

February 28, 2025

PROJECT NAME: HERITAGE OAKS VILLAGE AKA SOUTHEAST 73RD AVENUE LLC

PROJECT NUMBER: 2010010024

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32444

1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

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 amend the existing PUD for the intended purpose of allowing 6 ft privacy fencing, modifying the amenities, and to add 1 additional lot. The parcel 48347-000-00 is currently zoned PUD and is a total of 36.67 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are two County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.

3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Traffic Comments 2/19/25

1. The traffic study for this site was evaluated against 158 residential units and found that 1,537 new daily trips would be generated with 113 new AM peak hour trips and 153 new PM peak hour trips. The addition of one residential unit totaling 159 residential units will not have a significant impact on trip generation for the site.

2. Traffic study concluded the existing conditions for the intersections of SE HWY 42 at S US HWY 301 and at SE 73rd AVE are operating at an overall LOS of F. The Heritage Oaks development would contribute an additional 1.4% of buildout traffic for the S US HWY 301 intersection for which a background mitigation proposal was developed. Significant delay in the buildout condition for the intersection at SE 73rd AVE was attributed to the proposed development for which a proportionate share of 45% was deemed necessary to implement a 245' southbound left turn lane to reduce delays and thereby improving the intersection to a LOS of D or better.

3. Traffic study was completed in 2023 with a forecasted build-out of 2027. However, after two years, the developer has yet to submit an offsite improvement plan for the required left turn lane with the proportionate share responsibility of 45%. The condition for approval should include an updated traffic study to reflect an updated buildout date and the submission of an offsite improvement plan showing the construction of the proportionate share turn lane, a right turn lane for the southern driveway, and any other adjustments deemed necessary by an updated traffic study.

4. Traffic comments regarding driveway alignment in the original PUD application and the submitted improvement plan have not been addressed and should be comprehended with this PUD amendment proposal. Alignment of the southern driveway should be adjusted as required and the northern driveway should be explicitly shown as emergency access only.

5. This application should integrate all of the latest required plan adjustments from all concurrent applications (such as the requirement of sidewalks along SE 73rd Avenue and the internal road right-of-way of 50' wide with a 5' easement on each side) to avoid confusion as to what is being approved and to limit the number of times it needs to be reviewed by the DRC and the BCC.

6. Right-of-way dedication of 25' is required along SE 73rd Ave.

- 4 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: Please ensure the improvement plan shows hydrants in accordance with NFPA 1, Chapter 18.
- 5 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please ensure the improvement plan maintains a minimum of 20 feet in width per NFPA 1, Chapter 18.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: The review will be conducted at the time of the reporting process.
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?
STATUS OF REVIEW: INFO
REMARKS:
- 9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed Mixed Use PUD Non-residential uses (if permitted) are internally focused and located within PUD?
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Master Plan submitted for review?
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?
STATUS OF REVIEW: INFO
REMARKS:
- 12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2 & 3)/3.2.3 - Use Consistent with FLU Designation & All Developer's Agreements?
STATUS OF REVIEW: INFO
REMARKS:
- 13 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:

- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.2.3 - NON-RESIDENTIAL - Complies with FAR?
STATUS OF REVIEW: INFO
REMARKS:
- 15 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS:
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(1)(b) - Rural Residential Cluster: 1) Open Space provided? 2) Bonus Points correct?
STATUS OF REVIEW: INFO
REMARKS:
- 17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(a) - Hamlet eligible site and Option Type specified?
STATUS OF REVIEW: INFO
REMARKS:
- 18 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(b)1.a - Hamlet Complies with gross acreage min/max?
STATUS OF REVIEW: INFO
REMARKS:
- 19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(b)1.b - Hamlet Phases Independent?
STATUS OF REVIEW: INFO
REMARKS:
- 20 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A.(2)(b)2 - Hamlet Complies with annual lot count?
STATUS OF REVIEW: INFO
REMARKS:
- 21 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(c)1 - Hamlet has paved frontage/access provided?
STATUS OF REVIEW: INFO
REMARKS:
- 22 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(c)2 - Hamlet Minimum Open Space provided?
STATUS OF REVIEW: INFO
REMARKS:
- 23 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(c)3 - Hamlet Buildable Area compact/clustered?
STATUS OF REVIEW: INFO
REMARKS:

- 24 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(d)1a - Hamlet Density (Type 1: 1du/5 ac OR Type 2: 1 du/3.5 ac) met?

