



Marion County Board of County Commissioners

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

February 18, 2022

Enrique Suarez
Enrique Suarez Realty, Inc.
12359 SW 132nd Court
Miami FL 33186

RE: PUD Rezoning Case Application No. 211008Z
Application Request No. 27185

To Whom It May Concern:

We are sending this letter to inform you that your request to establish a new PUD (Planned Unit Development) regarding the Suarez/New Strategy Holdings 51st West PUD to replace the expired PUD (Belmont Estates & Tennis Club) on parcel 35695-011-01 was approved by the Board of County Commissioners on November 2, 2021.

Master plan development conditions and Concept Plan are enclosed.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 211008Z.

Sincerely,

Tracy Straub, PE
Assistant County Administrator

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Enclosure: Development Conditions, Concept Plan

cc: David Tillman, Tillman & Associates Engineering, LLC.

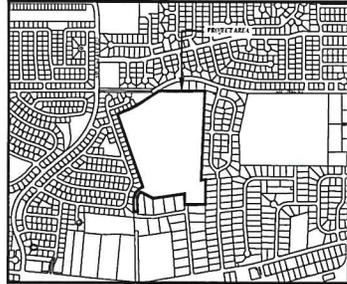
211008Z West PUD Development Conditions:

1. The PUD shall consist of a total of 222 single-family detached dwelling units and accompanying accessory amenities (e.g., clubhouse, pool, sport field, open space with trail) consistent with the PUD Application and PUD Concept Plan (Dated 10/06/2021; attached).
2. The developer shall be required to fully construct SW 100th Street, including sidewalks, from SW 62nd Avenue Road eastward to SW 49th Avenue in conjunction with the companion PUD (211009Z) and/or up to and including the SW 54th Court intersection at the Woods & Meadows East Subdivision at a minimum. The PUD shall not be developed and/or constructed as a gated community and shall accommodate reciprocating interconnected streets with the adjoining surrounding subdivisions as proposed to be used by this PUD.
3. No PUD project vehicle access shall be allowed to the south to SW 56th Avenue in the Alejandria Estates Subdivision.
4. Gated emergency vehicle access is permitted to the east to SW 101st Place in the Woods and Meadows East Subdivision. Full vehicle cross access and connectivity to the east to SW 101st Place in the Woods and Meadows East Subdivision shall be evaluated as part of the PUD's traffic study and a final access management plan (e.g., vehicle, bicycle, pedestrian, etc.) shall be provided as part of the project's Final PUD Master Plan for Board of County Commissioners review and consideration as listed in Condition #11.
5. Construction access for the initial development of the subdivision infrastructure and PUD residential dwelling units shall be provided via SW 100th Street.
6. Residential lots along the project's east boundary shared with the Woods & Meadows East Subdivision shall comply with the R-1 Zoning classification's minimum 70' wide lot width requirement.
7. A Type "A" Buffer (minimum 30' wide, three shade trees and five accent trees per 100 lineal feet, with shrubs and ground cover for at least 50% of the buffer to be three feet within one year of planting), wherein existing vegetation is maintained, with supplemental plantings provided when existing vegetation is insufficient to meet the vegetation requirements, shall be provided along the PUD boundaries as follows:
 - a. Along the north boundary and boundaries shared with the Woods and Meadows East, Oakcrest Estates, and Alejandria Estates Subdivisions in the "remainder open space area" while allowing the proposed walking trail to be established within the interior 15' of the buffer, and
 - b. Along the west and northwest PUD boundaries shared with Cherrywood Estates Subdivision wherein no walking trail will be provided,
8. The PUD Master Plan (equivalent) shall demonstrate compliance with the project's open space requirements of 11.14 acres.
9. PUD community recreation and amenity facilities shall be provided as follows:
 - a. The final PUD Master Plan submittal shall be accompanied by documentation demonstrating current national home builder association residential community amenity package practices and rates.
 - b. Amenities for the PUD shall then conform to the greater of either the cited builder practices and rates noted previously, or shall include at a minimum the following: 2,500 square foot clubhouse, pool, playground, and ball/play field (e.g., soccer) that may be as provided as a component of the PUD's drainage retention area design acceptable to the County Engineer, whichever is greater.
 - c. The amenity details and locations shall be provided as part of the PUD's subdivision infrastructure improvements, and the project's final PUD Master Plan shall establish the schedule for construction and completion of the amenities in coordination with the PUD's development (e.g., thresholds for initiating construction, thresholds for completing construction, etc.).

