1 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.8 - Topographical Contours

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan(s).

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.9/10 - Proposed Drainage Right-of-Way/Easements

STATUS OF REVIEW: INFO

REMARKS: Final drainage easements and right-of-way need will be reviewed and assessed at the

improvement plan and final platting phases. Minimum easements widths to be per the LDC.

3 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Existing Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan(s).

4 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.19 - Proposed Drainage Improvements

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan(s).

5 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.20 - Stormwater Infrastructure Supports Phasing

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan(s).

6 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 2.12.32 - Stormwater Analysis Map

STATUS OF REVIEW: INFO

REMARKS: Stormwater master plan sheet indicates that there is runoff coming onto this site from offsite.

This will need to be accommodated in the stormwater improvements made onsite.

7 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.13 - Stormwater Management

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan(s).

8 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: 6.10 - Karst Topography and High Recharge Areas

STATUS OF REVIEW: INFO

REMARKS: Criteria to be reviewed with improvement plan(s).

9 DEPARTMENT: ENGDRN - STORMWATER REVIEW

**REVIEW ITEM:** Additional Stormwater comments

STATUS OF REVIEW: INFO

REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact

Kevin Vickers, PE at 352-671-8695.

# 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.K - List of approved waivers, conditions, date of approval

STATUS OF REVIEW: INFO

REMARKS: 12/20/21 - Add waivers if requested in the future

# 11 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

**REVIEW ITEM:** Additional Development Review Comments

STATUS OF REVIEW: INFO

REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder. For Development Review submittals, with the exception of Final Plats and Minor Site Plans, applicants are required to print, obtain required signatures, and sign and seal two 24"x 36" sets of the electronically stamped approved plan and deliver them to the Office of County Engineer, Development Review Section, located at 412 SE 25th Avenue Ocala, FL 34471. Upon receipt, a development order will be issued.

# 12 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(1) - Parcel number

STATUS OF REVIEW: INFO

REMARKS: Please note that the parcels indicated in cover sheet have since been changed, per MCPA, since the initial submittal of this Master Plan.

# 13 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.4.L(4)/4.2 - Zoning requirements: lot width, area, setbacks, coverage (floor area ratios), and parking. Provide dimensions and location of all site improvements (proposed or existing); dimensions and location for all proposed easements.

STATUS OF REVIEW: INFO

REMARKS: Typicals in sheet 03 follow standards for single-family attached. Staff notes that no light industrial uses are proposed in this Master Plan.

# 14 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.24 - Landscape requirements/6.8.6 - Buffering

STATUS OF REVIEW: INFO

REMARKS: 1/21/25 - Define a "modified" 475 overlay buffer. A modified buffer was not approved with PUD. Additionally, no renderings showing what plants/trees buffers include was provided as a means to verify.

Buffer Widths need to comply with the PUD approval letter.

6/16/25 - New landscape sheet details added for Buffer 11.01 and Buffer 11.02 describing the modified 20' Wide 475A buffer.

191107Z approval letter conditions states that specific buffer areas need to comply with current CR 475A Overlay Buffer requirements in the applicable code section.

The proposed modified 475A buffers A-A, B-B, and C-C comply with code requirement for buffer width, berm specs, number/type/spacing of trees, and layered visual effect for shrubs/groundcover.

Code states that an eight-foot sidewalk is required for the 475A buffer. Applicant proposes to use the existing twelve-foot sidewalk for Section C-C which exceeds code requirements. Applicant proposes to use the existing five-foot sidewalk without expanding it for Sections A-A and B-B. Five (5) feet deviates from code's required eight (8) feet width, so the Applicant will need explain the deviation to BCC and get BCC to approve this deviation as required by 191107Z approval letter condition #3.

8/27/25 - In sheet 11, Staff notes that boundary line between shared boundary between PID 41200-056-03 (commercial) and McGinley Landing Phase 1 subdivision (residential) are partially aligned by public access ROW with final alignment connection to be determined at final design. Pursuant to Table 7A of PUD

conditions, internal buffers shall comply with LDC at time of development; however, modifications shall be considered through waiver process.

15 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 2.12.9 - Show adjacent streets serving development

STATUS OF REVIEW: INFO

REMARKS: For future reference, please indicate SW 133rd Street Road on all sheets given proposed

connection.

16 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.4.4 - Sign (provisions for advertising signage), if it is a multi-occupancy complex like

shopping centers they must submit a master sign plan.

STATUS OF REVIEW: INFO

REMARKS: Master signage plan provided in sheet 12. Future development review processes, including subdivisions/Major Site Plans, shall be based on provided signage plan and LDC sign provisions.

17 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: 6/18/25 - [1] Staff reviewed Phasing plan-13 v4 (uploaded 1/7/25) and Phasing Plan-13 v5 (uploaded 6/9/25). Phase 1a and Phase 1b were combined into a cohesive Phase 1, and Phase 5 was removed from Phasing Plan-13 v5. The number of phases was not adjusted. Please explain why these changes were made. Also, please explain changes made to future submittals, if any.

[2] Staff reviewed history of waivers. Four (4) waivers were submitted and approved by DRC in 2022/2023 under AR 28208 for pre-plat of McGinley Landing. These waivers only apply to the land area associated with AR 28208. The applicant will need to schedule a DRC meeting to apply the waivers to the master plan. Once associated with the master plan, the waivers would then apply to all future sub-projects such as the pre-plat for phase 1 commercial currently under review (AR #32120).

8/27/25 - Please note that Item 2 still applies. Only one waiver has been specifically applied to this Master Plan submittal.

18 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Additional Health comments

STATUS OF REVIEW: INFO

REMARKS: N/A

19 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Special Planning Items:

STATUS OF REVIEW: INFO

REMARKS: CONDITIONAL APPROVAL: Subject to the following:

- 1) County Engineer approval and acceptance of alternative vehicular connection method (e.g., cross access easement in lieu of a direct roadway) from SW 57th AVenue Road west to SW 133rd Street though the southwest corner of the overall PUD site,
- 2) The central north-south roadway connecting from SW 57th Avenue Road to SW 54th Court through the McGinley Residential Subdivision Phase II shall remain a publicly accessible through street that shall not be gated,
- 3) All final PUD signage shall comply with the Master Sign Plan and the LDC, whichever may be more restrictive per PUD Condition #5.

20 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: 6.8.6 - Buffers

STATUS OF REVIEW: INFO

REMARKS: Zoning Dept to confirm buffer requirements

Feel free to contact us at (352) 671-8686 or <u>DevelopmentReview@marionfl.org</u> with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer



# Marion County Board of County Commissioners

27373

Office of the County Engineer

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

# DEVELOPMENT REVIEW PLAN APPLICATION

Date:						
A. PROJECT INFORMA	TION:					
Project Name:						
Parcel Number(s):						
SectionTownship	Range	Land Use	Zon	ing Classific		
Commercial Residential						
Type of Plan: Property Acreage	Nun_	nber of Lots		_Miles of R	Roads	
Location of Property with C	crossroads					
Additional information rega	rding this sub	nittal:				
B. CONTACT INFORMA to receive correspondence during Engineer:			x indicating the p	oint for contac	t for this project. Add <u>all</u>	emails
Firm Name:			Contact Name:			
Mailing Address:		City:_		State:	Zip Code:	
Phone #		Alternate P	hone #			
Email(s) for contact via ePla						
Surveyor:						
Firm Name:			Contact Name:			
Mailing Address:		City:_		State:	Zip Code:	
Phone #		Alternate P	hone #			
Email(s) for contact via ePla	nns:					
<b>Property Owner:</b>						
Owner:			Contact Name:			
Mailing Address:		City:_		State:	Zip Code:	
Phone #		Alternate P	hone #			
Email address:						
Developer:						
Developer:			Contact Name:			
Mailing Address:		City:_		State:	Zip Code:	
Phone #		Alternate P	hone #			
Email address:						

Revised 6/2021

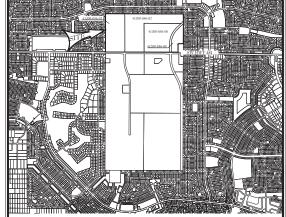
## DATE APPROVED

# COMMERCE NORTH MASTER PLAN

# SECTIONS 9, 16 TOWNSHIP 17 SOUTH, RANGE 21 EAST MARION COUNTY, FLORIDA

PARCEL # 41200-056-03, 41200-056-02, 41200-056-00, 41200-056-08

FUTURE LAND USE: EMPLOYMENT CENTER ZONING: P.U.D (PLANNED UNIT DEVELOPMENT)





# THIS DEVELOPMENT CONTAINS ± 312.98 ACRES

VICINITY MAP

# LEGAL DESCRIPTION

-0.09-0.0 SEC 09 TWP 17 RGE 21 W 1/2 OF NW 1/4 N OF SR 484 EXCEPT N 10 FT OF S 60 FT OF N 1/2 OF SEC 9 EXCEPT E 350 FT THEREOF.

all 48 Hours

D-05-02. SEC 09 TWP 17 RGE 21 N 1/4 OF NE 1/4 &E 1/2 OF NW 1/4 EX S 30 FT FOR RD EXCEPT N D FO OF S0 DF 1 OF N 1/2 OF SEC 9 EXCEPT E 350 FT THEREOF. EXCEPT SW 49TH AVE N OF 484 DESC AS FOLLOWS: COM AT E 1/4 OF SEC 9 TH. NS+1-18 W 42808 FT TH N 00-15-42 E 60 FT TO POB TH N 89-44-18 W

, FT TH N 45-15-42 E 46.67 FT TH N 00-15-42 E 301.03 FT TH N 14-50-09 E 51.66 FT TH N 00-15-42 E 206.04 FT FIT TH N-4-15-42 E-46.5 FT TH N-09-15-42 E-30.05 FT TH N-4-90-0 E-31.66 FT TH N-09-15-42 E-20.04 FT EBG OF CURVE CONCLVE SELV HAVING RAD OF 192 FT A CENTRAL ANGLE OF 64-5-42 FCHORD BEARING & DIS OF N-21-42-56 I 187-66 FT TH NELY ALG ARC OF CURVE A DIS OF 1221-96 FT TH N-14-10-09 E-392 FT TO BEG OF CURVE CONCLVE WILV HAVING RAD OF 96-95 FT & CENTRAL ANLGE OF 16-29-10 & CHORD BEARING & DIS OF N-9-0-04 E-254.32 FT ALG ARC OF CURVE 253.15 FT ALG ARC OF 10-27 FT A CENTRAL ANGLE OF 06-19-28 & CHORD BEARING & DIS OF 8-49-0-25 W III.98 FT TH ALG ARC OF 1120 FT S-47-0-9 W 39-22 FT PI BEING BEG OF CURVE CONCAVE SILV HAVING RAD OF 185-21 FT & CENTRAL ANGLE OF 06-19-28 & CHORD BEARING & DIS OF 8-49-0-25 W III.98 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT & CENTRAL ANGLE OF 16-5-27 & CHORD BEARING & DIS OF 8-24-92-56 W 1079-57 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT & CENTRAL ANGLE OF 46-5-27 & CHORD BEARING & DIS OF 8-24-92-56 W 1079-57 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT & CENTRAL ANGLE OF 46-5-27 & CHORD BEARING & DIS OF 8-24-92-56 W 1079-57 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CONCAVE SILV HAVING RAD OF 185-21 FT HALG NEW CO 301.50 FT TH S 75-09-50 E 51.66 FT TO POB.

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SEC 09 TWP 17 RGE 21 NE 1/4 OF SEC 9 LYING S & E SW 49TH CT RD ROW EXC THE S 640 FT OF E 350 FT &

BEING MORE PART DESC AS:

BEING MORE PART DISC AS:
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HE FT OF TAGGENCY THEORY SOLS-12 F 70.3 F TO THE INTERSECTION WITH W SWLF BS 301.50

FT TH S 75-69-50 E 31.66 F T HIS 89-44-31 E 70.3 F T TO THE INTERSECTION WITH W LINE OF E 35.9

FT OF SAID ME 1/4 THN 004-13-05 E SOP FTT O A T ON N LIES OF THE 60-69 F OF SAID ME 1/4 TH

OWNER/DEVELOPER ROAD RUNNER RESOURCES LLC RICHARD W. McGINLEY 5700 SW HWV 484 OCALA, FL 34473 PHONE: (352)-875-6519

TILLMAN AND ASSOCIATES ENGINEERING, L.L.C IEFFREY McPHERSON, P.E. 1720 SE 16th AVE, BLDG, 100 OCALA, FLORIDA 34471 PHONE: (352) 307-1947 FAX (352) 307-2420

ROGERS ENGINEERING, LLC. RODNEY K. ROGERS, P.S.M. 1105 S.E. 3RD AVENUE OCALA FLORIDA 34471 PHONE (352) 622-9214

# INDEX OF SHEETS

COVER SHEET 02-03 DEVELOPMENT STANDARDS AERIAL PHOTOGRAPH EXISTING CONDITIONS PLAN LAND USE AND ZONING PLAN MASTER PLAN 08

CIRCULATION PLAN MASTER DRAINAGE PLAN MASTER UTILITY PLAN

BUFFER PLAN & TREE PRESERVATION PLAN

SIGNAGE PLAN 13 PHASING PLAN

TYPICAL CROSS SECTIONS 14 ARCHITECTURAL STYLES

TOPOGRAPHIC AND TREE SURVEY (ROGERS ENGINEERING, LLC)

### NOTES:

1. THIS PROIECT IS LOCATED IN THE SECONDARY SPRINGS PROTECTION ZONE.

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 BULLDING PERMIT REVIEW.

