

May 29, 2025

PROJECT NAME: FREEDOM COMMONS PHASE 5 (PREVIOUSLY APPROVED AR#31041)

PROJECT NUMBER: 2024010034

APPLICATION: DRC WAIVER REQUEST #32857

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: APPROVED
- 2 DEPARTMENT: UTIL - MARION COUNTY UTILITIES  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: Parcel 35730-000-00 is located within the Marion County Utility Service Area and will be served by both water and sewer. Marion County Utilities has no comments regarding the buffer waiver request. The parcel lies within the Urban Growth Boundary and is located in the Secondary Springs Protection Zone.
- 3 DEPARTMENT: 911 - 911 MANAGEMENT  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: N/A - NO REVIEW NECESSARY
- 4 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: N/A
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: Defer to Landscape
- 6 DEPARTMENT: ENGTRF - TRAFFIC REVIEW  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: INFO  
REMARKS: 5/27/25 - CONDITIONAL APPROVAL - Applicant submitted various versions of a Master Plan (some having been previously rejected). It should be understood that approval is for specific waiver request related to buffers only and not any Plan sheet update proposal that may be intended. The latest Master Plan sheet approved by OCE Traffic is dated 4/21/25.
- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: NO  
REMARKS: Modification of buffers will require amendment to the PUD.
- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: LDC 6.8.6.K(5) - Buffers  
STATUS OF REVIEW: NO  
REMARKS: LDC Sec. 4.2.31.K(2):  
Changes which will modify or increase the density or intensity of items shall be subject to review and

approval by the Board through the PUD rezoning application process.

Sub-item (h):

Minimum size and general location of common open space including buffer areas or zones and method of ownership and maintenance.

Analysis: This waiver request seeks to waive the PUD's required 5' E-Type buffer. Therefore, DRC cannot administratively process this waiver request. The BCC needs to approve any changes to the buffer through the PUD amendment process.

9 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: LDC 6.8.6.K(5) - Buffers

STATUS OF REVIEW: NO

REMARKS: Buffer waivers to be heard by the BoCC



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

32857

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: 5/15/2025 Parcel Number(s): 35730-000-00 Permit Number: AR#32857

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Freedom Commons Ph 5 (Previously Approved AR#31041) Commercial  Residential   
Subdivision Name (if applicable): \_\_\_\_\_  
Unit \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_ Tract \_\_\_\_\_

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Freedom Commons Development LLC c/o Chris Armstrong  
Signature: *Chris Armstrong*  
Mailing Address: 1415 SW 17th Street City: Ocala  
State: FL Zip Code: 34471 Phone # (352) 624-0120  
Email address: chris@armstronghomes.net

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: Timothy Brooker, P.E.  
Mailing Address: 1720 SE 16th Ave., Bldg 100 City: Ocala  
State: FL Zip Code: 34471 Phone # (352) 387-4540  
Email address: permits@tillmaneng.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): 6.8.6 Buffers  
Reason/Justification for Request (be specific): Pursuant to the development conditions (#210805Z approved 8/17/2021) and the approved master plan (#27553 approved 12/19/22), a type 'E' buffer is required along the west boundary (along The Pines at Ocala Crossings South). Due to the comparable lots at Ocala Crossings (40' wide lots) and Freedom 5 (50' wide lots), the west buffer is not required per LDC between these compatible uses.....

**DEVELOPMENT REVIEW USE:**

Received By: email Date Processed: 5/15/25 ch Project # 2024010034 AR # 32857

ZONING USE: Parcel of record: Yes  No  Eligible to apply for Family Division: Yes  No   
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes  No   
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_



**Marion County  
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): Additionally, Ocala Crossings has installed a privacy fence along the  
existing lots between the two developments. This waiver request is to obtain confirmation the buffer is not  
required, and to allow subsequent master plans to show it as such.

