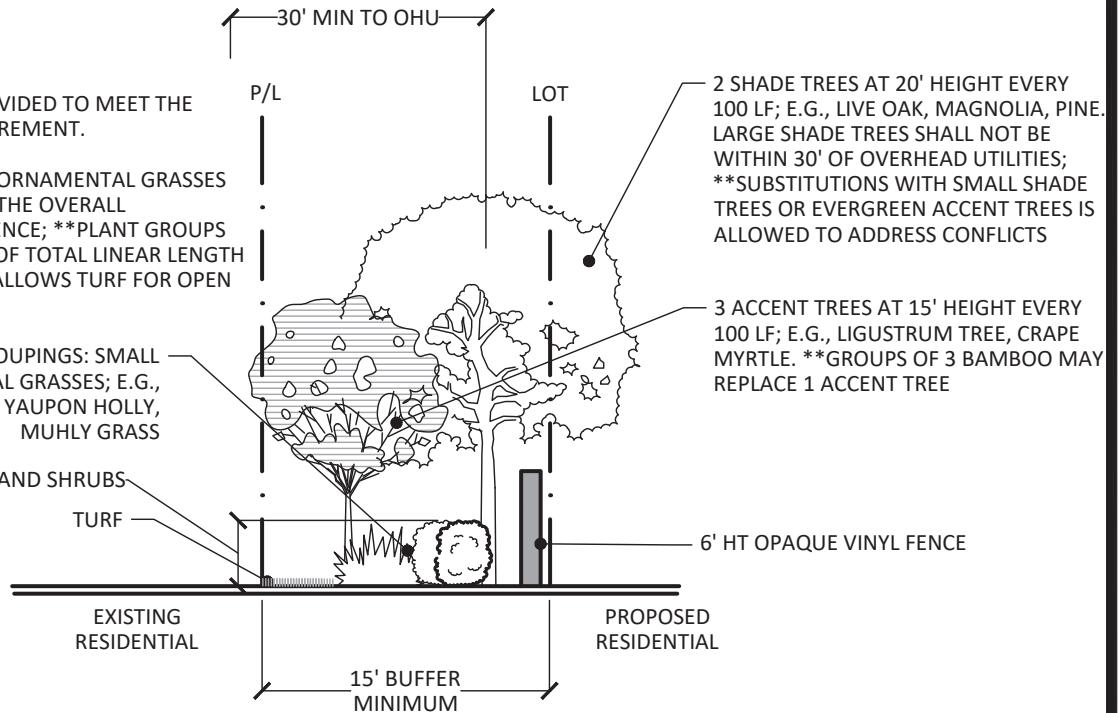
ENHANCED TYPE 'C' BUFFER AFTER 3 YEARS

THE 6' HT PRIVACY FENCE IS PROVIDED TO MEET THE TYPICAL 3' HT SCREENING REQUIREMENT.

SHRUBS, GROUNDCOVERS, AND ORNAMENTAL GRASSES SHALL BE PROVIDED TO SOFTEN THE OVERALL APPEARANCE OF THE PRIVACY FENCE; **PLANT GROUPS SHALL COMPRISE AT LEAST 50% OF TOTAL LINEAR LENGTH OF THE REQUIRED BUFFER AND ALLOWS TURF FOR OPEN AREAS OF FENCE.

NON-CONTIGUOUS PLANT GROUPINGS: SMALL SHRUBS AND ORNAMENTAL GRASSES; E.G., VARIEGATED FLAX LILY, DWARF YAUPON HOLLY, MUHLY GRASS