## OWNER'S SIGNATURE

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

RICHARD W. McGINLEY COYOTE CROSSING HOLDINGS LLC

# ENGINEER CERTIFICATION

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.

JEFFREY McPHERSON, P.E.

# SURVEYOR'S 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. THIS DOCUMENT IS BEING ELECTRONICALLY SIGNED AND SEALED AND A MANIFEST PROVIDED

RODNEY K. ROGERS, P.S.M. ROGERS ENGINEERING, LLC. Registered Land Surveyor No. 6553 STATE OF FLORIDA

DRAWN BY GH, NR CHKD. BY JMM JOB NO. 22-8198

ATE 4/3/2025

COMMERCE NORTH MASTER MCGINLEY PROPERTY MARION COUNTY, FLORIDA

COVER

01 NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFE

### SECTION 1: PUD REZONING CONDITIONS

- The project shall be developed consistent with the conditions outlined herein and with the project PUD Concept Plan (Dated 39/17/09) reflected in Table #8A, including development uses, types, standards, & amounts; buffer requirements; and architectural graphic images as listed within the

- standards. & amounts, buffer requirements, and architectural graphic images as listed within this companies and standards. A standards are consistent with those applicable development standards as listed in Table #80. And be developed consistent with those applicable development standards as listed in Table #80. A Project landaccaping and buffers halb be provided consistent with the following:

  A No design walvers may be obtained without obtaining Marion County Board of County and FIC and consistent with the following:

  A No design walvers may be obtained without obtaining Marion County Board of County that CDCs notice provisions at the applicant's expense.

  The buffers may be passed to coordinate with on-site development; however the Development Review Committee (DRC) may determine and require the extension or inclusion of ab buffer segment in ceitor to prevent or avoid creating gaps to area interved to be buffered. Adjustments to increasificity of the prevent or avoid creating gaps to area interved on the buffered. Adjustments in chromaside Creates and/or relocate the development are sense shown on the PUD Plan, and reflected in Table #80, may occur subject to compliance with the FUD development standards lasted in Tables #80, may occur subject to compliance with the FUD development standards lasted in Tables #80, may occur subject to compliance with the FUD development standards lasted in Tables #80, may occur subject to compliance with the FUD development standards lasted in Tables #80, may occur subject to compliance with the FUD development of the standards lasted in Tables #80, may occur subject to compliance with the FUD development of the provision of All project signs shall comply with LDC Divison 5.4 Advertising Signs; further, a final PUD-wide Master Sign Plan shall be included as a component for review in the final PUD Master Plan, or
- equivalent, submittal, All project development shall be served by central potable water and central sanitary sewer services

- 6. All project development shall be served by central potable water and central sanitary sever services prior to the issuance of any project Certificates of Coupsapy or equivalent final inspection; with the services installed and/or developed consistent with the LDC.
  7. Orosa parallel access connections after the product internally within the PUD within and between the 2 period of the project of th
- development phase 10. Approval of this PUD Rezoning, including its Conceptual Plan and accompanying conditions does not Application in the Portice into a finishing in Scorepular in an accomplainty in Schmiddle does not and is not considered an approval constituting vesting of the proposed and/or maximum development amounts. Subsequent development of the PUC shall be subject to compliance with LDC Division 1.8. — Concurrency Management and concurrency approval and certification may be undertaken in phases as desired at the time of continued development.

### SECTION 2: GENERAL STANDARDS

- PUD APPROVAL WILL BE OBTAINED FOR EACH PHASE AND/OR TRACT, AND EACH WILL REQUIRE PLATTING, PORTIONS OF PHASES CAN BE BY ATTED.
- 2. OPEN SPACE REQUIREMENTS SHALL ADHERE TO SEC. 6.6.6 OPEN SPACE OF THE MARION COUNTY LDC
- THE MINIMUM CONSTRUCTION REQUIREMENT FOR STREETS OR ROADS, SIDEWALKS, SEWER FACILITIES, UTILITIES AND DRAINAGE SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF ARTICLE 6 OF THE LAND DEVELOPMENT CODE.
- MARION-PRIENCLY LANDSCAPE AREAS (HRLA), LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS PER SEC 6.8.5 NEW RESIDENTAL DEVELOPMENTS. THIS DEVELOPMENT IS WITHIN THE SECONDARY SPRINGS PROTECTION ZONE, 15% OF PROJECT AREA SHALL BE A NABION PRIENCLY LANDSCAPE AREA.
- STORMWATER TREATMENT WILL BE PROVIDED PER THE LAND DEVELOPMENT CODE REQUIREMENTS. TREATMENT MAY INCLUDE THE USE
  OF VEGETATED NATURAL BUFFERS.
- ROAD NAMES FOR THE PROJECT WILL BE PROVIDED BY OWNER AND SUBMITTED THROUGH 911 ADDRESSING, ROAD NAMES ARE SUBJECT TO CHANGE BASED ON LAYOUT CHANGES, ALL ROAD NAME CHANGES WILL BE COORDINATED THROUGH 911.
- 7. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES. AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASTING COMMEGS AT THE TIME OF SITE PLAN SUMMITTING, SICKI PHASE MAY INCLUDE TRAPOSADES INFORMAT THAILESS (MILLIGING BIT AFOLD THAIRED TO SAUSE, CONTRICTION, AND DEPOCHAPING FORES), WHICH WILL BE REPORTED UPON COMPLETION OF WORK IN SICKI APPLICABLE PHASE. IMPRASTRICTINE INCESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONTRICTED FOR THAIR REPORT AF WITH THAT THAYERS AS A FORMATION AND THAIR AND INSTEAL BY AN AMPROVAL
- THE LAYOUT OF THE COMMERCE NORTH MASTER PLAN ILLUSTRATED ON THIS MASTER PLAN IS SHOWN FOR INFORMATION PURPOSES ONLY AND SUBJECT TO CHANGE.
- INTERNAL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS, HOWEVER WAIVERS THROUGH DRC MAY BE CONSIDERED EXTERNAL BUFFERS SHALL COMPLY WITH TABLE 78 OF APPROVAL PUID.
- 10. ALL OPEN SPACE / COMMON AREAS SHALL BE OPERATED AND MAINTAINED BY DEVELOPER, OR BY A PROPERTY OWNERS ASSOCIATION ESTABLISHED FOR SUCH PROPERTY.

- SECTION 3: ABBREVIATIONS

  1. AMPRO- AMBREVA MEDICATION OF STATE RIGHMAY AND TRACER

  1. ACTION AND AMBREVA MEDICATION OF STATE RIGHMAY AND TRACER

  1. ACTION AND AMBREVA MEDICATION OF STATE RIGHMAY AND TRACER

  1. ACTION AND AMBREVA MEDICATION OF STATE RIGHMAY AND TRACER

  1. BOWN SETS MEDICATION OF STATE RIGHMAY AND AMBREVA

  1. CONTROL OF STATE RIGHMAY SERVICE AND AMBREVA

  1. CONTROL OF STATE RIGHMAY AND AMBREVA

  1. FAR TESSAM AND AMBREVA MEDICATION

  1. FAR TESSAM AND AMBREVA

  1. FAR TESSAM AND AMBREV

- RV = RECREATIONAL VEHICLE.
   SJRWMD = ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

- UD : PLOY.

  \*\*RECRATIONAL VIENUA.\*\*

  \*\*N RECRATIONAL VIENUA.\*\*

  \*\*PLOY RECRATIONAL VIENUA.\*\*

  \*\*SPL SPRANGS PROTECTION 2006.

  \*\*SPL SP MD - SQUEENWEST FLORIDGE, INSTITUTE OF FOOD A URBAN GROWTH BOUNDARY. - UNITED STATES DEPARTMENT OF AGRICULTURE. - UNITED STATES DEPARTMENT OF AGRICULTURE. - UNITED STATES DEPARTMENT FLORI-- WATER TREATMENT FLANT. - WASTEWATER TREATMENT FACILITY.

- SECTION 4: DEFINITIONS
- APPLICANT: THE PROPERTY OWNER, THE DULY AUTHORIZED REPRESENTATIVE OF THE PROPERTY LESSEE OR OCCUPANT OF SAID PROPERTY AND WHO SUBNITS A COUNTY SERVICE OR DEVELOPMENT AND AND FOR SAID PROPERTY AND WHO CAN BE BOUND TO ALL LEGAL OBLIGATIONS RELATED TO SUC
- BERM: A MOUND OF SOIL EITHER NATURAL OR MANMADE
- BOARD: THE MARION COUNTY BOARD OF COUNTY COMMISSION
- BUFFER: AN AREA WITHIN A PROPERTY OR SITE, GENERALLY ADMICENT TO AND PARALLE, WITH THE PROPERTY LIN EITHER CONSISTING OF NATURAL EXISTING VEGETATION OR CREATED BY THE USE OF TREES, SHRUES, BUFFER WALLS, BUFFER FENCES, OR BERNS, DESIGNED TO LIMIT CONTINUOUSLY THE VIEW OF OR SOUND FROM THE SITE TO ADMICENT SITES, PROPERTIES, OR WATER REQUEST.
- <u>BLFFER FENCE</u>; A PERMANENT OPAQUE VERTICAL STRUCTURE PROVIDING A BARRIER WITH A FINISHED HEIGHT OF SIX FEET MEASURED FROM THE ADJACENT GRADE OR AT A HEIGHT AS REQUIRED OTHERWISE.
- 8. BEFER WALL: A PERMANENT OWAQUE VERTICAL STRUCTURE WITH CONCRETE COMPONENTS INCLUDING BUT NOT DIRTIED TO PERLARS, NAMELS, EACH OF RESOLVE OF WHITH A BEFER PRETTING THE REQUIREMENTS OF THE FLORIDA BUILDING CODE, AND PROVIDING A BARRIER (WHETHER FOR SOUND, WIND, OR, VERMS) WITH A FINISHED HEIGHT OF SUFFET MEASURED FROM THE ADMACHT GRADE OR AT HEIGHT AS REQUIRED OTHERWISE.
- . <u>Buildarle area:</u> As it relates to hamlets, rural village district, and rural town, the remaining land area elicible for development purposes once areas of open space and open water are subtracted from the gross devicement outpraceusite.
- BUILDING: ANY STRUCTURE DESIGNED FOR THE HABITATION OF PERSONS OR ANIMALS OR FOR SHELTER OF BOOLEGOTY
- BUILDING PERMIT: A PERMIT ESSUED BY MARION COUNTY PURSUANT TO THE PROVISIONS OF ARTICLE 2 OF THE MARION COUNTY CODE OF ORDINANCES, CONSISTENT WITH THE PROVISIONS OF THE FLORIDA BUILDING CODE AS ESTABLISHED BY THE STATE OF FLORIDA.
- BUILDING SIGN: A SIGN DISPLAYED UPON OR ATTACHED TO ANY PART OF THE EXTERIOR OF A BUILDING, INCLUDING WALLS, WINDOWS, DOORS, PARAPETS, MARQUEES, AND ROOF SLOPES OF 45 DEGREES OR STEEPER.
- 11. CENTRALIZED SYSTEM: A WATER WITHORAWAL, TREATHENT, AND DISTRIBUTION SYSTEM (INCLIDING FRE-HIDWANS) CAR. WISHINST COLLECTION, TREATHENT, AND DISPRISE, SYSTEM THAT SERVICES THE HEIDTS OF THE SYSTEM OF GENERAL EXPONENCE OPERATION, AND MONTANIES OF HANDOL COUNTY, ACT TO, OR A RINGLE SERVICE COMMISSION-CENTRIFLATED BRITTY. THESE OF FACILITIES AND SYSTEMS NOT COVERED BY THE FORECOME GENERAL EXPORTION ARE FOUND BY \$3.702 CTS.
- IN CLEARING: THE UPROCITING OR REMOVAL OF MEGETATION IN CONNECTION WITH DEVELOPMENT. THIS TERM COESS

  NOT INFITING WAS MAINTENANCE OPERATIONS OR OTHER SUCH ROUTINE PROPERTY CLEAN UP ACTIVITIES.

