

May 19, 2025

PROJECT NAME: FREEDOM COMMONS PH 1

PROJECT NUMBER: 2021110094

APPLICATION: DRC WAIVER REQUEST #32794

- 1 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: INFO
REMARKS: Approved
- 2 DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: INFO
REMARKS: Recommend: Deny
Staff supports allowing existing trees to remain; however, the proposed waiver to shrub height does not meet the screening intent of 6' height for shrubs.
- 3 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: INFO
REMARKS: Parcel 35623-007-01 is not a valid parcel number. Freedom Commons, all phases, is located within the Marion County Utility service area and is being served by Marion County Utilities (MCU) for both water and sewer. MCU has no comments regarding landscaping buffers. However, MCU reserves the right to comment on the individual phase improvement plans and the final plat. Development is located within the Urban Growth Boundary. Secondary Springs Protection Zone.
- 4 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: INFO
REMARKS: Staff site visit found adequate vegetation to support waiver
- 5 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: INFO
REMARKS: N/A
- 7 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: INFO
REMARKS: Defer to Landscape
- 8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: LDC 6.8.6.A - Buffers
STATUS OF REVIEW: NO
REMARKS: PUD approval provided buffers to be installed for this project (AR 26882). An amendment to the PUD will be needed to amend buffering plan that was approved.



Marion County Board of County Commissioners

Office of the County Engineer

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

DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Date: 4/21/2025 Parcel Number(s): 35623-007-01 Permit Number: AR#27663

A. PROJECT INFORMATION: Fill in below as applicable:

Project Name: Freedom Commons Ph 1 Commercial ☐ Residential ☒
Subdivision Name (if applicable): _____
Unit _____ Block _____ Lot _____ Tract _____

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

Name (print): Freedom Commons Development, LLC c/o Chris Armstrong
Signature DocuSigned by: F. Christopher Armstrong
Mailing 5073A2A5E736424... 7th St City: Ocala
State: FL Zip Code: 34471 Phone #: (352) 624-0120
Email address: chris@armstronghomes.net

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

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

D. WAIVER INFORMATION:

Section & Title of Code (be specific): 6.8.6 - Buffers
Reason/Justification for Request (be specific): Part A: Request waiver to allow the existing trees and underbrush along the west boundary to satisfy requirements instead of the proposed hedge and trees. The existing trees (a mix of oaks and pines) and underbrush meet tree and screening requirements. Any remaining visual gaps in the underbrush will be planted with drought tolerant (unirrigated) shrubs and grasses to attain a height of three to four feet.

DEVELOPMENT REVIEW USE:

Received By: _____ Date Processed: _____ Project # _____ AR # _____

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



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DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM

Section & Title of Code (be specific) _____
Reason/Justification for Request (be specific): Part B: Buffer is currently located in Marion County owned right-of-way.
As agreed upon, additional planted screening, necessary to fill any gaps, will be planted after said right-of-way is vacated.
Applicant requests final site clearance with approval of this waiver.

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

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

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

6.12.2A - RIGHT-OF-WAY CODE - WAIVER TO USE 40' ROW WITH 10' UTILITY EASEMENT EACH SIDE FOR A TOTAL OF 60' WITH CONDITIONS OF PROVIDING MINIMUM 20' FRONT BUILDING SETBACK AND 17' STANDARD AND 15' MINIMUM IN CASES WHERE REQUIRED SEPARATION FROM WATER MAIN TO BUILDING PAD. (APPROVED 05/23/2022)

218.2 - CONNECTION TO OTHER PHASES - WAIVER REQUESTED TO CONSTRUCT SW 85th STREET FROM EAST PROPERTY LINE TO EITHER THE SPINE ROAD OR THE WEST PROPERTY LINE PENDING THE CONNECTION STATUS OF OCALA CROSSINGS AND TO DEFER THE DESIGN AND CONSTRUCTION OF SW 90th STREET UNTIL SUFFICIENT RIGHT-OF-WAY HAS BEEN ACQUIRED IN ACCORDANCE TO THE PUD. (APPROVED 07/25/2022)

