

July 3, 2025

PROJECT NAME: HOMESTEAD VILLAS

PROJECT NUMBER: 2025050088

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32957

- 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 change the parcel's zoning from A-1 & R-4 to PUD for a residential subdivision. Parcels 23204-002-00 & 23303-000-04 are currently zoned A-1 while parcel 23204-002-00 is currently zoned R-4 and are collectively 12.77 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is no FEMA Special Flood Hazard Areas or Flood Prone Areas on the property. 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: 6/17/25 - CONDITIONAL APPROVAL – Project will generate fewer than 50 peak HR trips. Approved upon the condition that NW 73rd Terrace will be paved from existing pavement to the site entrance. NW 73rd Terrace extension shall be designed, constructed, and paved to County specifications; a related offsite improvement plan is required.
- 4 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. The plans will also need to show a secondary means of access for emergency vehicles per Marion County LDC 6.11.4 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.
- 5 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS: land use amendment required, application submitted.
- 6 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?
STATUS OF REVIEW: INFO
REMARKS: Mostly surrounded by Low Residential. Smaller project attempting to piece meal develop this area

- 7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Master Plan submitted for review?
STATUS OF REVIEW: INFO
REMARKS: conceptual Plan only
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?
STATUS OF REVIEW: INFO
REMARKS: No agreement submitted
- 9 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: land use amendment required to change the low residential
- 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:
- 11 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: Secondary Springs Protection
- 12 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: Please show any public wells in the vicinity
- 13 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: An environmental assessment will need to be submitted
- 14 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: [6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]
STATUS OF REVIEW: INFO
REMARKS: If habitat for listed species and species on site, then preservation of habitat is required.
- 15 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: stubouts to the west may be required for access for future development
- 16 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?
STATUS OF REVIEW: INFO
REMARKS: sidewalks and pedestrian access required along at least one side of the roads

17 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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

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: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: With the zoning change to PUD, development will need to connect to central water and sewer, Connections shown, on 4_Concept Plan, and listed as City of Ocala Utilities. See comment 6.14.2.A(1)

20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: City of Ocala is currently listed on Cover Page as the Water & Sewer provider. Marion County Utilities will need documentation confirming that the parcels have been released from Marion County to the City of Ocala, during the Improvement Plan review.

21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Letter of Availability and Capacity (w/Location Map of water and/or sewer as app) from provider

STATUS OF REVIEW: INFO

REMARKS: If parcel is approved to be served by the City of Ocala for water and sewer, a letter of availability and intent to serve will be required.

22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities water and sewer infrastructure is 12,000 +/- feet away, E on HWY 40. Capacity charge worksheet will need to be completed to confirm connection distance during the improvement

plan stage.

- 23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Located within the secondary Springs Protection Zone, and within the Urban Growth Boundary.
- 24 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.5.D - Hydraulic Analysis
STATUS OF REVIEW: INFO
REMARKS: Will be required if MCU connection and extension is made.
- 25 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: Water provider for fire hydrants will need to be determined by service provider. Currently listed as City of Ocala, but within the Marion County Utility service area.
- 26 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Additional Utilities Comments
STATUS OF REVIEW: INFO
REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.
- 27 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Yes. This is a concept plan. If approved the PUD rezoning with concept plan is approved by Board of County Commissioners, the applicant will need to submit a master plan before continuing to plats and civil improvement plans for the PUD project.
- 28 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: Staff could not locate phasing information which is a requirement for concept plans (see Div. 2.11 and Sec. 2.12.20)
- 29 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.
STATUS OF REVIEW: INFO
REMARKS: Sec. 2.12.4.L.(9) - This information is not shown on the Site Data Table. Provide information listed in this code section.
Sec. 2.12.4.L.(10) - Applicant provided this text in PUD Standards document but does not show parking standards in Site Data Table: "Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking. Parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional."
Sec. 2.12.4.L.(11) - Not provided on the site data table.
Sec. 2.12.4.L.(12) - Not provided on the site data table.
- 30 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: Yes, name is properly centered C01 Cover Sheet.

31 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: Shown on C01 Cover Sheet and a separate Vicinity Map figure.

32 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 are provided with survey; however, add them to the concept plan for next plan submittal.

33 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: Acreage and legal descriptions are shown in the survey documents.

34 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: FLU designations shown on Land Use Map

Site land use: LR on 7.71 acres and MR on 5.05 acres

Adjacent land use: LR to south, west, and north. MR to north and east. RL to north.

Zoning classifications shown on Zoning Map,

Site zoning: A-1 on 7.71 acres and R-4 on 5.05 acres

Adjacent zoning: A-1 to south, west, and north. R-4 to north and east.

Applicant did not provide existing land uses based on property appraiser land use codes in this submittal. Provide with next submittal.

35 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: For parcel 23204-002-00, the existing structures and driveway improvements are shown on 9f Boundary & Topo Survey 2 of 4.

For parcels 23303-002-00 & 23303-000-04, there are no existing site improvements per 9g/h Boundary & Topo Survey 3/4 of 4, respectively.

36 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: List of uses is provided in the development program table on C02 Conceptual PUD Plan:

One & two family dwelling units

Public park, playground, or other recreational uses which make include a dog park, playground structures, usable open space, walking trails, or other outdoor neighborhood amenities.

Staff questions:

[1] What is the rationale for allowing one & two-family dwelling units? The stated purpose in the "Project Background" document is to develop "up to 25 new duplexes for a total of 50 dwelling units." The applicant does not mention the possibility of developing single-family in the Project Background document.

[2] Does the applicant propose allowing any accessory structures to the residential component such as sheds, storage buildings, single-family guest cottages/apartments (aka ADUs/in-law suites). If yes, provide accessory structure development standards (e.g., setbacks, heights) and show corresponding setbacks in lot typical. Provide a note stating which accessory uses are allowed or no accessory structures are allowed.

37 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: Shown on CO3 Details. If applicant proposes to allow any accessory structures, show the accessory structure setbacks on the lot typical for next submittal.

38 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: Provided on C02 Conceptual PUD Plan and the document titled "Homestead Villas Planned Unit Development PUD Standards"

Informational comparison of proposed standards to R-4 zoning with connection to central water & sewer:

Proposed front setback matches R-4 (25').

Proposed side setback exceeds R-4 (10' versus 8').

Proposed side setback is less than R-4 (10' versus 20').

Proposed height maximum is less than R-4 (35' versus 40')

Proposed minimum lot area is greater than R-4 (9400SF versus 7700SF)

Proposed minimum lot width is less than R-4 (94' versus 100')

No FAR proposed.

Staff input:

Per 4.2.31.E(4)(a)3., indicate the height of the proposed building on the provided typical building elevation. The applicant may wish to illustrate how the proposed building height compares to the height of neighboring residences to further support the applicant's claim of use/character compatibility.

39 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: Staff could not locate any reference to phasing. Provide a note on the cover sheet that addresses phasing and show how phasing will work spatially on the concept plan.

40 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: Applicant proposes two types of buffers: a 20' natural, no touch buffer and a 20' planted buffer consisting of two shade trees and three ornamental trees per 100 linear feet with 50% of the buffer area to include shrubs or groundcover.

Natural buffer input: Staff supports the idea of using a no-touch buffer with existing vegetation as long as additional plantings fill any gaps in the no-touch buffer area.

Planted buffer input: Corrected Ordinance 24-30 states that when single-family / duplex residential (SFR) is proposed next to existing or permitted SFR or AG (agricultural) uses, then a type E buffer is required. Sec.

6.8.6.K.(5) describes the Type E buffer which states "shrubs shall be planted in a double-staggered and be capable of reaching a maintained height of six feet within three years."

While the buffer widths exceed the required 5' Type E buffer by 15', the proposed planted buffer does not appear to meet the type E buffer 6' shrub height. Provide buffer standards stating that the shrub height will reach 6' in 3 years or justify this buffer code deviation.

41 DEPARTMENT: ZONE - ZONING DEPARTMENT

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

STATUS OF REVIEW: INFO

REMARKS: One access point required per LDC Sec. 6.11.4 because this residential project does not exceed 50 proposed lots.

One access point proposed at NW 73rd Ter.

Staff input:

[1] While only one access point is required at this time, staff supports planning cross access connectivity to parcel 23303-000-02 owned by Ally Wazeer & Abeda Living Trust to the south of the site which is currently designated Low Residential and zoned A-1. This cross access could be used to create future connectivity with the properties owned by Lew Robert Estate and JOCALBRO INC PROFIT SHARING PLAN TRUST to the west of the subject site.

[2] Pedestrian circulation is not shown on C02 Conceptual PUD Plan, but the typical section shown on C03 Details labels 5' sidewalk on one side of the street. It is not clear residents would walk to the proposed community space discussed in the applicant's PUD Standards document (page 2) or walk to the potential cross access connectivity discussed in input comment [1]. The preliminary sidewalk location is a requirement for PUD conceptual plan review (see 4.2.31.F(2)(B)14. Provide the location prior to Planning & Zoning Commissioner hearing date.

42 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: FEMA Map indicates no floodplain on site.

Marion County Flood Prone Areas are not located on site either.

43 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: Proposed community area/park is provided on C02 Conceptual PUD Plan. Renderings of potential park facilities shown on C03 Details. The "Project Background" document states 1.0-acre park size; however, the park size is not noted on the concept plan.

[1] Add anticipated park acreage to the C02 Conceptual PUD Plan with next submittal. Also add the approximate calculations for expected DRAs as this is relevant for Sec 4.2.31.E.(7)(d)3.

[2] Provide acreage break down of open space as DRA, Natural Buffer, Planted Buffer, Community Park/Open Space. This will be a part of the front-page requirements from Sec. 2.12.4.L

44 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: Renderings shown on C03 Details.