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- 14. COMPREHENSIVE PLAN: THE MARION COUNTY COMPREHENSIVE PLAN AS ADDITED BY THE BOARD PURSUANT TO CH.

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- SOTTIME TO SERVICE STREET, OF CONCRECTION THE HEAVEST THE CONTROL THE SERVICE STREET, THE SERVICE STREET OF THE SERVICE STREET, THE SERVICE STREET
- COUNTY ENGINEER: THE PROFESSIONAL ENGINEER RETAINED BY THE BOARD OF COUNTY COMMISSIONERS IN THE CAPACITY OF ADMINISTERING THE OFFICE OF THE COUNTY ENGINEER. THE COUNTY ENGINEER MAY APPOINT
- DEVELOPABLE AREA: THE PORTION OF A PROJECT AREA THAT LIES OUTSIDE SOVEREIGN SUBMERGED LANDS.
- 20. <u>DEVELOPER:</u> THE PERSON, FIRM, ENTITY, OR CORPORATION ENGAGED IN DEVELOPING OR IMPROVING REAL ESTATE FOR USE OR OCCUPANCY.
- 21. <u>CREATORNESS</u>, AM HAN-MADE CHANGE TO IMPROVED DIS INIMPROVED SISK ESTATE, INCLIDING BUT NOT LIMITED TO, BUILDINGS OR OTHER STREATURES, THROUGH STREATURES, THROUGH OR REPOWNERS TOUGHED CONTRAINED OR ANY OTHER LAND CENTRAINES ACTIVITIES. AT HEART STO VOSTED BUILDINGS, SHALL MAN THE PROVINCE THROUGH ACTIVITIES AT HEART STO VOSTED BUILDINGS, SHALL MAN THE PRINTICULAR EXPLORMENT ACTIVITY AUTHORIZED OF URSPRIED THAN LOCK ACCESSION OF THE CONTRAINED OF USE SESSED FOR A SPECIAL PROJECT IS CONTRIBUTED ON DOTHER, ADD SEE SESSED FOR A SPECIAL PROJECT IS CONTRIBUTED ON DOTHER, ADD SEED AS SIGNED, AND SERVICE AND ARROWS AND SERVICE ACTIVITY AND THROUGH AND ADDRESS AND ADDRESS.
- 20. DEVELOPMENT ADDREDMENT AN AGREEMENT SETWEEN MAKION COLONTY AND ADDITIONAL PARTIES SPECIFIED SEQUENCEMENT OF THE PARTIES IN SECURIOR TO A DEVELOPMENT APPLICATION DEVELOPMENT AGREEMENT ALTHORIZED BY THE "FLORIDA LOCAL COVERNMENT DEVELOPMENT AGREEMENT ACT," §§ 16.3120-163.2343 F AND ARE SUBJECT TO THE APPLICABLE PROVISIONS OF THOSE SECURIOR ACT, SETWEEN ACT, SETWEE
- 23. <u>DIAMETER AT BREAST HEIGHT (DBH):</u> THE DIAMETER OF A TREE TRUNK MEASURED AT 4.5 FEET ABOVE ADJACENT GRADE BLEVATION.
- 24. DRAINAGE DETENTION AREA (DDA); SEE WATER DETENTION AREA.
- 5. DRAINAGE RETENTION AREA (DRA); SEE WATER RETENTION AREA. 26. <u>DRIPLINE:</u> AN IMAGINARY LINE ON THE GROUND DEFINED BY VERTICAL LINES EXTENDING FROM THE OUTERMOST TIPS OF TREE TO THE GROUND OR THE AREA WITHIN A RADIUS OF ONE FOOT FOR EACH ONE INCH DBH OF THE TREE, WHICHEVER IS GREATED.
- 27. DRIVEWAY APRON: THAT PORTION OF A DRIVEWAY LYING BETWEEN THE STREET RIGHT-OF-WAY LINE AND THE EDGE OF THE TRAVEL LAW OF THE STREET.
- DROUGHT TOLERANT VEGETATION; PLANTS WHICH HAVE THE ABILITY TO SURVIVE WITHOUT SUPPLEMENTAL IRRIGATION THROUGH PERIODS OF DROUGHT CHARACTERISTIC OF THE NORTH-CENTRAL FLORIDA REGION.
- ELEVATED BUILDING: A NON-BASEMENT BUILDING BUILT TO HAVE THE LOWEST FLOOR ELEVATED ABOVE THE GROUND LEVEL BY FOUNDATION WALLS, POSTS, PIERS, COLUMNS, PILINGS, OR SHEAR WALLS.
- 30. ELEVATION: THE VERTICAL HEIGHT OR HEIGHTS RELATIVE TO A DEFINED DATUM.
- ENCROACHMENT: THE PLACEMENT OF FILL, EXCAVATION, BUILDINGS, PERMANENT STRUCTURES OR OTHER DEVELOPMENT INTO A FLOOD HAZARD AREA WHICH MAY IMPEDE OR ALTER THE FLOW CAPACITY OF RIVERINE
- 32. FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA): THE FEDERAL AGENCY THAT, IN ADDITION TO CARRYING OUT OTHER PUNCTIONS. ADMINISTERS THE NATIONAL FLOOD INSURANCE PROGRAM.
- 33. FENCE: A VERTICAL STRUCTURE USED TO PROVIDE A PHYSICAL DIVISION BETWEEN AREAS
- 34. FLAG LOT: A PARCEL OF LAND SHAPED LIKE A FLAG WITH A NARROW STRIP PROVIDING ACCESS; THE BULK OF THE PROPERTY CONTAINS NO PRONTAGE.
- FLOOD INSURANCE RATE MAP (FIRM): THE OFFICIAL MAP OF THE COMMUNITY ON WHICH THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAS DELINEATED BOTH SPECIAL FLOOD HAZARD AREAS AND THE RISK PREMIUM ZONES APPLICABLE TO THE COMMUNITY. (JASO DEFINED IN PEC., 8, SECTION 202.)
- 36. ELOCO PLAIN ELEVATIONE: THE ELEVATIONE STARLESHED ALONG WATERROODES AND IN CLOSED DRAINAGE BASINS WHO TREPRESENT THE WIRDHALL GROUNDING THE PRODUCTED 25-168 AND 100-168 FLOOD ALINES THE WORLD THE PRODUCTED 25-168 AND 100-168 FLOOD ALINES THE ELEVATIONS HAVE BEEN ELEVATIONS HAVE BEEN ESTREAMED BY THE FLOOD FAMIN ANDMINISTRATION OR SOLDING THE RAINBOWN SIVES AS ESTRALESHED PLOOD THAN AND ANDMINISTRATION OR ALONG THE RAINBOWN SIVES AS ESTRALESHED BY COUNTHIEST ROOMS WATER MANAGEMENT DESTRICTED THE TOTAL THAN THE PRODUCT THE TOTAL THE PRODUCT HAVE THE PRODUCT THE PRODUCT HAVE THE MANAGEMENT DESTRICTED HER TOTAL WITH THE PRODUCT HAVE THE PRODUCT THE PRODUCT HAVE THE MANAGEMENT DESTRICTED HAVE THE TOTAL THE TOTAL THE PRODUCT HAVE THE PRODUCT HAVE
- 37. FLOOR AREA: AREA OF ALL FLOORS OF BUILDINGS OR STRUCTURES, MEASURED TO THE OUTSIDE OF THE EXTERIOR WALLS
- 38. FLOOR AREA RATIO (FAR): THE GROSS FLOOR AREA OF ALL BUILDINGS OR STRUCTURES ON A LOT DIVIDED BY THE TOTAL LOT AREA.
- 39. <u>PLORIDA BUILDING CODE</u>: THE FAMILY OF CODES ADOPTED BY THE FLORIDA BUILDING COMMISSION, INCLIDING FLORIDA BUILDING CODE, BUILDING CODE, ENSTINE BUILDING CODE, BUILDING CODE, EMISTING FLORIDA BUILDING CODE, EMISTING CODE, EMISTING FLORIDA BUILDING CODE, EMISTING FLORIDA BUILDING CODE, MEMBRIG FLORIDA BUILDING CODE, MEMBRIG FLORIDA BUILDING CODE, PLORIBING FLORIDA BUILDING CODE, PLORIBING FLORIDA BUILDING CODE, PLORIBING FLORIDA BUILDING FLORID
- PLES UND. RESERVAND, THE ACCITIONAL HEIGHT, USUALLY EXPRESSED AS A FACTOR OF SAFETY IN FEET, ARONE A FACOD LENEL FOR RUMPORES OF FLOOD PLANN MANAGEMENT, RESERVAND THIS TO COMPRISANT FOR MANY UNBROWN FACTORS, SUDDAY WAVE ACTION, SUDDAY OFFENDESS AND HORIZODICAL SPEFECT OF REMONALIZATION OF THE WATERWISH OF THAT COADLO CONTRIBUTE OF THO ACCIDING A SERVICE THAN THE HEIGHT CALCULATED FOR A SELECTED REQUESTOR FOR OWN OFFENDESS AND CONTRIBUTIONS.
- 41. GREEN SPACE: A PARCEL OR AREA OF LAND WHICH IS DEVELOPED, PLANTED, AND MAINTAINED WITH TIRES, SHRUBS, GROUNDCOVERS OR TURFGRASS OR A COMBINATION THEREOF, AND IS RESERVED FOR A VARD AREA LANDSCAPE AREA, PUBLIC OR PRIVATE PARK OR RECREATION AREA, DRAINAGE RETENTION AREAS AND OTHER SIMIL BA BRADE.
- 42. <u>GROUND SIGN:</u> A SIGN THAT IS SUPPORTED BY ONE OR MORE COLUMNS, UPRIGHT POLES, OR BRACES EXTENDED FROM THE GROUND OR FROM AN OBJECT ON THE GROUND, OR THAT IS ERECTED ON THE GROUND, WHERE NO PART OF THE SIGN IS ATTACHED TO ANY PART OF A BUILDING.
- 43. HEIGHT OF BUILDING: THE VERTICAL DISTANCE FROM THE ESTABLISHED GRADE AT THE CENTER OF THE FRONT OF THE BUILDING TO THE HIGHEST POINT OF THE ROOF SURFACE FOR A FLAT ROOF, TO THE DECK LINE FOR A MAKSARD ROOF AND THE HEIGHT OF THE RIDGE FOR GABLE. HEIGH, AND GAMPREL ROOFS.