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

Section & Title of Code (be specific) \_\_\_\_\_  
Reason/Justification for Request (be specific): \_\_\_\_\_

REQUESTED WAIVERS:

6.12.A - RIGHT-OF-WAY CODE - WAIVER TO USE 40' BOW WITH UTILITY EASEMENT EACH SIDE FOR A TOTAL OF 60' WITH CONDITIONS OF PROTECTING MINIMUM 8' FRONT SETBACK AND 15' MINIMUM IN CASES WHERE REQUIRED SEPARATION FROM WATER MAIN TO BUILDING PAD. (APPROVED 05/21/2022)

2.1.A.2 - CONNECTION TO OTHER PHASES - WAIVER REQUESTED TO CONSTRUCT SW 86A STREET FROM EAST PROPERTY LINE TO OTHER THE SPINE ROAD AND THE WEST PROPERTY LINE PER THE CONNECTION STATE OF OCALA CROSSING AND TO DEFER THE DESIGN AND CONSTRUCTION OF SW 96A STREET UNTIL SUFFICIENT RIGHT-OF-WAY HAS BEEN ACQUIRED IN ACCORDANCE TO THE FFD APPROVED 05/21/2022

6.12.B.A - TYPICAL SECTIONS - WAIVER TO PROVIDE MULTIMODAL PATH ALONG ONE SIDE OF SPINE RD IN LIEU OF BIKE LANES ON ROADWAY. (APPROVED 07/11/2022)

6.13.A.10 - TRAFFIC IMPACT ANALYSIS - WAIVER TO MOVE FORWARD WITH MASTER PLAN APPROVAL PRIOR TO TRAFFIC STUDY. (APPROVED 06/09/2022)

LEGAL DESCRIPTION:

PARCEL 1A

A PORTION OF THE S.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENT: AT THE SOUTHWEST CORNER OF SAID SECTION IS THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N 07°29'21" E, 269'41 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID WEST BOUNDARY, N 06°09'21" E, 280'84 FEET, THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH MAINLAND RIGHT OF WAY LINE OF SW 80TH STREET, S 39°58'01" E, 122'49 FEET, THENCE DEPARTING SAID SOUTH MAINLAND RIGHT OF WAY LINE PER MARION COUNTY MAINTENANCE BOOK RECORDED IN BOOK 1 PAGE 08 (BOOK 2, PAGE 62), MARKING THE WEST BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 171, PAGE 212 AND OFFICIAL RECORDS BOOK 208, PAGE 183 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 89°09'01" W, 231'81 FEET TO THE S.W. CORNER OF SAID LANDS, DESCRIBED IN OFFICIAL RECORDS BOOK 208, PAGE 183, THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S 89°07'01" E, 182'12 FEET, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE BOUNDARY OF SAID LANDS MARION COUNTY DRAINAGE RETENTION AREA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 468, PAGE 08, TO THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S 02°29'39" W, 48'79 FEET, THENCE CONTINUE ALONG SAID WEST BOUNDARY, S 21°40'04" E, 214'8 FEET TO THE S.W. CORNER OF SAID LANDS, THENCE DEPARTING SAID WEST BOUNDARY, S 02°29'39" W, 48'79 FEET, THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SW 49TH AVENUE, THE FOLLOWING FOUR (4) COURSES: (1) S 02°29'39" W, 142'81 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 286'79 FEET, A CENTRAL ANGLE OF 197°14' AND A CHORD BEARING AND DISTANCE OF N 89°01'01" E, 98'56 FEET; (2) THENCE N 02°29'39" W, 65'40 FEET; (3) THENCE S 02°29'39" W, 65'40 FEET; (4) THENCE S 89°01'01" E, 98'56 FEET TO THE END OF SAID CURVE; (5) THENCE N 02°29'39" W, 183'63 FEET; (6) THENCE N 47°26'41" E, 424'1 FEET, THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF SW 49TH STREET, THE FOLLOWING THREE (3) COURSES: (1) S 89°01'01" E, 98'56 FEET; (2) THENCE N 89°01'01" E, 103'52 FEET; (3) THENCE S 89°02'21" E, 116'17 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION IS, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, THENCE DEPARTING THE SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE EAST BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE SOUTHWEST CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, THENCE DEPARTING THE SAID WEST BOUNDARY, ALONG THE EAST BOUNDARY OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 269'74 FEET AND A CHORD BEARING AND DISTANCE OF N 89°01'01" E, 98'56 FEET; (7) THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 261'6 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 269'74 FEET, A CENTRAL ANGLE OF 197°14' AND A CHORD BEARING AND DISTANCE OF S 89°01'01" W, 231'81 FEET; (8) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SAID RIGHT OF WAY LINE, A DISTANCE OF 269'74 FEET TO A POINT OF TANGENCY, THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°01'01" W, 287'21 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 14.8 ACRES, MORE OR LESS.