10. Any lighting provided for the PUD's community recreation and amenity facilities, including the proposed play/ball fields, shall comply with the provisions of LDC Division 6.19, Outdoor Lighting, particularly in regards to preventing direct glare and light spillage on to adjacent streets and properties.
11. The project's final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the LDC's notice provisions at the applicant's expense.

NEW STRATEGY HOLDINGS, LLC 51st WEST PUD CONCEPT PLAN

MARION COUNTY, FLORIDA



VICINITY MAP
SCALE: 1" = 1,000'

SITE DATA TABLE

OWNER:
DEVELOPER: ENVOIE SUMMIT
ADDRESS: 18339 SW 120th CT
MIAMI FL, 33186

PROJECT:
15495-01-01

PROJECT AREA:
RESIDENTIAL = 53.71 AC
TOTAL = 55.73 AC

LAND USE & ZONING:
EXISTING FUTURE LAND USE: MR
PROPOSED FUTURE LAND USE: MR
EXISTING ZONING: PUD
PROPOSED ZONING: PUD

OPEN SPACE:
REQUIRED: 11.14 AC (25.72 X 4.32)
REMANUING OPEN SPACE: 5.92 AC
IMPROVED OPEN SPACE (DRA): 2.58 AC
(DRA (DRA)): 3.35 AC (25.79 X 0.13)
TOTAL PROVIDED (DRA): 11.85 AC

MINIMUM OF 11.14 ACRES OF OPEN SPACE TO BE PROVIDED AT TIME OF DEVELOPMENT

NOTE: SIDEWALK WILL BE PROVIDED ALONG ONE SIDE OF INTERNAL STREETS

DENSITY:
TOTAL ALLOWABLE = 221 UNITS (25.71 X 4)

PROPOSED LIMITS:
SF X LF = 208 UNITS
TOTAL PROPOSED = 208 UNITS

FEES:
NOTE: ENTIRE PROJECT IS WITHIN FLOOD ZONE X PER FEMA MAP PANEL #120202010E

NOTE: FINAL PUD ENTITLEMENT SHALL BE FOR TOTAL ALLOWABLE UNITS BASED AT IMPROVEMENT PLAN NOT TO EXCEED PHASE 1 DENSITY.

NOTE: ALL OUTSIDE LIGHT, IF CONSTRUCTED, SHALL COMPLY WITH SECTION 6.11 OF THE LDC. LIGHTS SHALL BE SHIELDED AT THREE (3) FEET (914 MM) ADJACENT PROPERTY LINES.



ARCHITECTURAL STYLES

NOTE: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDINGS WITH FACED AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

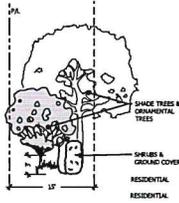
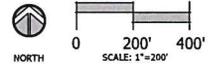
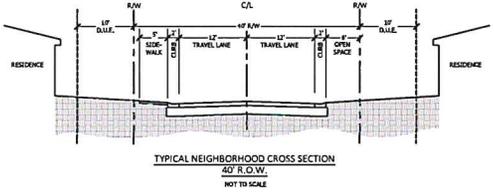
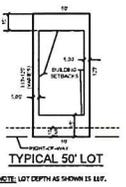


TABLE 1 LOT AND BUILDING STANDARDS	
SETBACK	BUILDING
FRONT	15'
REAR	15'
SIDE	5'
BUILDING HEIGHT	40'
ACCESSORY STRUCTURE	5' SIDE, 5' REAR

TYPE 'C' BUFFER DETAIL
NOT TO SCALE

TYPE 'C' BUFFER: 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, EXCEPTED TREES, SHALL COVER 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.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 10th Ave, Bldg. 100, Ocala, FL 34471
Office: (352) 387-9500 Fax: (352) 387-1645
Continuation of Registration #2226

REVISIONS	
DATE	

NEW STRATEGY HOLDINGS, LLC 51st WEST
MARION COUNTY, FLORIDA

P.U.D. CONCEPT PLAN

DATE: 10/16/2021
DRAWN BY: NR
CHKD BY: IMM
JOB NO: 21-2069

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL