



**Marion County
Board of County Commissioners**

Office of the County Engineer

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

June 22, 2025

MARION COUNTY GROWTH SERVICES DEPARTMENT
KEN WEYRAUCH
2710 E SILVER SPRINGS BLVD
OCALA, FL 34470

SUBJECT: STAFF REVIEW COMMENTS LETTER
PROJECT NAME: ESTATE OF MICHAEL COUTURE
PROJECT #2019100517
APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #32746

Dear Ken:

Below are the reviewers' comments for the above referenced project. This project has been scheduled for review by staff on Thursday, June 22, 2025.

DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Will need to be Central Sewer/ Central Water

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 to PUD for a residential subdivision. The parcel 47667-000-00 is currently zoned A-1 and is 55 acres. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is a County Flood Prone on this parcel. Please ensure LDC 6.13 is met with the Major Site Plan.

DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan
STATUS OF REVIEW: INFO
REMARKS:

DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan
STATUS OF REVIEW: INFO
REMARKS: 6/12/25 - Sidewalks appear to be shown but would be more closely reviewed during improvement plan.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Marion County has reviewed and approved the concept plan as provided for the location. Approval of this concept 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.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant

STATUS OF REVIEW: INFO

REMARKS: Site plans shall note on the plans if a new hydrant is installed shall be installed, tested, and painted per NFPA 291, by a third party contractor and witnessed by a Marion County Fire Inspector.

DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads

STATUS OF REVIEW: INFO

REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access roads with a minimum of 20 feet in width with a stabilized surface to support the weight of a fire apparatus

DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Review to take place during report writing phase.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Parcel 47667-000-00 is within the Marion County Service Area. 12" MCU Water Main and Sewer Main is approximately 4600' away at the intersection of SE 73rd Ave and HWY 42. Conceptual Plan would be within connection distance.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities - 4600'

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

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

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities - 4800'

DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.C(2)(e) - Grease Trap, FOG Worksheet

STATUS OF REVIEW: INFO

REMARKS: If amenity area will have food preparation or food serving, Grease Trap and FOG worksheet may be required.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.14.3.B - Springs Protection Zone
STATUS OF REVIEW: INFO
REMARKS: Parcel is located within the Secondary Springs Protection Zone.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity
STATUS OF REVIEW: INFO
REMARKS: Based on the Concept Plan, coordination with Marion County Fire Rescue is recommended regarding fire protection requirements. Marion County Utilities (MCU) will provide water service; however, the Engineer of Record (EOR) is responsible for reviewing proposed connections and potential extensions to ensure adequate fire flow is available for the proposed development.

DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.17 - Water Reclamation/Reuse Facilities
STATUS OF REVIEW: INFO
REMARKS: Project is located OUTSIDE the Urban Growth Boundary.

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) 438-2896.

DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: Location of water and sewer facilities.
STATUS OF REVIEW: INFO
REMARKS: defer to mcu

DEPARTMENT: LScape - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: no tree removal prior to DRC site plan approval

DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED

DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED

DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: NO

REMARKS: 6/12/25 RECOMMEND DENIAL – Proposed property is outside of the urban growth boundary and is anticipated to have a significant impact on SE 73rd Ave which currently has 10' lane widths and only 50' of right-of-way. This development will generate 1,566 daily trips, 115 AM peak HR trips, and 160 PM peak HR trips. A traffic methodology has been approved; however, the traffic study has not yet been submitted.

According to the most recent traffic data, 23% of the capacity on CR 42 will be available in the background 2028 condition. This project will consume 3.5% of this available capacity. If approved, only 19.5% of the capacity on CR 42 will be available. Traffic recommends the following conditions if approved: 1) right-of-way dedication along SE 73rd Ave required to achieve 120' total right-of-way, and 2) installation of a northbound left turn lane at the main driveway on SE 73rd Ave.

If you have any questions, please feel free to contact the Development Review Team at (352) 671-8682 or development.review@marionfl.org.

Sincerely,

The Development Review Team



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: 47667-000-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan _____

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to PUD (PLANNED UNIT DEVELOPMENT) from:

A-1 General Agriculture for the purpose of a residential subdivision

Property Address: 15700 SE 73rd Avenue

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: 55 +/- acres Maximum Proposed Residential Units: 175
(#SFR 175 #MF 0)

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

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

Estate of Michael P. Couture- C/O Rep. Eva Couture Tillman & Associates Engineering, LLC

Property Owner name (please print)

P.O. Box 114 15490 SE 73rd Ave.

Mailing Address

Summerfield, FL 34492 34491

City, State, Zip Code

Not Available 352-245-2638

Phone Number (include area code)

Not Available

E-Mail Address (include complete address)

Eva Couture

Signature*

Applicant/Agent Name (please print)

1720 SE 16th Avenue, Bldg. 100

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-387-4540

Phone Number (include area code)

Permits@Tillmaneng.com

E-Mail Address (include complete address)

[Signature]

Signature

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

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY

Project No.: 2019 10 0517	Code Case No.:	Application No.:
Rcvd by: EM	Rcvd Date: 4/15/23	FLUM: RL
	AR No.: 32746	Rev: 12/21/23

Empowering Marion for Success

X 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) + (\$875.00 X Max DUs) + (0 X Max Non-Res AC) = \$1,875.00 Total Fee	

Bx 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).

COVENTRY SQUARE P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCEL # 47667-000-00

PROJECT AREA: ± 55.00 ACRES

FUTURE LAND USE: RURAL LAND

PROPOSED LAND USE: MEDIUM RESIDENTIAL

CURRENT ZONING: A-1

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

DETACHED SFR UNITS

NOTES:

1. THIS IS WITHIN THE SECONDARY SPRINGS PROTECTION ZONE
2. SIDEWALKS ONE SIDE OF ALL STREETS INTERNALLY, ALONG SE 73rd AVENUE (OR PAY FEE IN LIEU OF)
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0885D
5. RENDERINGS OF AMENITIES AND HOMES ARE INTENDED TO BE CONCEPTUALS THAT ARE SIMILAR OR COMPATIBLE TO PROPOSED PRODUCT. FINAL PRODUCT IS SUBJECT TO DIFFER BASED ON MATERIAL, COLOR, OR DESIGN
6. APPLICANT RESERVES THE RIGHT TO MODIFY LOCATION OF HOMESITES AND AMENITY AREA PRIOR TO APPROVAL OF MASTER PLAN PROVIDED BUFFERS AS APPROVED ARE INSTALLED.
7. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

COVER SHEET

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 01

INDEX OF SHEETS

01	COVER SHEET
02	LIST OF REQUIREMENTS
03	PUD CONCEPT
04	OVERALL RENDERINGS (TO BE PROVIDED AT LATER DATE)
05-A	SITE DATA
05-B	NOTES
05-C	LEGAL DESCRIPTION
05-D	FUTURE LAND USE
05-E	ZONING CLASSIFICATION
05-F	FLOOD ZONE MAP
06	TYPICALS
07	CROSS SECTION
08	BUFFER DETAILS
09-A, 09-B	BUFFER RENDERING
10-A, 10-B	HOUSE RENDERING
11	OPEN SPACE MAP & CALCULATIONS
12-A, 12-B, 12-C, 12-D, 12-E, 12-F	AMENITY RENDERING
13	SIGNAGE

LIST OF REQUIREMENTS

1. THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET.
SEE SHEET 01- COVER SHEET
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS. SEE SHEET 05-A-SITE DATA
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. SEE SHEET 03-PUD CONCEPT
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. SEE SHEET 05-C-LEGAL DESCRIPTION
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. SEE SHEET 05-D-FUTURE LAND USE, SHEET 05-E-ZONING CLASSIFICATION
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. NO IMPROVEMENTS ON SITE
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. SEE SHEET 01-COVER SHEET
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.
SEE SHEET 06-TYPICALS-NO CUL-DE-SAC BEING PROVIDED
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) SEE SHEET 05-A-SITE DATA
10. IDENTIFY PROPOSED PHASING ON THE PLAN. TO BE DONE AT MASTER PLAN
11. IDENTIFY PROPOSED BUFFERS. SEE SHEET 03-PUD CONCEPT, SHEET 08-A, 08-B -BUFFER DETAILS, SHEET 09-A, 09-B-BUFFER RENDERINGS
12. IDENTIFY ACCESS TO THE SITE. SEE SHEET 03-PUD CONCEPT
13. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PARKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) SEE SHEET 06-TYPICALS
14. PRELIMINARY SIDEWALK LOCATIONS. SEE SHEET 01- COVER SHEET, SEE NOTES
15. PROPOSED PARALLEL ACCESS LOCATIONS. SEE SHEET 03-PUD CONCEPT
16. REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. TO BE PROVIDED
17. SHOW 100 YEAR FLOODPLAIN ON THE SITE. SEE SHEET 05-F-FLOOD ZONE MAP
18. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION. TO BE DETERMINED
19. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. SEE SHEET 11-OPEN SPACE MAP & CALCULATIONS, SEE SHEET 12-A-AMENITY RENDERINGS
20. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. SEE NOTE 7 ON COVER SHEET
21. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. SEE SHEET 09-A, 09-B-BUFFER RENDERINGS, SEE SHEET 12-A,B,C,D,E,F-AMENITY RENDERINGS, SEE SHEET 13-SIGNAGE
22. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE DOR 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). N/A