3" TO 3' HEIGHT: TURF AND SHRUBS



ENHANCED TYPE 'C' BUFFER AFTER 5 YEARS

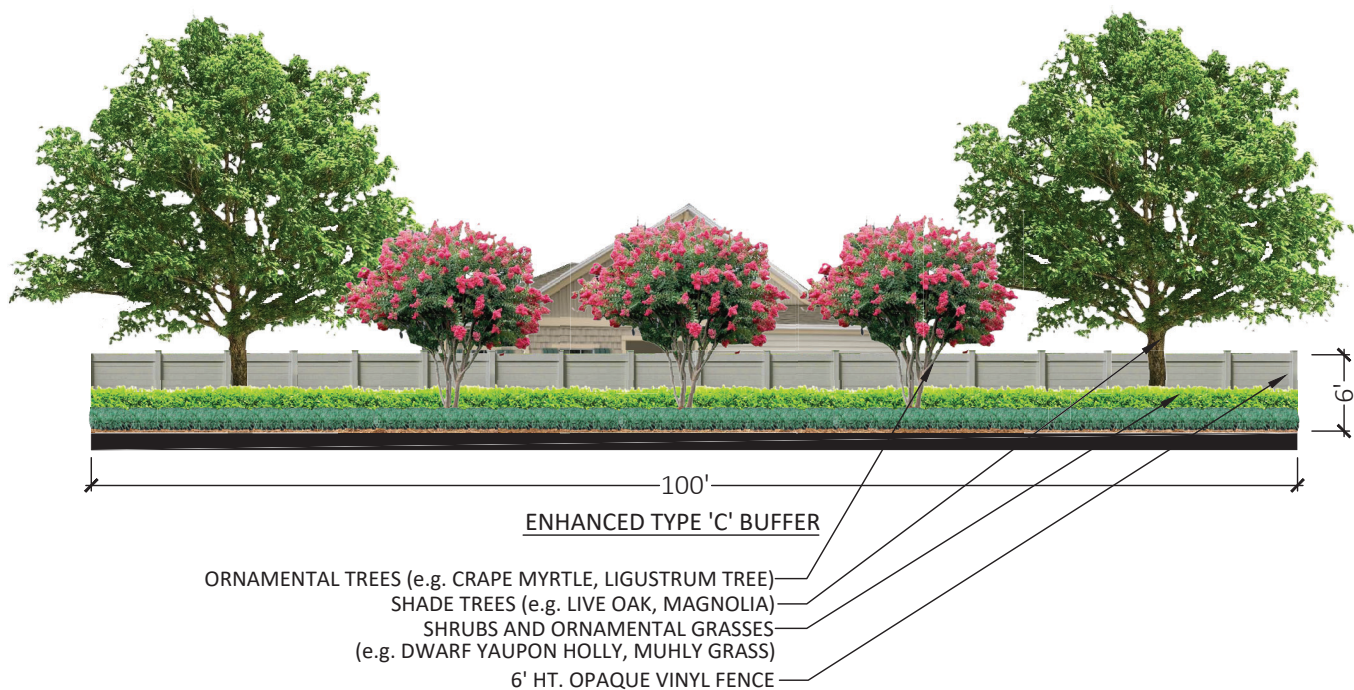
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JUNIPER LOOP
MARION COUNTY, FLORIDA

BUFFER DETAILS

DATE 5/15/25
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SCALE 1"=10'
SHT. 08-B



1. 15' WIDE LANDSCAPE STRIP
2. 2 SHADE TREES AND 3 ORNAMENTAL TREES EVERY 100 LF (3.5" CAL. MIN.)
3. SHRUBS AND ORNAMENTAL GRASSES, AT LEAST 50% OF BUFFER

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JUNIPER LOOP
MARION COUNTY, FLORIDA

BUFFER RENDERING

DATE 5/16/25
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SCALE NTS
SHT. 09