- ILLUMINATED SIGN: A SIGN WHICH CONTAINS A SOURCE OF LIGHT OR WHICH IS DESIGNED OR ARRANGED TO REFLECT LIGHT FROM AN ARTIFICIAL SOURCE INCLUDING INDIRECT LIGHTING, NEON, INCANDESCENT LIGHTS AND
- IMPERVIOUS SUBFACES: THOSE SUBFACES WHICH DO NOT ABSORB WATER INCLIDING BUT NOT LIMITED TO BUILDINGS, PAVED PARKING AREAS, DRIVEWAYS, ROADS, SIDEWALKS, PATIOS AND ANY AREAS COVERED BY I CONCRETE CONCRETE PAVES OR REPHALT PAVING MATERIALS.
- INDUSTRIAL/COMMERCIAL PARK: A TRACT OF LAND THAT IS PLANNED, DEVELOPED, AND OPERATED AS AN INTEGRATED FACILITY FOR A NUMBER OF INDIVIDUAL INDUSTRIAL OR COMMERCIAL OR MIXED USES.
- INFRASTRUCTURE: FACILITIES AND SERVICES NEEDED TO SUSTAIN RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL ACTIVITIES. INFRASTRUCTURE INCLUDES, BUT IS NOT LIMITED TO, WATER AND SEWER, STREETS, STREET SIGNAG DRAINLAGE, PARKS AND OFEN SPACE, AND OTHER PRUICE FACILITIES.
- INSTITUTIONAL USE: A NONPROFIT, RELIGIOUS, OR PUBLIC USE, SUCH AS A CHURCH, LIBRARY, PUBLIC OR PRIV SCHOOL, HOSPITAL, COMMUNITY HOME, CONVALESCENT HOME, ADULT CONGREGATE LIVING FACILITY, OR GOVERNMENT OWNED OR OFFRATED BUILDING, STRUCTURE, OR LAND USED FOR PUBLIC PURPOSE OR BENEFIT IRRIGATION: THE APPLICATION OF WATER BY MANMADE MEANS TO PLANT MATERIAL AND TURFGRASS
- 50. KARST FEATURE: A LANDFORM THAT HAS BEEN MODIFIED BY DISSOLUTION OF SOLUBLE ROCK, INCLIDING LIMESTONE OR FOLOSTONE: THESE INCLIDE SPRINGS, SPRING RUNS, SINKHOLES, SOLUTION PIERS, SWALLOW SWALLOW HOLES. A DIRECTLY OR INDIRECTLY CONNECTED MAST FEATURE IS ONE WHERE NO CONFINING SEDIMENT EXISTS TO PREVENT RUNGEF FROM DIRECTLY OR INDIRECTLY PRITERING THE FLORIDAN AQUIFE!
- LAMOSCAPABLE AREA, THE ENTIRE PARCEL LIEST THE BUILDING FOOTPRINT, NATURAL WATER FEATURES, SURFACED AND UN-SURFACED DETREMAYS AND PARCING AREAS, SOLD RIGHTS OF WAY, HARDSCAPES SUCH AS ERCOS AND PATICS, AND OTHER SOLD ROWN PATICE PARCE, LAMOSCAPABLE AREAS EXCLUSES SOLD CLOSES PLAY AREAS, OTHER INTENSIVE RECREATION AREAS (E.G. SOCCER FILLIS, BAIL DIMPNING, ETC.) AND DAY PART OF A CONSTRUCTED SOLD CONSTRUCTED AREAS (E.G. SOCCER FILLIS, BAIL DIMPNING, ETC.) AND DAY PART OF A CONSTRUCTED SOLD RECREASE AND AREAS (E.G. SOCCER FILLIS, BAIL DIMPNING, ETC.) AND DAY PART OF A CONSTRUCTED SOLD RECREASE AND AREAS (E.G. SOCCER FILLIS, BAIL DIMPNING, ETC.) AND DAY PART OF A CONSTRUCTED SOLD RECREASE AND AREAS (E.G. SOCCER FILLIS). LANDSCAPE ARCHITECT: THE COUNTY'S LANDSCAPE ARCHITECT OR HIS DESIGNEE.
- LANDSCAPE ISLAND: A RAISED AREA, USUALLY CURBED, PLACED TO GUIDE TRAFFIC AND SEPARATE LANES, AND USED FOR LANDSCAPING. SIGNAGE OR LIGHTING.
- 54. LEASABLE/INTERIOR AREA: THE AREA OF OPEN FLOOR SPACE WITHIN A STRUCTURE'S EXTERIOR WALLS AND EXCLUDING THE INTERIOR WALLS.
- LOT: A DESIGNATED PARCEL, TRACT, OR AREA OF LAND ESTABLISHED BY A PLAT OR OTHERWISE AS PERMITTED BY LAW AND TO BE USED, DEVELOPED, OR BUILT UPON AS A UNIT. 12. CHANGE OF USE: A DISCONTINUANCE OF AN EXISTING USE AND THE SUBSTITUTION OF A USE OF A DIFFERENT KIND OF A LOT ABOUT THE LOT LINES AND EXPRESSED IN TERMS OF ADDES OR SQUARE FIFTY.

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  - 62. LOT WIDTH: THE HORIZONTAL DISTANCE BETWEEN THE SIDE LOT LINES MEASURED AT THE FRONT PROPERTY LINE FOR LOTS LOCATED ON A CURVE, IT SHALL BE THE CHORD DISTANCE OF THE CURVE AT THE FRONT PROPERTY LINE
  - MANUFACTURING: A COMMERCIAL OR INDUSTRIAL ACTIVITY INVOLVED IN THE RESEARCH, DEVELOPMENT, ASSEMBLY, PRODUCTION, TESTING, OR PROCESSING OF GOODS, MATERIALS, COMPONENTS, DEVICES, EQUIPMENT
  - AN 2014DB-C ST FEMALET TO FLOCK AND HANGESTERS THE FEET AT RESELVENCE FOR THE LACK MEAN PARKET THE LACK MEAN PARKET TO FLOCK AND HANGESTERS A
  - NATIVE TREE: A SELF-SUPPORTING WOODY PLANT WHICH NORMALLY GROWS TO A HEIGHT OF TEN FEET OR MORE AND WHICH IS CLASSIFIED AS NATIVE VEGETATION.
  - 66. MATTRE VESETATION. THOSE SPECIES OCCURRENCE WITHIN THE STATE BOUNDARIES PRIOR TO BROSENA CONTAC ACCRESION TO THE SET AND AUBLIES SCHEMITTER, AND HESTIRORLO ADJURENTATION. IT INCLIDES THOSE CITED UNDERSTOOD AS INDIGENUES, OCCURRING IN NATURAL ASSOCIATIONS AND HABITATS THAT EXIST PRIOR TO SIGNIFICANT HAMMA IMPRACE.
  - NATURAL ABEA: UNDEVELOPED LANDS CONSIDERED TO BE IN, OR MAINTAINED IN, AN UNDISTURBED OR UNMODIFIED CONDITION WHICH PROVIDE HABITAT OR NATURAL OPEN SPACE.
  - OCCUPANT (OCCUPANCY): ONE WHO HAS CERTAIN LEGAL RIGHTS TO OR CONTROL OVER THE PREMISES HE OCCUPIES; THE STATE OF BEING AN OCCUPANT. . OFF-SITE SIGN: A SIGN THAT IDENTIFIES OR COMMUNICATES A COMMERCIAL OR NON-COMMERCIAL MESSAGE RELATED TO AN ACTIVITY CONDUCTED, OR SERVICE REIDERED, OR A COMMODITY SOLD AT A LOCATION OR ON A PARCEL OTHER THAN WHERE THE SIGN IS LOCATED.
  - ON-SITE SIGN; A SIGN THAT IDENTIFIES OR COMMUNICATES A COMMERCIAL OR NON-COMMERCIAL MESSAGE RELATED TO AN ACTIVITY CONDUCTED, SERVICE RENDERED, OR A COMMODITY SOLD, AT THE LOCATION WHERE THE
  - OPEN SPACE: LAND AREA RESTRICTED OR NOT DEVELOPED DEPENDING ON ITS DESIGNATION AS NATURAL OPEN SPACE OR IMPROVED OPEN SPACE CONSISTENT WITH THE PROVISIONS OF SECTION 6.6.6.
  - 72. <u>OUTSIDE STORAGE</u>: THE STORAGE OR DISPLAY, OUTSIDE OF A COMPLETELY ENCLOSED BUILDING, OF MERCHANDISS OFFERED FOR SALE OR RENT AS REPRINTED USE OR OF EQUIPMENT, MACHINERY, AND MATERIALS USED IN THE ORDINARY COURSE OF A PERMITTED USE.
  - OWNER; THE PERSON, FIRM, CORPORATION, OR GOVERNMENTAL UNIT HOLDING TITLE OF THE REAL ESTATE UPON WHICH CONSTRUCTION IS TO TAKE PLACE.
  - 74. PARCEL: A CONTINUOUS QUANTITY OF LAND IN THE POSSESSION OF OR OWNED BY, OR RECORDED AS THE PROPERTY OF THE SAME PERSON OR PERSONS. A PARCEL MAY CONSIST OF CONTIGUOUS PLATTED LOTS.
  - 75. PARKING AREA: AN OPEN AREA, OTHER THAN A STREET OR OTHER PUBLIC WAY, USED FOR THE PARKING OF MOTOR VISUALIZED CO.
  - 76. PARKING SPACE: AN AREA PROVIDED FOR THE PARKING OF A MOTOR VEHICLE. 77. PERMEABILITY: THE CAPACITY OF A POROUS MEDIUM FOR TRANSMITTING WATER. 78. PLANNED UNIT DEVELOPMENT (PUD); A DESIGNATED CONTIGUOUS AREA OF PROPERTY FOR THE COMPREHENSIVE DEVELOPMENT OF A SINGLE USE OR OF MIXED USES.
  - PLAT: A MAP, OR DELINEATED REPRESENTATION OF THE SUBDIVISION OF LANDS, BEING A COMPLETE EXACT REPRESENTATION OF THE SUBDIVISION AND COMPLYING WITH THIS CODE AND CH. 177 FS.
  - 80. POINT OF CONNECTION: THE OUTLET SIDE OF THE METER DESIGNATED TO SERVE THE CUSTOMER. 81. POTABLE WATER; WATER THAT IS SUITABLE FOR HUMAN CONSUMPTION.
  - 82. PRINCIPAL STRUCTURE: A STRUCTURE ON A LOT OR PARCEL WHICH IS USED, ARRANGED, ADAPTED OR DESIGNED FOR THE PREDOMINANT OR PRIMARY USE FOR WHICH THE LOT OR PARCEL IS OR MAY BE USED.
  - 83. PRINCIPAL USE: THE PRIMARY OR PREDOMINANT USE OF A LOT, PARCEL, STRUCTURE, OR STRUCTURE AND LAND IN PROJECT AREA: THE LIMITS OF THE LAND AREA IDENTIFIED ON A PLAN WHERE PROJECT IMPROVEMENTS AND FEATURES ARE PROPOSED.
  - 85. <u>RECLAIMED WATER:</u> WATER THAT HAS RECEIVED AT LEAST ADVANCED SECONDARY TREATMENT AND HIGH LEVI DISINFECTION. WATER RECEIVING ADDITIONAL TREATMENT MAY SE USED IN PUBLIC ACCESS AREAS, WHEN IN COMPLIANCE WITH THE FOR PEQUISEMENTS IN PURSUANT TO § 6-24 OF PAC.
  - 86. RETAIL SALES: ANY BUSINESS ACTIVITY, AND RELATED SERVICES, CUSTOMARILY SELLING GOODS AND COMMODITIES FOR PROFIT
  - 87. <u>RETAINING WALL:</u> A STRUCTURE ERECTED BETWEEN LANDS OF DIFFERENT ELEVATION TO PROTECT STRUCTURES OR TO PREVENT THE LOSS OF EARTH FROM THE UPPER SLOPE LEVEL.
  - 88. <u>ROOF SIGN:</u> A SIGN PLACED ABOVE THE ROOF LINE OF A BUILDING OR ON OR AGAINST A ROOF SLOPE OF LESS THAN 45 DEGREES AS MEASURED FROM THE VERTICAL PLANE. 89. RUNOFF: THE SURFACE FLOW OF STORMWATER.
  - RUPAL AREA: LANGS LOCATED OUTSIDE THE URBAN GROWTH BOUNDARY (UGB) AS DESIGNATED BY THE COMPRESENSIVE RUAN FUTURE LAND USE MAY SERIES MAY I MARION COUNTY 2GIS RUTURE LAND USE MAY DECLUDING THOSE LANGS BRANDA NA URBAN JASEA LAND USE DESIGNATION AS SPECIFIED IN COMPREHENSIVE PLAN RUTURE LAND USE ELEMENT APPENDIX A, TARLE A-1 LAND USE CLASSIFICATIONS AND STANDARDS. . SCREEN: A STRUCTURE OR PLANTING CONSISTING OF FENCING, WALLS, BERMS, TREES, OR SHRUBS WHICH PROVIDES SIGHT OBSTRUCTION WITHIN OR TO A SITE OR PROPERTY.

- SIDE SETBACK: AN AREA LOCATED BETWEEN A FRONT YARD SETBACK AND A REAR YARD SETBACK, DEFINED BY A SIDE LOT LINE AND A PARALLEL LINE ON THE LOT A SPECIFIED DISTANCE FROM SUCH SIDE LOT LINE.
- SIGHT TRIANGLE: A TRIANGULAR-SHAPED PORTION OF LAND ESTABLISHED AT STREET INTERSECTIONS IN WHICH NOTHING IS ERECTED, PLACED, PLANTED OR ALLOWED TO GROW IN SUCH A MANNER AS TO LIMIT OR OBSTRUCT THE SIGHT DISTANCE OF MOTORISTS APPROACHING OR AT THE INTERSECTION.