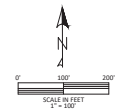
Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 02



THOMAS & ASSOCIATES, INC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
 1720 SE 16th Ave. Box 100, Ocala, FL 34471
 Office: (352) 367-4549 Fax: (352) 367-4545

REV	DESCRIPTION
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PROJECT DEVELOPMENT
 COVENTRY SQUARE
 MARION COUNTY, FLORIDA

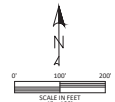
PUD CONCEPT

DATE: 1/18/25
 DRAWN BY: SM
 CHECKED BY: JH
 FOR NO. 22-20573

REV. 03

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

- LEGEND**
- MODIFIED TYPE "E" BUFFER
 - TYPE "E" BUFFER
 - TYPE "C" BUFFER



THOMAS ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Room 100, Ocala, FL 34471
 Phone: (352) 381-6546 Fax: (352) 381-6545

REVISIONS

OVERALL RENDERING

DATE: 2/28/25
 DRAWN BY: JH
 CHECKED BY: JH
 FOR NO. 22-0052

SHEET: 04

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

SITE DATA TABLE

OWNER/DEVELOPER:
ENCLAVE HOUSING LLC,
JOEL ROSENBERG

PARCEL: 47667-000-00

PROJECT AREA:
TOTAL = 55.00 ± AC.



LAND USE & ZONING:
EXISTING FUTURE LAND USE: RURAL LAND
PROPOSED LAND USE: MEDIUM DENSITY REIDENTIAL
EXISTING ZONING: A-1
PROPOSED ZONING: PUD

DENSITY:
TOTAL ALLOWABLE = 220 UNITS (PER MR LANDUSE)
TOTAL SHOWN = 165 UNITS
TOTAL DENSITY NOT TO EXCEED 175 UNITS

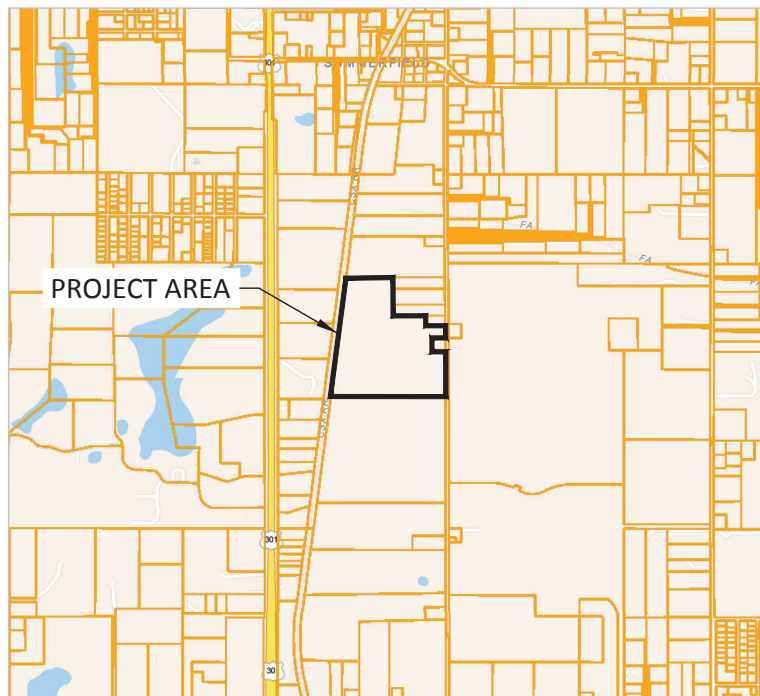
MINIMUM BUILDING LOT
LINE SETBACKS: - INCLUDES AMENITIES
FRONT - 20' MIN.
REAR - 15' MIN. (5') ACCESSORY
SIDE - 5'/15' MIN. (5') ACCESSORY

MAX BUILDING HEIGHT:
40'

PROPOSED LOTS:

	(A) 50' X 115' MIN. LOTS	114 UNITS
	(B) 60' X 115' MIN. LOTS	51 UNITS
<u>TOTAL</u>		<u>165 UNITS</u>

 PROPOSED BUFFERS:
AS SHOWN ON CONCEPT PLAN



VICINITY MAP



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

SITE DATA

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT 05-A

NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
4. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
5. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
6. PRIVATE ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
7. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
8. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
9. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
10. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
11. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
12. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
13. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.

DEVELOPMENT NOTES

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

ARCHITECTURAL STYLE

NOTES: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

NOTES

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT 05-B

LEGAL DESCRIPTION:

PARCEL 9: TAX ID# 47667-000-00

THAT PART OF THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD.

AND

THAT PART OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, LYING EAST OF RAILROAD. LESS THE NORTH 1532.97 FEET THEREOF.

AND

THE NORTH 675.00 FEET (BY PERPENDICULAR MEASUREMENT) OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA. LESS THE NORTH 1532.97 FEET THEREOF;
LESS RIGHT-OF-WAY FOR S.E. 73RD AVENUE ACROSS THE EAST SIDE THEREOF.

AND

ALSO LESS THE FOLLOWING DESCRIBED THREE (3) PARCELS:

PROPERTY DESCRIBED IN O.R. BOOK 4016, PAGE 26, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;
PROPERTY DESCRIBED IN O.R. BOOK 1157, PAGE 1676, PUBLIC RECORDS OF MARION COUNTY, FLORIDA;

AND

PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE RUN S00°11'10"E ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF NORTHWEST 1/4 1532.97 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°11'10"E 574.11 FEET TO A POINT WHICH IS N00°11'10"W 574.76 FEET FROM THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHWEST 1/4; THENCE WEST 808.46 FEET; THENCE N00°54'12"W 574.17 FEET; THENCE EAST TO THE POINT OF BEGINNING.