PARCEL 1B

A PORTION OF THE N.W. 1/4 AND A PORTION OF THE S.W. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENT: AT THE SOUTHWEST CORNER OF SAID SECTION IS THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N 07°29'21" E, 269'41 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID WEST BOUNDARY, N 06°09'21" E, 280'84 FEET, THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE NORTH RIGHT OF WAY LINE OF SW 49TH STREET, THE FOLLOWING FIVE (5) COURSES: (1) N 02°29'39" W, 148 FEET; (2) THENCE N 14°10' W, 24'12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVEX WESTERLY, HAVING A RADIUS OF 2329'79 FEET, A CENTRAL ANGLE OF 184°41' AND A CHORD BEARING AND DISTANCE OF N 89°01'01" E, 98'56 FEET; (3) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 99'44 FEET TO THE END OF SAID CURVE; (4) THENCE N 02°29'39" W, 183'63 FEET; (5) THENCE N 47°26'41" E, 424'1 FEET, THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE, ALONG THE SOUTH RIGHT OF WAY LINE OF SW 49TH STREET, THE FOLLOWING THREE (3) COURSES: (1) S 89°01'01" E, 98'56 FEET; (2) THENCE N 89°01'01" E, 103'52 FEET; (3) THENCE S 89°02'21" E, 116'17 FEET TO THE NORTH 1/4 CORNER OF SAID SECTION IS, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE EAST BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE NORTHWEST CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, THENCE DEPARTING THE SAID EAST BOUNDARY, ALONG THE NORTH BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE EAST BOUNDARY OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE SOUTHWEST CORNER OF THE S.W. 1/4 OF THE S.W. 1/4 OF SAID SECTION 15, THENCE DEPARTING THE SAID WEST BOUNDARY, ALONG THE EAST BOUNDARY OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.W. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 269'74 FEET AND A CHORD BEARING AND DISTANCE OF N 89°01'01" E, 98'56 FEET; (7) THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND AFOREMENTIONED NORTH RIGHT OF WAY LINE OF SW 49TH STREET, A DISTANCE OF 221'6 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 269'74 FEET, A CENTRAL ANGLE OF 197°14' AND A CHORD BEARING AND DISTANCE OF S 89°01'01" W, 231'81 FEET; (8) THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SAID RIGHT OF WAY LINE, A DISTANCE OF 269'74 FEET TO A POINT OF TANGENCY, THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, N 89°01'01" W, 287'21 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 14.8 ACRES, MORE OR LESS.