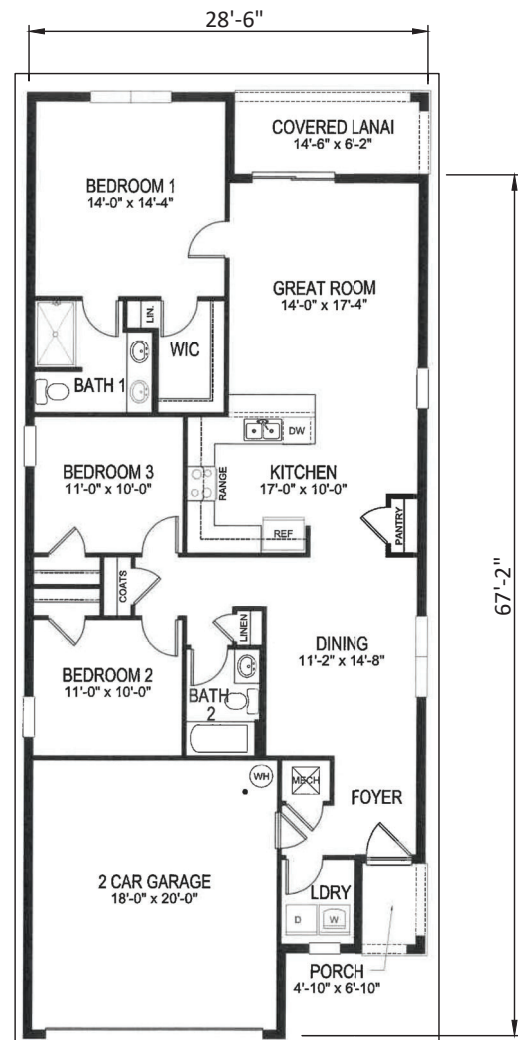
Elston



4 Bedrooms
2.5 Bathrooms
2 Car Garage
2,260 Finished Sq. Ft.



Alex



3 Bedrooms
2 Bathrooms
2 Car Garage
1,504 Finished Sq. Ft.

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JUNIPER LOOP
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

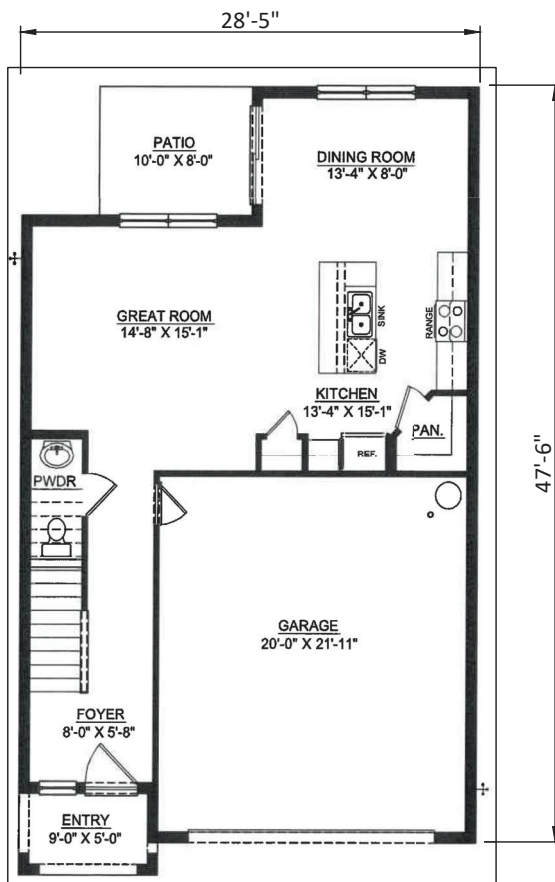
DATE 5/16/25
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SCALE
SHT. 10-A