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

6.3.I.3.A(3) - TRAFFIC IMPACT ANALYSIS - WAIVER TO MOVE FORWARD WITH MASTER PLAN APPROVAL PRIOR TO TRAFFIC STUDY (APPROVED 09/19/2022)

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

[illegible]

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

[illegible]

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

[illegible]

PARCEL 2
A PORTION OF THE S. W. 1/4 OF THE SE 1/4 AND A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, OF THE

THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 8, THENCE ALONG THE EASTERLY BOUNDARY OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 8, 1.140 FEET; THENCE DEPARTING SAID NORTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE S 1/4 OF THE SE 1/4 OF SAID SECTION 8, 0.80731/4" N, 127.21 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE NORTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET PER MARION COUNTY RECORDS, 1.260 FEET; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, ALONG THE EASTERLY BOUNDARY OF THE SE 1/4 OF THE S 1/4 OF SAID SECTION 8, THENCE CONTINUE ALONG SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, 1.260 FEET; THENCE DEPARTING SAID NORTHERLY MAINTAINED RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SE 1/4 OF THE S 1/4 OF SAID SECTION 8, 5.80989/4" N, 131.61 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET PER MARION COUNTY RECORDS, 1.260 FEET; THENCE DEPARTING SAID WESTERLY BOUNDARY, ALONG THE SOUTHERLY MAINTAINED RIGHT OF WAY LINE OF S.W. 80TH STREET PER MARION COUNTY RECORDS, 1.260 FEET; THENCE DEPARTING SAID SOUTHERLY MAINTAINED RIGHT OF WAY LINE, ALONG THE WESTERLY BOUNDARY OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 8, 0.80989/4" N, 131.61 FEET TO THE POINT OF BEGINNING, SAID LANDS CONTAINING 0.78 ACRES, MORE OR LESS.

1. THE PROJECT SHALL BE DEVELOPED CONSISTENT WITH THE APPLICATION AND LDC UNLESS OTHERWISE REVISED BY THESE CONDITIONS OF APPROVAL.
2. THE PROJECT SHALL BE DESIGNED TO MEET THE MINIMUM REQUIREMENT FOR 20% OPEN SPACE. THE PROJECT CAN USE TDCS FOR A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE AS PER THE MARION COUNTY COMPREHENSIVE PLAN, POLICY 9.1.8.
3. FEMA IDENTIFIED FLOOD PLAINS DO EXIST ON WITHIN THE SUBJECT PARCELS AND DESIGN CONSIDERATIONS WILL HAVE TO BE INCORPORATED TO COMPENSATE.
4. THE PROJECT SHALL BE LIMITED TO A MAXIMUM TOTAL OF 383 DWELLING UNITS.
5. DEDICATED SITE ACCESS SHALL BE PROVIDED FOR 10% TRAFFIC TO THE PROJECT THROUGH THE DEVELOPMENT REVIEW PROCESS. A TRAFFIC ANALYSIS WILL BE REQUIRED AT THIS TIME.
6. ALL ROADS, PARKING LOTS, AND SIDEWALKS SHALL MEET THE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.
7. AN APPROVED TRAFFIC ANALYSIS SHALL BE PROVIDED PRIOR TO MASTER PLAN APPROVAL.
8. THE PROJECT SHALL BE SERVED BY CENTRAL POTABLE WATER AND CENTRAL SANITARY SEWER SERVICES CONSISTENT WITH THE LDC.

PARCEL #: 35523-000-00, 35623-000-00, 35730-000-00, 35623-007-01
PROJECT AREA: 333.95 ± ACRES (AS SURVEYED)

LAND USE: 35223-000-00 MDR, 35623-000-00 - MDR & COMMERCIAL 35730-000-00 - MDR, 35623-007-01 - MR
ZONING: 35523-000-00, 35623-000-00, 35730-000-00, 35623-007-01 - PUD



WATER / SEWER	MARION COUNTY UTILITIES
ELECTRIC	SUMTER ELECTRIC
	OCALA ELECTRIC UTILITY
FIBER/TELEPHONE	CENTURY LINK
CABLE TV	COX CABLE-MARION
	ZITO MIDWEST