PARCEL 1C

A PORTION OF THE WEST 1/2 OF THE S.E. 1/4 OF SECTION 15, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENT: AT THE SOUTHWEST CORNER OF SAID SECTION IS THENCE ALONG THE WEST BOUNDARY OF SAID SECTION 15, N 07°29'21" E, 269'41 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING THREE (3) COURSES: (1) S 89°01'01" E, 98'56 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 968'21 FEET, A CENTRAL ANGLE OF 197°14' AND A CHORD BEARING AND DISTANCE OF S 89°01'01" W, 231'81 FEET; (2) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 261'6 FEET TO A POINT OF CURVATURE OF A CURVE CONVEX NORTHERLY, HAVING A RADIUS OF 1688'21 FEET, A CENTRAL ANGLE OF 197°14' AND A CHORD BEARING AND DISTANCE OF S 89°01'01" W, 231'81 FEET; (3) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND SAID RIGHT OF WAY LINE, A DISTANCE OF 261'6 FEET TO A POINT OF TANGENCY, THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, S 02°29'39" W, 125'47 FEET TO THE NORTHWEST CORNER OF SAID LANDS, DESCRIBED IN OFFICIAL RECORDS BOOK 658, PAGE 712 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING THE WEST BOUNDARY OF THE EAST 1/2 OF THE S.E. 1/4 OF SAID SECTION 15, ALONG THE NORTH BOUNDARY OF SAID LANDS, S 89°09'21" W, 479'81 FEET TO THE N.W. CORNER OF SAID LANDS, THENCE DEPARTING THE NORTH BOUNDARY OF SAID LANDS, ALONG THE WEST BOUNDARY OF SAID LANDS, S 89°09'21" W, 474'21 FEET, THENCE DEPARTING THE SOUTH BOUNDARY OF SAID LANDS, ALONG THE NORTH BOUNDARY OF SAID LANDS, S 89°09'21" W, 904'11 FEET, THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG THE WEST BOUNDARY OF THE SE 1/4 OF SAID SECTION 15, N 07°29'21" E, 269'29 FEET TO THE SOUTHERLY BOUNDARY OF A DRAINAGE RETENTION AREA, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1 PAGE 08 (BOOK 2, PAGE 62) OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE DEPARTING SAID WEST BOUNDARY, ALONG THE SOUTHERLY, EASTERLY, AND NORTHERLY BOUNDARY OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 681, PAGE 08, THE FOLLOWING FIVE (5) COURSES: (1) S 89°09'21" W, 479'81 FEET; (2) THENCE N 07°29'21" E, 104'5 FEET; (3) THENCE N 89°09'21" W, 104'5 FEET; (4) THENCE N 07°29'21" E, 269'29 FEET; (5) THENCE N 89°09'21" W, 269'29 FEET TO THE AFORESAID WESTERLY OF THE S.E. 1/4 OF SECTION 15, THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG SAID WESTERLY BOUNDARY, THENCE S 89°02'21" E, 46'18 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 64.4 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF THE S.W. 1/4 OF THE SE 1/4 AND A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 10, THENCE ALONG THE NORTHERLY BOUNDARY OF THE S.W. 1/4 OF THE SE 1/4 OF SAID SECTION 10, S 89°09'21" E, 130'49 FEET TO THE NORTHEAST CORNER OF THE S.W. 1/4 OF THE SE 1/4 OF SAID SECTION 10, THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE S.W. 1/4 OF THE SE 1/4 OF SAID SECTION 10, S 01°13'19" W, 125'23 FEET, THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF SW 49TH STREET PER MARION COUNTY MAINTENANCE MAY BE RECORDED IN BOOK 1 PAGE 08 (BOOK 2, PAGE 62), N 07°29'21" E, 110'47 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THE S.W. 1/4 OF THE SE 1/4 OF SAID SECTION 10, THENCE CONTINUE ALONG SAID NORTH MAINTAINED RIGHT OF WAY LINE, S 89°09'21" W, 113'06 FEET, THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SE 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, N 07°29'21" E, 110'47 FEET TO THE S.W. CORNER OF THE SE 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE NORTHERLY BOUNDARY OF THE SE 1/4 OF THE S.W. 1/4 OF SAID SECTION 10, S 89°09'21" E, 130'49 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 17.1 ACRES, MORE OR LESS.

21080SZ-ARMSTRONG FREEDOM COMMONS PUD - DEVELOPMENT CONDITIONS:

