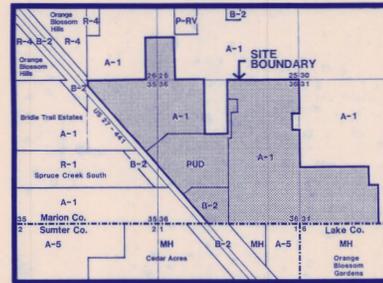


LEGEND

- SFD** RESIDENTIAL, SINGLE-FAMILY DETACHED
- SFA** RESIDENTIAL, SINGLE-FAMILY ATTACHED
- C** COMMERCIAL
- C/LCS** COMMERCIAL/LIFE-CARE SERVICES
- R/OS** RECREATION/OPEN SPACE
- CU** COMMUNITY UTILITIES



VICINITY MAP

**SITE DESCRIPTION**  
 South 1000 feet of the West 400 feet, Section 25, Township 17 South, Range 23 East; AND South 2000 feet of the East 412.5 feet of Section 26, Township 17 South, Range 23 East; AND East 1/2 of Section 25, Township 17 South, Range 23 East. LOTS 200 portion lying South and West of U.S. Highway 27 and 441 in Marion County; AND ALL of Section 36, Township 17 South, Range 23 East. LOTS 200 feet of North 1000 feet of West 1/4 AND 1200 East 204 feet of North 504 feet of SE 1/4 of SW 1/4, AND 1200 East 111 feet of this portion lying South and West of U.S. Highway 27 and 441 in Marion County; AND South 3/4 of SW 1/4 and West 1/2 of SE 1/4 of SW 1/4, Section 31, Township 17 South, Range 24 East. All lying and being in Marion County, Florida.

RECORD TO see following:  
 1. Right of Way easement to Florida Power Corporation, recorded in Official Records Book 485, page 120, Public Records of Marion County, Florida.  
 2. Mortgage recorded in Official Records Book 957, page 421, as Modified in Official Records Book 1485, page 1842, Public Records of Marion County, Florida.  
 3. Mortgage in favor of C.W. Bailey and Joyce Bailey, his wife, recorded in Official Records Book 1486, page 1967, assigned by assignment of Mortgage to South Atlantic Production Credit Association, recorded in Official Records Book 1485, page 1979, Public Records of Marion County, Florida.  
 4. Easements of Record.

3. REZONING OF ADDITIONAL AREA

**GENERAL STATEMENT**  
 The purpose and character of the development shall be that of a medium-density, residential planned unit development, oriented toward retired adults, and consisting of attached and detached site-built homes.

**SIZE DATA**  
 Total Site Area: 700.5 Ac  
 Maximum Building Height: 50'  
 Single-Family Detached:  
 Minimum Lot Size: 70' x 90' (6,300 sq ft)  
 Average Lot Size: 75' x 90' (6,750 sq ft)  
 Maximum Lot Size: 120' x 180' (21,600 sq ft)  
 Minimum Building Setbacks:  
 Front: 15' (from road right-of-way)  
 Side: 10'  
 Rear: 15'  
 Single-Family Attached:  
 Minimum Unit Size: 960 sq ft  
 Average Unit Size: 1,200 sq ft  
 Maximum Unit Size: 1,600 sq ft  
 Minimum Building Setbacks:  
 Side: 10'  
 Rear: 30'  
 Front: 20'  
 Maximum Floor Area Ratios (Building Coverage):  
 Residential uses: 40%  
 Non-Residential uses: 75%  
 \*(Equivalent to approved PUD.)

**Land Use Tabulations:**

Use	Acres	Percentage
Residential (SFD @ 3.5 net DUA)	197.5	28.2
Residential (SFA @ 5.0 net DUA)	211.7	30.1
Commercial/Life Care Services	41.3	5.9
Recreation/Open Space	45.0	6.4
Community Utilities	166.6	23.8
TOTAL:	662.1	94.5

Total Dwelling Units: 608 SFD  
 1,216 SFA  
 2,736 TOTAL  
 Gross Residential Density: 3.1 DUA