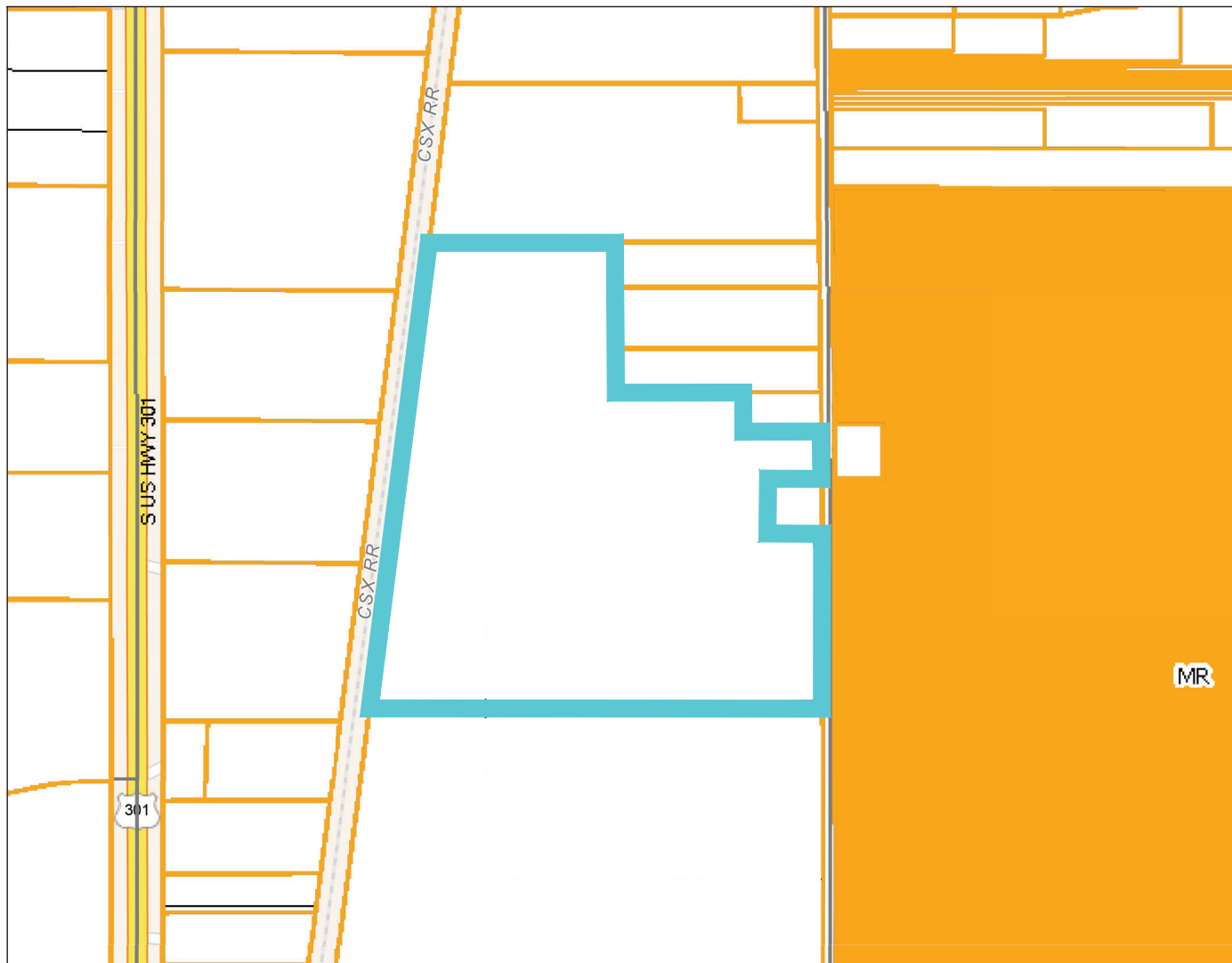
Tillman & Associates
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHEET 05-C



Marion County

Parcels

Future Land Use

Rural Land (1 du/10 ac)

Medium Residential (1 - 4 du/ac)

Preservation (N/A; N/A)

Streets



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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

FUTURE LAND USE

DATE 3/18/25

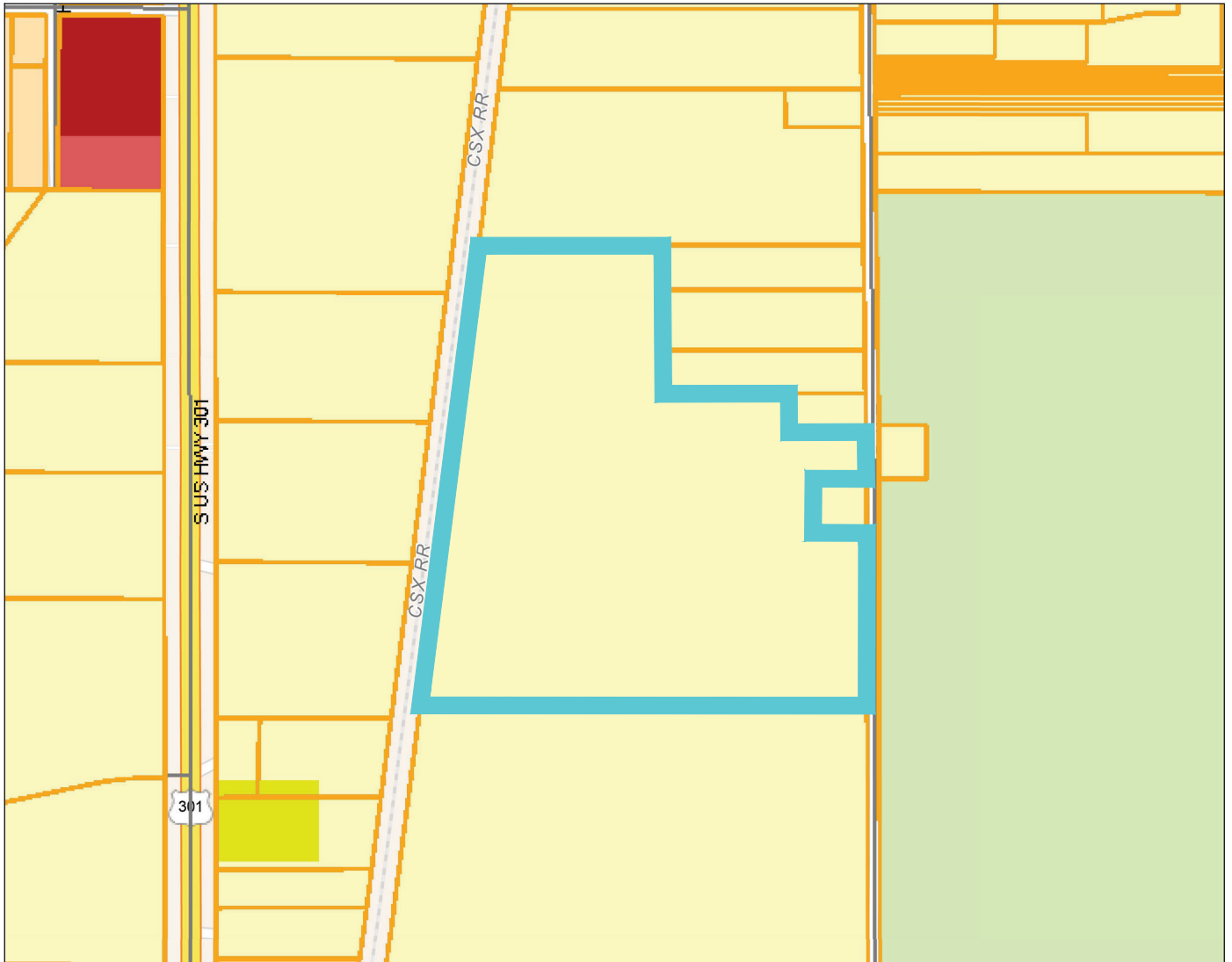
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JOB NO. 24-9157

SCALE

SHT. 05-D



Marion County	Zoning Classification	B-1	PUD	RC-1
Parcels	A-1	B-2	R-1	RR-1
	A-3	B-4	R-4	Streets



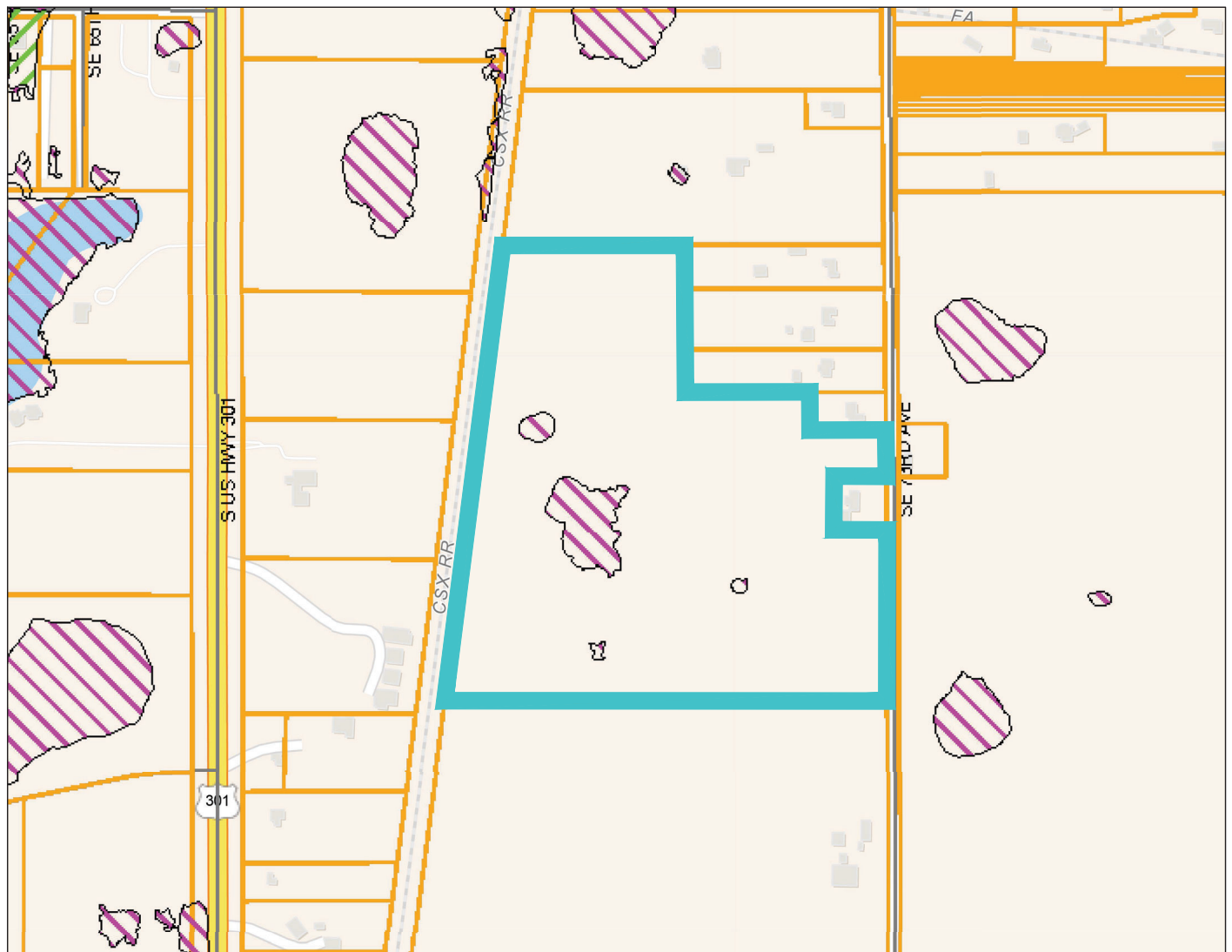
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