- 1. THE PROJECT SHALL BE DEVELOPED CONSISTENT WITH THE APPLICATION AND LDC UNLESS OTHERWISE REVISED BY THESE CONDITIONS OF APPROVAL.
2. THE PROJECT SHALL COMPLY WITH THE MINIMUM REQUIREMENT FOR 20% OPEN SPACE. THE PROJECT CAN USE TDCS FOR A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE AS PER THE MARION COUNTY COMPREHENSIVE PLAN, POLICY 9.1.8.
3. FEMA IDENTIFIED FLOOD PLAINS DO EXIST ON WITHIN THE SUBJECT PARCELS AND DESIGN CONSIDERATIONS WILL HAVE TO BE INCORPORATED INTO CONSTRUCTION.
4. THE PROJECT SHALL BE LIMITED TO A MAXIMUM TOTAL OF 1,383 DWELLING UNITS.
5. A DETAILED SITE PLAN SHALL BE PROVIDED FOR THIS PROJECT TO WORK THROUGH THE DEVELOPMENT REVIEW PROCESS. A TRAFFIC ANALYSIS WILL BE REQUIRED AT THIS TIME.
6. ALL ROADS, PARKING LOTS, AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
7. AN APPROVED TRAFFIC ANALYSIS SHALL BE PROVIDED PRIOR TO MASTER PLAN APPROVAL.
8. THE PROJECT SHALL BE SERVED BY CENTRAL POTABLE WATER AND CENTRAL SANITARY SEWER SERVICES CONSISTENT WITH THE LDC.

OWNER/DEVELOPER:

FREEDOM COMMONS DEVELOPMENT, LLC
CHRIS ARMSTRONG
4600 W. CYPRESS ST. SUITE 200
TAMPA, FL 33607
PHONE: (813) 574-5720

CIVIL ENGINEER:

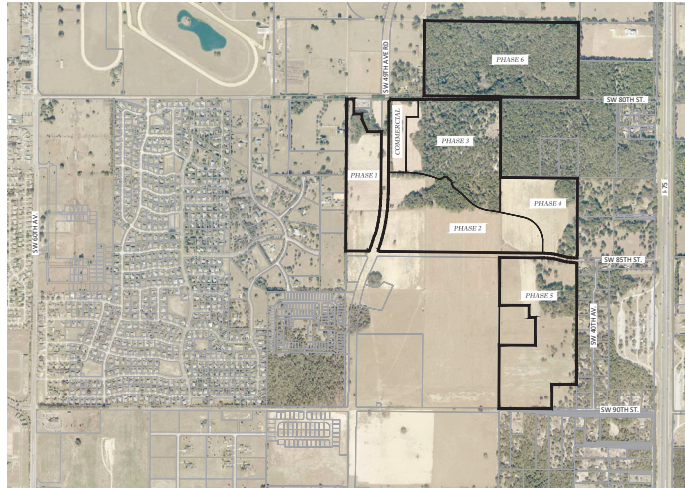
TILLMAN AND ASSOCIATES ENGINEERING, L.L.C.
TIMOTHY BROOKER JR., P.E.
1720 SE 16th AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

SURVEYOR:

JCH CONSULTING GROUP, INC.
CHRISTOPHER J. HOWSON, P.S.M., C.F.M.
426 SW 15th STREET
OCALA, FLORIDA 34471
PHONE (352) 405-1482

VICINITY MAP

1" = 1000'



UTILITY COMPANIES:

Table listing utility companies and their contact information: WATER / SEWER, ELECTRIC, FIBER/TELEPHONE, CABLE TV, MARION COUNTY UTILITIES, SUNTER ELECTRIC, Ocala Electric Utility, CENTURY LINK, COX CABLE MARION, ZITO MIDWEST, CARRIE IVYDE, DIANE KWONG, RANDY HAIRD, BILL MCCLOUD, MICHELLE OSBORNE, BEN ARDILES, 352-438-2383, 352-669-9706 (X 9706), 352-351-6615, 352-899-1444, 352-314-1577, 352-496-0470



Call 48 Hours before you dig
It's the Law!
1-800-432-4770
Sunshine State One Call of Florida, Inc.

PARCEL #: 35523-000-00, 35623-000-00, 35730-000-00, 35623-007-01
PROJECT AREA: 333.95 ± ACRES (AS SURVEYED)
LAND USE: 35223-000-00 MDR, 35623-000-00 - MDR & COMMERCIAL 35730-000-00 - MDR, 35623-007-01 - MR
ZONING: 35523-000-00, 35623-000-00, 35730-000-00, 35623-007-01 - PUD

INDEX OF SHEETS

Table with 2 columns: Sheet Number and Description. 01.01 COVER SHEET, 02.01 AERIAL PHOTOGRAPH, 03.01 MASTER PLAN, 04.01 MASTER UTILITY PLAN, 1 of 7 BOUNDARY & TOPO SURVEY

NOTES:

- 1. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
2. 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 STAGE

OWNERS SIGNATURE:

I CERTIFY THAT I, MY SUCCESSORS AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN WITHIN THESE PLANS.