4. SUMMARY (TOTAL PUD AS PROPOSED)

**SITE DATA**  
 Total PUD Area: 632.5 Ac  
 Gross Residential Density: 3.1 DUA  
 Total PUD Area: 632.5 Ac

**Land Use Tabulations:**

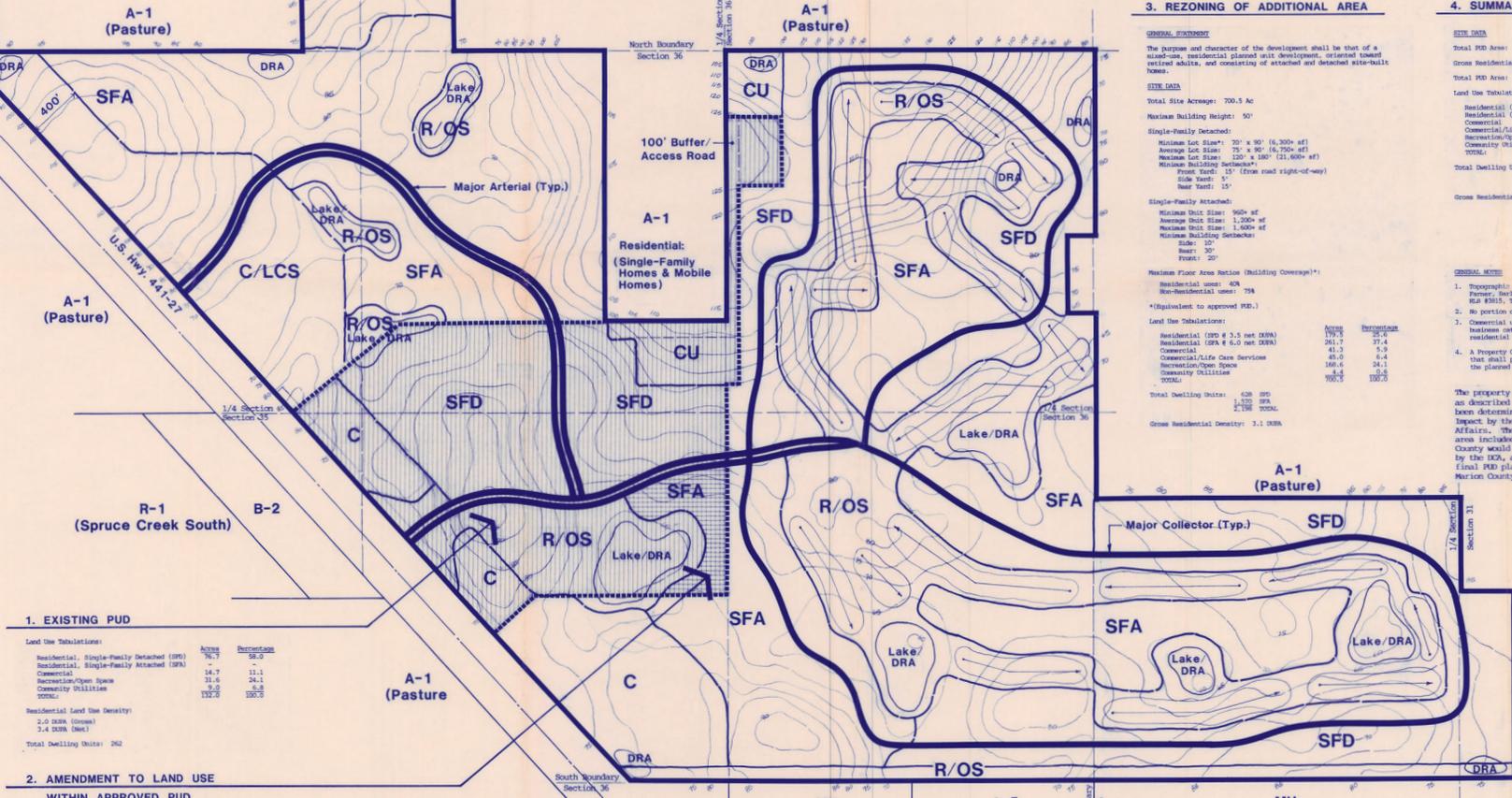
Use	Acres	Percentage
Residential (SFD @ 3.5 net DUA)	217.0	29.2
Residential (SFA @ 5.0 net DUA)	214.9	31.1
Commercial	56.0	6.7
Commercial/Life Care Services	116.0	14.0
Recreation/Open Space	200.2	24.0
Community Utilities	112.4	13.5
TOTAL:	832.5	100.0

Total Dwelling Units: 851 SFD  
 1,602 SFA  
 2,500 TOTAL  
 Gross Residential Density: 3.0 DUA

**GENERAL NOTES**

- Topographic data is based on a survey dated August, 1989 by Farmer, Carter & Associates, Inc., Engineers and Surveyors, Ft. RD #3915, Tallahassee, Florida.
- No portion of this site is in a 100-year Flood Plain area.
- Commercial uses shall be equivalent to neighborhood and general business categories, and will be intended to serve the residential community as well as the general public.
- A Property Owner's Association shall act as the legal instrument that shall provide perpetual maintenance for the common areas of the planned unit development.