Staff recommends providing landscape renderings that show the differences in height/appearance of the planted buffers at time of planting, 1 year of maturity, and 3 years of maturity. If the applicant chooses to provide these renderings, the applicant should provide the renderings to staff by 5 business days (8/18/25) before this application's expected Planning & Zoning Commission hearing date on 8/25/2025.

- 45 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Location of water and sewer facilities.
STATUS OF REVIEW: INFO
REMARKS: Cover sheet states central water and sewer will be provided by City of Ocala. However, this is not located within the City of Ocala's Utility Territorial Boundary. Location of connections not shown on the concept plan.
Growth Services defers further review to Marion County Utilities.
- 46 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Additional Zoning comments
STATUS OF REVIEW: INFO
REMARKS: On page 3 of PUD Standards document, there is a typo for "walking trials." Correct to "trails."
- 47 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Road names will be issued on future plat submittals.
- 48 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 49 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: NO
REMARKS: No tree removal prior to DRC approval of site plan



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: 23204-002-00, 23303-000-04 & 23303-002-00

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:

A1, R4

Property Address: 550 NW 73RD TER

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: 12.77 +/-

Maximum Proposed Residential Units: 34 50 SW
(# SFR _____ # MF 34)

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

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

Homestead Villas, LLC (Nate Chambers, Manager)

Property Owner name (please print)

6998 N US Hwy 27, Suite 204

Mailing Address

Ocala, FL 34482

City, State, Zip Code

352-234-6192

Phone Number (include area code)

nate@csholdings.com

E-Mail Address (include complete address)

Signature* NOTE: SEE SEPARATE SIGNATURE PAGES
FOR ADDITIONAL OWNERS

*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.

Fred N. Roberts, Jr. (Klein & Klein, PLLC)

Applicant/Agent Name (please print)

40 SE 11th Avenue

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-732-7750

Phone Number (include area code)

fred@kleinandkleinpa.com

E-Mail Address (include complete address)

Signature

| | | | |
|---------------------------|---------------------|------------------|---------------|
| STAFF/OFFICE USE ONLY | | | |
| Project No.: 2025 05 0088 | Code Case No.: | Application No.: | |
| Rcvd by: EM | Rcvd Date: 6 / 6 25 | FLUM: | AR No.: 32957 |
| | | | 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 <u>37</u> ^{50 DU} Max DUs) + (\$5.00 X _____ Max Non-Res AC) = \$ <u>1,185</u> ^{1,250} 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:

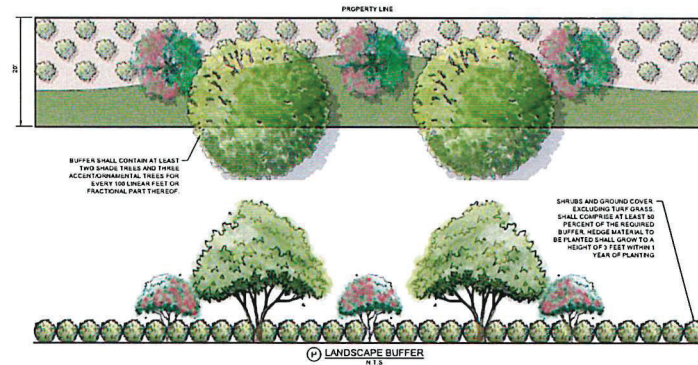
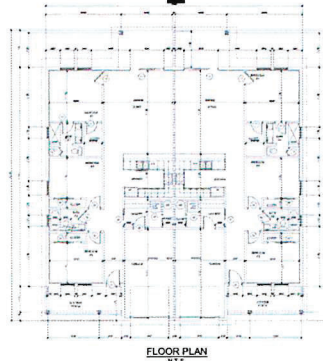
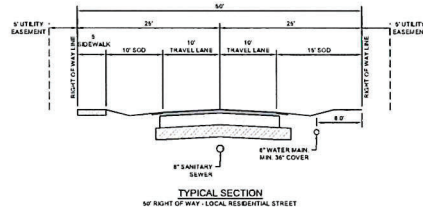
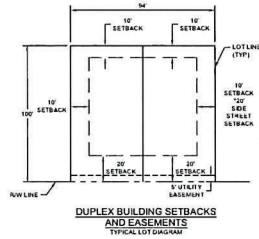
1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide 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*).

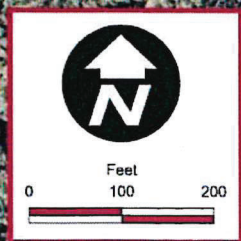
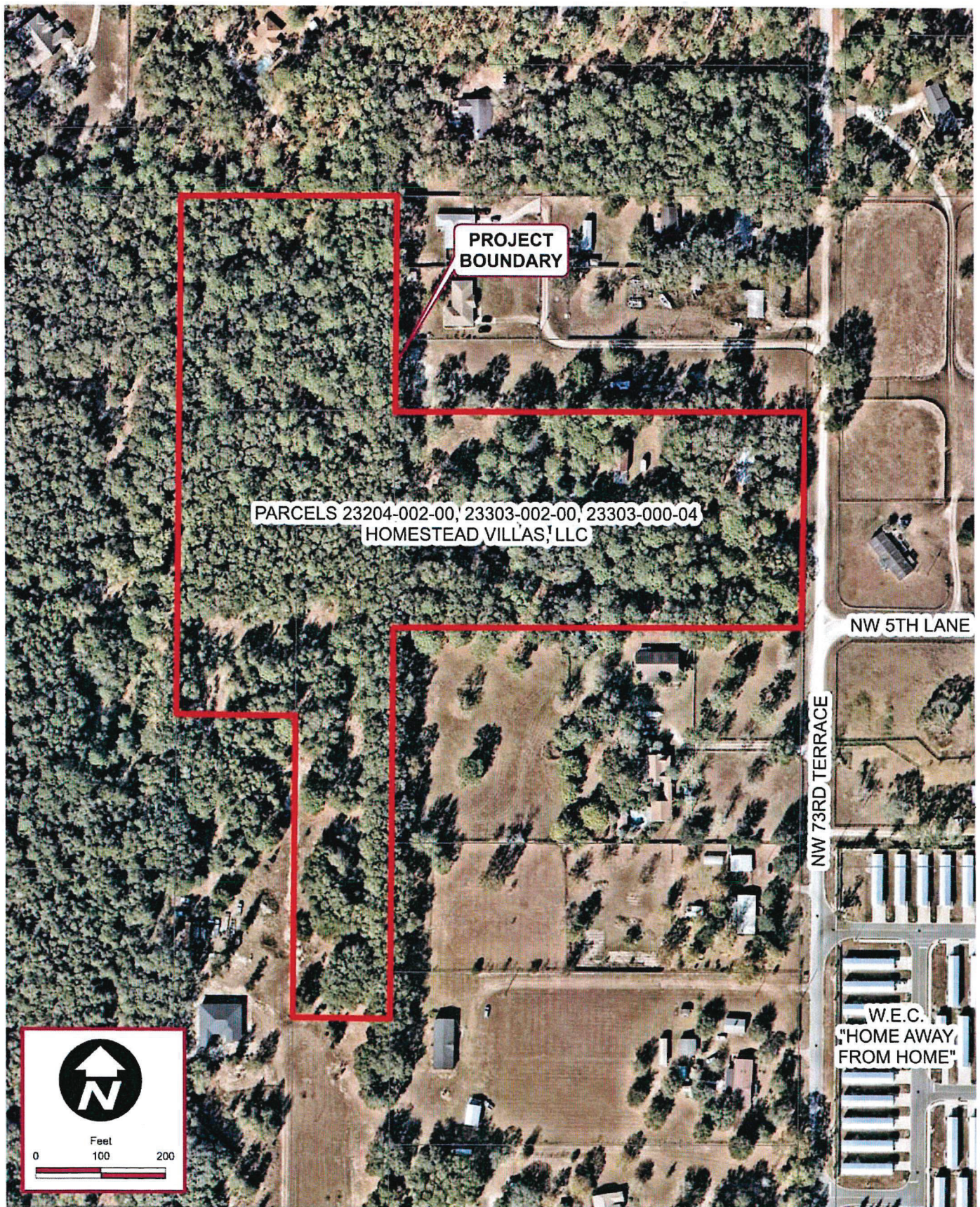
COMMENCING AT THE N.E. CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S 0°39'45"W. ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S 89°51'14"W, 150.02 FEET; THENCE S 0°39'45"W, PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S 0°39'45"W, 182.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 49; THENCE N 89°27'03"W. ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N 0°39'45", 1801.71 FEET; THENCE N 89°51'14", 40.00 FEET TO THE POINT OF BEGINNING.

| | | |
|--|--|---|
| OWNER HOMESTEAD VILLAS, LLC 8998 N US HWY 27, SUITE 203 OCALA, FL 34482 (703) 472-0063 | CIVIL ENGINEERING CONSULTANT KIMLEY-HORN AND ASSOCIATES, INC 1700 SE 15TH STREET, SUITE 200 OCALA, FL 34471 (352) 438-3000 | SURVEYOR JCH CONSULTING GROUP, P. 428 SW 15TH STREET OCALA, FL 34471 (352) 405-1482 |
|--|--|---|

SHEET NUMBER
C01

MARION COUNTY FLORIDA

[illegible]



Kimley»Horn

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1700 SE 17th St, Suite 200, Ocala FL 34471
Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