CHRIS ARMSTRONG
FREEDOM COMMONS
DEVELOPMENT, LLC

ENGINEER CERTIFICATION:

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

TIMOTHY BROOKER JR., P.E.
Registered Engineer No. 79259
STATE OF FLORIDA

SURVEYOR CERTIFICATE:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

CHRISTOPHER J. HOWSON, P.S.M.
JCH CONSULTING GROUP, INC.
Registered Land Surveyor No. 6553
STATE OF FLORIDA

Tillman & Associates
ENGINEERING, L.L.C.
CORPORATE OFFICE: 1720 SE 16th Ave., Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4645

Table with 2 columns: REVISIONS and DATE. Revision 1: COVER SHEET, DATE: 10/4/22. Revision 2: AERIAL PHOTOGRAPH, DATE: 10/4/22. Revision 3: MASTER PLAN, DATE: 10/4/22. Revision 4: MASTER UTILITY PLAN, DATE: 10/4/22.

MASTER PLAN
FREEDOM COMMONS
MARION COUNTY, FLORIDA
COVER

DATE: 10/4/22
DRAWN BY: ...
CHKD. BY: TJB
JOB NO.: 21-2018

sheet 01.01

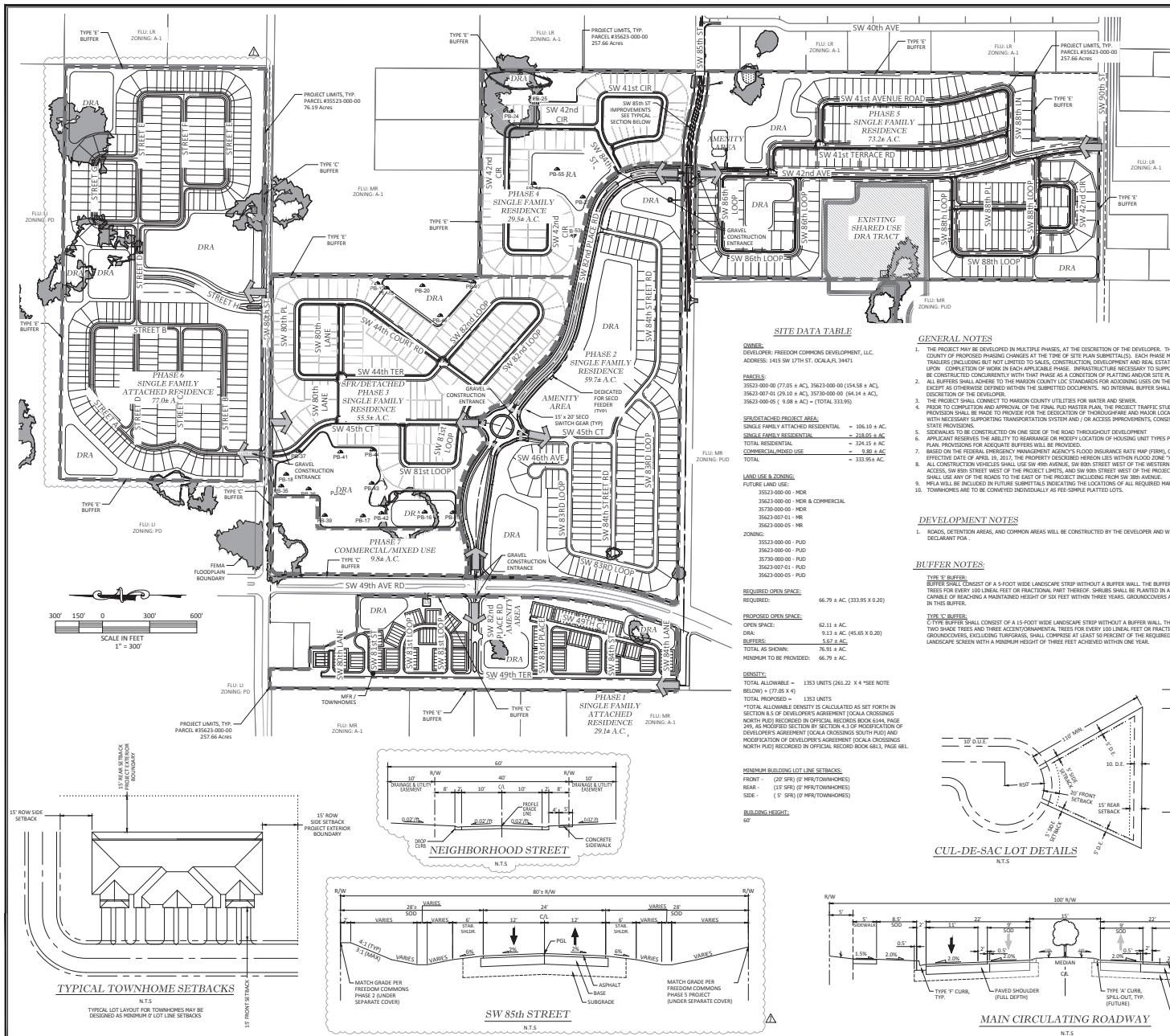












**SITE DATA TABLE**

**OWNER:** DEVELOPER: FREEDOM COMMONS DEVELOPMENT, LLC  
ADDRESS: 1415 SW 17TH ST. OCALA, FL 34471

