

OWNER/DEVELOPER:

UTOPIA 42 LLC
11805 SE 22ND AVENUE RD
OCOLA FL 34468-6111

SITE DATA:

PARCEL NUMBERS:
47659-000-00, 48366-000-00, 48367-000-00, 48368-000-00
PROJECT AREA:
47659-000-00 = 317.00 AC
48366-000-00 = 1.50 AC
48367-000-00 = 13.87 AC
48368-000-00 = 1.13 AC
TOTAL: 337.5 AC

SINGLE / FAMILY:
476115 LOTS = 2000 UNITS
507415 LOTS = 8000 UNITS
607415 LOTS = 1500 UNITS
NOT TO EXCEED 144 UNITS

MULTI-FAMILY APARTMENTS:
720 UNITS
TOTAL UNITS = 1,524

FUTURE COMMERCIAL: 44.94 AC

DRA: 139.24 AC (EXCLUDES DRA IN FUTURE MULTI-FAMILY & COMMERCIAL LOTS)

LAND USE AND ZONING:

EXISTING LAND USE: ML, COM
PROPOSED LAND USE: ML, COM, HR
EXISTING ZONING: PUD
PROPOSED ZONING: PUD

MINIMUM BUILDING SETBACKS:

*MULTI-FAMILY TO BE MINIMUM 30' FROM BOUNDARY LINE, SEPARATION BETWEEN BUILDINGS TO COMPLY WITH BUILDING CODES.

Table with 4 columns: Type, Structure, Minimum Width, Minimum Setbacks (Front, Rear, Side), Height. Rows include SFR, LOTS, MFR, and COM.

UTILITIES:

ELECTRIC BY: TO BE DETERMINED
POTABLE WATER BY: MARION COUNTY UTILITIES
IRRIGATION BY: TO BE DETERMINED
FIRE BY: MARION COUNTY UTILITIES
SANITARY SEWER BY: MARION COUNTY UTILITIES
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: MARION COUNTY UTILITIES

OPENSPACE (EXCLUDES FUTURE MULTI-FAMILY & COMMERCIAL LOTS):

REQUIRED: 67.5 AC (33% + 20%)
IMPROVED OPEN SPACE AS SHOWN:
DRA OPEN SPACE = + 9.81 AC (39.24 x20%)
AMENITY/CLUBHOUSE TRACT = + 12.86 AC
BUFFERS = + 10.43 AC
OTHER IMPROVED OPEN SPACE = + 8.88 AC
NATURAL OPEN SPACE = 6.5 AC
TOTAL SHOWN OPEN SPACE = + 102.2 AC
MINIMUM TO BE PROVIDED = 67.5 AC