- SEMPHOLE: A LAMPORPH CREATED BY SUBSIDENCE OF SOIL, SEDIMENT OR ROCK AS UNDERLYING STRATA ARE DISSOLATED BY GOOLAND WATER. SINNHOLDES MAY BE DIRECTLY OR INDIRECTLY COMMECTED TO THE AQUIPER OR DISCONNECTED BY THE RESERVED OF A CONTINUOUS LAYER OF SOIL (CLAY) OR ROCK THAT NO LONGERS HANDS WATER TO PERMICATE BELLOY WITH LAYER. THE LATER MAY BE DIVERSED AS A RELIC SINNHOLDE OR LAKE, DIPERSSION IN THE LAND SURFACE, OR LOOSE SOILS IN THE SUBJEMPACE.
- 101. SPECIAL USE: A USE THAT WOULD NOT BE APPROPRIATE GENERALLY OR WITHOUT RESTRICTION THROUGHOUT THE PARTICULAR ZORNING CLASSIFICATION BUT WHICH, IF CONTROLLED AS TO NUMBER, AREA, LOCATION, OR COMPATIBILITY WITH THE SURROUNDING AREA, WOULD DO'T APPURSELY AFFECT THE PUBLIC HEALTH. SAFETY, AND
- SPETAL LISE PREMIT (SJIP): A PERMIT FOR A ISE THAT WOULD NOT SE APPROPRIATE GENERALLY OR WITHOUR RESTRICTION THROUGHOUT THE PARTICULAR ZONING CLASSIFICATION BUT WHICH, IF CONTROLLED AS TO I AREA, LOCATION, OR COMPATIBLITY WITH THE SURROLANDING AREA, WOULD NOT ADVENSELY AFFECT THE I HEALTH, SAFETY, MOD GENERAL WEEKERSE.
- 1. SPRINGS PROTECTION ZONE STEET, AN AREA SURROUNDING DESIGNATED SPRINGS WITHIN MARION COUNTY ESTABLISHING DESIGN AND DEFLOPMENT CRITERIA INTENDED TO MAINTAIN AND SUPPORT THE CONTINUED EXISTENCE AND QUALITY OF THE DESIGNATED SPRINGS, AND DIVIDED INTO PRIMARY AND SECONDARY AREA PRICINAINT TO ARTHUR.
- 104. STREET: A PUBLIC OR PRIVATE TRAVELWAY USED OR INTENDED TO BE USED, FOR PASSAGE OR TRAVEL BY VEHICLES
- SUBDIVISION: THE DIVISION OF LAND INTO THREE ON MORE LOTS, TRACES, MACELS, TIERS, BLOCKS, SITES, BUTCH OR ANY OTHER DIVISION OF LAND, MIO MAY BICLUSE ESTREES HIGHT OF NEW STREETS AND ALLEYS, ADDITIONS, AND SUBDIVISION OF LAND, MID MAY BICLUSE ESTREES HIGHT OF NEW STREETS AND ALLEYS, ADDITIONS, OR SUBDIVISION OF TO THE LANDS OF AREA SUBDIVISION OF THE OTHER DIVISION OF THE MASS OF AREA SUBDIVISION OF TO THE LANDS OF AREA SUBDIVISION.
- 108. TREE: ANY SELF-SUPPORTING WOODY PLANT WHICH HAS AT LEAST ONE MAIN TRUNK, AND IS NORMALLY GROWN TO AN OVERALL HEIGHT OF A MINIMUM OF TEN FEET.
- TURFGRASS: A MAT LAYER OF MONOCOTYLEDONOUS PLANTS, INCLUDING BUT NOT LIMITED TO BAHIA, BERMUDA, CENTIFEDE, PASPALLIN, ST. AUGUSTINE, AND ZOYSIA GRASSES.
- 112 WARRANCE AS IT RELATES TO THE ZONING REQUIREMENTS OF THIS CODE, A GRANT OF RELIEF TO A PHATICULAR PROPRETY TOWER REQUIRE OF THE PRACTICAL DIFFICULTIES OR UNRECESSARY HIGGS-BY THAT WOULD BE APPROPRIED, A GRANT OF RELIEF ROWN BE REQUIREMENTS OF RELIEF ROWN BE REQUIREMENTS OF THE REQUIREMENTS OF HITE, O SYDOOD, ON THE PROPRIED RECORD AND ADDRESS OF THE REQUIREMENTS OF THE RESULT OF THE RESULT
- 113. WAIVER: A GRANT OF RELIEF FROM COMPLIANCE WITH A SPECIFIC PROVISION OF THIS CODE, NOT ZONING RELATED, GRANTED TO A PARTICULAR PROPERTY OWNER BECAUSE OF FINANCIAL HARDSHIP OR ALTERNATE DESIGN CONCEPT.
- L WASTEWATER; ANY SUBSTANCE THAT CONTAINS ANY OF THE WASTE PRODUCTS, EXCREMENT, OR OTHER DISCHARGE FROM THE BODIES OF HUMAN BEINGS OR ANIMALS AS WELL AS SUCH OTHER WASTES AS NORMALLY EMANATE FROM
- . WASTEWATER TREATMENT FACILITY (WWITP): THE FACILITY AT WHICH THE RAW WASTEWATER IS COLLECTED AND
- 116. WATER DETENTION AREA (WIDA): A MANIMADE OR NATURAL FACILITY WHICH COLLECTS SURFACE OR SUBSURFACE WATER AND WHICH IMPEDES ITS FLOW AND RELEASES THE SAME GRADUALLY AT A RATE NOT GREATER THAN THAT PRIDS TO THE DEVELOPMENT OF THE PROPERTY, INTO NATURAL OR NAMIMADE COLITIETS.
- 118. WATER TREATMENT PLANT (WTP): INCLUDES ALL WELLS, PUMPS, TANKS, VALVES, PIPING, TREATMENT AND DISINFECT WATER SITTABLE FOR PUBLIC
- 120. LOW DENSITY RESIDENTIAL ZOWING (UR) AREAS INTENDED FOR HOUSING THAT INCLIDE A LOT OF OPEN SPACE.
  THISSE ZONES ARE HEART FOR A SMALL RUMBER OF RESIDENTIAL HOMES, AND EXCLUDE LARGE BROASTRIES,
  APARTMENT COMPLEXES, AND OTHER LARGE STRUCTURES WITH A RANGE OF ONE TO FIVE DWILLING UNITS PER
  ACKE.
- 121. MEDIUM DENSITY RESIDENTIAL ZONING (MR): AREAS FOR HIGHER DENSITY RESIDENTIAL WHILE PRESERVING A HIGH QUALITY RESIDENTIAL ENVIRONMENT WITH A RANGE OF ONE TO NINE DWELLING UNITS PER ACRE.
- 123. <u>PUBLIC ZONING (P):</u> AREA FOR BUILDINGS AND FACILITIES THAT ARE OWNED AND OPERATED BY FEDERAL, STATE, OR LOCAL GOVERNMENTS, PUBLIC UTILITIES, SPECIAL DISTRICTS, OR NONPROFIT ORGANIZATIONS WHICH ARE USED TO PROVIDE GOVERNMENTAL OR PUBLIC SERVICES.
- COMMUNITY EMPLOYMENT (CE): AREAS IN THE COMMUNITIES WHERE LOW TO MODERATE INTENSITY INDUSTRIAL ACTIVITIES (MANUFACTURING, ASSENILY, WAREHOUSING, AND INDUSTRIAL SERVICES), RESEARCH ACTIVITIES, MOJOR OFFICE PARK DEVELOPMENT MAY LOCATED.
- 129. EASEMENT: A NONPOSSESSORY RIGHT TO USE AND/OR ENTER ONTO THE REAL PROPERTY OF ANOTHER WITHOUT POSSESSING IT. IT IS "BEST TYPIFIED IN THE BIGHT OF MAY WHITH OWE I AMPOUNDED

9. STELLA (OR STELLAC LIDER, AN AREA DEFINED IN A LOT LIDE, STELLAC DESIRE, STELLAC LIDER, MATERIAL DER MA

FRONT SETBACK: THAT AREA DEFINED BY THE FRONT LOT LINE AND A PARALLEL LINE ON THE LOT A SPECIFIED DISTANCE FRONT SUCH FRONT LOT LINE.

REAR SETBACK: THAT AREA DEFINED BY THE REAR LOT LINE AND A PARALLEL LINE ON THE LOT A SPECIFIED DISTANCE FROM SUCH REAR LOT LINE.

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SON MY STRUCTURE, OR MYTHERAFIC, OR MY CONTRACTOR TO A STRUCTURE OR MYTHIO TO MY AND ADMINISTRATION OF THE MY AND ADMINISTRATION OF THE MYTHING OF

SIGN FACE AREA OR SIGN AREA: THE AREA OF ANY REGULAR GEOMETRIC SHAPE WHICH CONTAINS THE ENTIRE SUBSACE AREA OF A SIGN IRON WHICH COPY MAY BE PLACED.

99. SIGN STRUCTURE: ANY CONSTRUCTION USED OR DESIGNED TO EXCLUSIVELY SUPPORT A SIGN.

10S. STREET FRONTAGE: THE DISTANCE ALONG THE PROPERTY LINE AT THE RIGHT-OF-WAY OR EASEMENT OF THE STREET PROVIDING PRIMARY ACCESS AND EXPOSURE TO THE EXISTING OR PROPOSED DEVELOPMENT. 106. <u>Structure:</u> anything constructed or built which is located on or under land. For Flood Plain Management purposes, a walled and Roofed Building, including Gas or Liquid Storage tank that is Principally above ground, as well as a manufactured home.

109. TREE REMOVAL: TO PHYSICALLY REMOVE A TREE, INCLIDING THE PERFORMANCE OF ANY ACT BY A PROPERTY OWNER OR HIS DESIGNATED AGENT, ON A PARTICULAR PARCE. OF RECORD WHICH CAUSES THE DEATH OF A TREE, OR THE FRECTURE REMOVAL, OF A TREE THINING HAMADE.

111. UTILITY: THE INDIVIDUALS AND/OR LEGAL ENTITIES WHICH OWN AND ARE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF PUBLIC OR PRIVATE UTILITY SERVICES SUCH AS POTABLE WATER, WASTEWATER, PHONE, CABLE,

117. WATER RETENTION AREA (WRA): A MANMADE OR NATURAL FACILITY WHICH COLLECTS AND RETAINS SURFACE WATER AND ALLOWS GRADUAL GROUND INFO WATER AND ALLOWS GRADUAL GROUND INFO

9. WETLANDS: THOSE LAND AREAS FEATURING UNIQUE ENVIRONMENTAL AND/OR HYDROGEOLOGIC CHARACTERISTICS WHICH QUALIFIES AS WETLANDS PURSUANT TO § 373.019(3) FS AND § 62-340.200 FAC AS DETERMINED AND DELINERIDUS THE APPROPRIATE AURSDICTIONAL AGENCY

122 LIBBAN RESIDENTIAL ZORNING (JIR): RESIDENTIAL NEIGHBORH-COOR AT DEISRITTES THAT REQUIRE URBAN SER MANY OF THÈSE REGIGIOCHOCOS PROVIDE A TRANSITION BETWEEN HIGHER DEISRITY, URBAN DEVELOPMEN RURAL COMMUNITES TROUGHCHOTT HE AUMINIO AREA, AND HITS DESIGNATION SE APPROPRIATE HIS SICH URBAN/RURAL INTERFACE AREA, USES IN THIS DESIGNATION INCLUDE SINCE—FAMILY HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OF TWO (2) DIVELLING LINES THE AUMINI HONES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AT A MORTHMEN DESITY OTHER OTHER LINES AND OTHER RESIDENTIAL USES AND OTHER LINES AND OT

124. PARKS AND RECREATION ZONING (PR): AREAS APPROPRIATE FOR LAND USED OR PROPOSED FOR ACTIVE PUBLIC OR PRIVATE RECREATIONAL INF

. <u>High density residential zoning (hr):</u> Areas for higher residential densities within easy pedestrian Access to commercial areas, fuelic facilities and employment centers of the city with a range of one to 10 and above dwelling units per acce.

EMPLOYMENT CENTER (ECL) A CONCENTRATION OF LOW TO HIGH INTENSITY OFFICE PARKS, MANUFACTURING, OTHER INDUSTRIAL DEVELOPMENT, OR A COMBINATION OF ACTIVITIES. IT MAY ALSO INCLUDE COMMERCIAL DEVELOPMENT AS A PART OF THE CENTER AS LOWS AS THE COMMERCIAL DEVELOPMENT IS NICEDITATAL TO THE EMPLOYMENT ACTIVITIES OF THE CENTER AND SUPPORTS AND SERVES THE NEEDS OF THE WORKFORCE.