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

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

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



01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	MASTER PLAN
04.01	MASTER UTILITY PLAN

1 of 7 BOUNDARY & TOPO SURVEY

1. THIS PROJECT IS LOCATED IN THE SILVER SPRINGS SECONDARY SPRINGS PROTECTION ZONE.
2. THIS PROPOSED PROJECT HAS NOT BEEN GRANTED CONCURRENCY APPROVAL AND/OR GRANTED AND/OR RESERVED ANY PUBLIC FACILITY CAPACITIES. FUTURE RIGHTS TO DEVELOP THE PROPERTY ARE SUBJECT TO A DEFERRED CONCURRENCY DETERMINATION, AND FINAL APPROVAL TO DEVELOP THE PROPERTY HAS NOT BEEN OBTAINED. THE COMPLETION OF CONCURRENCY REVIEW AND/OR APPROVAL HAS BEEN DEFERRED TO LATER DEVELOPMENT REVIEW STAGE

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

CHRIS ARMSTRONG
FREEDOM COMMONS
DEVELOPMENT, LLC

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

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

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

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

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

REVIEWS

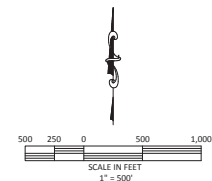
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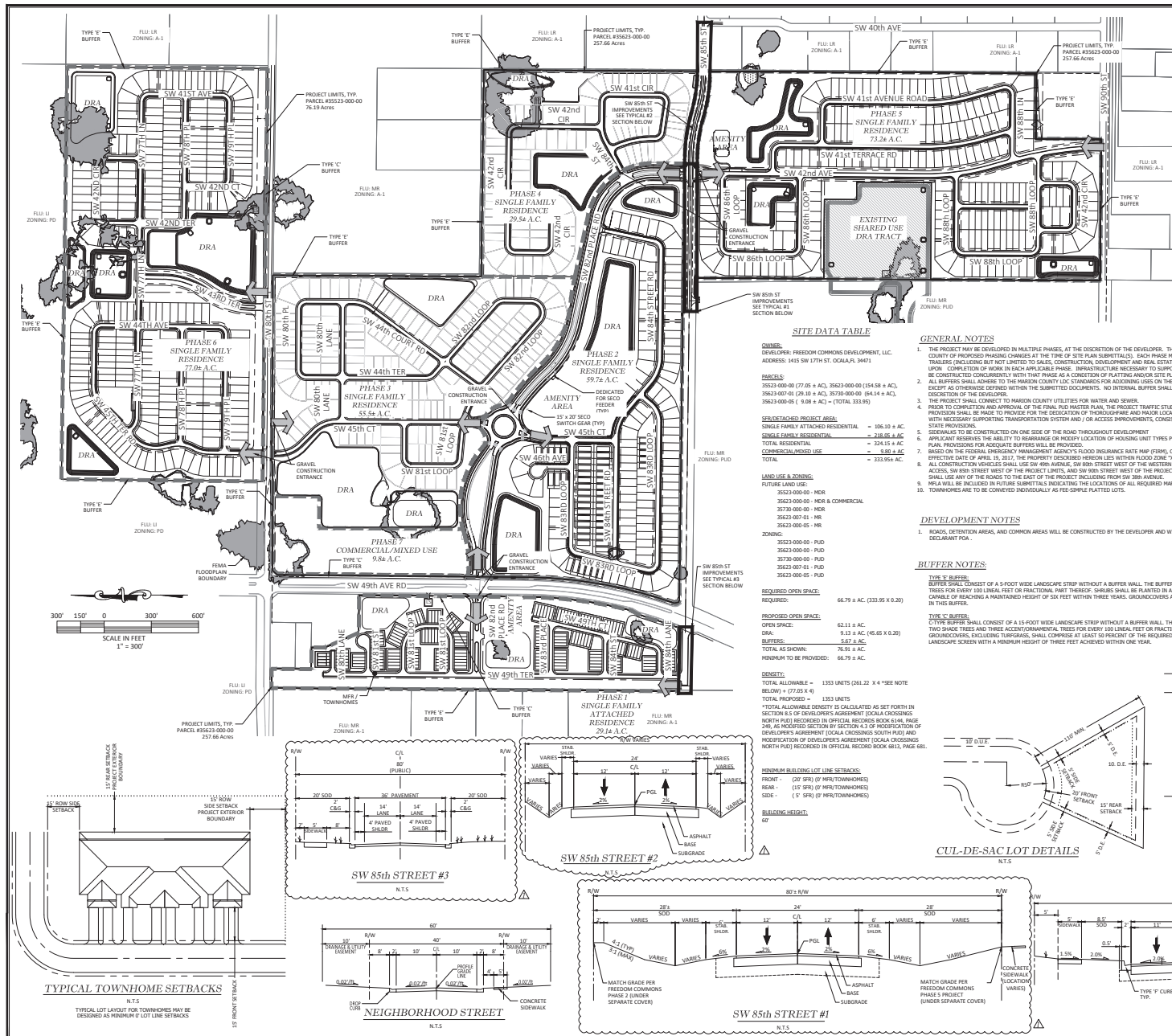
MASTER PLAN
FREEDOM COMMONS
MARION COUNTY, FLORIDA