**PARCELS:**  
 3523-000-00 (77.48 A.C.) 3523-300-00 (154.58 A.C.)  
 3523-007-01 (29.18 A.C.) 3523-000-00 (64.14 A.C.)  
 3523-000-05 (9.84 A.C.) (TOTAL 333.95)

**UNDETACHED PROJECT AREA:**  
 SINGLE FAMILY ATTACHED RESIDENCE = 106.10 A.C.  
 SINGLE FAMILY RESIDENCE = 218.85 A.C.  
 TOTAL RESIDENTIAL = 324.95 A.C.  
 COMMERCIAL MIXED USE = 9.84 A.C.  
 TOTAL = 333.95 A.C.

**LAND USE & ZONING:**  
 3523-000-00 - HDR  
 3523-300-00 - HDR & COMMERCIAL  
 3523-000-00 - HDR  
 3523-007-01 - MR  
 3523-000-05 - MR

**REQUIRED OPEN SPACE:** 66.79 A.C. (133.95 X 2.02)

**PROPOSED OPEN SPACE:** 62.11 A.C.  
 DRA: 9.13 A.C. (45.65 X 0.20)  
 BUFFERS: 5.67 A.C.

**TOTAL AC SHOWN:** 76.78 A.C.  
**MINIMUM TO BE PROVIDED:** 66.79 A.C.

**DENSITY:**  
 TOTAL ALLOWABLE = 1383 UNITS (261.22 X 4 \*SEE NOTE BELOW) (77.22 X 4)  
 TOTAL PROVIDED = 1383 UNITS

**MINIMUM BUILDING LOT LINE SETBACKS:**  
 FRONT - (5' SFR) (5' MR/TOWNHOMES)  
 REAR - (15' SFR) (5' MR/TOWNHOMES)  
 SIDE - (5' SFR) (5' MR/TOWNHOMES)