AERIAL MAP

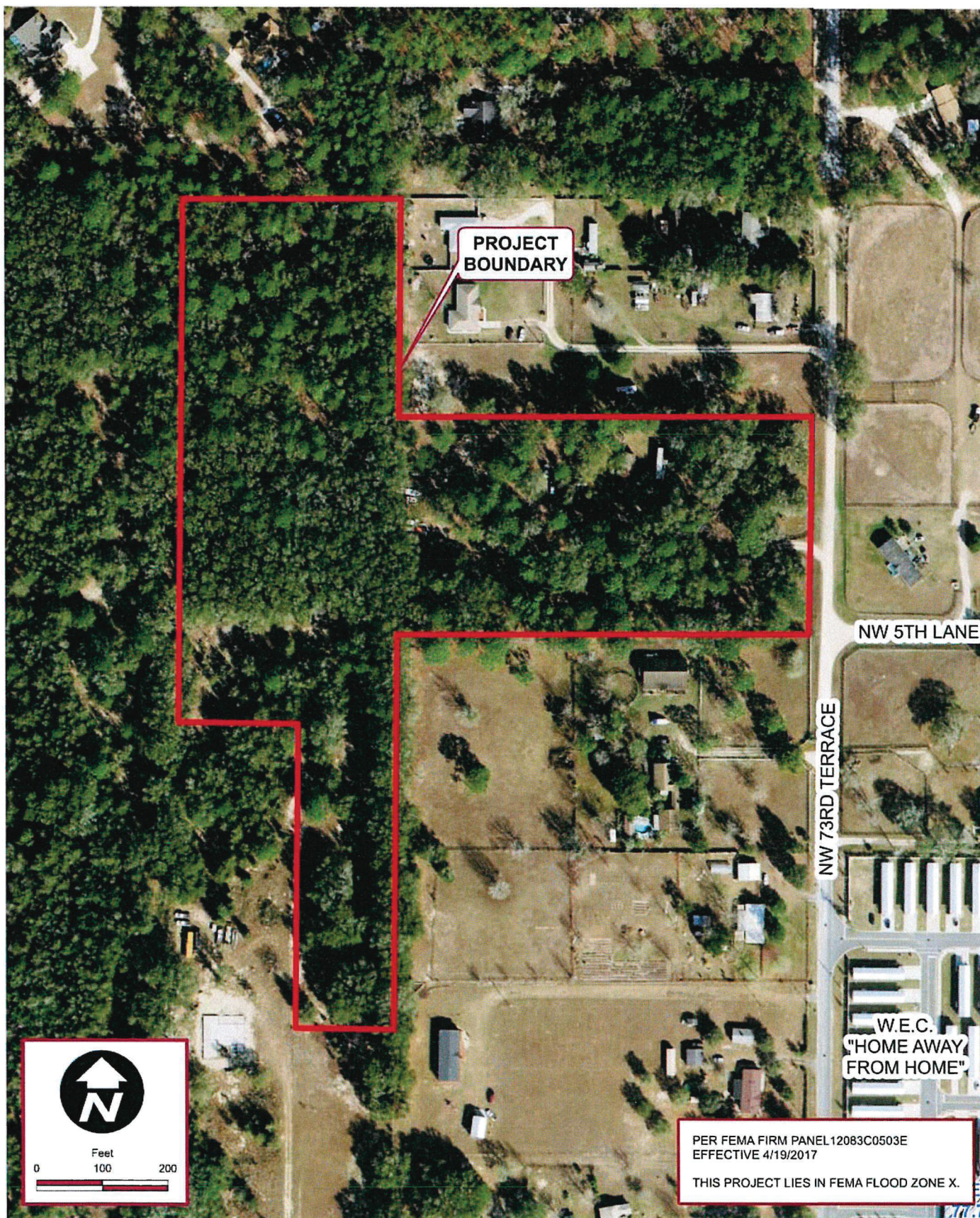
HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242123002

May 2025

Figure 1



Kimley»Horn

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Phone: (352) 438-3000
www.kimley-horn.com Registry No. 35106

FEMA MAP

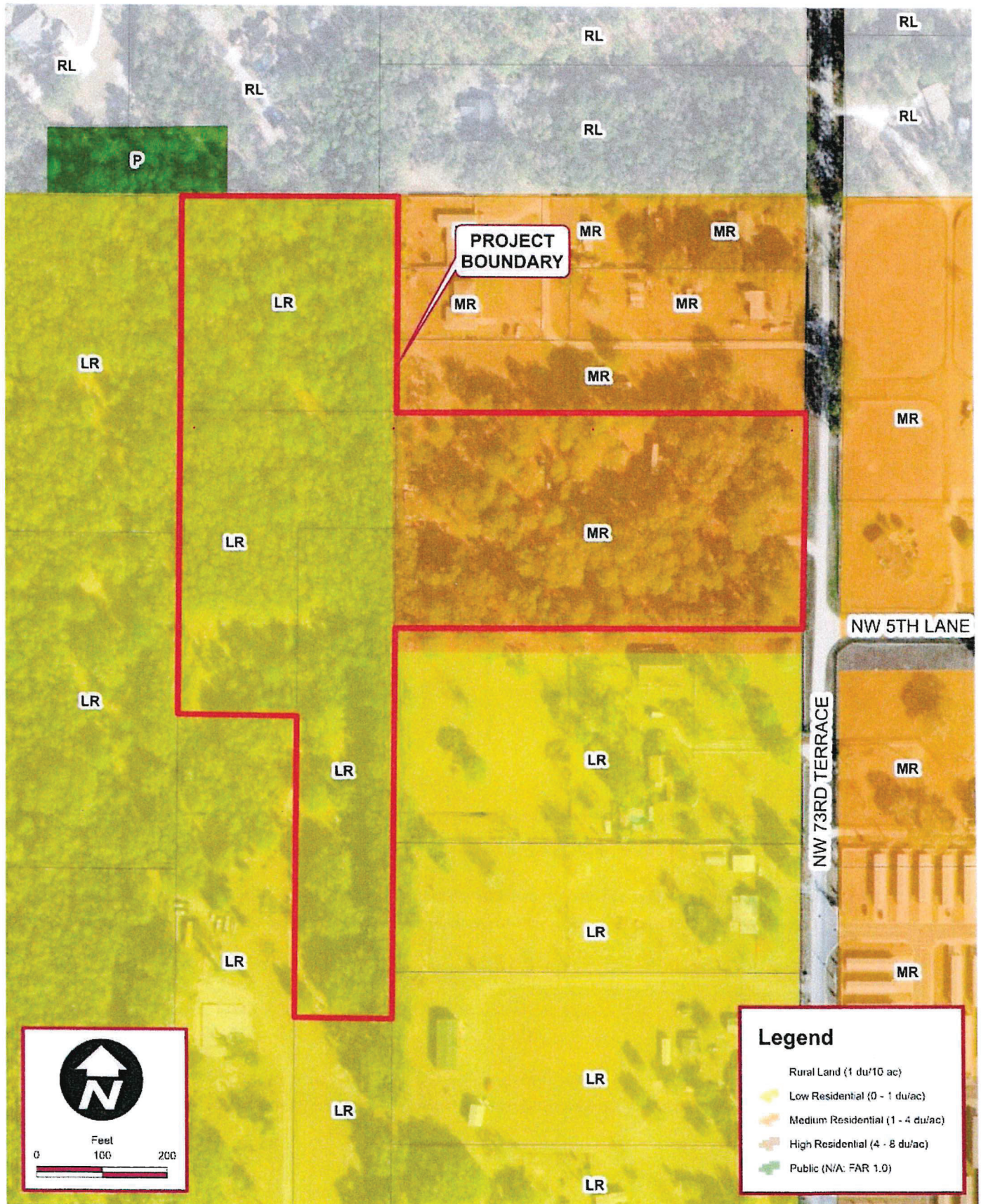
HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242123002

May 2025

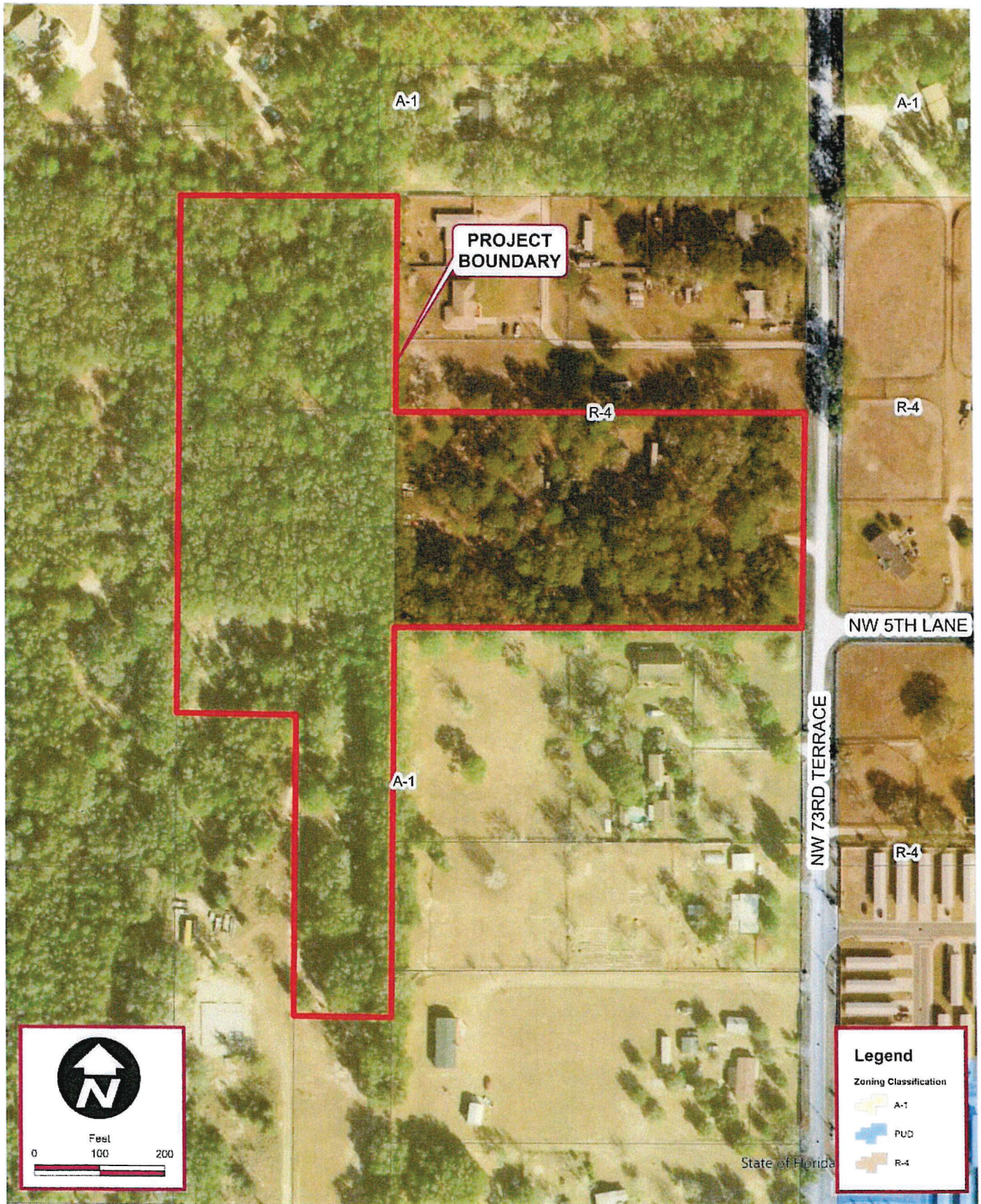
Figure 7



Kimley»Horn

FUTURE LAND USE MAP

K:\OCA_Civil\242123002-Homestead Villas\GIS\Combined GIS.aprx - 5/27/2025 10:10 AM - collin cole



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ZONING MAP

HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

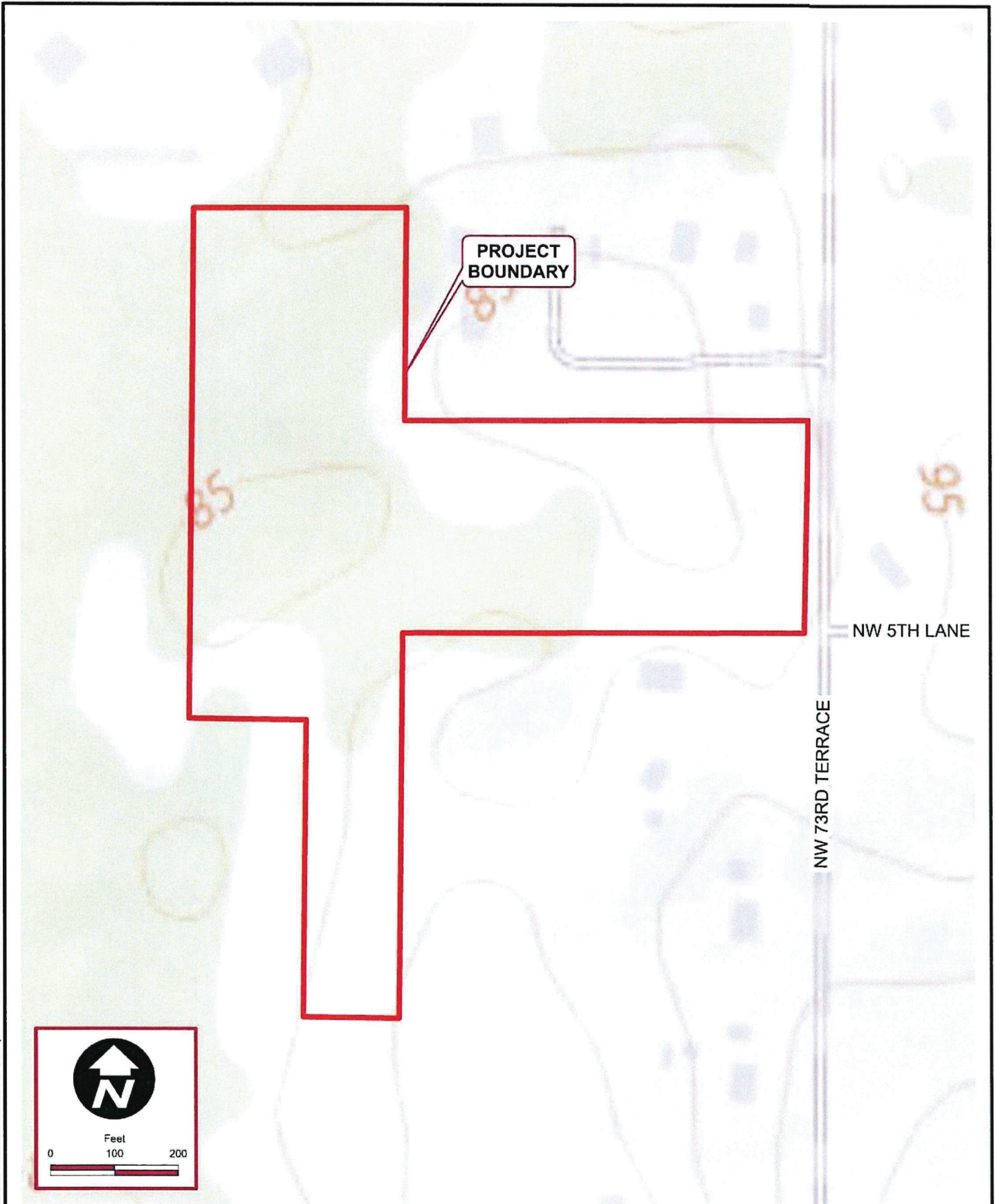
Scale: As Noted

Project No.: 242123002

May 2025

Figure 4

K:\OCA_Civil\242123002-Homestead Villas\GIS\Combined GIS.aprx - 5/27/2025 10:03 AM - collin.cole



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Phone: (352) 438-3000
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QUAD MAP

HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242123002

May 2025

Figure 3

APOPKA SAND 0-5% SLOPES

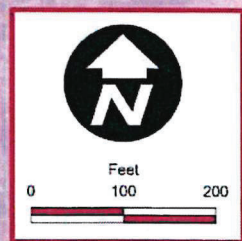
PROJECT
BOUNDARY

CANDLER SAND 0-5% SLOPES - HYD. GROUP A

NW 5TH LANE

NW 73RD TERRACE

JUMPER FINE SAND 0-5% SLOPES
- HYD. GROUP B



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SOILS MAP

HOMESTEAD VILLAS
MARION COUNTY, FLORIDA

Scale: As Noted

Project No.: 242123002

May 2025

Figure 6

BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

LEGEND AND ABBREVIATIONS:

2 MORE OR LESS
E.L. ELEVATION
L.B. LICENSED BUSINESS
N.L. NUMBER
L.S. LAND SURVEYOR
I.D. IDENTIFICATION
O.R.B. OFFICIAL RECORDS BOOK
C. CENTERLINE
R. RADIOS
L. ARC LENGTH
A. DELTA (GENERAL ANGLE)
(P) PLAT MEASURE
(D) DEED MEASURE
(C) CALCULATED MEASURE
C.D. CHORD LENGTH
C.B. CHORD BEARING
P.C. POINT ON CURVE
P.O.L. POINT ON LINE
P.C. POINT OF COMPOUND CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.I. POINT OF INTERSECTION
P.O.B. POINT OF BEGINNING
F.E.M.A. FEDERAL EMERGENCY MANAGEMENT AGENCY
D.I.P. DUCTILE IRON PIPE
F.V.C. POLYETHYLENE GLASS REINFORCED CONCRETE PIPE
C.M.P. CORRUGATED METAL PIPE
R.C.P. REINFORCED CONCRETE PIPE
H.D.P.E. HIGH DENSITY POLYETHYLENE
H.A.D. NORTH AMERICAN DATUM
N.G.D. NATIONAL GEODETIC DATUM
P.B. PLAT BOOK
O.R.B. OFFICIAL RECORDS BOOK
P.C.S. PAGE(S)
P.M. PORTION OF WAY
E.S.M. EASEMENT
S.E.C. SECTION
T.O.D. TOWN
R.E.C. RECOVERED
C.E.R. CERTIFIED CORNER RECORD
R.L.S. REGISTERED LAND SURVEYOR
C.M. CONCRETE MONUMENT
I.R.C. IRON ROD AND CAP
I.R. IRON ROD
I.R.P. IRON PIPE
C.L.T. CHAIN LINK FENCE
F.O.U. FOUND 5/8" IRON ROD & CAP (AS NOTED)
F.O.U. FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
C.B. CONTROL/BENCHMARK AS DESCRIBED
C.B. CURB INLET GRATE
C.B. CATCH BASIN
S.M. STORM MANHOLE
M.E.S. MITERED END SECTION
Y.D. YARD DRAINAGE
S.M. SANITARY MANHOLE
S.C. SANITARY CLEAVOUT
E.M. ELECTRIC MANHOLE
E.M. ELECTRIC METER
E.R.B. ELECTRIC RISER BOX
C.T.B. CABLE TELEVISION RISER BOX
T.R.B. TELEPHONE RISER BOX
U.R. UTILITY RISER
M. METER
W.S. WATER SPOUT
R.C.V. RIGIDIZATION CONTROL VALVE
W.M. WATER METER
W.V. WATER VALVE
F.H. FIRE HYDRANT
B.F.P. BACK FLOW PREVENTER
A.C.P. AIR CONDITIONER PAD
G.V. GAS VALVE
G.M. GAS METER
G.L.M. GAS LINE MARKER
C.U.P. CONCRETE UTILITY POLE
M.U.P. METAL UTILITY POLE
W.U.P. WOOD UTILITY POLE
U.P.A. UTILITY POLE GUY ANCHOR
L.P. LIGHT POLE
S.G.L. SPOT/GROUND LIGHT
E.T. ELECTRIC TRANSFORMER
E.V. ELECTRIC VAULT
M.F. METAL FLAG
S. SIGN
B. BOLLARD
F. FLAG POLE
M. MAILBOX

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

PARCEL 23304-002-00

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, R.L.P., COMMITMENT NUMBER 110549424, ISSUING OFFICE FILE NUMBER: 24744-87229, BEARING A COMMITMENT DATE: NOVEMBER 18, 2024. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 11: EASEMENT RECORDED IN BOOK 304, PAGE 659, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED HEREON.

PARCEL 23303-000-04

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, R.L.P., COMMITMENT NUMBER 110673061, ISSUING OFFICE FILE NUMBER: 24744-87568, BEARING A COMMITMENT DATE: MARCH 16, 2023. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCEL:

ITEM 9: EASEMENT GRANTED TO SWINTER ELECTRIC COOPERATIVE, INC. BY INSTRUMENT RECORDED IN BOOK 308, PAGE 238, AFFECTS THE SUBJECT PARCEL, IS BLANKET IN NATURE AND NOT DEPICTED HEREON.

ITEM 10: ORDER OF TAKING AS SET FORTH IN INSTRUMENT RECORDED IN BOOK 1773, PAGE 1658, ALONG W HIGHWAY 40, SEE PARCEL 19 FOR PORTION THAT CROSSES THE HIGHWAY AND EGRESS PORTION OF OUR DESCRIPTION DOES NOT AFFECT SUBJECT PARCEL AS TO OUR BOUNDARY.

ITEM 11: TERMS AND CONDITIONS OF THE EASEMENT(S) AS SET FORTH IN QUIT-CLAIM DEED RECORDED IN BOOK 4450, PAGE 546, DESCRIBES THE SUBJECT PARCEL, AFFECTS.

PARCEL 23303-002-00

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, R.L.P., COMMITMENT NUMBER 110673067, ISSUING OFFICE FILE NUMBER: 24744-87568, BEARING A COMMITMENT DATE: MARCH 17, 2023. THE FOLLOWING SCHEDULE B-2 ITEMS ARE NOTED RELATIVE TO PARCEL:

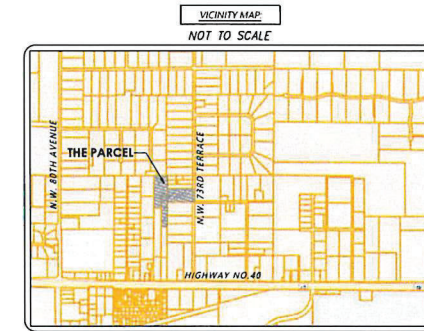
ITEM 9: TERMS AND CONDITIONS OF THE EASEMENT(S) AS SET FORTH IN WARRANTY DEED RECORDED IN BOOK 1924, PAGE 1176, DESCRIBES PARCEL 23303-000-04.

TREE LEGEND
(SIZE DENOTED INSIDE SYMBOL)

○ BAY
○ CAMPHOR
○ CEDAR
○ CREPE MYRTLE
○ CITRUS
○ CHERRY
○ CHINABERRY
○ CYPRESS
○ DOGWOOD
○ ELM
○ GUM
○ HICKORY
○ HOLLY
○ IRONWOOD
○ LAUREL OAK
○ LIVE OAK
○ MAGNOLIA
○ MAPLE
○ MIMOSA
○ MISC
○ MULBERRY
○ OAK
○ PALM
○ PECAN
○ PINE
○ SUGAR HACKBERRY
○ SYCAMORE

PROPERTY DATA:

PARCEL ID: 23304-002-00
ADDRESS: 550 N.W. 73RD TERRACE,
OCALA, FL 34462
PARCEL ID: 23303-000-04
PARCEL ID: 23303-002-00



SURVEY NOTES

- DATE OF FIELD SURVEY: APRIL 02, 2025.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT SHOWN IN THE PROVIDED TITLE COMMITMENT PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, R.L.P.
3.A. COMMITMENT NUMBER 110549424, ISSUING OFFICE FILE NUMBER: 24744-87229, BEARING A COMMITMENT DATE: NOVEMBER 18, 2024.
3.B. COMMITMENT NUMBER 110673061, ISSUING OFFICE FILE NUMBER: 24744-87568, BEARING A COMMITMENT DATE: MARCH 16, 2023.
3.C. COMMITMENT NUMBER 110673067, ISSUING OFFICE FILE NUMBER: 24744-87568, BEARING A COMMITMENT DATE: MARCH 17, 2023.
PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12062C000E, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
- NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
- THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON. (SUBURBAN) 1 FOOT IN 7,500 FEET.
- ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SURVEY DATE.
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE REPRODUCED OR RELED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NO. 352406828. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT VERIFIED BY JCH CONSULTING GROUP, INC.
- I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
- TOPOGRAPHIC DATA AND TREE LOCATIONS ARE BASED ON DATA AS SPECIFIED BY CLIENT.
- VERTICAL DATUM IS BASED CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0006, ELEVATION 81.37' (DAVID 1988).

LEGAL DESCRIPTION:

PARCEL 23304-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, R.L.P., COMMITMENT NUMBER 110549424, ISSUING OFFICE FILE NUMBER: 24744-87229, BEARING A COMMITMENT DATE: NOVEMBER 18, 2024.)

THE SOUTH 1/2 OF THE NW 1/4 OF THE NE 1/4 OF THE NE 1/4, IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 23303-000-04

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, R.L.P., COMMITMENT NUMBER 110673061, ISSUING OFFICE FILE NUMBER: 24744-87568, BEARING A COMMITMENT DATE: MARCH 16, 2023.)

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 039°45' W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 039°45' W., 735.13 FEET; THENCE S. 89°51'44" W., 150.02 FEET; THENCE N. 039°45' E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 735.13 FEET; THENCE N. 039°45' E., 150.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 039°45' W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89°51'44" W., 150.02 FEET; THENCE S. 039°45' W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 039°45' W., 1802.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 40; THENCE N. 89°27'03" W., ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N. 039°45' E., 1801.71 FEET; THENCE N. 89°51'44" E., 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL 23303-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, R.L.P., COMMITMENT NUMBER 110673067, ISSUING OFFICE FILE NUMBER: 24744-87568, BEARING A COMMITMENT DATE: MARCH 17, 2023.)

PARCEL 1

THE NORTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 0 DEGREES 39'45" W., ALONG THE EAST BOUNDARY THEREOF, 330.03 FEET TO THE SOUTH BOUNDARY OF THE NORTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0 DEGREES 39'45" W., ALONG SAID EAST BOUNDARY, 1808.06 FEET; THENCE S. 89 DEGREES 51'14" W., 150.02 FEET; THENCE S. 0 DEGREES 39'45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 288.00 FEET; THENCE S. 89 DEGREES 51'14" W., 184.22 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE N. 0 DEGREES 38'18" E., ALONG SAID WEST BOUNDARY, 488.06 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTH 330 FEET; THENCE N. 89 DEGREES 51'14" E., 334.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 039°45' W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89°51'44" W., 150.02 FEET; THENCE S. 039°45' W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 039°45' W., 1802.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 40; THENCE N. 89°27'03" W., ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N. 039°45' E., 1801.71 FEET; THENCE N. 89°51'44" E., 40.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HONSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6533

DATE

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8079)

Drawn: JCH
Checked: JCH
Reviewed: JCH
Date: 2/25/2025
Project: 23304-002-00
Drawing: 23304-002-00-01
Scale: 1"=30'

| REVISIONS | | | |
|-----------|------|----------|-----|
| TR/PC | DATE | REVISION | CHK |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |



LOCATED IN SECTION 18, TOWNSHIP 15
SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

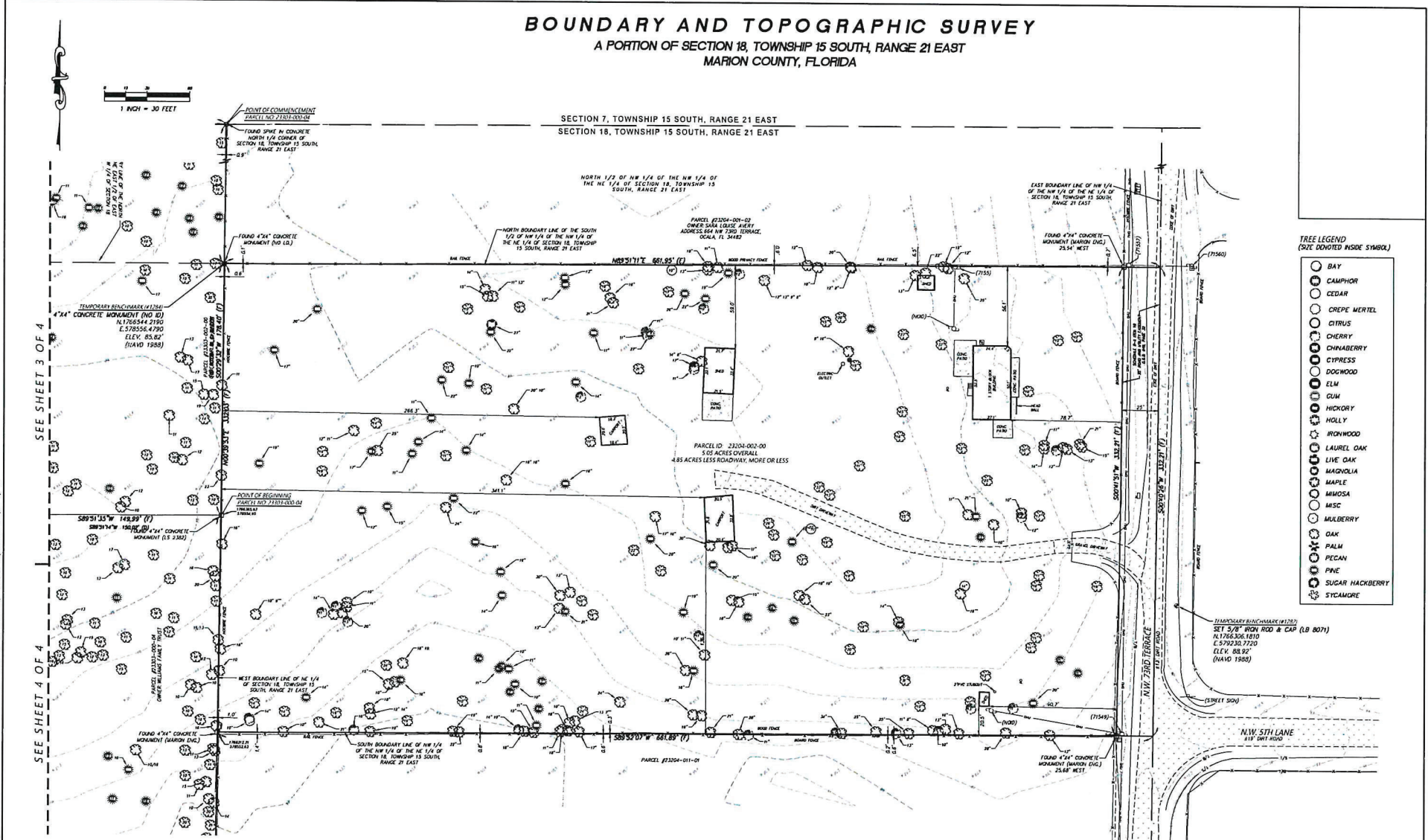
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|--------------|--|------------|----------|----------------|--|
| 24-11/19-21 | | 04/02/2025 | | 241710 TOPOADD | |
| 25-01/04 | | | | | |
| 25-01/06 | | | | | |
| DRAWING DATE | | BY | APPROVED | SCALE | |
| 04/10/2025 | | M.R.D. | C.H. | 1"=30' | |

1
OF
4

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST

MARION COUNTY, FLORIDA



- TREE LEGEND**
(SIZE DOTTED INSIDE SYMBOL)
- BAY
 - CAMPHOR
 - CEDAR
 - CREPE MYRTLE
 - CITRUS
 - CHERRY
 - CHINA BERRY
 - CYPRESS
 - DOGWOOD
 - ELM
 - GUM
 - HICKORY
 - HOLLY
 - IRONWOOD
 - LAUREL OAK
 - LIVE OAK
 - MAGNOLIA
 - MAPLE
 - MIMOSA
 - MISC
 - MULBERRY
 - OAK
 - PALM
 - PECAN
 - PINE
 - SUGAR HACKBERRY
 - SYCAMORE

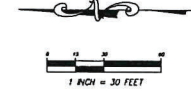
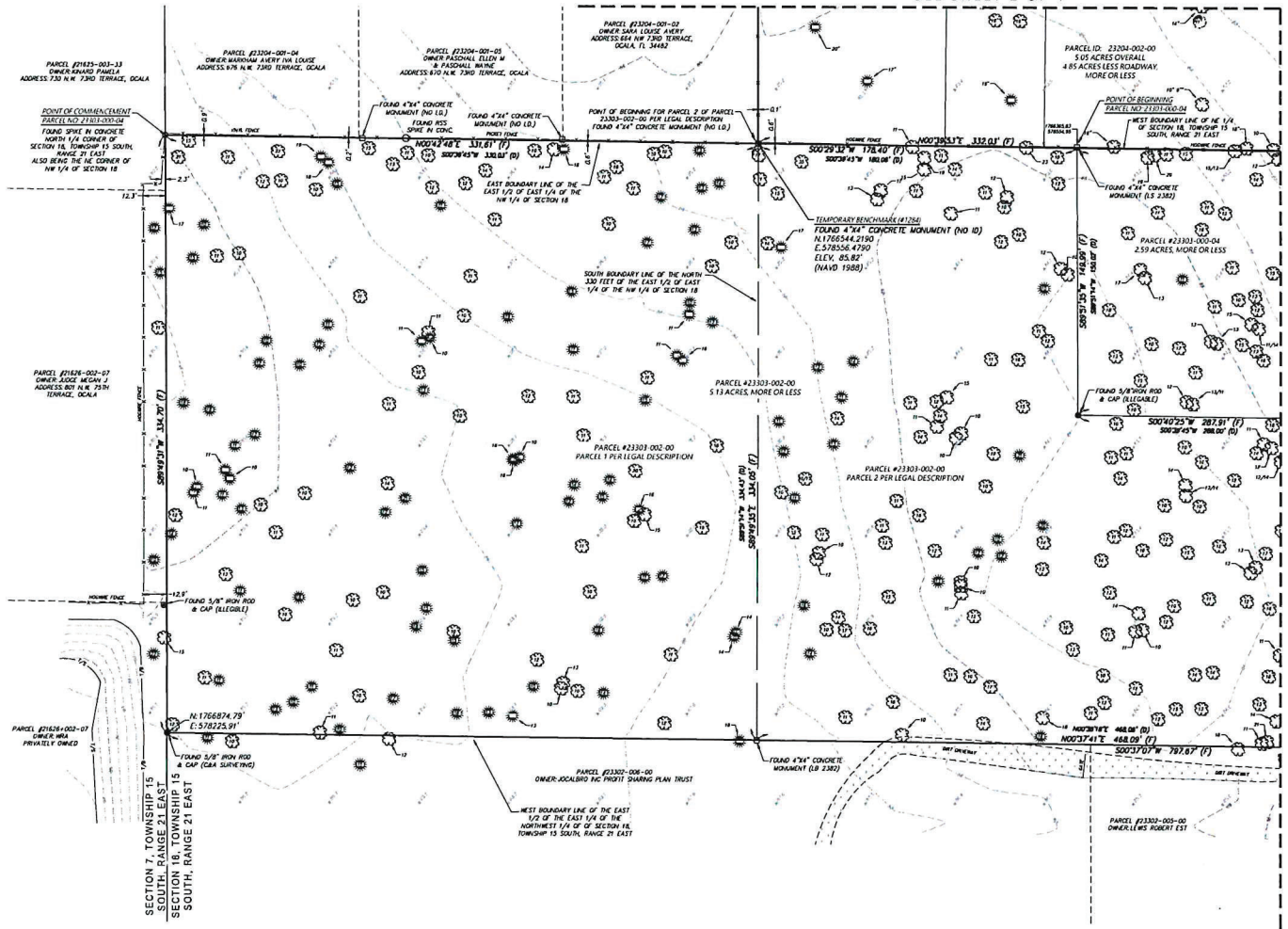
| REVISIONS | | | | |
|-----------|------|-------|----------|----|
| FB/PC | DATE | DRAWN | REVISION | OD |
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| | | | | |

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING - MAPPING
PLANNING - ENVIRONMENTAL - GIS
4000 E. 10TH STREET, SUITE 100, FLORIDA, 32117
PHONE: 407-241-1000 FAX: 407-241-1001 WWW.JCH-INC.COM
LEA 000, 001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011, 012, 013, 014, 015, 016, 017, 018, 019, 020, 021, 022, 023, 024, 025, 026, 027, 028, 029, 030, 031, 032, 033, 034, 035, 036, 037, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058, 059, 060, 061, 062, 063, 064, 065, 066, 067, 068, 069, 070, 071, 072, 073, 074, 075, 076, 077, 078, 079, 080, 081, 082, 083, 084, 085, 086, 087, 088, 089, 090, 091, 092, 093, 094, 095, 096, 097, 098, 099, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 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599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 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1498, 1499, 1500, 1501, 1502, 1503, 1504, 1505, 1506, 1507, 1508, 1509, 1510, 1511, 1512, 1513, 1514, 1515, 1516, 1517, 1518, 1519, 1520, 1521, 1522, 1523, 1524, 1525, 1526, 1527, 1528, 1529, 1530, 1531, 1532, 1533, 1534, 1535, 1536, 1537, 1538, 1539, 1540, 1541, 1542, 1543, 1544, 1545, 1546, 1547, 1548, 1549, 1550, 1551, 1552, 1553, 1554, 1555, 1556, 1557, 1558, 1559, 1560, 1561, 1562, 1563, 1564, 1565, 1566, 1567, 1568, 1569, 1570, 1571, 1572, 1573, 1574, 1575, 1576, 1577, 1578, 1579, 1580, 1581, 1582, 1583, 1584, 1585, 1586, 1587, 1588, 1589, 1590, 1591, 1592, 1593, 1594, 1595, 1596, 1597, 1598, 1599, 1600, 1601, 1602, 1603, 1604, 1605, 1606, 1607, 1608, 1609, 1610, 1611, 1612, 1613, 1614, 1615, 1616, 1617, 1618, 1619, 1620, 1621, 1622, 1623, 1624, 1625, 1626, 1627, 1628, 1629, 1630, 1631, 1632, 1633, 1634, 1635, 1636, 1637, 1638, 1639, 1640, 1641, 1642, 1643, 1644, 1645, 1646, 1647, 1648, 1649, 1650, 1651, 1652, 1653, 1654, 1655, 1656, 1657, 1658, 1659, 1660, 1661, 1662, 1663, 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1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 20

BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

SEE SHEET 2 OF 4



TREE LEGEND
(SIZE DENOTES INSIDE SYMBOL)

- BAY
- CAMPHOR
- CEDAR
- CREPE MYRTLE
- CITRUS
- CHERRY
- CHINABERRY
- CYPRESS
- DOGWOOD
- ELM
- GUM
- HICKORY
- HOLLY
- IRONWOOD
- LAUREL OAK
- LIVE OAK
- MAGNOLIA
- MAPLE
- MIMOSA
- MISC
- MULBERRY
- OAK
- PALM
- PECAN
- PINE
- SUGAR HACKBERRY
- SYCAMORE

| REVISIONS | | | | |
|-----------|------|-------|----------|-----|
| TS/PC | DATE | DRAWN | REVISION | CHK |
| | | | | |
| | | | | |
| | | | | |

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT - SURVEYING & MAPPING
PLANNING - ENVIRONMENTAL - GIS
6100 11TH STREET SE, ALBUQUERQUE, NM 87105
PHONE: (505) 491-1402 FAX: (505) 273-4400 www.jch.com
10000 1ST AVE SE, SUITE 100, ALBUQUERQUE, NM 87105

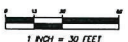
LOCATED IN SECTION 18, TOWNSHIP 15
SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

| TS/PC | | FIELD DATE | | JOB NO. | |
|-------------------------------------|--|------------|----------|----------------|--|
| 24-11/19-21 25-01/04 25-01/06 | | 04/02/2025 | | 241710 TOPOADD | |
| DRAWING DATE | | BY | APPROVED | SCALE | |
| 04/10/2025 | | M.R.D. | C.H. | 1"=30' | |

3
OF
4

A PORTION OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA



- DETAIL OF NON-EXCLUSIVE EASEMENT FOR
THE PURPOSE OF INGRESS AND EGRESS**

| | | | | | | | | | | |
|---------------|----------------------------|------------|--------------|----------------|-------------------------|------------|---------|--------------|--------|--------|
| Primary Name: | James 101-2016 1961-62 | Order No.: | 21004-202-00 | Common errata: | Harvested Missa 24710 | Forwarding | Sheet 4 | May 26, 2023 | 3:04pm | by Jan |
|---------------|----------------------------|------------|--------------|----------------|-------------------------|------------|---------|--------------|--------|--------|

 **JCH**
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • MAPPING
PLANNING • ENVIRONMENTAL • GIS
4350 15TH STREET, OKLA, FLORIDA 34171
PHONE 352-405-1462 FAX 352-405-2733 www.JCHgroup.com

MARION COUNTY, FLORIDA

PLAT OF BOUNDARY AND
TOPOGRAPHIC SURVEY
-FOR-
COMMONWEALTH STANDARD INVESTMENTS LLC.

| | | | | |
|-------------------------------------|--------|------------|---------------------------|---|
| TS/PG | | FIELD DATE | JOB NO. 241710 TOPOADD | <div style="text-align: center;"> 4 OF 4 </div> |
| 24-11/19-21 25-01/04 25-01/08 | | 04/02/2025 | | |
| DRAWING DATE | BY | APPROVED | SCALE | |
| 04/10/2025 | M.R.D. | C.H. | 1"=30' | |

LEGAL DESCRIPTION:

PARCEL 23204-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT: BEGGS & LANE, RLLP., COMMITMENT NUMBER 110549424, ISSUING OFFICE FILE NUMBER:24744-87229, BEARING A COMMITMENT DATE: NOVEMBER 18, 2024.)

THE SOUTH 1/2 OF THE NW 1/4 OF THE NW 1/4 OF THE NE 1/4, IN SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PARCEL 23303-000-04

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, RLLP, COMMITMENT NUMBER 110673061, ISSUING OFFICE FILE NUMBER:24744-87568, BEARING A COMMITMENT DATE: MARCH 16, 2025.)

A PARCEL OF LAND LYING IN THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 0°39'45" W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0°39'45" W., 755.15 FEET; THENCE S. 89°51'14" W., 150.02 FEET; THENCE N. 0°39'45" E., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 755.15 FEET; THENCE N. 89°51'14" E., 150.02 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18, THENCE S. 0°39'45" W., ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S. 89°51'14" W., 150.02 FEET; THENCE S. 0°39'45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY, 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S. 0°39'45" W., 1802.19 FEET TO THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40; THENCE N. 89°27'03" W., ALONG SAID RIGHT OF WAY LINE, 40.00 FEET; THENCE N. 0°39'45" E., 1801.71 FEET; THENCE N. 89°51'14" E., 40.00 FEET TO THE POINT OF BEGINNING.

PARCEL 23303-002-00

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, ISSUING AGENT BEGGS & LANE, RLLP, COMMITMENT NUMBER 110673067, ISSUING OFFICE FILE NUMBER:24744-87569, BEARING A COMMITMENT DATE: MARCH 17, 2025.)

PARCEL 1

THE NORTH 330 FEET, OF THE EAST 1/2 OF THE EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

PARCEL 2

A PARCEL OF LAND LYING IN OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18; THENCE S.0 DEGREES 39'45" W., ALONG THE EAST BOUNDARY THEREOF, 330.03 FEET TO THE SOUTH BOUNDARY OF THE NORTH 330 FEET OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S. 0 DEGREES 39' 45" W., ALONG SAID EAST BOUNDARY, 180.06 FEET; THENCE S. 89 DEGREES 51' 14" W., 150.02 FEET; THENCE S 0 DEGREES 39' 45" W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET; THENCE S. 89 DEGREES 51' 14" W., 184.22 FEET TO THE WEST BOUNDARY OF THE EAST 1/2 OF THE EAST 1/4 OF THE NW 1/4 OF SAID SECTION 18; THENCE N. 0 DEGREES 38' 18" E., ALONG SAID WEST BOUNDARY, 468.06 FEET TO THE AFOREMENTIONED SOUTH BOUNDARY OF THE NORTH 330 FEET; THENCE N. 89 DEGREES 51' 14" E., 334.43 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS OVER AND ACROSS THE FOLLOWING DESCRIBED PARCEL:

COMMENCING AT THE NE CORNER OF THE NW 1/4 OF SAID SECTION 18;THENCE S.0°39'45"W. ALONG THE EAST BOUNDARY THEREOF, 510.10 FEET; THENCE S.89°51'14"W., 150.02 FEET; THENCE S.0°39'45"W., PARALLEL WITH THE AFOREMENTIONED EAST BOUNDARY; 288.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUE S.0°39'45"W., 1802.19 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 40; THENCE N.89°27'03"W. ALONG SAID RIGHT-OF-WAY LINE, 40.00 FEET; THENCE N.0°39'45"E. 1801.71 FEET; THENCE N.89°51'14"E., 40.00 FEET TO THE POINT OF BEGINNING.

HOMESTEAD VILLAS

PLANNED UNIT DEVELOPMENT

PUD STANDARDS

Prepared for:

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Prepared by:

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May 2025



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INTRODUCTION

The Homestead Villas Planned Unit Development Project ("PUD Plan") is a proposed 12.77-acre residential development within Marion County which will consist of 25 duplex style residential units (50 residences in total). The site is generally located 0.4 miles north of US Hwy 27, adjacent to NW 73rd Terrace (Parcel Numbers: 23204-002-00, 23303-002-00, and 23303-000-04). The property lies within an area of the County that includes a diverse mix of existing land uses that support the goals defined in the County's Comprehensive Plan.

The PUD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems proposed for this project.

Consistent with requirements for a PUD Plan, these PUD Standards establish project objectives that are appropriate for planning. It is expected that during review, the following activities will take place:

1. Major Site Plans and/or Preliminary Plats will be prepared and submitted through the Marion County development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current Marion County procedures.
2. Updates to the Standards may be amended, if needed, to reflect the design of the tract.
3. Changes or adjustments to the Standards contained in this document will be submitted by the developer and are subject to review and approval by the Marion County development review process.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the County's PUD zoning district and Medium Residential future land use classification. In compliance with the County's PUD requirements, the PUD Plan is comprised of several components intended to provide assurance that the development of the property complies with the requirements of the County's Comprehensive Plan and Land Development Code. The PUD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

These Standards have been prepared to encourage and regulate the residential use of the development in accordance with this document, including building and site design elements, which help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and the PUD Plan.

The PUD Plan identifies and graphically depicts the planning area and provides the land uses and allowable density/intensity as set forth in the Marion County Comprehensive Plan. The proposed uses have been noted in **Table 1** to further identify respective design standards and other guiding principles.

OVERALL GUIDING PRINCIPLES

This PUD Plan aims to allow a cohesive blend of new residential development with the existing residential land uses found adjacent to the subject parcels. Each developed lot, right-of-way, or tract within the development is intended to bring a safe, attractive, sustainable, connected, and economically viable use to both the development, and local community.

The PUD has an existing Comprehensive Plan Future Land Use of both Low and Medium Residential (LR, MR). A land use amendment to MR is filed concurrent with this PUD. The MR land use designation are intended to recognize areas suited for primarily single-family residential units within the urban growth boundary, occasionally allowing for multi-family residential units in certain developments along the edges of the urban growth boundary. The density range shall be up to four dwelling units per one gross acre for medium residential land uses, as further defined in the LDC.

The proposed allowable uses and densities in the Homestead Villas PUD are consistent with the uses and densities allowed in the MR land use. A Comprehensive Plan Land Use Amendment is proposed for the parcels which do not currently include the MR land use.

The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision for the PUD.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, overhangs, recesses, projections, or windows.
- Public space may be coordinated with water management facilities to provide amenities, such as open space, water feature overlooks, or recreation paths.
- The street network should be safe and interconnected and should support multiple modes of travel. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- A fully connected pedestrian network shall be provided within the PUD to include sidewalks to interconnect all uses. Where pedestrian facilities exist on adjacent streets the PUD shall provide connection to those facilities.

- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- All site improvements shall ensure the minimum requirements are met per NFPA1 Chapter 18 for fire department access and water supply. All residential structures shall comply with the minimum requirements of the Florida Fire Prevention Code.

DEVELOPMENT STANDARDS

This PUD is intended to provide for flexibility in design while meeting the County's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. The overall program distribution may be adjusted according to the needs of the development, providing the total densities and intensities included in the PUD Plan are not exceeded. The PUD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PUD Plan. These PUD Standards are intended to communicate the general design intent of the project.

Table 1: Proposed Uses Within the PUD

| Future Land Use Classification | Generalized Land Uses | Proposed Uses |
|--------------------------------|-----------------------|---|
| Residential (MR) | Residential PUD | <ul style="list-style-type: none"> • One and two-family residential units at the maximum density shown on the PUD Plan. • Public Park, playground, usable open space, walking trails, or other recreational uses. |

Table 2: Development Standards for Residential Use

| Standard | Requirements |
|----------------------------------|---|
| Maximum Dwelling Units | 50 Dwelling Units (25 Duplexes) |
| Minimum Building Setback (Front) | 20' |
| Minimum Building Setback (Rear) | 10' |
| Minimum Building Setback (Side) | 10' |
| Minimum Lot Size | 94'x100' (Duplexes – Per Building) |
| Maximum Building Height | 35' |
| Parking | Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however, alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. |
| Signage | <p>Signage along NW 73rd Terrace shall be allowed per the Marion County Land Development Code Sec. 4.4.4.</p> <p>All other signage such as internal tenant signs, wall signs, roof signs, under-canopy signs, incidental signs, etc. shall be allowed per the Marion County Land Development Code, Section 4.4.4.</p> <p>Internal project wayfinding signs shall be allowed and shall not be limited to the size restrictions in Section 4.4.4. All wayfinding signs are required to relate to the theme and design of the main project signs on the public streets.</p> |
| Buffers | Buffers shall be as shown on the PUD Plan. |
| Open Space | Improved Open Space shall be provided at 20% minimum of the PUD gross land area. Some areas of the PUD may provide more, or less, than 20% Improved Open Space provided that the Open Space requirement is satisfied for the overall PUD. |
| Tracts and Roadway Alignment | Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations. |
| Access | Proposed access to the adjacent public roadways is shown on the PUD Plan. |

[illegible]

Figure 2: Typical Building Elevation



Figure 3: Typical Building Floor Plan

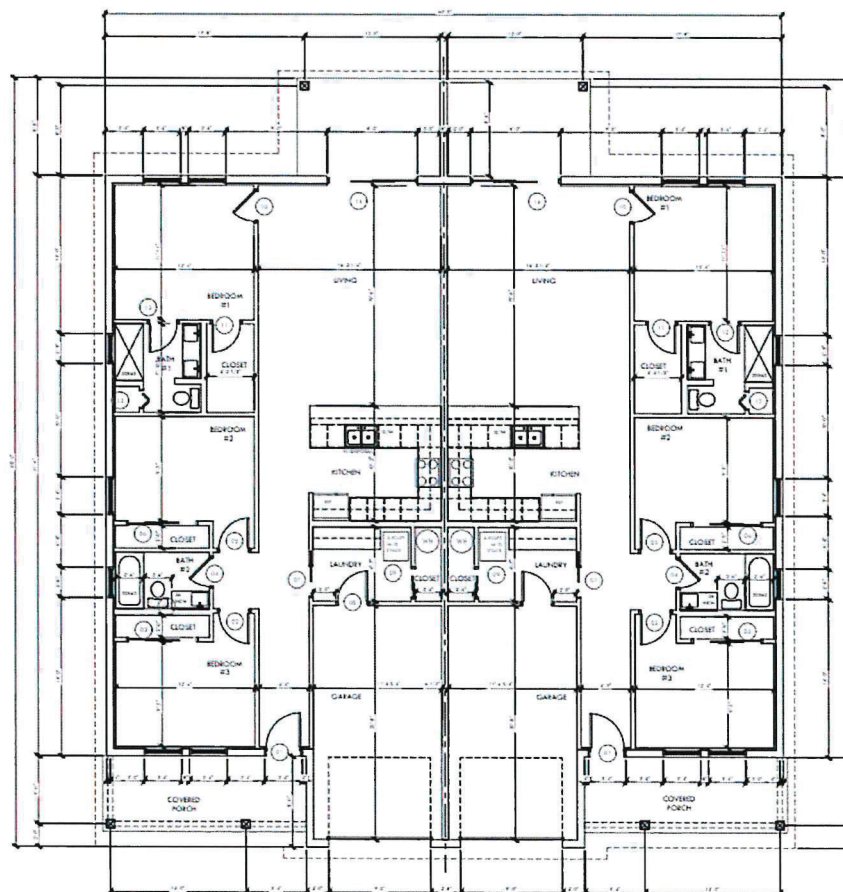


Figure 4: Community Park/Open Space



Figure 5: Typical Roadway Section

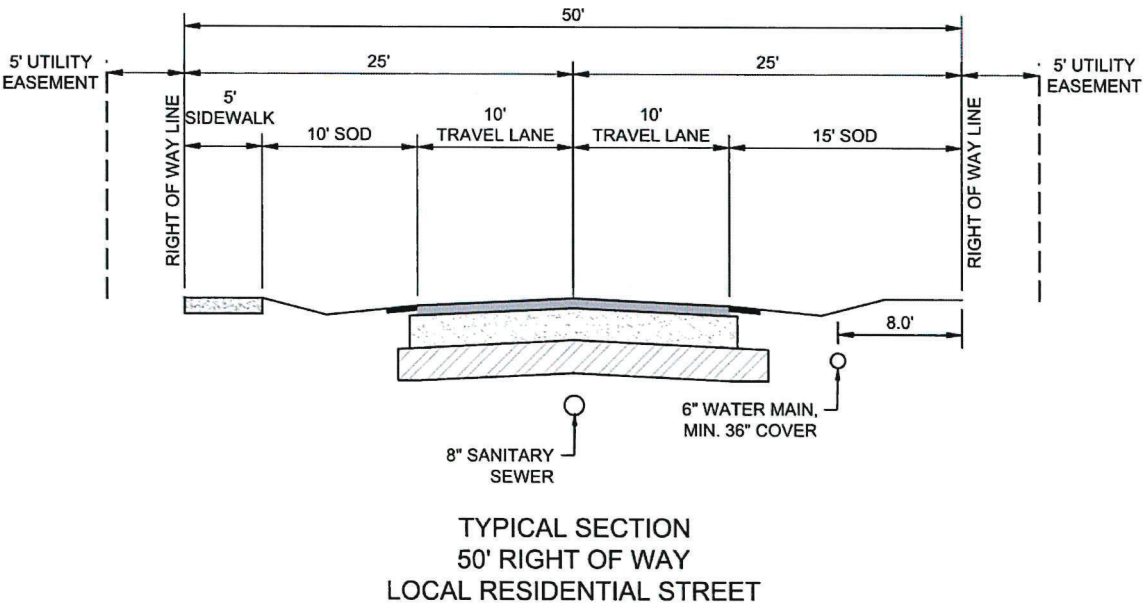


Figure 6: Typical Natural (N) Buffer



Figure 7: Planted (P) Buffer

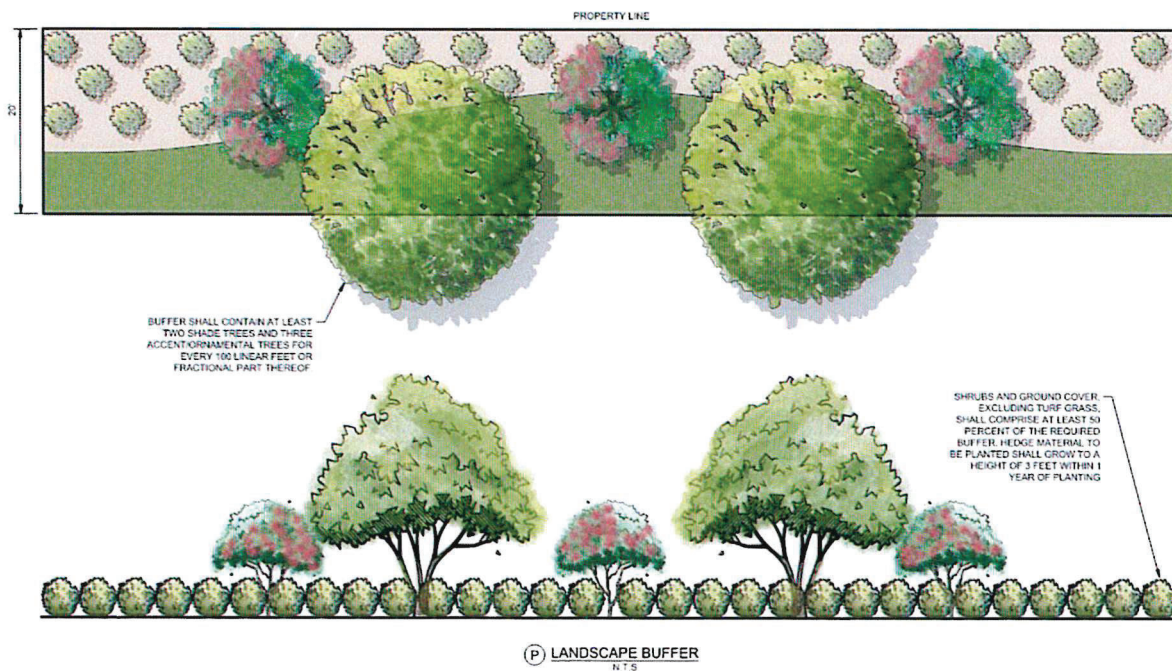


Figure 8: Entrance Sign Concept Rendering