COVER

DATE 10/4/22
DRAWN BY ---
CHKD. BY TB
JOB NO. 21-7018

SHT. 01.01





SITE DATA TABLE

OWNER: FREEDOM COMMONS DEVELOPMENT, LLC
ADDRESS: 1415 SW 17TH ST, Ocala, FL 34471

PARCELS: 3523-000-00 (77.05 ± A.C.), 3523-000-00 (54.58 ± A.C.), 3523-000-01 (20.10 ± A.C.), 3523-000-02 (34.14 ± A.C.), 3523-000-05 (9.08 ± A.C.) = (TOTAL 333.95)

DETACHED PROJECT AREA: 306.30 ± A.C.

SINGLE FAMILY ATTACHED RESIDENTIAL: 238.05 ± A.C.

TOTAL RESIDENTIAL: 324.15 ± A.C.

COMMERCIAL/MIXED USE: 9.8 ± A.C.

TOTAL: 333.95 A.C.

LAND USE & ZONING:

FUTURE LAND USE:

3523-000-00 - MR

3523-000-00 - MR & COMMERCIAL

3523-000-01 - MR

3523-000-05 - MR

3523-000-00 - PUD

3523-000-00 - MR & COMMERCIAL

3523-000-01 - MR

3523-000-05 - PUD

REQUIRED OPEN SPACE:

REQUIRED: 66.79 ± A.C. (333.95 X 0.30)

PROPOSED OPEN SPACE:

OPEN SPACE: 62.11 ± A.C.

DRA: 9.13 ± A.C. (45.65 X 0.20)

BUFFERS: 5.67 ± A.C.

TOTAL AS SHOWN: 76.91 ± A.C.

MINIMUM TO BE PROVIDED: 66.79 ± A.C.

DENSITY:

TOTAL ALLOWABLE = 1353 UNITS (261.22 X 4 "SEE NOTE BELOW") (77.05 X 4)

TOTAL PROPOSED = 1353 UNITS

*TOTAL ALLOWABLE DENSITY IS CALCULATED AS SET FORTH IN SECTION 4.5 OF DEVELOPER'S AGREEMENT (LOCAL CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 246.

AS INCORPORATED IN SECTION 4.5 OF DEVELOPER'S AGREEMENT (LOCAL CROSSINGS SOUTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 246.

AS INCORPORATED IN SECTION 4.5 OF DEVELOPER'S AGREEMENT (LOCAL CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 246.

MINIMUM BUILDING FOOTPRINT SETBACKS:

FRONT: 10' (5' SPR) (IF TOWNHOMES)

REAR: 10' (5' SPR) (IF TOWNHOMES)

SIDE: 10' (5' SPR) (IF TOWNHOMES)

BUILDING HEIGHT: 60'

CUL-DE-SAC LOT DETAILS

SW 85th STREET #1

SW 85th STREET #2

NEIGHBORHOOD STREET

MAIN CIRCULATING ROADWAY

TYPICAL TOWNHOME SETBACKS

TYPICAL LOT DETAILS

TYPICAL LOT DIMENSIONS

LOT DETAIL NOTES:

ACCESSORY STRUCTURES SUCH AS SHEDS, POOLS, AND SCREENED ENCLOSURES SHALL BE 5' SETBACK FROM REAR AND SIDE.