128. CROSS ACCESS FASEMENT: RECIPROCAL EASEMENTS CREATED BY CONTRACT, THE ONE BEING GRANTED IN FAVOR OF PREMISES OF ONE PARTY IN CONSIDERATION OF A GRANT BY SUCH PARTY IN FAVOR OF PREMISES OF THE OTHER

02 NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED

- EWIRONMEN FL 34471 387-4545

STANDARDS

OPMENT

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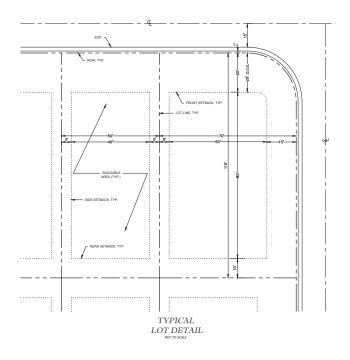
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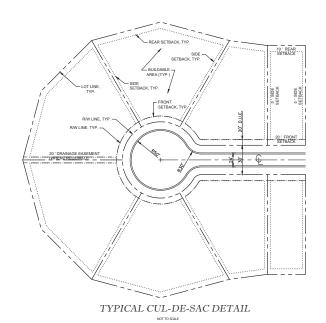
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CHKD. BY JMM JOB NO. 22-8198

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# RESIDENTIAL DEVELOPMENT STANDARDS





PERMITTED USES FOR DEVELOPMENT AREAS AND				
PROPOSED USE MAXIMUM DEVELOPMENT AMOUNTS				
(WITH ENPLOYMENT CENTER LAND USE ALLOCATION BASIS)				
Single-family residence detailed and Single-family-residence attached (aka duplex).				
Single-family residence detarhed, Single-family-residence attached (aka duplex), and				
Multiple-family residence (apartment, condominum, or townhouse).				
tesidential Amount: Up to 1,997 twelling units (based on 124.83 acres of Employment Center at 16DU/AC).				
Range of allowable uses shall conform to 8-4 (REGIONAL BUSINESS) zoning uses as listed in the Marior County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8. Special Use Permit. Marious may be 4, 290,940 CEP theset on 154 areas at a REGIUCED mariorum Floor, door, data of 1,001.				
Range of altiwable uses shall conforn to M-1 (LIGHT INDUSTRIAL) zoning uses as listed in the Marion County Land Development Code (LDC); more intense uses may be considered consistent with LDC Division 2.8 Special Use Permit. Maximum to j. 1,524.600 (SSF (based on 35 evres at a maximum Floor Area Patro of 1,00).				

STRUCTURE TYPE	Minimum Lot				Max Height		
	Width	Depth	Area	Front	Rear	Side/Corner <sup>3</sup>	
Single-Family Residential Det	tached*		The second	1000000	PARTIE DE	William Control	
Principle	40"	60"	2.400 SF	20'	10"	5710	30"
Accessory	N/A	N/A	N/A	25'	8"	5/10'	20"
Mechanical	N/A	N/A	N/A	25'	8"	5710	10"
Single-Family Residential Att	acked (Di	uplex)*	STATE OF THE PARTY				
Principle	35'	601	1.100 SF	20'	10'	5710	301
Accessory	N/A	N/A	N/A	25'	8"	Int 0'/Ext 8'/10'	20"
Mechanical	N/A	N/A	N/A	25'	8"	Int 07/Ext 87/101	10"
Multiple-Family Residential (A	Apartment.	Condomini	um, Townhome	Jed	STATE OF THE PARTY.	AND DESCRIPTION OF THE PERSON NAMED IN	(0)
Overall Principle Structure	40'	60'	1,400 SF	20'	20'	10/15'	50"
Principle Structure - Interior Unit	25'	N/A	.200 SF	20'	20'	0'	50'
Principle Structure - Interior Lot	25'	N/A	.200 SF	20'	20'	O'	50'
Principle Structure - End Unit	25'	N/A	,200 SF	20'	20'	Int 0'/Ext 8'/10'	50"
Principle Structure - End Lot	35'	N/A	,200 SF	20'	20'	Int 0'/Ext 8'/10'	50"
Accessory	N/A	N/A	N/A	25'	25'	Int - 0'/Ext 10'	20"
Mechanical	N/A	N/A	N/A	25'	25'	Int - 0'/Ext 10'	10"
*RESIDENTIAL STRUCTURE TERM II Principal = Primary habitable occupied Accessory = Customary individual unit Mechanical = Individual residential unit Commercial	stricture (e.	g., residential u accessory uses	(e.g. storage she	ouse, comm ds, individua	on recreation I unit swimm	amenities (e.g. pools, playg ing pool and/or screen enck	rounds) etc. ssure, etc.);

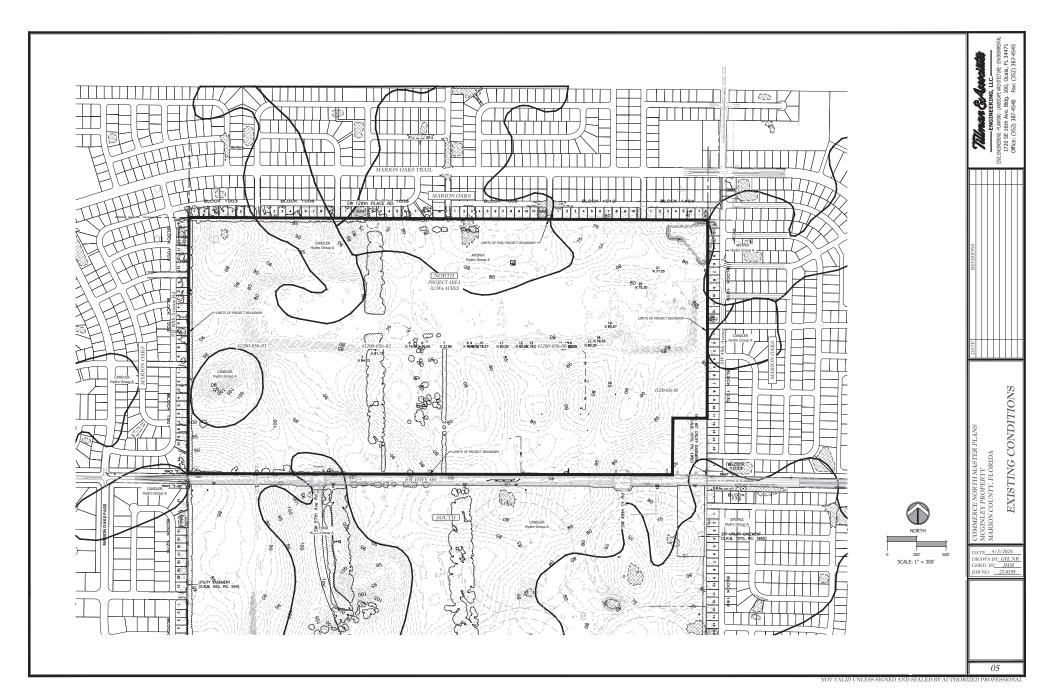
\* COMMERCIAL DEVELOPMENT STANDARDS

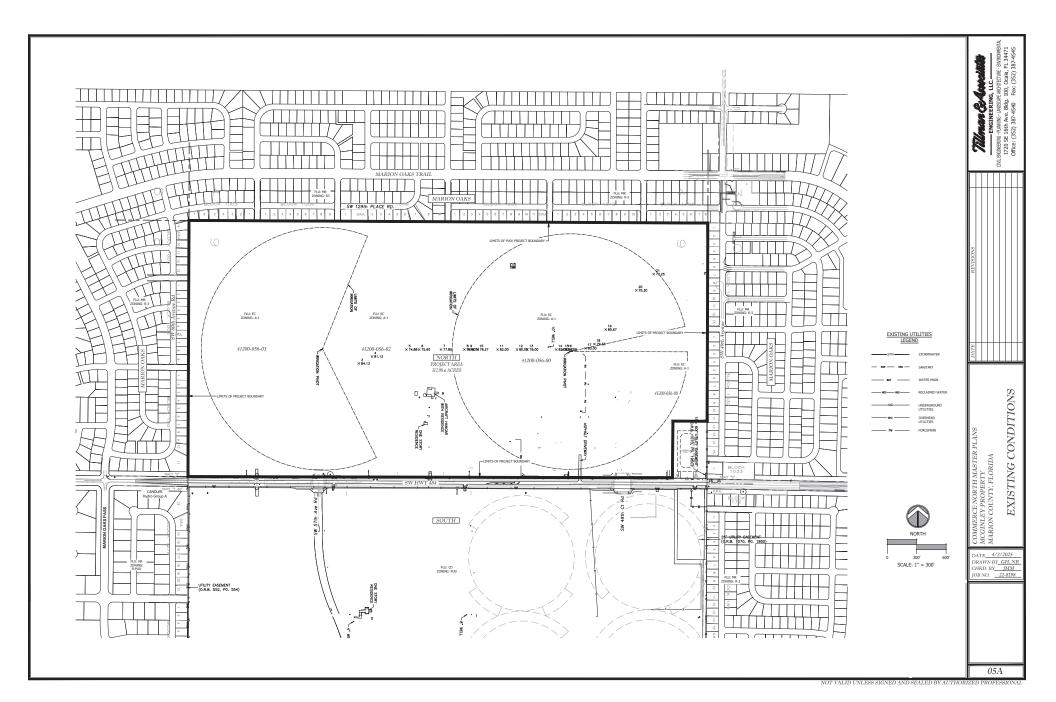
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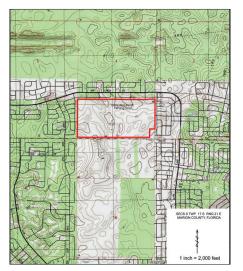
COMMERCE NORTH MASTER PLANS
MCGINLEY PROPERTY
MARION COUNTY, FLORIDA
DEVELOPMENT STANDARDS

DATE 4/3/2025 DRAWN BY GH, NR CHKD. BY JMM JOB NO. 22-8198









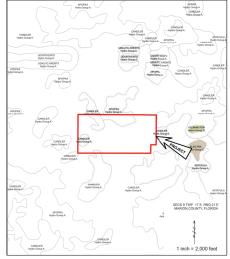
USGS QUAD MAP



FEMA MAP



NATIONAL WETLAND INVENTORY MAP



SOILS MAP

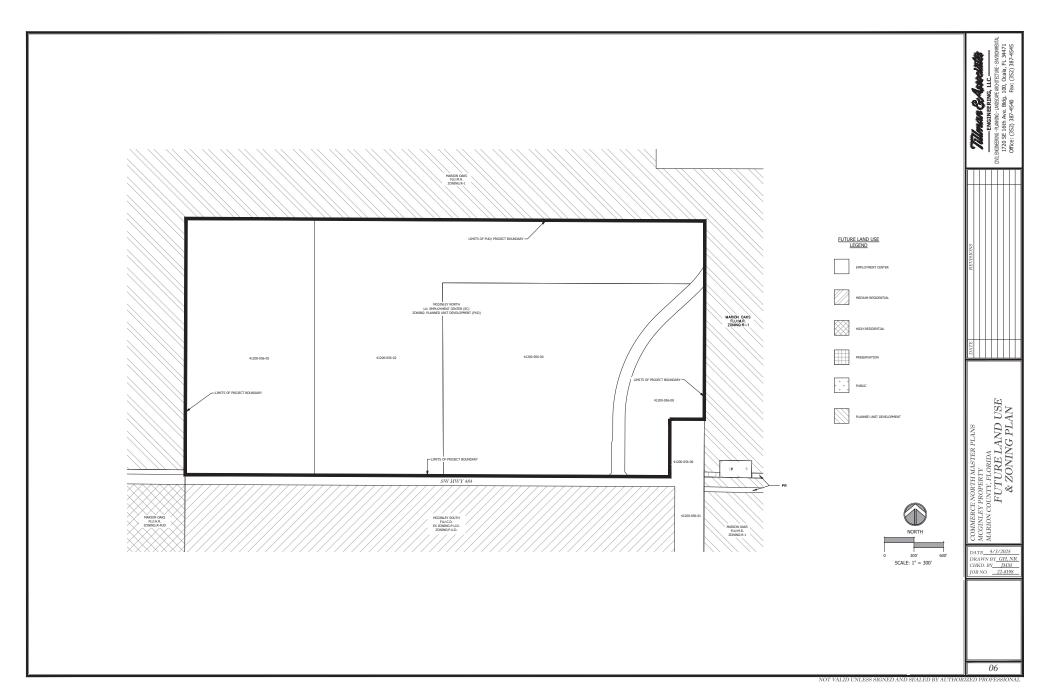
\*NOTE: ENVIORNMENTAL, KARST, AND GEOLOGICAL ASSESSMENTS TO BE PROVIDED PRIOR TO APPROVAL OF DEVELOPMENT