**MINIMUM BUILDING HEIGHT:** 6'

**GENERAL NOTES**

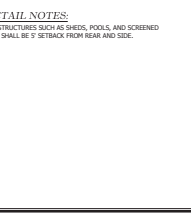
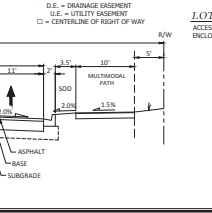
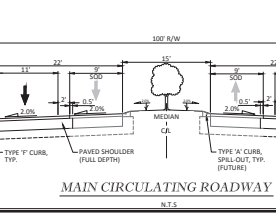
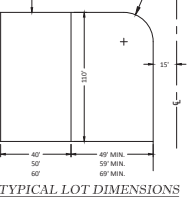
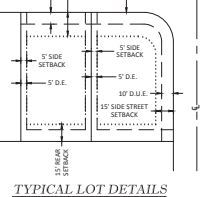
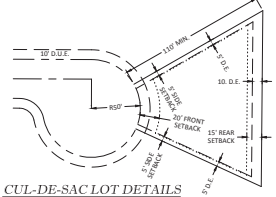
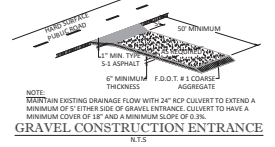
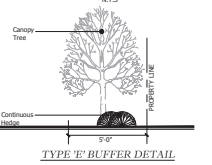
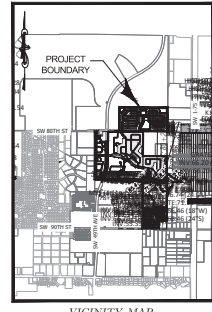
1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES. AT THE DISCRETION OF THE DEVELOPER, THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CONCEPTS AT THE TIME OF SITE PLAN SUBMITTALS. EACH PHASE MAY INCLUDE TEMPORARY SURVEY TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, RENTAL AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. SURVEY TRAILERS 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 USE STANDARDS FOR ALLOWING USES ON THE EXTERIOR OF THE PAVED SIDEWALKS EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
4. PRIOR TO COMPLETION AND APPROVAL OF THE FINAL PAVEMENT PLAN, THE PROJECT TRAFFIC STUDY SHALL BE COMPLETED AND ADEQUATE PROVISION SHALL BE MADE TO PROVIDE FOR THE DESIGNATION OF THROUGHFARE AND MAJOR LOCAL COLLECTOR RIGHT-OF-WAY ALONG WITH NECESSARY SUPPORTING TRANSPORTATION SYSTEM AND/OR ACCESS IMPROVEMENTS, CONSISTENT WITH APPLICABLE COUNTY AND STATE PROVISIONS.
5. SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT.
6. 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.
7. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 13082002E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.
8. ALL CONSTRUCTION VEHICLES SHALL USE SW 49th AVENUE, SW 8th STREET WEST OF THE WESTERN PROJECT LIMITS FOR CONSTRUCTION ACCESS. SW 8th STREET WEST OF THE PROJECT LIMITS, AND SW 8th STREET WEST OF THE PROJECT LIMITS, NO CONSTRUCTION VEHICLES SHALL USE ANY OF THE ROADS TO THE EAST OF THE PROJECT INCLUDING FROM SW 38th AVENUE.
9. MFLA WILL BE INCLUDED IN FUTURE SUBMITTALS INDICATING THE LOCATION OF ALL REQUIRED MARION VERNACULAR LANDSCAPE AREAS.
10. TOWNHOMES ARE TO BE CONVEYED INDIVIDUALLY AS FEE-SIMPLE PLATTED LOTS.

**DEVELOPMENT NOTES**

1. ROADS, DRIVEWAYS, TERRACES, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

**BUFFER NOTES**

- TYPE 'E' BUFFER:**  
 BUFFER SHALL CONSIST OF A 5' FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.
- TYPE 'C' BUFFER:**  
 BUFFER SHALL CONSIST OF A 15' FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACENTRORAMICAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPOSE AT LEAST SIX PERCENT OF THE REQUIRED BUFFER AND FORM A LABORED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.



**Tilman & Associates**  
 ENGINEERS, LLC  
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL  
 1770 SE 16th Ave. Bldg. 100, Ocala, FL 34471  
 Office: (352) 387-4540 Fax: (352) 387-4545

NO.	DATE	DESCRIPTION
1	02-28-24	REVISED PER A TYPICAL CONSTRUCTION EXISTING STREET

**MASTER PLAN**  
 FREEDOM COMMONS  
 MARION COUNTY, FLORIDA

DATE: 7/26/24  
 DRAWN BY: [Redacted]  
 CHKD. BY: TB  
 JOB NO.: 21-708  
 SHT: 03.01