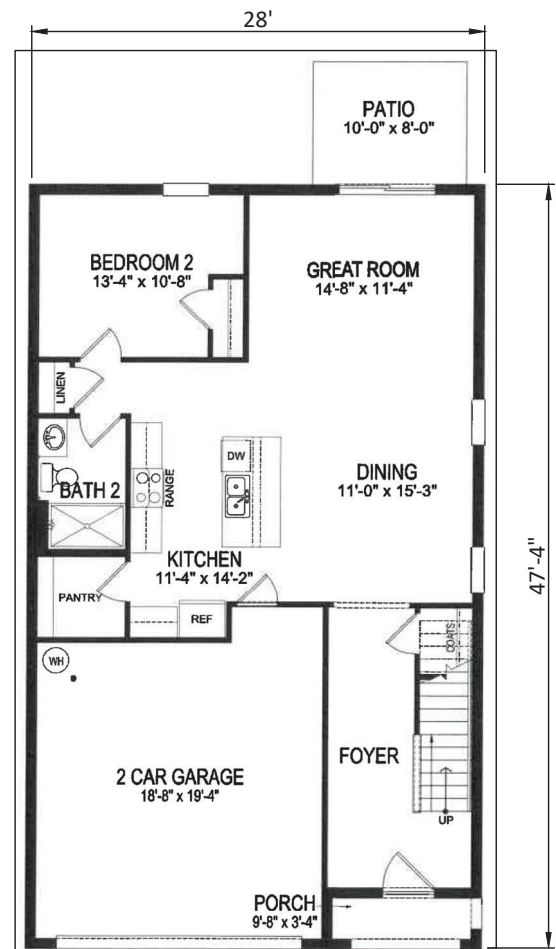
Darwin



Robie



3 Bedrooms
2.5 Bathrooms
2 Car Garage
1,861 Finished Sq. Ft.



5 Bedrooms
3 Bathrooms
2 Car Garage
2,447 Finished Sq. Ft.

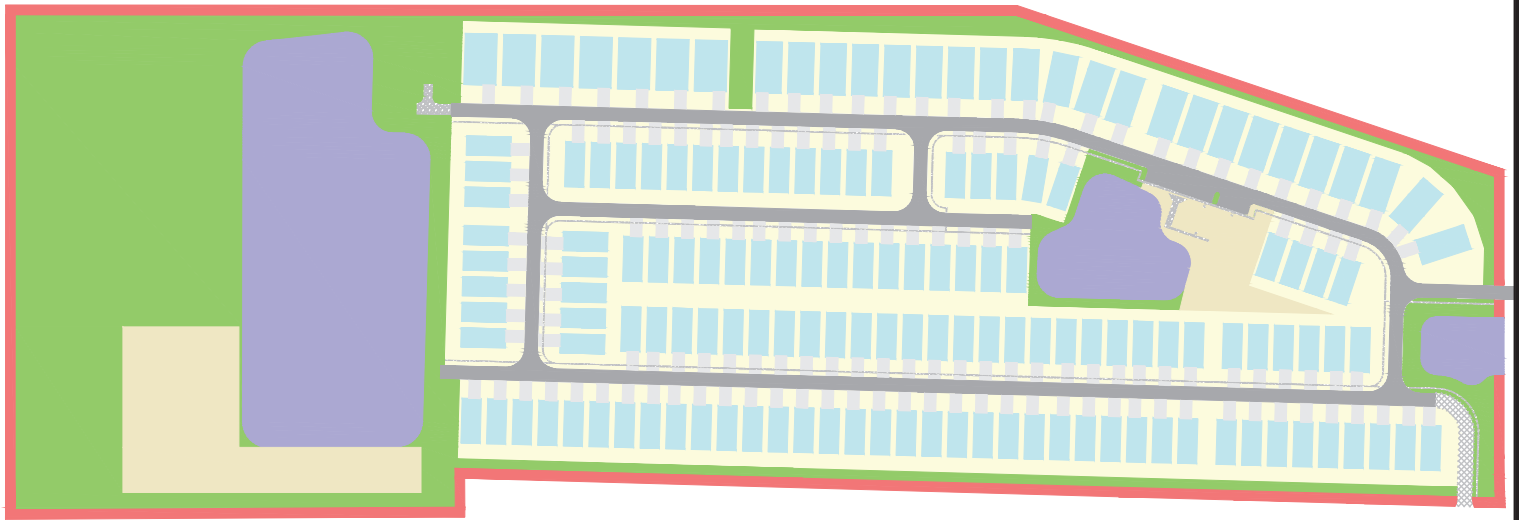
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JUNIPER LOOP
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HOUSE RENDERINGS

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JOB NO. 24-9119
SCALE
SHT. 10-B



OPEN SPACE CALCULATIONS

REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) $0.20 \times 39.36 = 7.87 \pm$ AC.
2. IMPROVED OPEN SPACE (AMENITY): (5% of OPEN SPACE) $0.05 \times 7.86 = 0.44 \pm$ AC.

TOTAL PROVIDED OPEN SPACE: 14.25 \pm AC.