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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

ZONING CLASSIFICATION

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 05-E



-  Marion County
-  Transitional Flood Prone Areas
-  Flood Prone Areas
-  Parcels
-  Streets



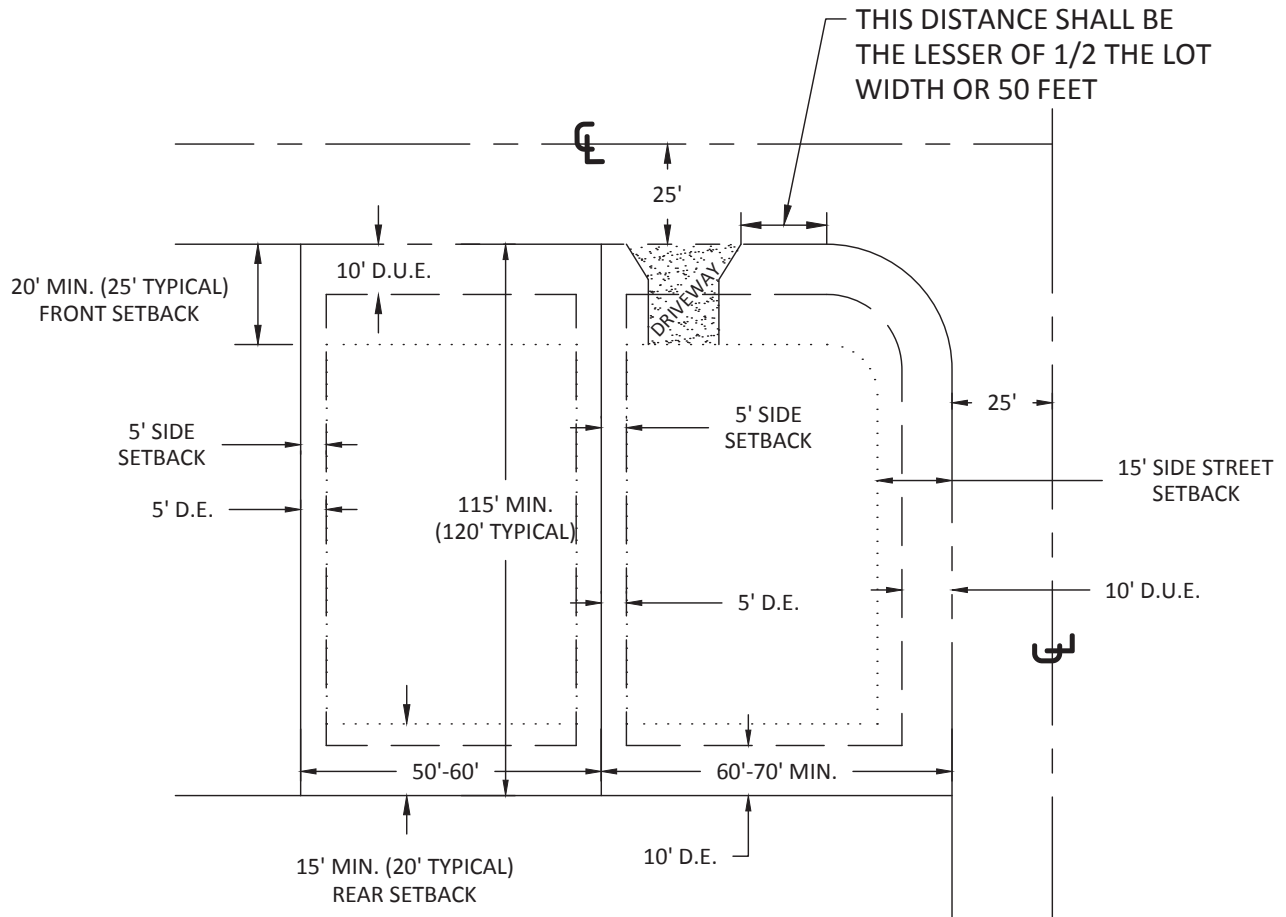
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

FLOOD ZONE MAP

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE _____
SHT. 05-F



TYPICAL LOT DETAILS

N.T.S

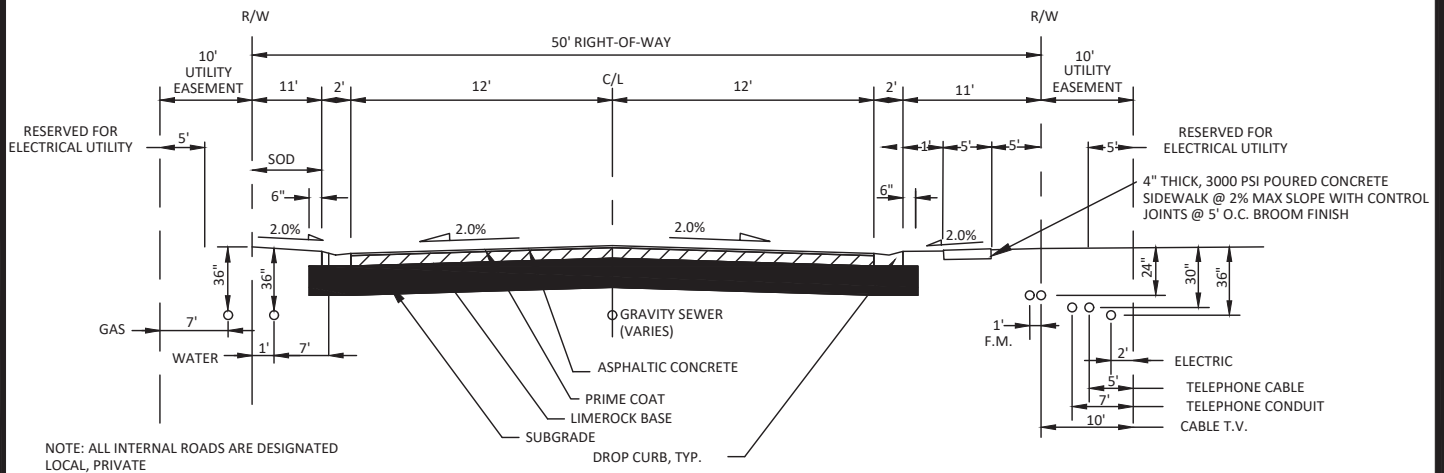
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

TYPICALS

DATE 3/18/25
DRAWN BY
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JOB NO. 24-9157
SCALE N.T.S.
SHT. 06



50' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION N.T.S

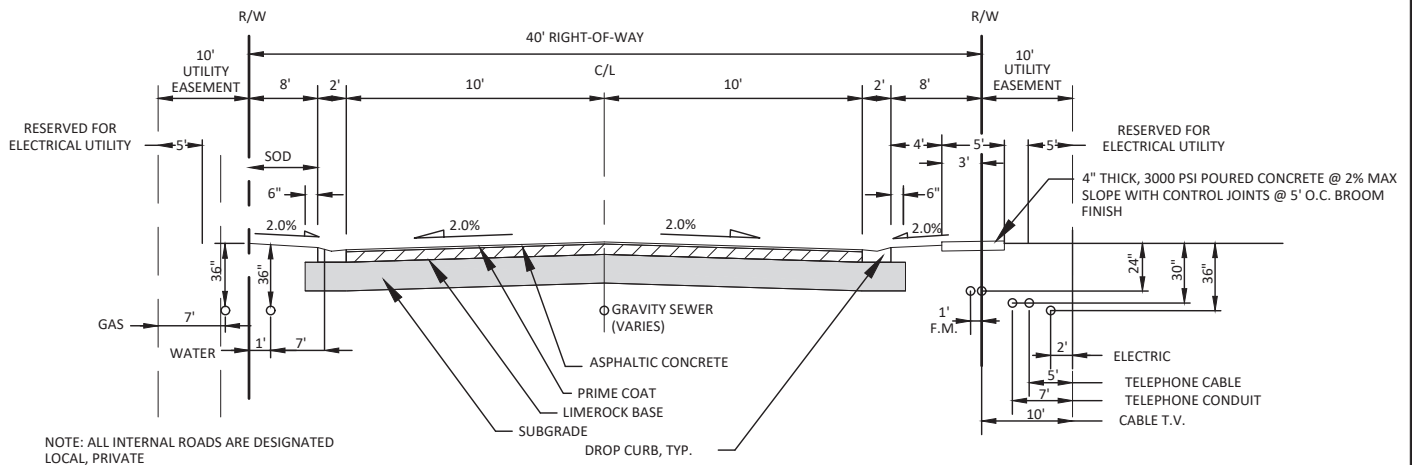
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

CROSS SECTIONS

DATE 3/18/25
DRAWN BY _____
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JOB NO. 24-9157
SCALE _____
SHT. 07



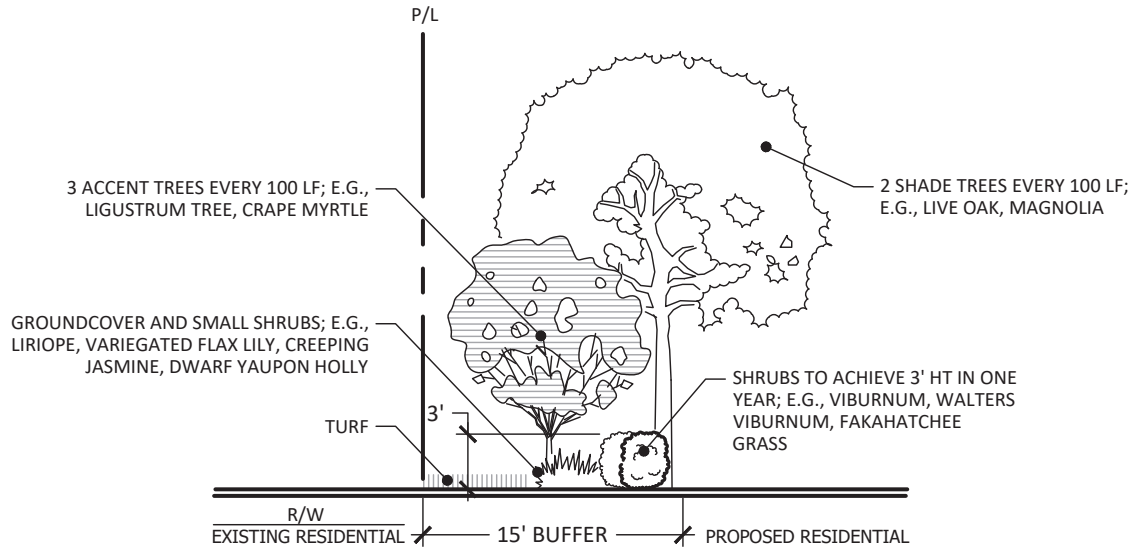
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

CROSS SECTIONS

DATE 3/18/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 24-9157
SCALE
SHT. 07

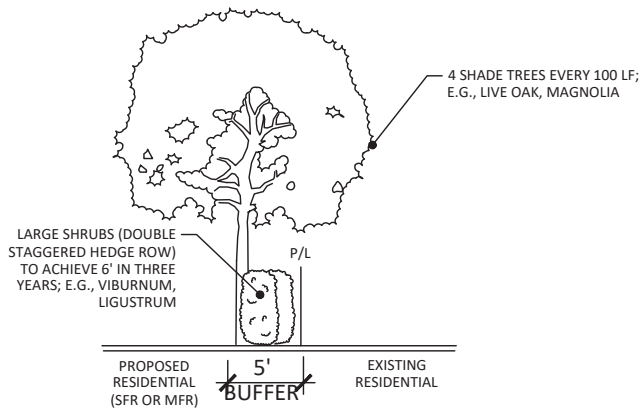


TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

NOT TO SCALE

TYPE 'C' BUFFER

SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

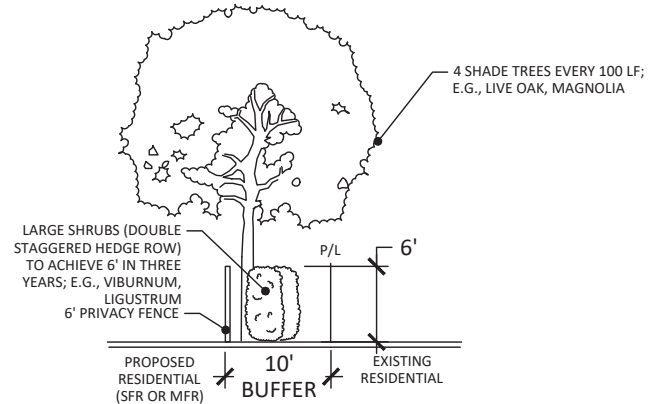


TYPE 'E' BUFFER

NOT TO SCALE

TYPE 'E' BUFFER

BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.



MODIFIED TYPE 'E' BUFFER

NOT TO SCALE

MODIFIED TYPE 'E' BUFFER

BUFFER SHALL CONSIST OF A TEN-FOOT WIDE LANDSCAPE STRIP WITH A 6' PRIVACY FENCE. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS TO BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.

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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

BUFFER DETAILS

DATE 3/18/25
DRAWN BY
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JOB NO. 24-9157
SCALE N.T.S.
SHT. 08



100'

TYPE 'C' BUFFER



100'

TYPE 'C' BUFFER

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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

BUFFER RENDERINGS

DATE 03/25/25

DRAWN BY _____

CHKD. BY JH

JOB NO. 24-9157

SCALE _____

SHT 09-A



100'

TYPE 'E' BUFFER



100'

MODIFIED TYPE 'E' BUFFER

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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

BUFFER RENDERING

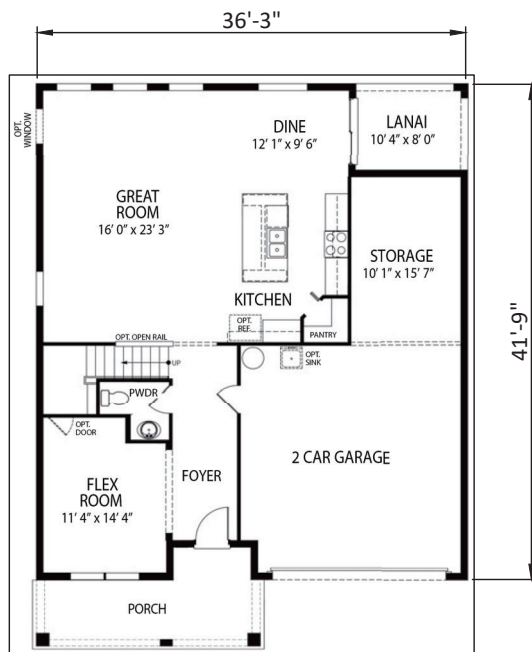
DATE 03/25/25
DRAWN BY _____
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JOB NO. 24-9157
SCALE _____
SHT 09-B