STATUS OF REVIEW: INFO
REMARKS:
- 25 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(d)1c - Hamlet 1 Fire Water Supply provided?
STATUS OF REVIEW: INFO
REMARKS:
- 26 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
3.3.3.A(2)(d)2b - Hamlet 2 Open Space as Separate Tract?
STATUS OF REVIEW: INFO
REMARKS:
- 27 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(d)2c - Hamlet 2 Central water provided?
STATUS OF REVIEW: INFO
REMARKS:
- 28 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(d)2d - Hamlet 2 Fire Water Supply provided?
STATUS OF REVIEW: INFO
REMARKS:
- 29 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 3.3.3.A(2)(d)2e - Hamlet 2 sewer connection distance measurement verified with Utilities?
STATUS OF REVIEW: INFO
REMARKS:
- 30 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.2 Applicable ESOZ Status Listed?
STATUS OF REVIEW: INFO
REMARKS:
- 31 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:
- 32 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(5)/5.7 - Wellhead Protection - 1/2/3 Zones?
STATUS OF REVIEW: INFO
REMARKS:
- 33 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(2 & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?
STATUS OF REVIEW: INFO

REMARKS:

- 34 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(7 & 9) - Building Uses/Identifiers/Designations Provided?
STATUS OF REVIEW: INFO
REMARKS:
- 35 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [4.1.4.J - Greenway Setback Provided?]
STATUS OF REVIEW: INFO
REMARKS:
- 36 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]
STATUS OF REVIEW: INFO
REMARKS:
- 37 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]
STATUS OF REVIEW: INFO
REMARKS:
- 38 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [2.12.9 - All Existing & Surrounding & Intersecting R/Ws are shown?]
STATUS OF REVIEW: INFO
REMARKS:
- 39 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.12.2.A - Local Road right-of-Way Provided?]
STATUS OF REVIEW: INFO
REMARKS:
- 40 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.12.2.A - R/W for Access Improvements Provided (decel lane, accel lane, left-turn, bypass)?]
STATUS OF REVIEW: INFO
REMARKS:
- 41 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [2.12.9/6.12.2.B - Thoroughfare Road Right-of-Way Provided (TE Map)?]
STATUS OF REVIEW: INFO
REMARKS:
- 42 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.4.C - Additional/Interconnected Access (S/QS-L) Provided?]
STATUS OF REVIEW: INFO
REMARKS:
- 43 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.2, 4 & 5 - Internal Access Street System Provided?]
STATUS OF REVIEW: INFO

REMARKS:

- 44 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.4.B & D/7.3.1 - Cross/Parallel Access Required/Suitable?]
STATUS OF REVIEW: INFO
REMARKS:
- 45 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.5 - Driveways to Intersections Separated/Coordinated?]
STATUS OF REVIEW: INFO
REMARKS:
- 46 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.11.5 - Driveways to Driveways Separated/Coordinated?]
STATUS OF REVIEW: INFO
REMARKS:
- 47 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?
STATUS OF REVIEW: INFO
REMARKS:
- 48 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.A - Concurrency - Is Capacity Available?
STATUS OF REVIEW: INFO
REMARKS:
- 49 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.D - Concurrency - PRELIM Evaluation Required?
STATUS OF REVIEW: INFO
REMARKS:
- 50 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:
- 51 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Water Provided?
STATUS OF REVIEW: INFO
REMARKS:
- 52 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.6, 35, & 36/6.14 - Concurrency/Sewer Provided?
STATUS OF REVIEW: INFO
REMARKS:
- 53 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:

STATUS OF REVIEW: INFO
REMARKS: The review will be conducted at the time of the reporting process.

- 54 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Water Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: MCU service area with 12" water main available within ~700' on SE Hwy 42; connection, by offsite extension of water main along SE 73rd Ave will be required for this proposed development.
- 55 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements
STATUS OF REVIEW: INFO
REMARKS: MCU service area with 12" sewer forcemain available within ~700' on SE Hwy 42; connection, by offsite extension of sewer main along SE 73rd Ave will be required for this proposed development.
- 56 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: The review will be conducted at the time of the reporting process.
- 57 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:
- 58 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.
STATUS OF REVIEW: INFO
REMARKS:
- 59 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:
- 60 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:
- 61 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:
- 62 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:

- 63 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:
- 64 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:
- 65 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:
- 66 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:
- 67 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:
- 68 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.
STATUS OF REVIEW: INFO
REMARKS:
- 69 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:
- 70 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(12) - Identify access to the site.
STATUS OF REVIEW: INFO
REMARKS:
- 71 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:
- 72 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:

- 73 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:
- 74 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Location of water and sewer facilities.
STATUS OF REVIEW: INFO
REMARKS:
- 75 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: The review will be conducted at the time of the reporting process.
- 76 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: 1. Will all trees from lot lines to property boundary be preserved? 2. Preserved trees to be assessed per 6.7.3.(5) 3. How will gaps in existing vegetation be filled in? Irrigation? maintenance?
- 77 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan
STATUS OF REVIEW: NO
REMARKS: 2/19/25 - Sidewalks are required along SE 73rd Ave and one side of internal roads.
- 78 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication
STATUS OF REVIEW: NO
REMARKS: 2/19/25 - Right-of-way dedication of 25' is required along SE 73rd Ave.