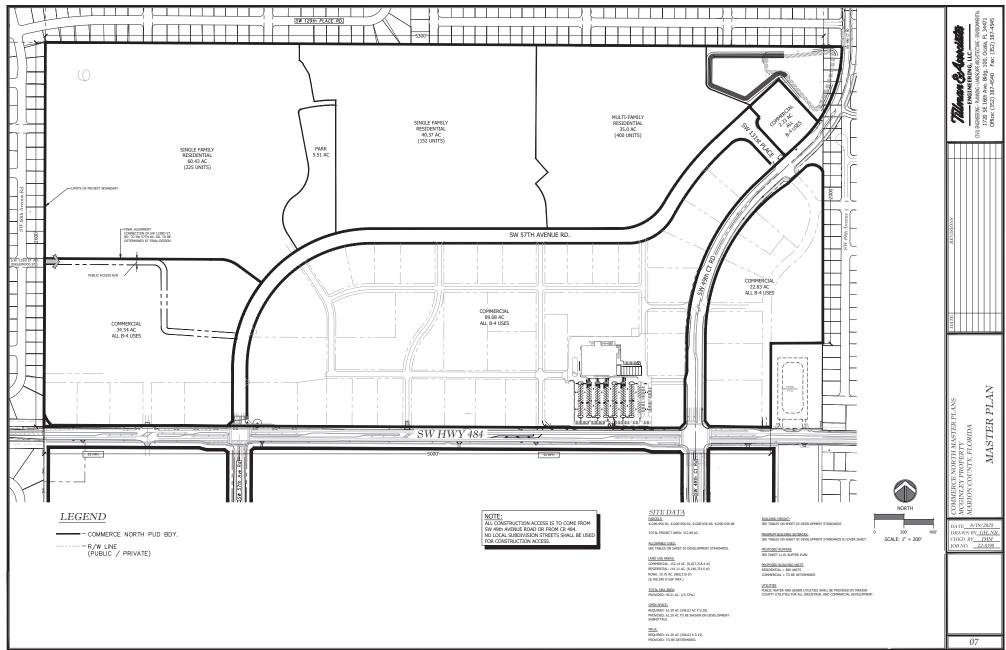
EXISTING CONDITIONS DATE 4/3/2025

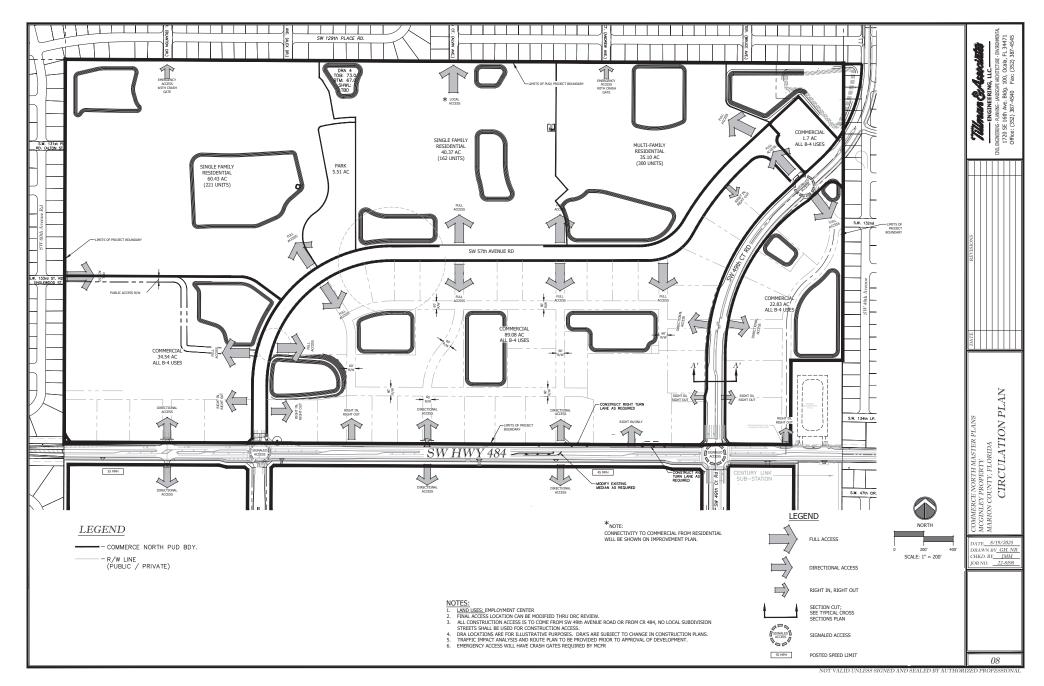
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CHKD. BY JMM
JOB NO. 22-8198

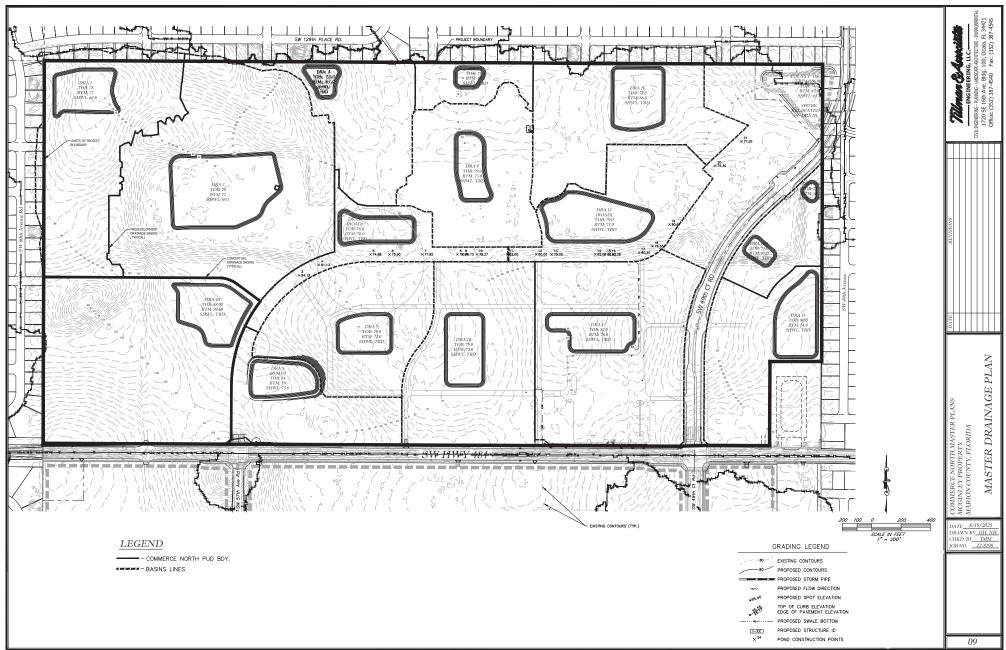
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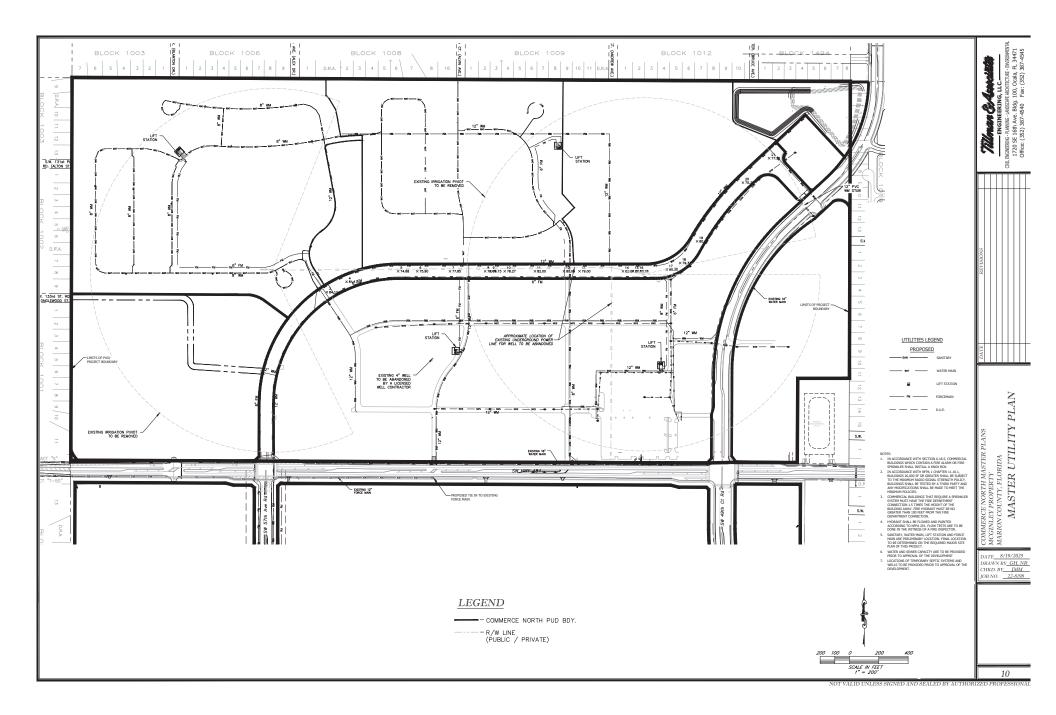
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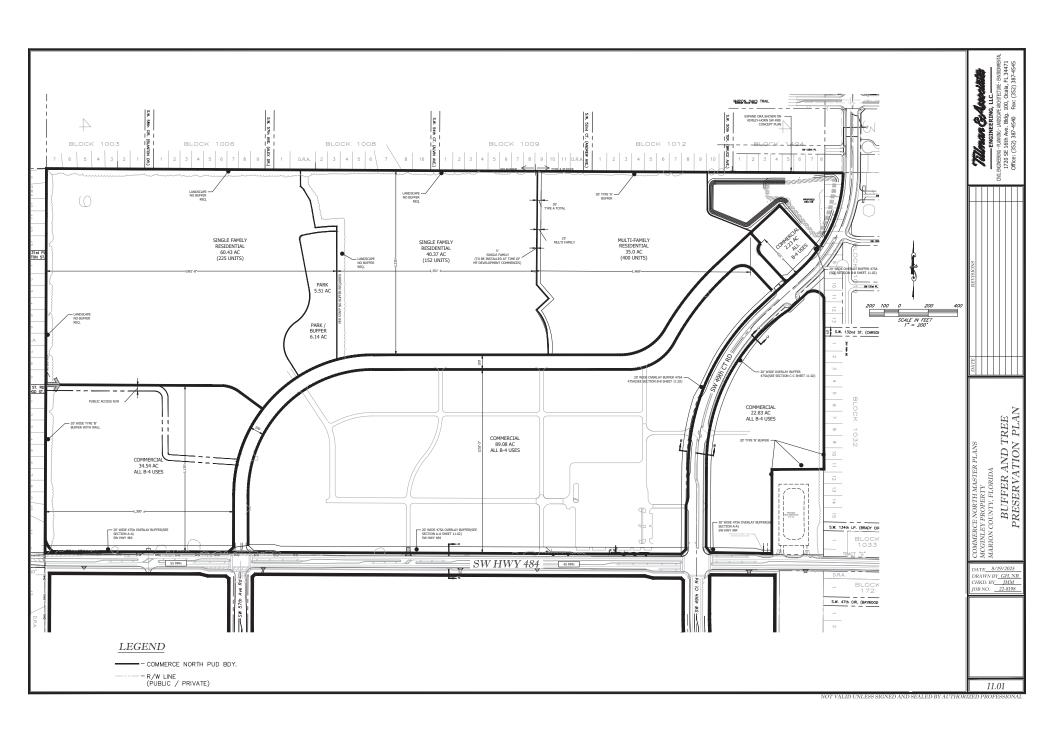


Table 6:	CURRI	CURRENT LAND DEVELOPMENT CODE BUFFER REQUIREMENTS							
		PERMITTED OR EXISTING USE							
		AG	SFR	MF	COM	IND	PUB	ROW	
	AG	-	-	-	-	-	-	-	
Ð	SFR	Е	-	С	A	В	С	С	
POSEI	MF	Е	A	-	A	В	С	С	
US US	COM	D	В	В	-	В	С	С	
PRO	IND	В	В	В	В	-	В	D	
_	PUB	Е	В	С	С	C	-	С	