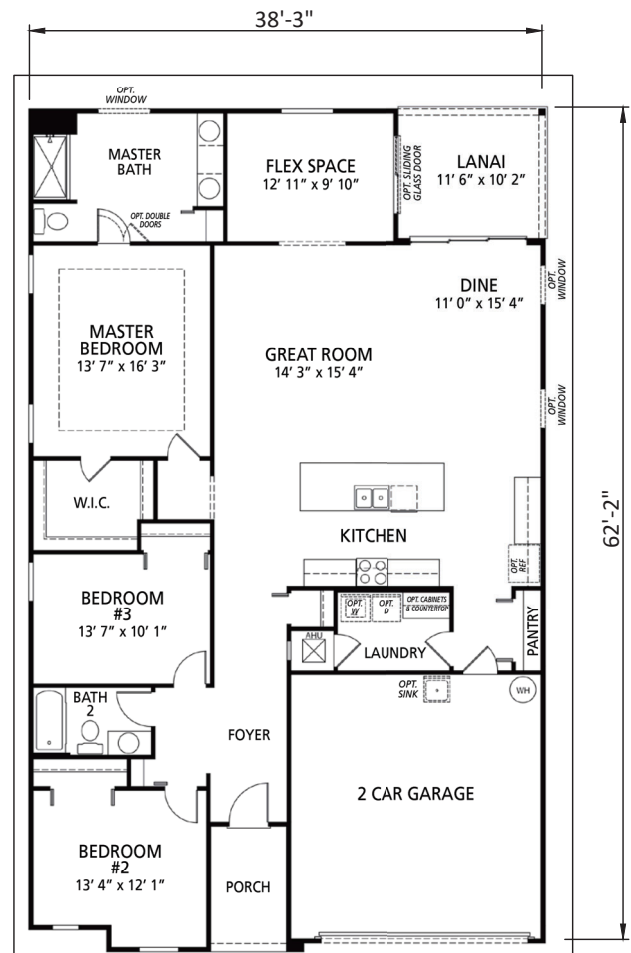
Carlisle



Drexel



4-5 Bedrooms 2-3 Car Garage
2.5 Bathrooms 2,802 Finished Sq. Ft.



3-4 Bedrooms 2 Car Garage
2 Bathrooms 1,988 Finished Sq. Ft.

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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

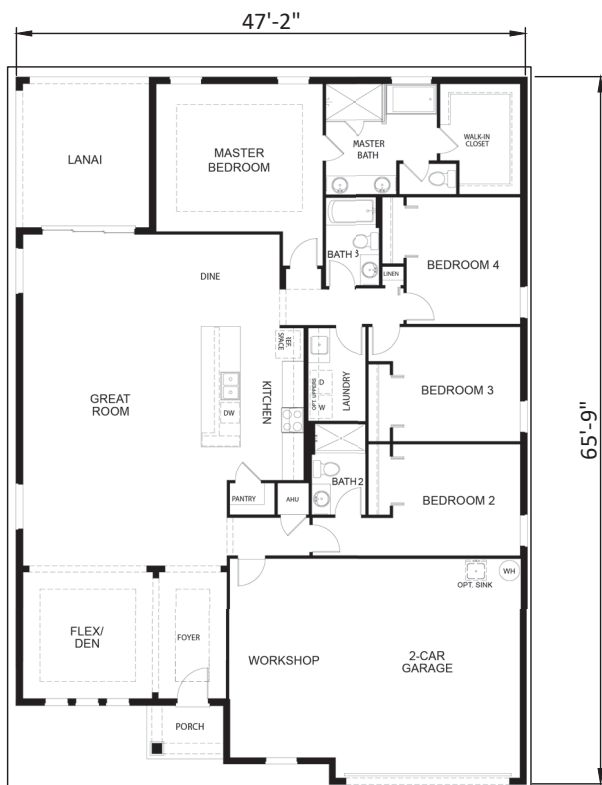
DATE 3/18/25
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JOB NO. 24-9157
SCALE
SHT. 10-A



Harmony



Melody



4 Bedrooms
3 Bathrooms
2-3 Car Garage
2,471 Finished Sq. Ft.



3-4 Bedrooms
2 Bathrooms
2-3 Car Garage
2,061 Finished Sq. Ft.

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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

HOUSE RENDERINGS

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SCALE
SHT. 10-B



OPEN SPACE CALCULATIONS

REQUIRED:

1. OPEN SPACE: (20% OF PROJECT AREA) $0.20 \times 55.0 = 11.00 \pm$ AC.
2. IMPROVED OPEN SPACE (AMENITY): (5% OF OPEN SPACE) $0.05 \times 11.00 = 0.55 \pm$ AC.

PROVIDED:

TOTAL PROVIDED OPEN SPACE: $15.38 \pm$ AC.

- | | |
|--|--|
| <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></div> <div>1. OPEN SPACE: $10.30 \pm$ AC.</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></div> <div>2. IMPROVED OPEN SPACE: $1.60 \pm$ AC.</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div>3. DRA: $2.10 \pm$ AC. (25% of 8.41 Ac.)</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></div> <div>4. BUFFERS: $1.38 \pm$ AC.</div> </div> | <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black; margin-right: 5px;"></div> <div>1. OPEN SPACE: $10.30 \pm$ AC.</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black; margin-right: 5px;"></div> <div>2. IMPROVED OPEN SPACE: $1.60 \pm$ AC.</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px); border: 1px solid black; margin-right: 5px;"></div> <div>3. DRA: $2.10 \pm$ AC. (25% of 8.41 Ac.)</div> </div> <div style="display: flex; align-items: center;"> <div style="width: 15px; height: 15px; background-color: #FFDAB9; border: 1px solid black; margin-right: 5px;"></div> <div>4. BUFFERS: $1.38 \pm$ AC.</div> </div> |
|--|--|



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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

OPEN SPACE MAP AND CALCULATIONS

DATE 3/18/25

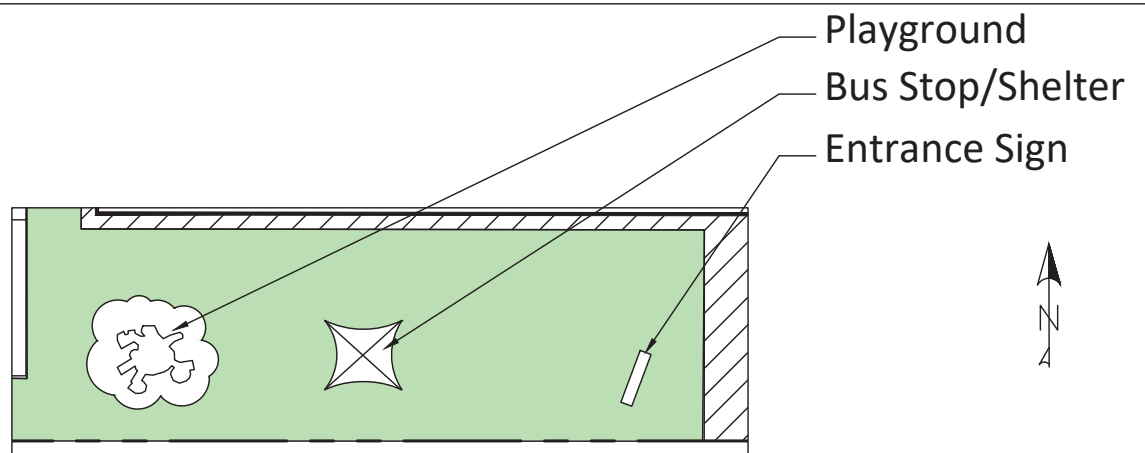
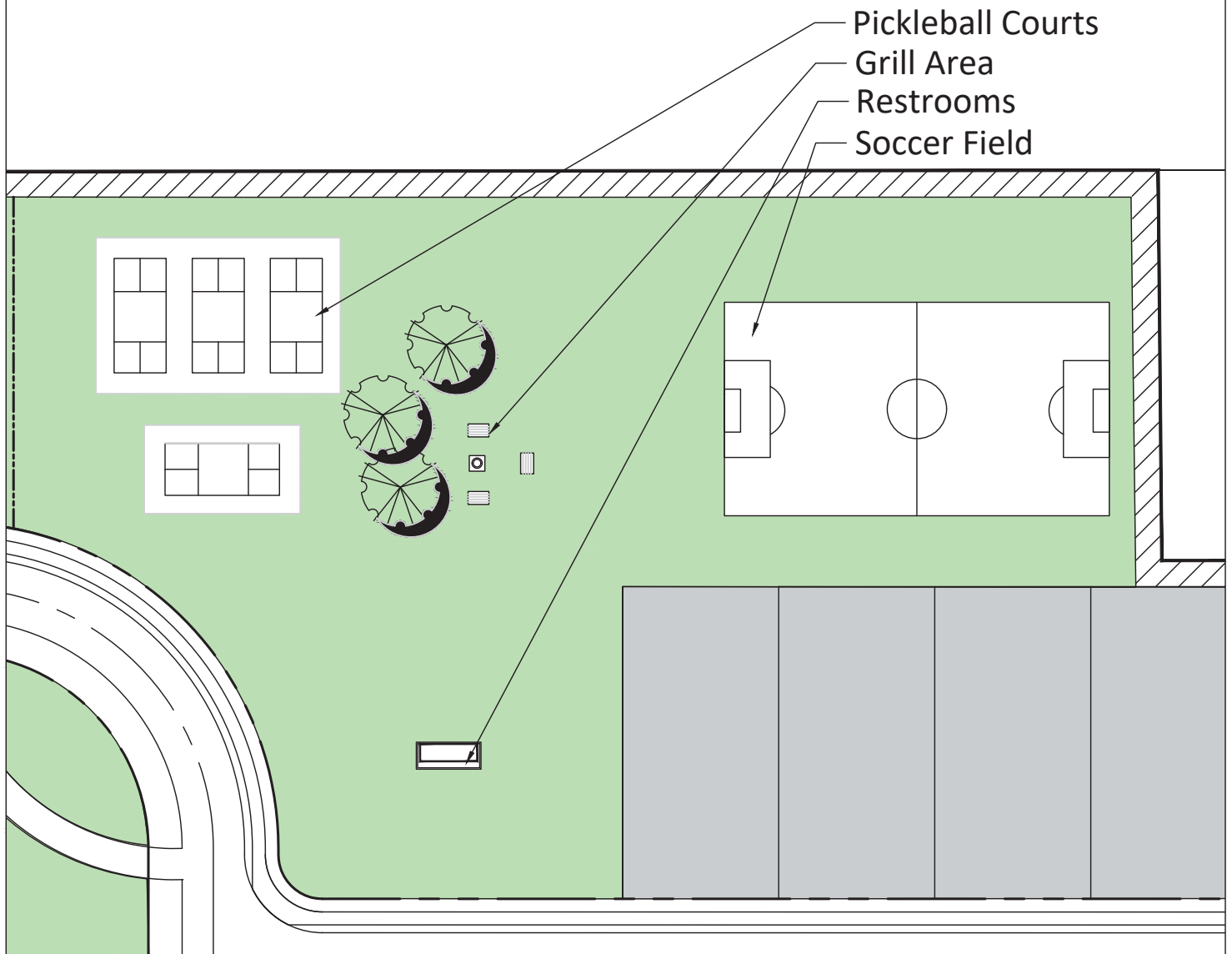
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CHKD. BY JH