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: 48347-000-00

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:

Amend the PUD 220919ZP to only require 6' privacy fence along north, south, and east boundaries.

Property Address: 16205 SE 73rd Avenue Also, modify amenities according to submitted concept plan.
Also, addition of one lot, (total of 159) based on actual acreage per surv

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: 39.94+/- **Maximum Proposed Residential Units:** 159
(# SFR 159 # MF)

Maximum Non-Residential (Commercial or Industrial) Acreage: None

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

Southeast 73rd Avenue, LLC

Property Owner name (please print)

3910 SW College Road, Suite 202

Mailing Address

Ocala, FL 34474

City, State, Zip Code

352-239-0683

Phone Number (include area code)

mattfabian@gmail.com

E-Mail Address (include complete address)

Matt Fabian
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]
Signature

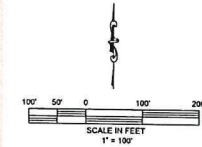
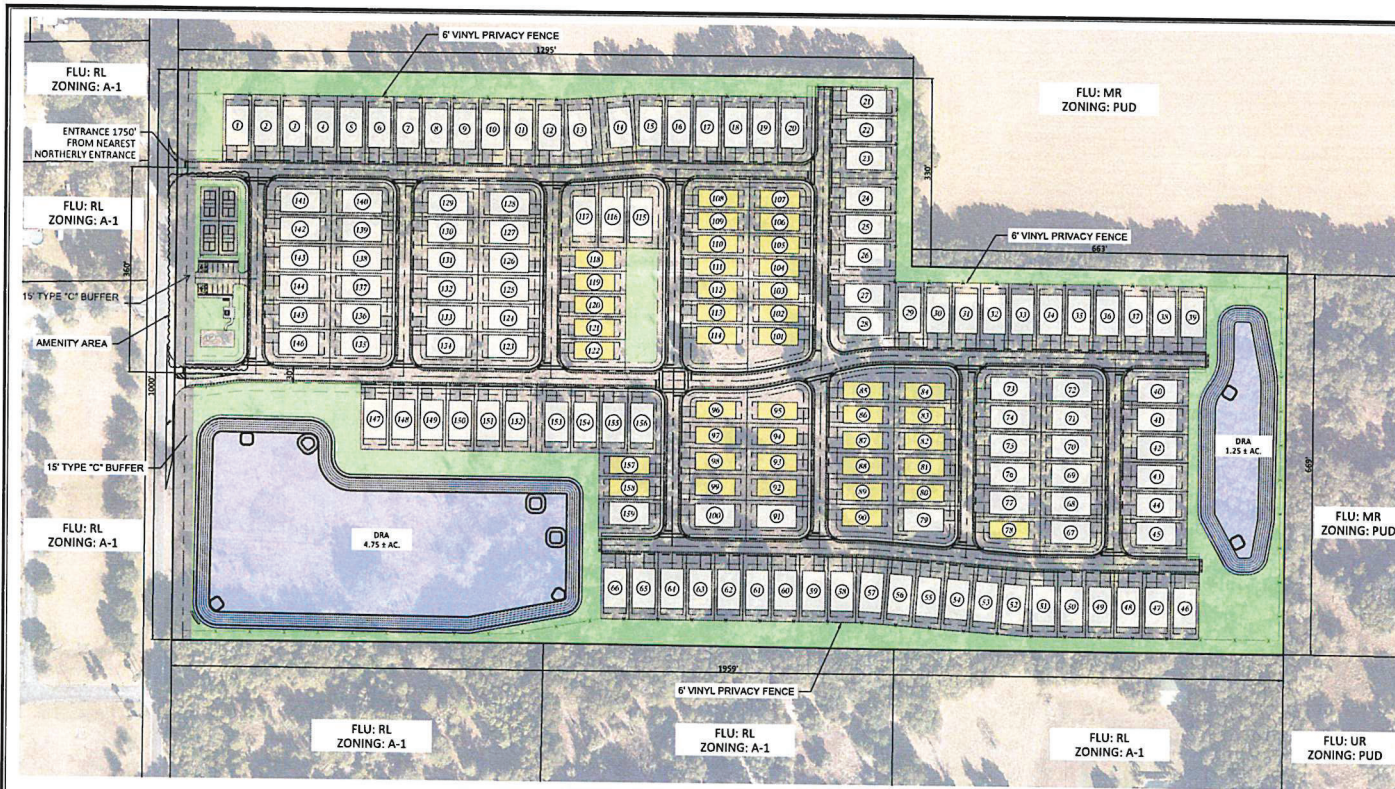
*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable 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