Table 7: CURRENT LAND DEVELOPMENT CODE BUFFER STANDARDS								
Minimum Width (FT)	Wall (Fence)	Shade Trees	Accent- Ornament Trees	Shrubs Required	Ground- cover Required	Shrubs & Ground- cover (min %)	Turfgrass	
30	N	3	5	Y	Y	50	Y	
20	Y	2	3	Y	Y	50	Y	
15	N	2	3	Y	Y	50	Y	
15	Y	2	3	Y	Y	25	Y	
5	N	4	(	Y*	Prohibited	n/a	Prohibited	
	Width (FT) 30 20 15 15 5	Width (FT)         Wall (Fence)           30         N           20         Y           15         N           5         N	Width (FT)         Wall (Fence)         Shade Trees           30         N         3           20         Y         2           15         N         2           15         Y         2           5         N         4	Width (FT)         Wall (Fence)         Shade Trees         Ornament Trees           30         N         3         5           20         Y         2         2           15         N         2         3           15         Y         2         2           5         N         4         0	Width (FT)         Wall (Fence)         Shade Trees         Ornament Trees         Shrubs Required           30         N         3         5         Y           20         Y         2         2         Y           15         N         2         3         Y           15         Y         2         3         Y           5         N         4         0         Y*	Width (FT)         Wall (Fence)         Shade (Fence)         Ornament Trees         Shrubs Required         cover Required           30         N         3         5         Y         Y           20         Y         2         2         Y         Y           15         N         2         3         Y         Y           15         Y         2         2         Y         Y           5         N         4         0         Y*         Prohibited	Minimum Width (FT)         Wall (Fence)         Shade Trees         Accent-Ornament Trees         Shrubs Required         Ground-cover (min %)           30         N         3         5         Y         Y         50           20         Y         2         2         Y         Y         50           15         N         2         3         Y         Y         50           15         Y         2         2         Y         Y         25	

\*Type E Buffer requires continuous double-staggered hedgerow and prohibits groundcover and turigrass within the buffer Buffers including walfs require placing the landscaping on the "public view" or exterior side of the wall [LDC Section 6.8.6.L(1)(c)].



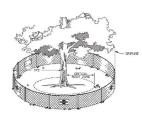
# TABLE 7A: McGINLEY - COMMERCE PARK NORTH PUD - INTERNAL BUFFER

Comply with LDC at time of development; however internal buffer modifications and/or exemptions may be considered consistent with the LDC Waiver process.

TABLE 7	B: McGINLEY	- COMMERCE	PARK NORTH PUD - EXTERNAL BUFFERS
Direction	Adjoining	PUD Uses	Buffer Required
<b>PUD AREA</b>	WEST OF SW 49	9TH AVENUE EXTE	NSION
North	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
South	SE Highway 484	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
East	SW 49 <sup>th</sup> Avenue Extension	Commercial (May vary)	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
West	Marion Oaks SFR/Greenbelt	Varies	Comply with LDC at time of development, if any.
<b>PUD AREA</b>	EAST OF SW 49	TH AVENUE EXTE	NSION
Northwest - West	SW 49 <sup>th</sup> Avenue Extension	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - West	SE Highway 484	Commercial	Comply with current CR 475A Overlay Buffer per LDC sub-Section 6.8.6.K(3) C-Type buffer.
South - East	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.
East – North	Marion Oaks SFR/Greenbelt	Commercial (May vary)	Comply with LDC at time of development, if any.
East – South	SECO Substation	Commercial (May vary)	Comply with LDC at time of development, if any.

LDC = Marion County Land Development Code

Dev. Dependent = Potential buffer requirement depending on development type/form proposed.



## FIGURE 6.7-1 TREE PROTECTION ZONES

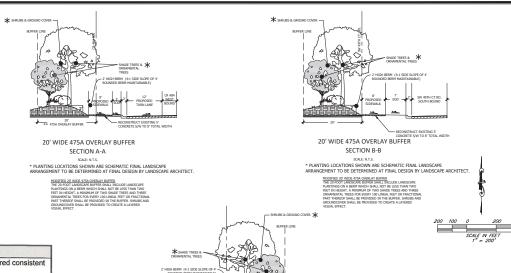
FIGURE 6.7-1 TIRES PROTECTION 20NES

TERM PROTECTION SHEEPED SHALL SHEEPED SHAPE OF THE GRAFTON OF THE CONSTRUCTION.

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(ORD. NO. 13-20, § 2, 7-11-2013)



20' WIDE 475A OVERLAY BUFFER SECTION C-C

\* PLANTING LOCATIONS SHOWN ARE SCHEMATIC FINAL LANDSCAPE ARRANGEMENT TO BE DETERMINED AT FINAL DESIGN BY LANDSCAPE ARCHITECT.

20' WIDE 47SA OVERLAY BUFFER
THE 20-FOOT LANDSCAPE BUFFER SHALL INCLUDE LANDSCAPE

## MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 2.12.25. - MARION-FRIENDLY LANDSCAPE AREAS (MFLA), LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

SEC 6.45. "
MARCENT-REIDICLY LANDSCAPING AREA (MFLA):
THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS,
THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOLUMENTS,
AND DEED RESTRICTIONS, IS IDENTIFIED OS REMOTRANED AS MARCHON-REIBICLY LANDSCAPING AND WHERE THE USE OF
HIGH VOLUME BRIGISATION, NON-DOCUMENT TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON
TURGRASS. IS PROHERITED.

OUTSIDE PRIMARY SPRINGS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA

# SEC. 6.7.3. - TREE PROTECTION

SEC. 6.7.3. - TREE PROTECTION

ALGOSIA ON THE PROTECTION OF THE STEEL AND THE MEMORY THE RESERVATION SHALL IS AN INTEGRAL PART OF THE STEE FARMING OR SUBONISHON SESSION AND ADMINISTRATION OF THE STEEL AND ADMINISTRATION OF

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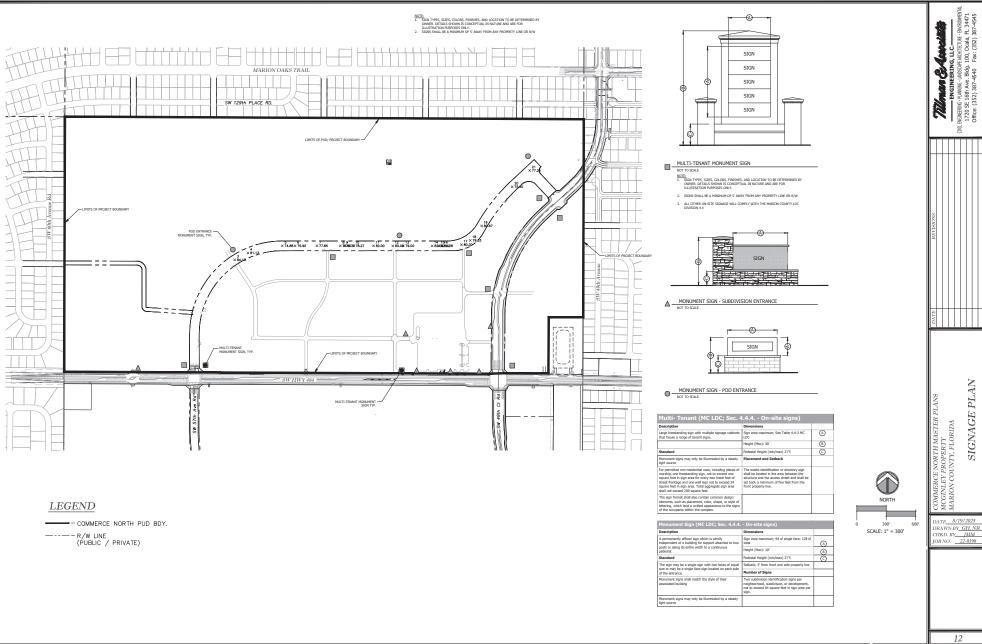
BUFFER AND TREE PRESERVATION PLA

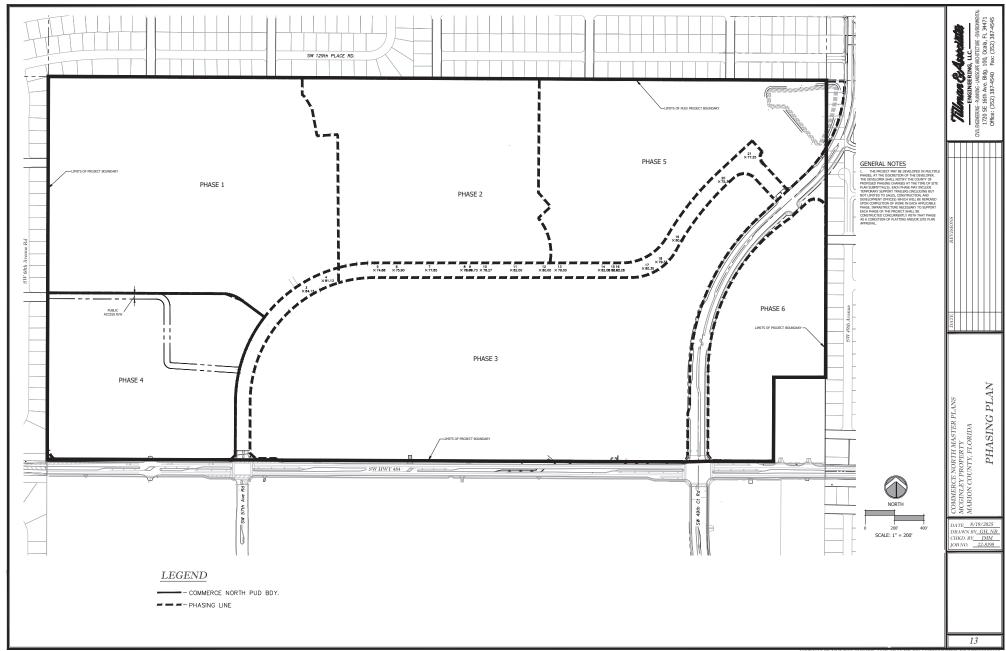
COMMERCE NORTH MASTER MCGINLEY PROPERTY MARION COUNTY, FLORIDA

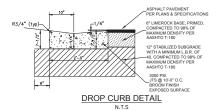
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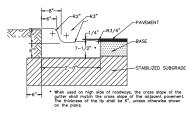
CHKD. BY <u>JMM</u>
JOB NO. 22-8198

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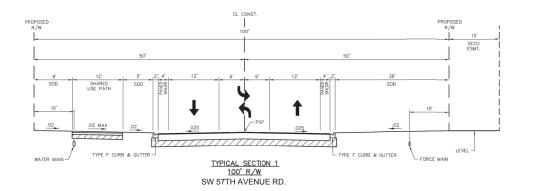


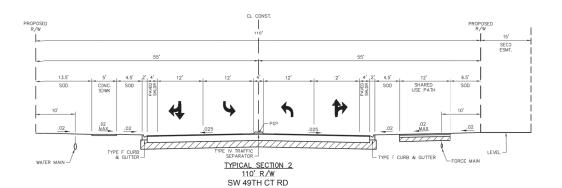


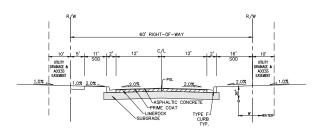




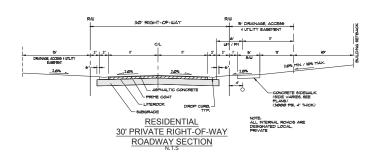
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 $\underset{\mathsf{N.T.S}}{\underline{\mathsf{60'PRIVATE}}} \ \underset{\mathsf{RIGHT-OF-WAY}}{\mathsf{RIGHT-OF-WAY}} \ \underset{\mathsf{N.T.S}}{\mathsf{ROADWAY}} \ \underset{\mathsf{SECTION}}{\mathsf{SECTION}}$ 



NOT VALID UNI ESS SIGNED AND SEALED BY ALTHORIZED PROCESSIONA

SECTIONS

TYPICAL CROSS

COMMERCE NORTH MASTER MCGINLEY PROPERTY MARION COUNTY, FLORIDA

DRAWN BY GH, NR CHKD. BY JMM JOB NO. 22-8198

## RETAIL











## RESTAURANT











# MULTI-FAMILY RESIDENTIAL









## SINGLE FAMILY RESIDENTIAL







NOTE:

1. THE IMAGES ILLUSTRATED HERE ARE TO REPRESENT THE ANTICIPATED ARCHITECTURAL STYLE FOR THE DEVELOPMENT, FINAL ARCHITECTURAL PLANS AND ELEVATIONS WILL BE SUBMITTED AT THE TIME OF MAJOR SITE PLAN REVIEW FOR EACH LOT.