JOB NO. 24-9157

SCALE 1"=250'

SHT. 11



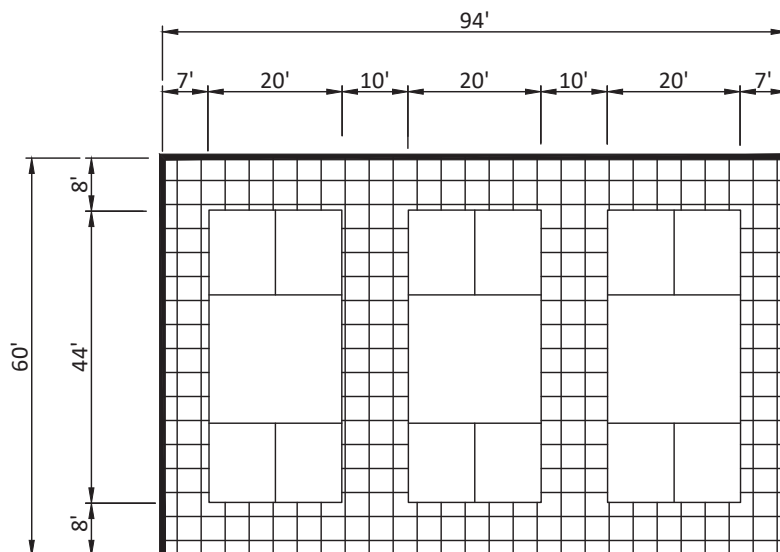
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

AMENITY RENDERINGS

DATE 3/18/25
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JOB NO. 24-9157
SCALE _____
SHT. 12-A



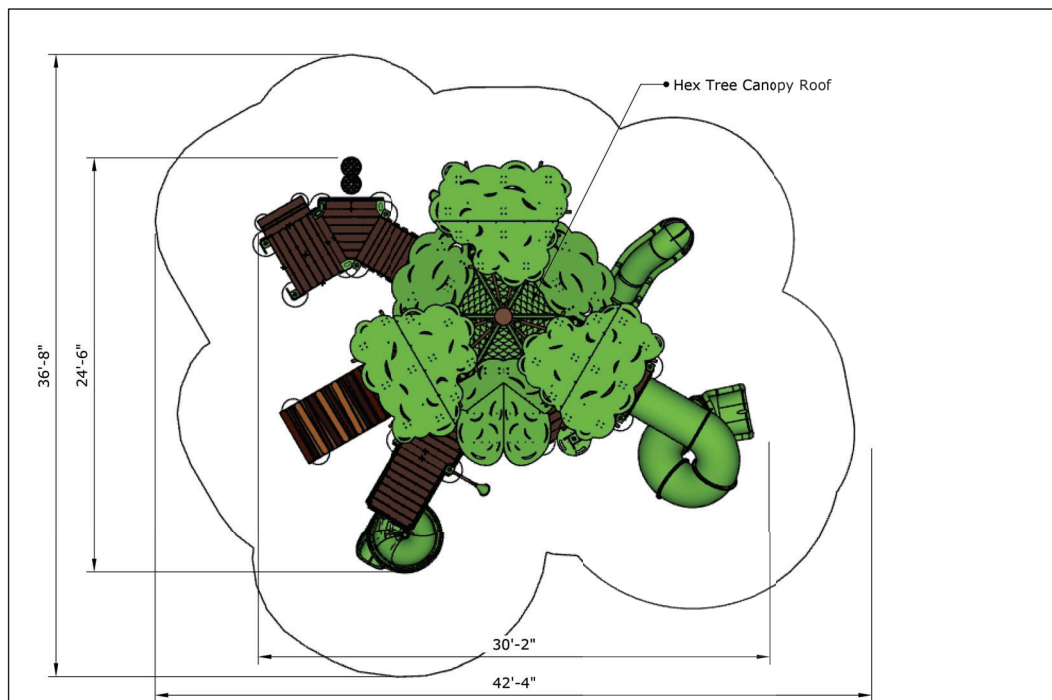
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

PICKLEBALL COURTS AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT 12-B



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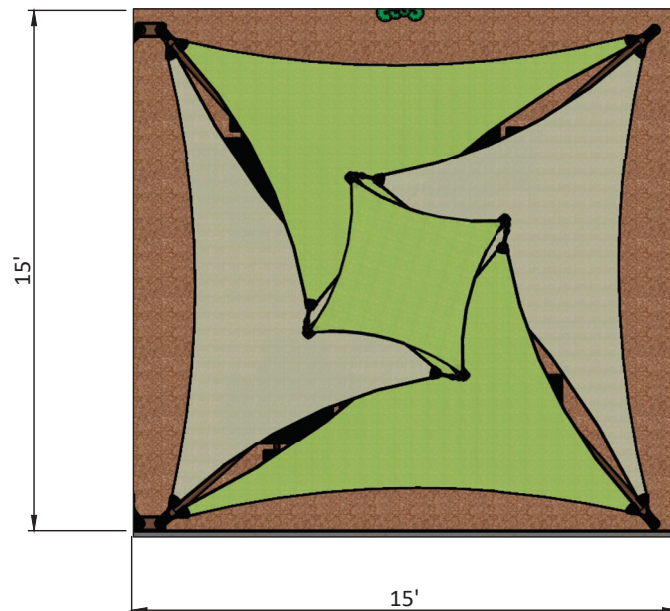
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

PLAYGROUND AMENITY RENDERINGS

DATE 3/18/25
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SCALE N.T.S.