GENERAL NOTES

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CONCEPTS AT THE TIME OF THE FINAL SUBMITTALS. 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. IMPROVEMENTS 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 IMPROVEMENTS SHALL ADHERE TO THE MARION COUNTY LAND STANDARDS FOR ALDINGHOUSES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERIOR BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.

3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.

4. PRIOR TO COMPLETION AND APPROVAL OF THE FINAL PUD, THE PROJECT TRAFFIC STUDY SHALL BE COMPLETED AND ADEQUATE PROVISION SHALL BE MADE TO PROVIDE FOR THE DESIGNATION OF THROUGHWAY AND MAJOR LOCAL COLLECTOR RIGHT-OF-WAY ALONG WITH NECESSARY SUPPORTING TRANSPORTATION SYSTEM AND/OR ACCESS IMPROVEMENTS, CONSISTENT WITH APPLICABLE COUNTY AND STATE PROVISIONS.

5. SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT.

6. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.

7. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 13082622E, EFFECTIVE DATE OF APRIL 18, 2012, THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

8. ALL CONSTRUCTION VEHICLES SHALL USE SW 49th AVENUE, SW 80th STREET WEST OF THE WESTERN PROJECT LIMITS FOR CONSTRUCTION ACCESS. SW 80th STREET WEST OF THE PROJECT LIMITS, AND SW 80th STREET WEST OF THE PROJECT LIMITS, NO CONSTRUCTION VEHICLES SHALL USE ANY OF THE ROADS TO THE EAST OF THE PROJECT INCLUDING FROM SW 38th AVENUE.

9. MPA WILL BE INCLUDED IN FUTURE SUBMITTALS INDICATING THE LOCATION OF ALL REQUIRED MARION FREELY LANDSCAPE AREAS.

10. TOWNHOMES ARE TO BE CONVEYED INDIVIDUALLY AS FEE-SIMPLE PLATTED LOTS.

GENERAL NOTES

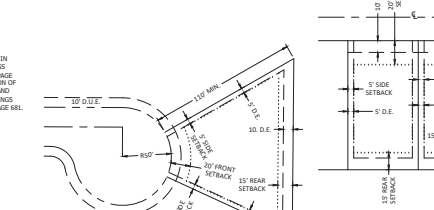
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- SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT.
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DEVELOPMENT NOTES

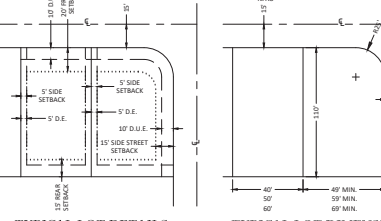
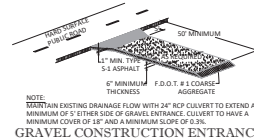
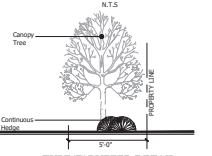
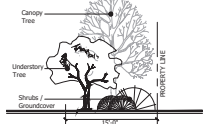
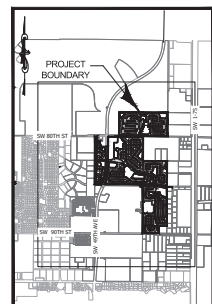
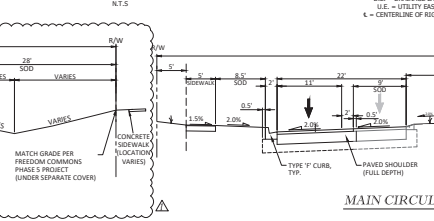
- ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

BUFFER NOTES

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



CUL-DE-SAC LOT DETAILS



TYPICAL LOT DETAILS

D.U.E. = DRAINAGE & UTILITY EASEMENT

D.E. = DRAINAGE EASEMENT

U.E. = UTILITY EASEMENT

C. = CENTERLINE OF RIGHT-OF-WAY

LOT DETAIL NOTES:

ACCESSORY STRUCTURES SUCH AS SHEDS, POOLS, AND SCREENED ENCLOSURES SHALL BE 5' SETBACK FROM REAR AND SIDE.