The property included within this total proposed PUD, as described by the legal description provided, has been determined to constitute a development of Regional Impact by the State of Florida Department of Community Affairs. Therefore, actual development of the project area included within this request for rezoning by Marion County would be subject to and contingent upon approval by the RCR, as well as by Marion County for the required Final PUD plans per Article VIII, Section 8.1, of the Marion County Home Code.



**1. EXISTING PUD**

**Land Use Tabulations:**

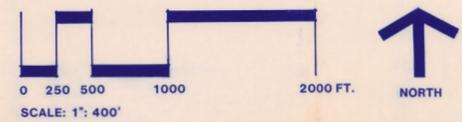
Use	Acres	Percentage
Residential, Single-Family Detached (SFD)	76.7	56.0
Residential, Single-Family Attached (SFA)	-	-
Commercial	14.7	11.1
Recreation/Open Space	31.4	24.1
Community Utilities	9.0	6.8
TOTAL:	132.8	100.0

Residential Land Use Density:  
 2.0 DUA (ones)  
 3.4 DUA (two)  
 Total Dwelling Units: 262

**2. AMENDMENT TO LAND USE WITHIN APPROVED PUD**

Approved Land Use: 13.2 Acres Residential (SFD) @ 3.4 DUA (max.); 43 units  
 Proposed Land Use: 13.2 Acres Residential (SFA) @ 5.0 DUA; 79 units max.  
 (Refer to Section 3 for sizes and setbacks of proposed units.)

FLORIDIAN CLUB ESTATES  
 PRELIMINARY PUD MASTER PLAN



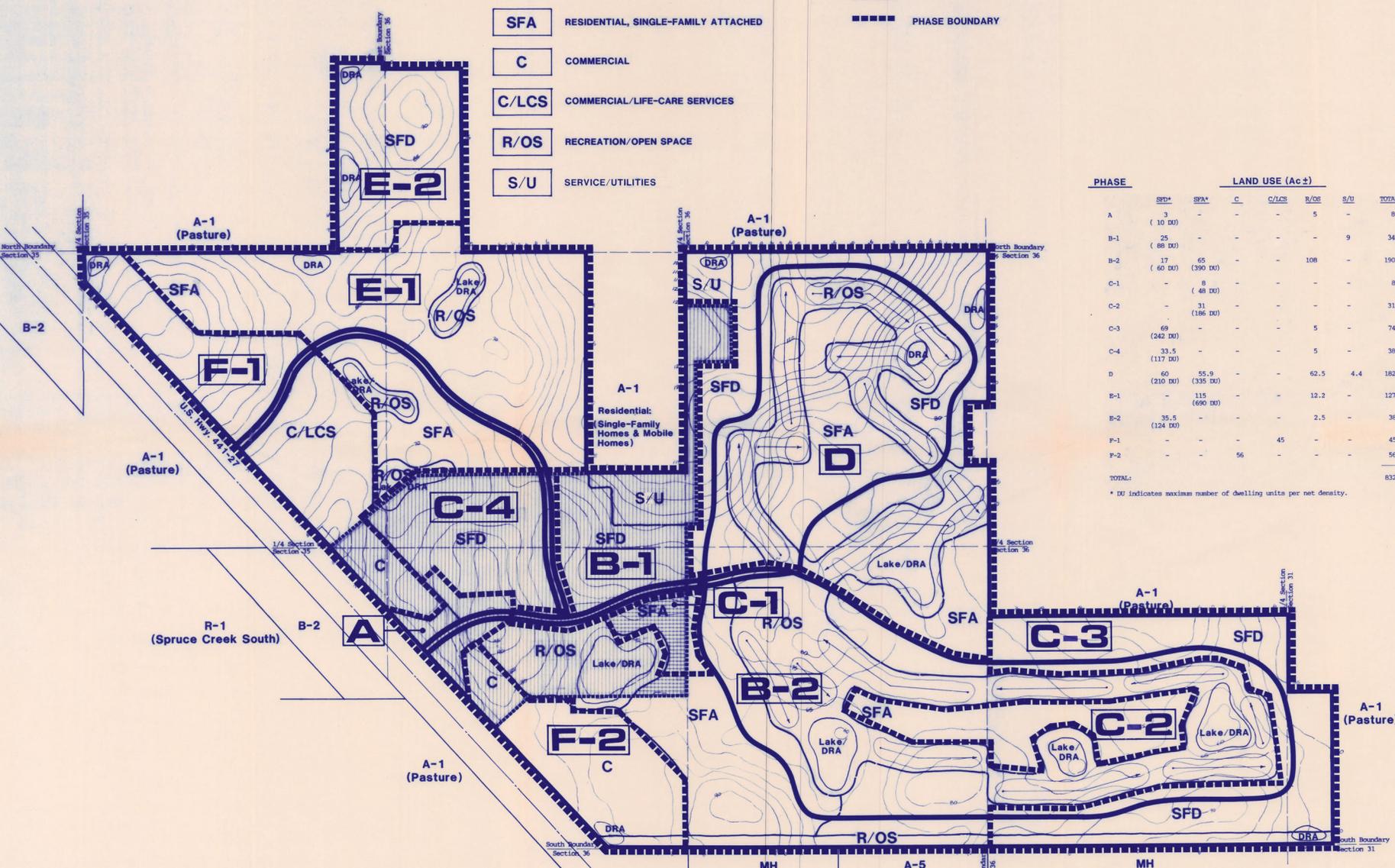
FLORIDIAN CLUB ESTATES  
 FLORIDA  
 MARION COUNTY  
 PRELIMINARY PUD  
 MASTER PLAN  
 MPA  
 MICHAEL PAPER & ASSOCIATES, P.A.  
 LANDSCAPE ARCHITECTS - PLANNING CONSULTANTS  
 2351 SOUTHEAST 17TH STREET • OCALA, FLORIDA 32671  
 NO. 8110  
 DATE 7/89  
 DRW. TP  
 CHK.  
 REV.  
 SHEET 1 OF 2