- | | |
|--|---|
| | 1. OPEN SPACE: 8.76 \pm AC. |
| | 2. IMPROVED OPEN SPACE: 2.22 \pm AC. |
| | 3. DRA: 1.23 \pm AC. (25% of 14.68 Ac.) |
| | 4. BUFFERS: 2.04 \pm AC. |

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

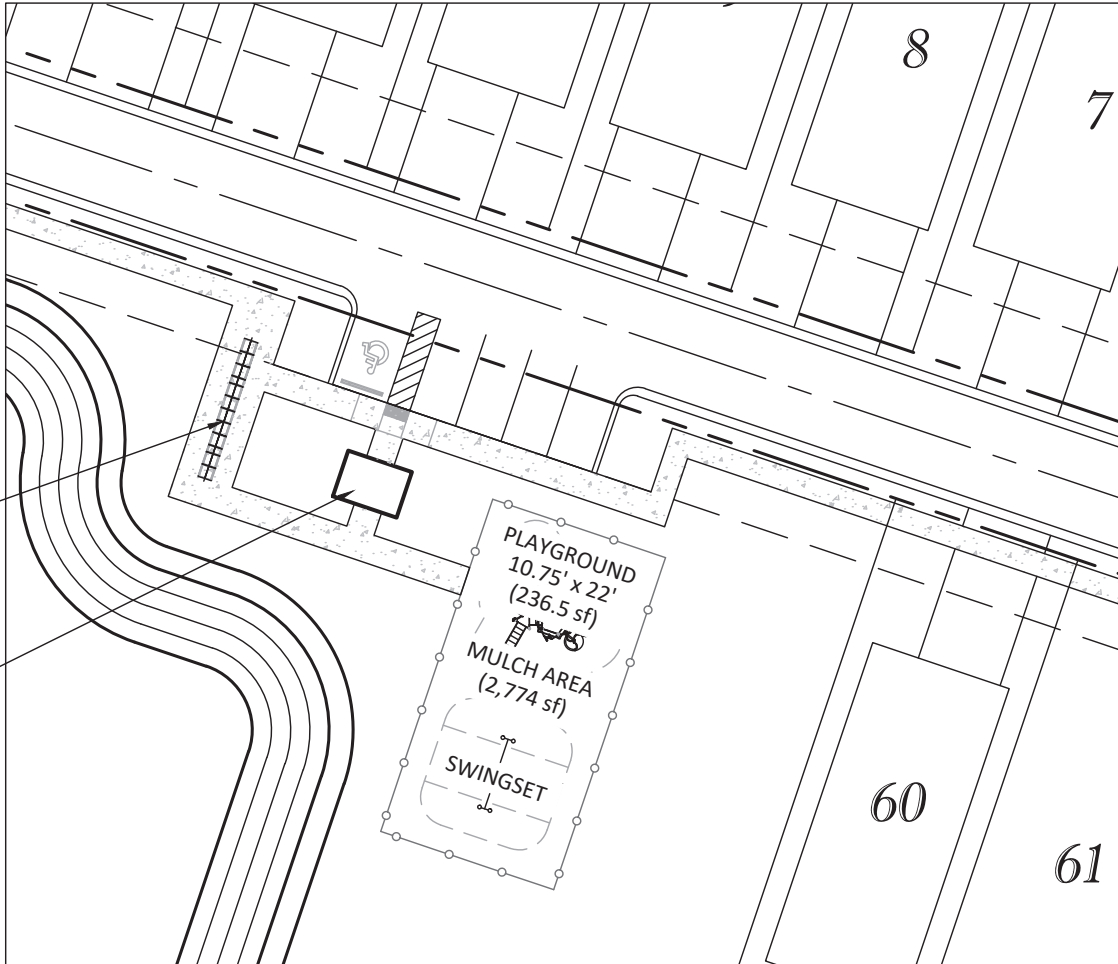
JUNIPER LOOP
MARION COUNTY, FLORIDA

OPEN SPACE MAP AND CALCULATIONS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=300'
SHT. 11

MAIL
KIOSK

10' x 14'
PAVILION
(140 sf)