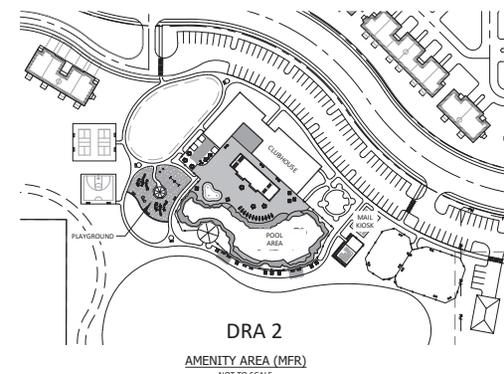
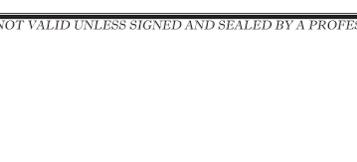
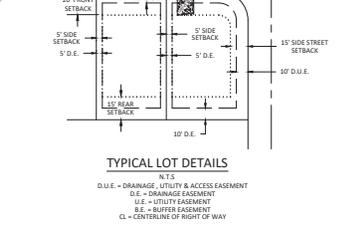
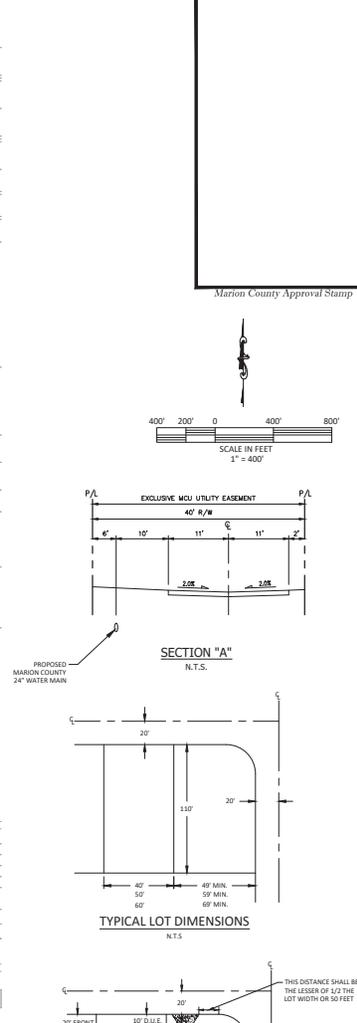
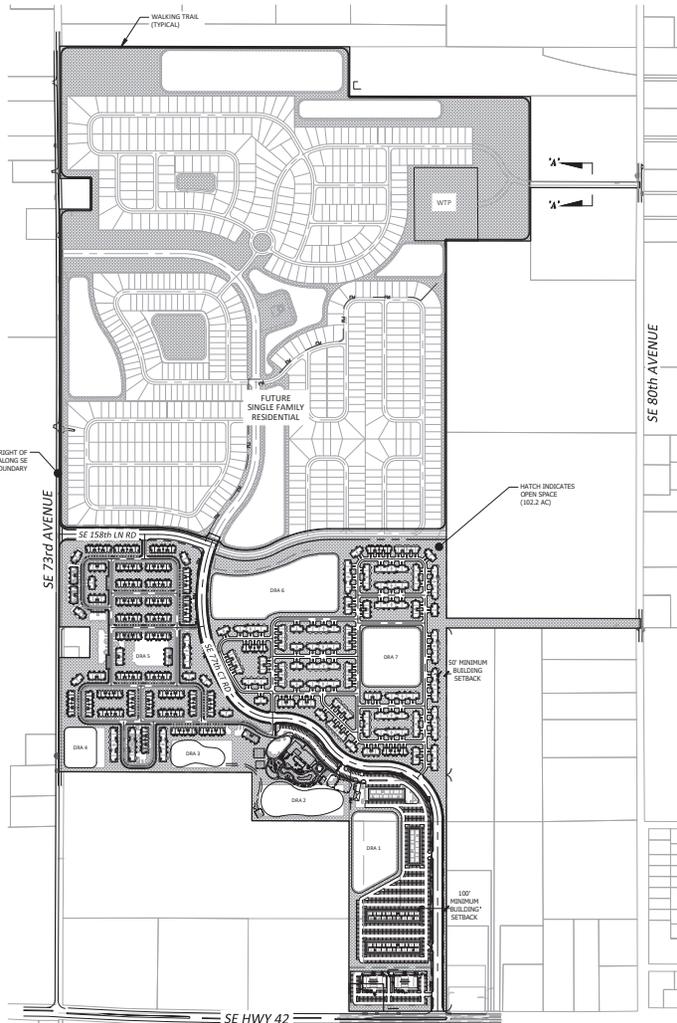
NOTES:

SIDEWALK SHALL BE PROVIDED ON AT LEAST ONE SIDE OF THE INTERNAL STREETS.

220102Z

CONDITIONS AND DEVELOPMENT STANDARDS:

- 1. The PUD shall be developed consistent with the PUD Application and PUD Concept Plan...
2. The PUD shall consist of single-family detached residential (SFR), multiple-family residential (MFR) consisting of apartments & townhouses, and commercial (COM) uses...
3. The project shall be limited to a maximum total of 1,514 multi-family dwelling units...
4. For the PUD's multiple-family development:
a. The apartment and townhouse development areas shall be owned, operated, and managed as singular commonly owned rental development without individual unit ownership.
b. All townhouse units shall include a minimum 2-car garage as shown in the PUD architectural information.
5. A master sign shall be provided for the overall PUD to address the commercial and residential use identification signage consistent with LDC requirements for such plans.
6. The PUD includes a location for a water treatment facility (plant, wells, necessary structures, etc.).
7. Any RV/Boat storage area adjoining the water treatment plant site shall be accessory to the SFR and MFR development...
8. Prior to completion and approval of the final PUD Master Plan, or equivalent, an updated project Traffic Study shall be completed...
9. The PUD shall be required to provide for full access to SE 80th Avenue in addition to the three main access points...
10. The PUD shall comply with the minimum provision of 68 acres of total open space for the single-family and multiple-family townhouse areas...
11. Buffers shall be provided consistent with the buffers as provided in Table 2...
12. The internal trees located south of the northwestern corner or off 5074 Ave...
13. The PUD Master Plan, or equivalent, shall provide final landscape provision details...
14. Any access & utility easements along the east boundary, particularly at Hwy 42...
15. The final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners...



AMENITY AREA (SFR) NOT TO SCALE

DRA 2 AMENITY AREA (MFR) NOT TO SCALE

Marion County Approval Stamp

SCALE IN FEET 1" = 400'

William & Associates ENGINEERING, LLC CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1725 SE 16th Ave, Bldg 100, Ocala, FL 34471 Office: (352) 367-4540 Fax: (352) 367-4545

Table with 2 columns: DATE, REVISIONS.

PUD MASTER PLAN UTOPIA MARION COUNTY, FLORIDA DATE: 01-05-24 DRAWN BY: JHB CHECKED BY: TP JOB NO: 22-5079

SHR. 05.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

3:\Marion County\Shopping\PLANNING\Master Plan\05.01 - Master Plan.dwg, 05, 1/12/2024 1:59:55 PM