LEGEND

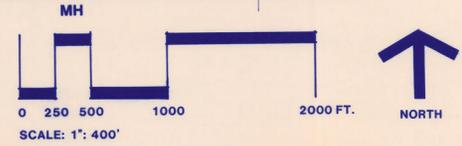
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  - SFA** RESIDENTIAL, SINGLE-FAMILY ATTACHED
  - C** COMMERCIAL
  - C/LCS** COMMERCIAL/LIFE-CARE SERVICES
  - R/OS** RECREATION/OPEN SPACE
  - S/U** SERVICE/UTILITIES
- A** PHASE DESIGNATION
  - PHASE BOUNDARY

PHASE	LAND USE (Ac±)						TOTAL
	SFD*	SFA*	C	C/LCS	R/OS	S/U	
A	3 ( 10 DU)	-	-	-	5	-	8
B-1	25 ( 88 DU)	-	-	-	-	9	34
B-2	17 ( 60 DU)	65 (390 DU)	-	-	108	-	190
C-1	-	8 ( 48 DU)	-	-	-	-	8
C-2	-	31 (186 DU)	-	-	-	-	31
C-3	69 (242 DU)	-	-	-	5	-	74
C-4	33.5 (117 DU)	-	-	-	5	-	38.5
D	60 (210 DU)	55.9 (335 DU)	-	-	62.5	4.4	182.8
E-1	-	115 (690 DU)	-	-	12.2	-	127.2
E-2	35.5 (124 DU)	-	-	-	2.5	-	38
F-1	-	-	-	45	-	-	45
F-2	-	-	56	-	-	-	56
<b>TOTAL:</b>							<b>832.5</b>

\* DU indicates maximum number of dwelling units per net density.



**FLORIDIAN CLUB ESTATES**  
PRELIMINARY PUD PHASING PLAN



**FLORIDIAN CLUB ESTATES**

MARION COUNTY, FLORIDA

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**PRELIMINARY PUD PHASING PLAN**

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**MPA**  
MICHAEL PAPE & ASSOCIATES, P.A.  
LANDSCAPE ARCHITECTS - PLANNING CONSULTANTS  
2351 SOUTHEAST 17TH STREET • OCALA, FLORIDA 32671

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NO. 3118  
DATE 7/09  
DRW TP  
CHK  
REV

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SHEET  
2 OF 2