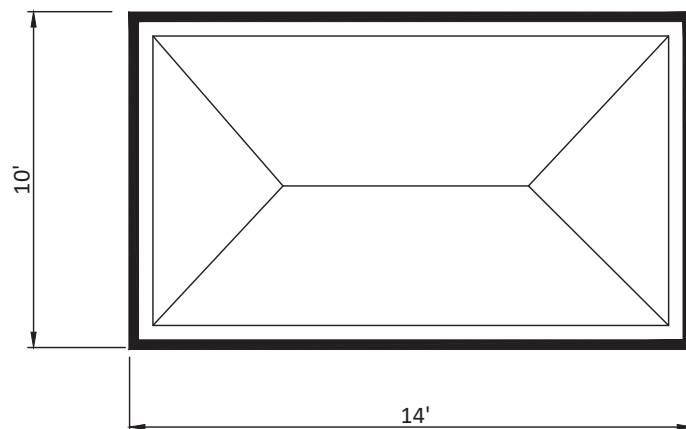
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MARION COUNTY, FLORIDA

AMENITY RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=70'
SHT. 12-A



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JUNIPER LOOP
MARION COUNTY, FLORIDA

PAVILION AMENITY RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.

SHT. 12-B



PLAYGROUND

10.75' X 22'
(236.5 S.F.)

MULCH AREA

(2774 S.F.)

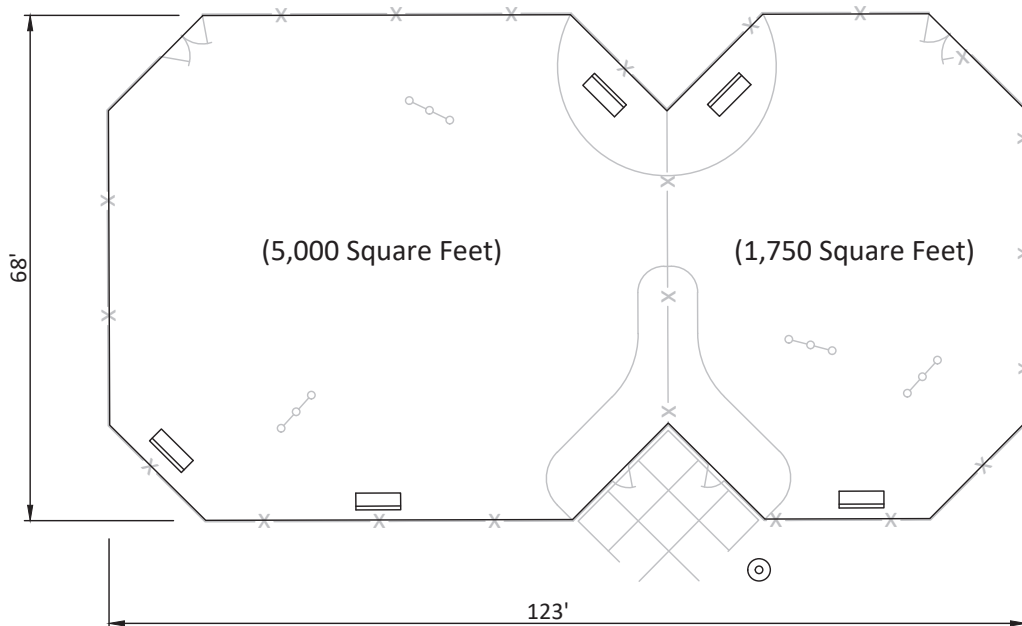
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JUNIPER LOOP
MARION COUNTY, FLORIDA

**PLAYGROUND
AMENITY RENDERINGS**

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.
SHT. 12-C



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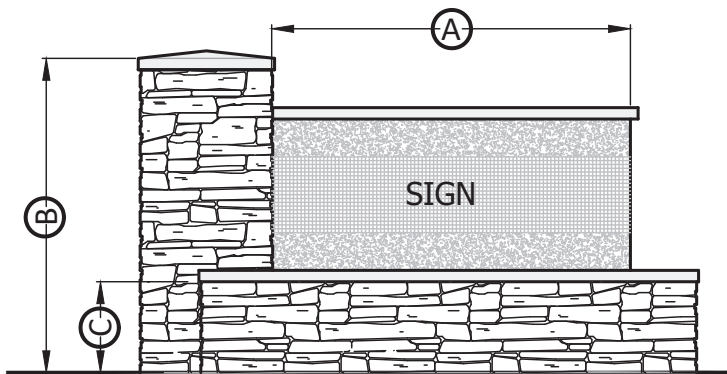
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Office: (352) 387-4540 Fax: (352) 387-4545

JUNIPER LOOP
MARION COUNTY, FLORIDA

DOG PARK AMENITY RENDERINGS

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.

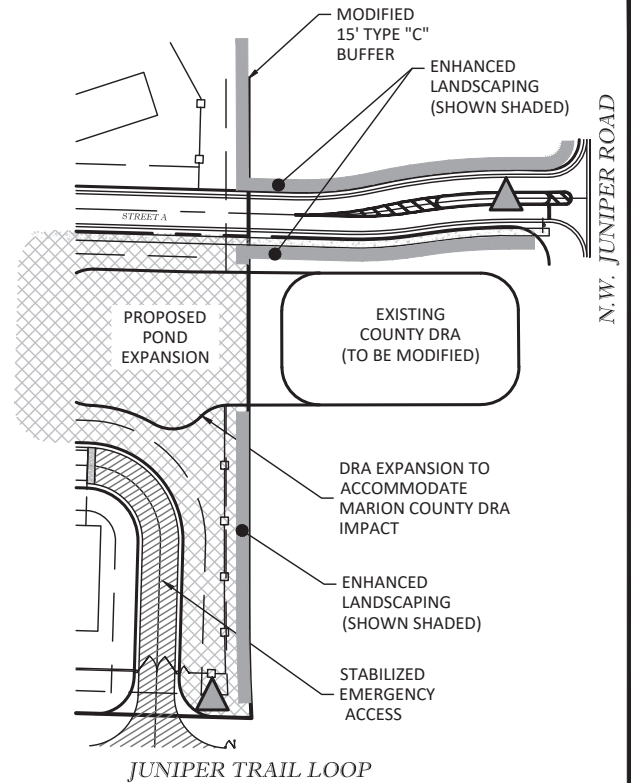
SHT. 12-D



MONUMENT SIGN - SUBDIVISION ENTRANCE

NOT TO SCALE

※ SIGN LOCATION SUBJECT TO CHANGE DURING DESIGN STAGE.



Monument Sign (MC LDC; Sec. 4.4.4. - On-site signs)

Description	Dimensions	
A permanently affixed sign which is wholly independent of a building for support attached to two posts or along its entire width to a continuous pedestal.	Sign area maximum; 64 sf single face; 128 sf total	(A)
	Height (Max): 10'	(B)
Standard	Pedestal Height (min/max) 2'/5'	(C)
The sign may be a single sign with two faces of equal size or may be a single face sign located on each side of the entrance.	Setback; 5' from front and side property line	
	Number of Signs	
Monument signs shall match the style of their associated building	Two subdivision identification signs per neighborhood, subdivision, or development, not to exceed 64 square feet in sign area per sign.	
Monument signs may only be illuminated by a steady light source		

NOTES:

- SIGN TYPES, SIZES, COLORS, FINISHES, AND LOCATION TO BE DETERMINED BY OWNER. DETAILS SHOWN IS CONCEPTUAL IN NATURE AND ARE FOR ILLUSTRATION PURPOSES ONLY.
- SIGNS SHALL BE A MINIMUM OF 5' AWAY FROM ANY PROPERTY LINE OR R/W.
- ALL INTERNAL SIGNAGE SHALL COMPLY WITH LDC REQUIREMENTS.