GENERAL NOTES

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CONCEPTS AT THE TIME OF THE FINAL SUBMITTALS. 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. IMPROVEMENTS 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 IMPROVEMENTS SHALL ADHERE TO THE MARION COUNTY LAND STANDARDS FOR ALDINGHOUSES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERIOR BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.

3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.

4. PRIOR TO COMPLETION AND APPROVAL OF THE FINAL PUD, THE PROJECT TRAFFIC STUDY SHALL BE COMPLETED AND ADEQUATE PROVISION SHALL BE MADE TO PROVIDE FOR THE DESIGNATION OF THROUGHWAY AND MAJOR LOCAL COLLECTOR RIGHT-OF-WAY ALONG WITH NECESSARY SUPPORTING TRANSPORTATION SYSTEM AND/OR ACCESS IMPROVEMENTS, CONSISTENT WITH APPLICABLE COUNTY AND STATE PROVISIONS.

5. SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT.

6. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.

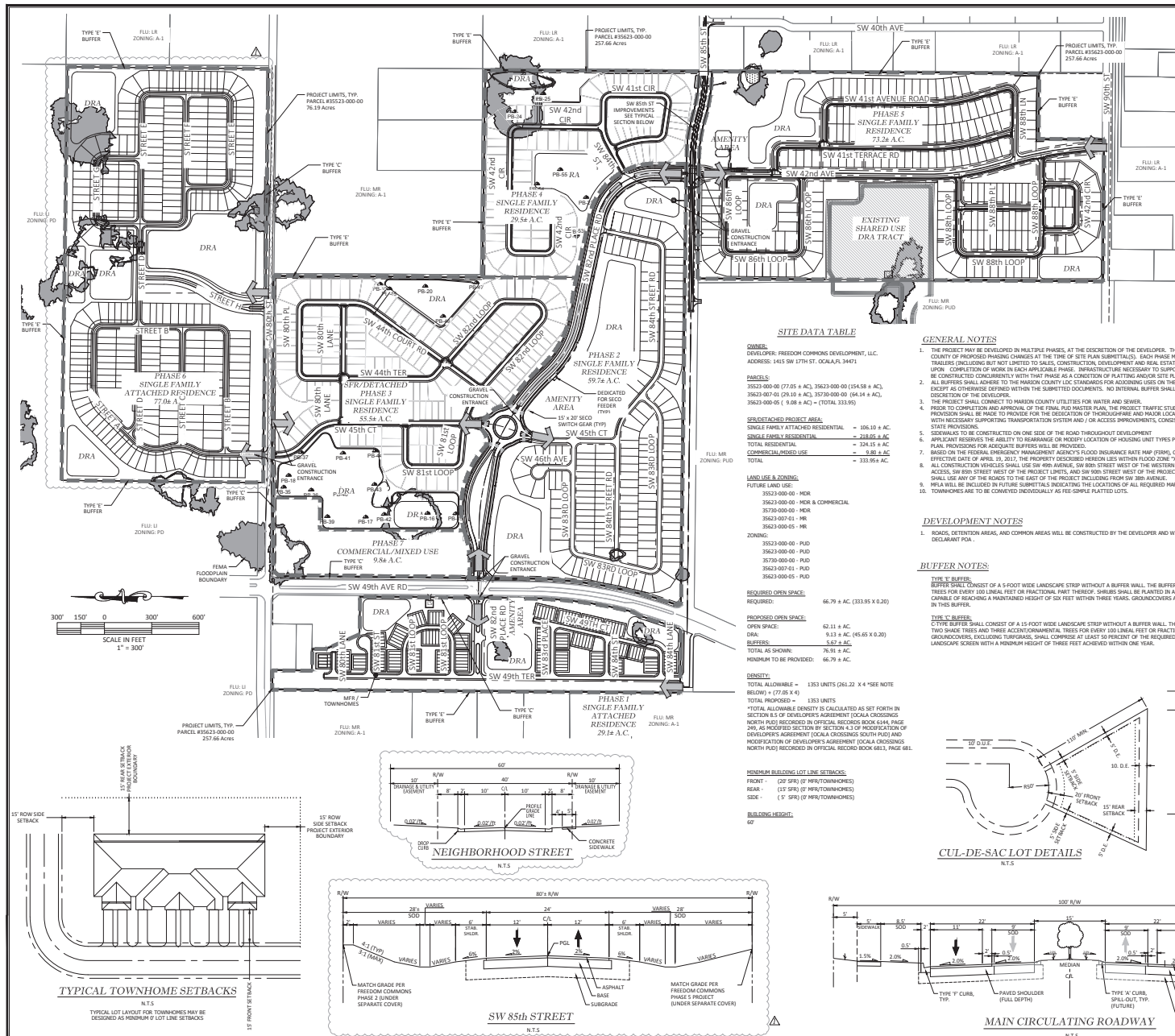
7. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 13082622E, EFFECTIVE DATE OF APRIL 18, 2012, THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONE "X" AN AREA OF MINIMAL FLOOD HAZARD.