SITE DATA

DEVELOPER: SOUTHEAST 73RD AVE LLC
ADDRESS: 16205 SE 73RD AVE
 PO BOX 4394, OCALA FL 34478-4394
PARCELS: 48347-000-00
PROJECT AREA:
 TOTAL ±39.94 AC
PROJECT AREA:
 48347-000-00 ±39.94 AC
 TOTAL ±39.94 AC
REQUIRED:
 OPEN SPACE 7.99 AC (20% OF 39.94 AC)
 IMPROVED OPEN SPACE 0.40 AC (5% OF 7.99 AC)
DRA:
 PROVIDED: 6.00 ± AC (15.02% OF 39.94 AC)

OPEN SPACE:
 DRA 1.50 AC (6.00 AC ± 25%)
 IMPROVED OPEN SPACE 0.89 AC (10.72% OF 8.30 AC)
 BUFFERS 0.72 AC
 OPEN SPACE 5.10 AC
 TOTAL PROVIDED: 8.30 AC (20.78%)

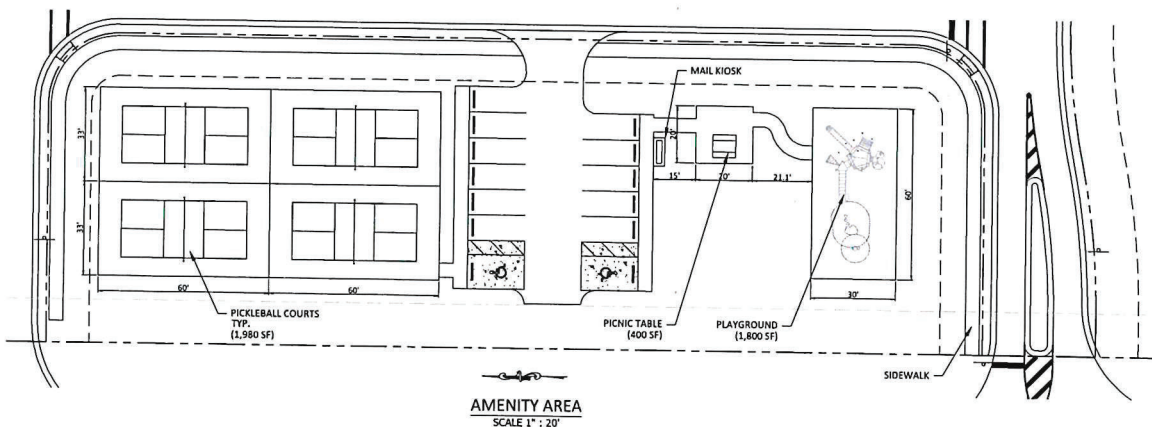
LAND USE & ZONING:
 EXISTING FUTURE LAND USE: MR (4 UNITS PER AC)
 EXISTING ZONING: PUD (2209192P)
 PROPOSED ZONING: PUD

DENSITY:
 TOTAL ALLOWABLE 159 UNITS (39.94 X 4 UNITS PER AC)
 40' X 115' LOTS 41 LOTS
 50' X 115' LOTS 118 LOTS
 TOTAL PROPOSED 159 UNITS (4 UNITS PER AC)

*FINAL DEVELOPMENT PLAN NOT TO EXCEED 159 UNITS

PROPOSED BUFFERS:
 AS SHOWN ON CONCEPT PLAN

- NOTES:**
1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE
 2. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL ROADS AND ALONG ONE SIDE OF MAJOR ROADS
 3. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
 4. PROPERTY LOCATED IN SECONDARY SPRINGS PROTECTION ZONE.
 5. PROJECT IS WITHIN FLOODZONE "X" ACCORDING TO FIRM PANEL #12083CD735D EFF. 8/21/2008.
 6. INSTALLATION OF SIDEWALKS TO UTILIZE PAY FEE IN LIEU OF PER LDC.



Tillman & Associates
 ENGINEERING, LLC
 ONE BOWLING GREEN - JACOBI ARCHITECTURE - INTERIOR/EXTERIOR
 1720 SE 10TH AVE, SUITE 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

REVISIONS

DATE

CONCEPT PLAN

HERITAGE OAKS
 MARION COUNTY, FLORIDA

DATE: 1/24/25
 DRAWN BY: AK
 CHECKED BY: JH
 JOB NO.: 22-8107

SHEET 1 of 1