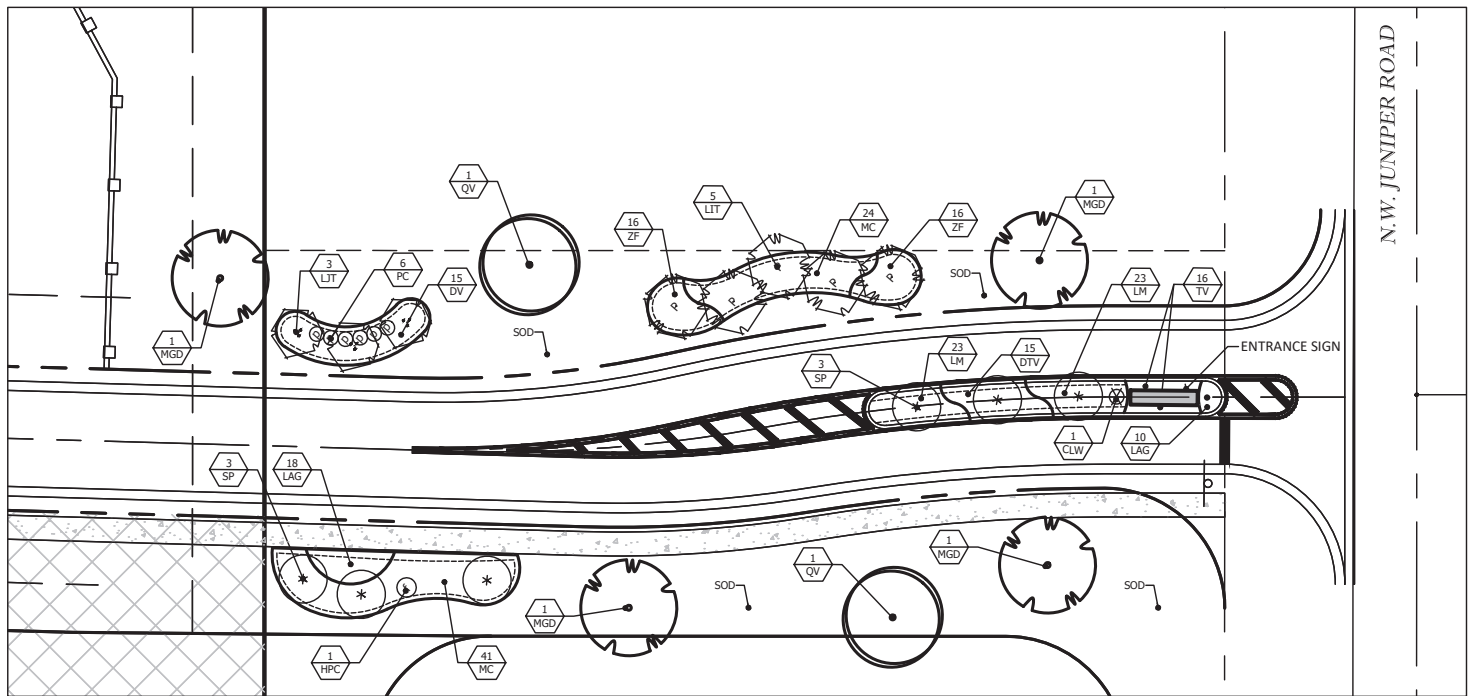
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SIGNAGE RENDERINGS

DATE 5/16/25
DRAWN BY JH
CHKD. BY JH
JOB NO. 24-9119
SCALE N.T.S.
SHT. 13



N.W. JUNIPER ROAD

ENTRANCE SIGN

Landscape Table

Trees		Shrubs and Groundcovers	
Symbol	Plant	Symbol	Plant
QV	Live Oak	DV	African Iris "White"
LJT	Ligustrum	ZF	Coontie
SP	Sabal Palm	CLW	Crinum Lily "White"
MGD	Southern Magnolia	HPC	Firebush
		LAG	Lantana "Yellow"
		LM	Liriope
		MC	Muhly Grass
		PC	Plumbago
		TV	Society Garlic
		DTV	Variegated Flax Lily



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JUNIPER LOOP
MARION COUNTY, FLORIDA

ENTRANCE LANDSCAPE

DATE 5/16/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9119
SCALE 1"=40'
SHT. 14