8. ALL CONSTRUCTION VEHICLES SHALL USE SW 49th AVENUE, SW 80th STREET WEST OF THE WESTERN PROJECT LIMITS FOR CONSTRUCTION ACCESS. SW 80th STREET WEST OF THE PROJECT LIMITS, AND SW 80th STREET WEST OF THE PROJECT LIMITS, NO CONSTRUCTION VEHICLES SHALL USE ANY OF THE ROADS TO THE EAST OF THE PROJECT INCLUDING FROM SW 38th AVENUE.

9. MPA WILL BE INCLUDED IN FUTURE SUBMITTALS INDICATING THE LOCATION OF ALL REQUIRED MARION FREELY LANDSCAPE AREAS.

10. TOWNHOMES ARE TO BE CONVEYED INDIVIDUALLY AS FEE-SIMPLE PLATTED LOTS.

DATE	DESCRIPTION	REVISIONS
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	1
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	2
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	3
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	4
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	5
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	6
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	7
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	8
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	9
2/24/25	REVISED TYPICAL CUL-DE-SAC SECTION FOR SW 85th ST	10



SITE DATA TABLE

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

PARCELS:
 35523-000-00 (77.05 ± AC), 35523-000-00 (154.58 ± AC),
 35523-000-01 (29.18 ± AC), 35523-000-02 (64.14 ± AC),
 35523-000-03 (9.08 ± AC) = (TOTAL 333.93)

UNDEVELOPED PROJECT AREA:
 SINGLE FAMILY ATTACHED RESIDENTIAL = 106.10 ± AC
 SINGLE FAMILY RESIDENTIAL = 238.83 ± AC
 TOTAL RESIDENTIAL = 344.93 ± AC
 COMMERCIAL/MIXED USE = 9.88 ± AC
 TOTAL = 354.81 ± AC

LAND USE & ZONING:
 FUTURE LAND USE:
 35523-000-00 - HDR
 35523-000-01 - HDR & COMMERCIAL
 35523-000-02 - HDR
 35523-000-03 - MR
 35523-000-05 - MR

ZONING:
 35523-000-00 - PUD
 35523-000-01 - PUD
 35523-000-02 - PUD
 35523-000-03 - PUD
 35523-000-05 - PUD

REQUIRED OPEN SPACE:
 REQUIRED: 66.79 ± AC (33.95 % S.D.)