SHT 12-C



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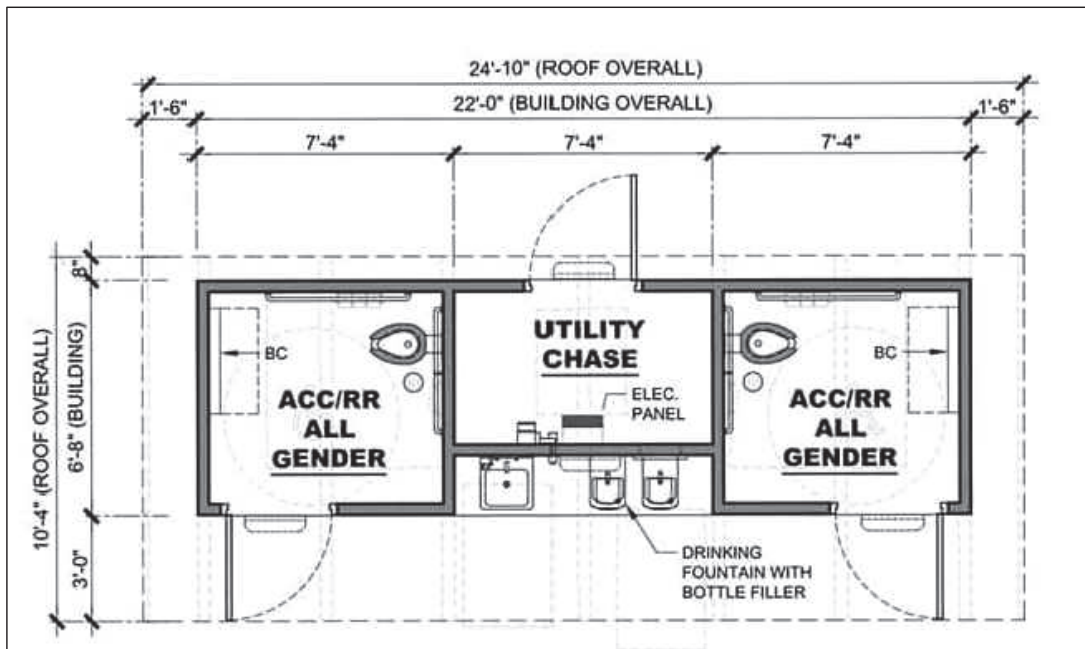
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

BUS STOP / SHELTER AMENITY RENDERINGS

DATE 3/18/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.

SHT 12-D



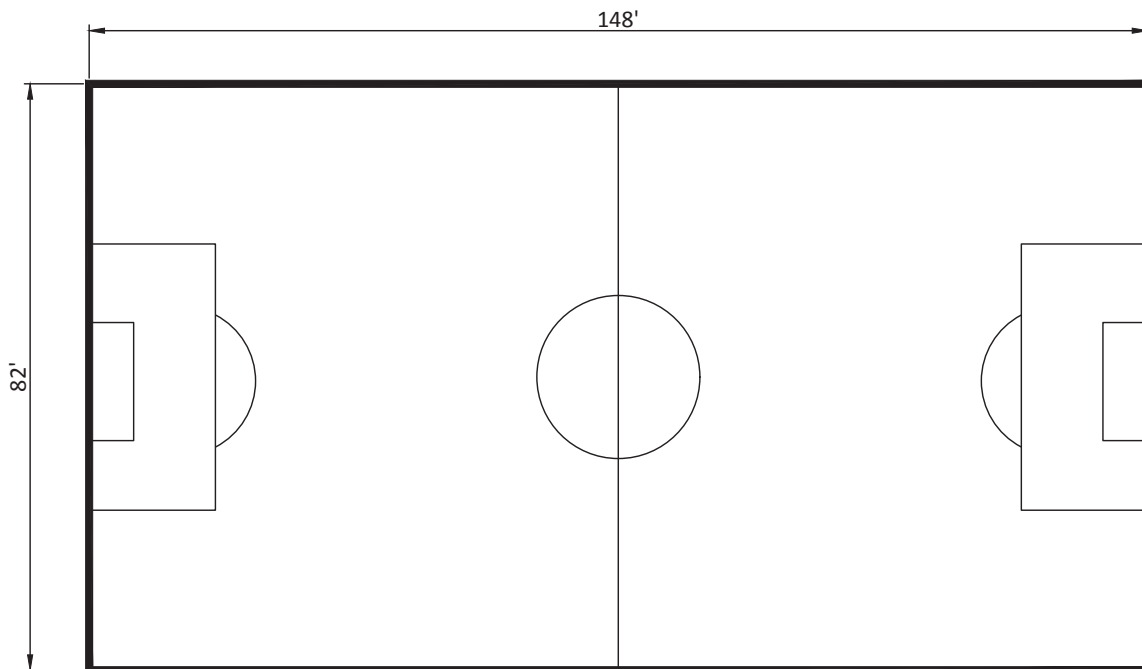
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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

RESTROOMS AMENITY RENDERINGS

DATE 3/18/25
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CHKD. BY JH
JOB NO. 24-9157
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SHT 12-E



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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

**SOCCER FIELD
AMENITY RENDERINGS**

DATE 3/18/25

DRAWN BY _____

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JOB NO. 24-9157

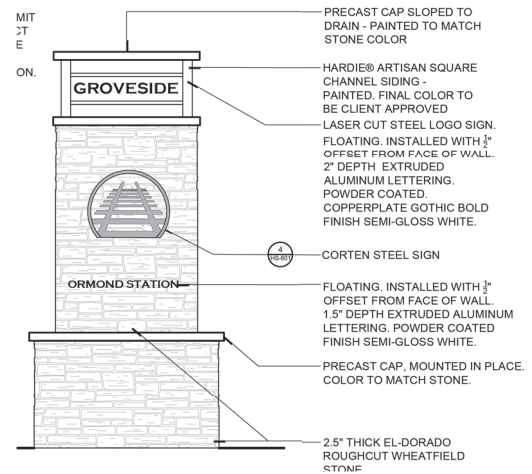
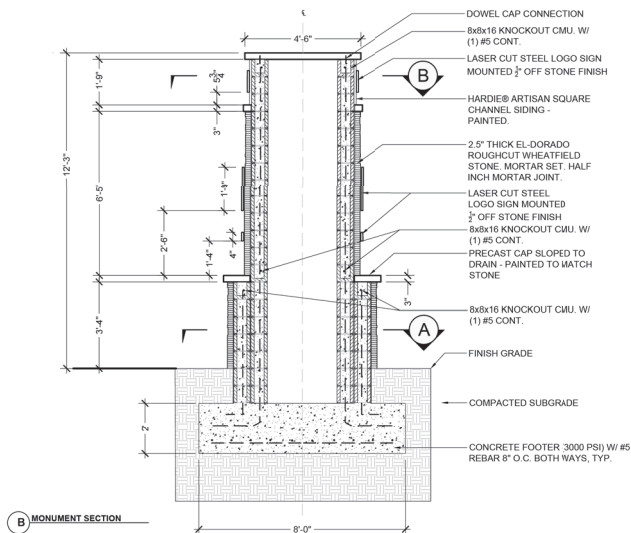
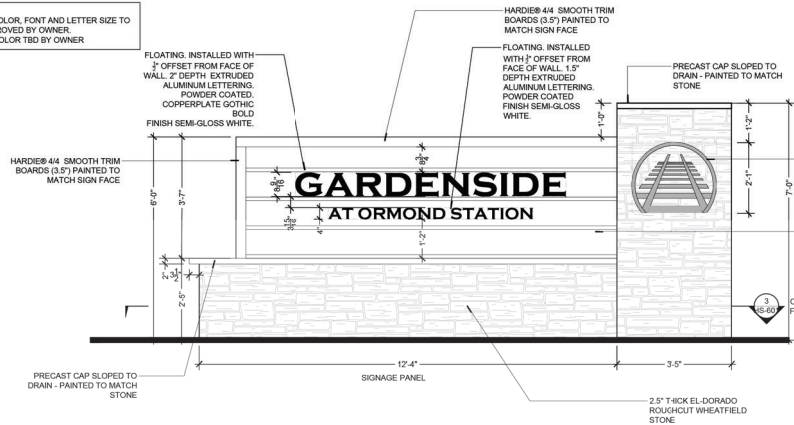
SCALE N.T.S.

SHT 12-F

Please note this is a sample



NOTE:
FINAL COLOR, FONT AND LETTER SIZE TO
BE APPROVED BY OWNER.
PAINT COLOR TBD BY OWNER



Please note that either sign may be placed at entrance location. All other signage to conform with LDC standards.

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STRATEGIC DEVELOPMENT, COVENTRY SQUARE
MARION COUNTY, FLORIDA

SIGNAGE RENDERINGS

DATE 3/18/25
DRAWN BY
CHKD. BY JH
JOB NO. 24-9157
SCALE N.T.S.
SHT. 13