PROPOSED OPEN SPACE:
 OPEN SPACE: 62.11 ± AC
 DRA: 9.13 ± AC (45.85 % S.D.)
 BUFFERS: 5.67 ± AC
 TOTAL AS SHOWN: 76.91 ± AC
 MINIMUM TO BE PROVIDED: 66.79 ± AC

DENSITY:
 TOTAL ALLOWABLE = 1,353 UNITS (261.22 X 4 "SEE NOTE BELOW") (77.55 X 4)
 TOTAL PROPOSED = 1,353 UNITS
 "TOTAL ALLOWABLE DENSITY IS CALCULATED AS SET FORTH IN SECTION 4.5 OF DEVELOPER'S AGREEMENT (LOCAL CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6144, PAGE 396. 4.5 MODIFIED SECTION IN SECTION 4.1 OF MODIFICATION OF DEVELOPER'S AGREEMENT (LOCAL CROSSINGS SOUTH PUD) AND MODIFICATION OF DEVELOPER'S AGREEMENT (LOCAL CROSSINGS NORTH PUD) RECORDED IN OFFICIAL RECORDS BOOK 6613, PAGE 681.

GENERAL NOTES

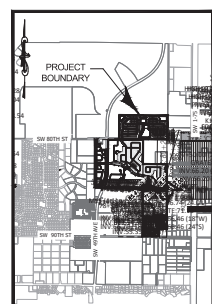
1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE CITY OF PROPOSED PHASING CONCEPTS AT THE TIME OF THE PLAT SUBMITTALS. EACH PHASE MAY INCLUDE HIGHWAY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND 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 UTILITIES SHALL ADHERE TO THE MARION COUNTY L.S. STANDARDS FOR ALDINGING LOTS 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. PRIOR TO COMPLETION AND APPROVAL OF THE FINAL MASTER PLAN, THE PROJECT TRAFFIC STUDY SHALL BE COMPLETED AND ADOPTED. PROVISION SHALL BE MADE TO PROVIDE FOR THE DESIGNATION OF THROUGHFARE AND MAJOR LOCAL COLLECTOR RIGHT-OF-WAY ALONG WITH NECESSARY SUPPORTING TRANSPORTATION SYSTEM AND/OR ACCESS IMPROVEMENTS, CONSISTENT WITH APPLICABLE COUNTY AND STATE PROVISIONS.
5. SIDEWALKS TO BE CONSTRUCTED ON ONE SIDE OF THE ROAD THROUGHOUT DEVELOPMENT.
6. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
7. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 120026026E, EFFECTIVE DATE OF APRIL 18, 2017, THE PROPERTY DESCRIBED HEREIN LIES WITHIN FLOOD ZONE "X" AREA OF MINIMAL FLOOD HAZARD.
8. ALL CONSTRUCTION VEHICLES SHALL USE SW 49th AVENUE, SW 85th STREET WEST OF THE PROJECT LIMITS, NO CONSTRUCTION VEHICLES SHALL USE ANY OF THE ROADS TO THE EAST OF THE PROJECT INCLUDING FROM SW 38th AVENUE.
9. MFLA WILL BE INCLUDED IN FUTURE SUBMITTALS INDICATING THE LOCATION OF ALL REQUIRED MARION PREVIOUSLY LANDSCAPE AREAS.
10. TOWNHOMES ARE TO BE CONVEYED INDIVIDUALLY AS FREE-STANDING PLATTED LOTS.

DEVELOPMENT NOTES

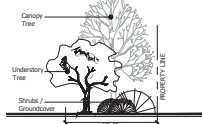
1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

BUFFER NOTES

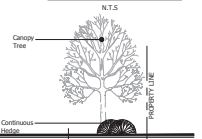
- TYPE 'C' BUFFER:**
 BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT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



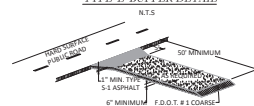
VICINITY MAP
SCALE: 1" = 200'



TYPE 'C' BUFFER DETAIL
N.T.S.

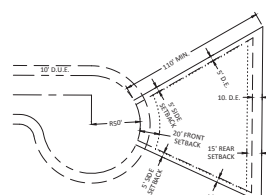


TYPE 'E' BUFFER DETAIL
N.T.S.

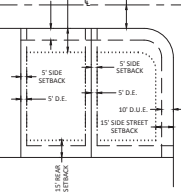


GRAVEL CONSTRUCTION ENTRANCE
N.T.S.

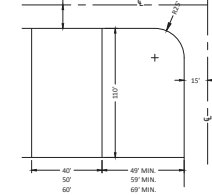
NOTE: EXISTING DRAINAGE FLOW WITH 24" RCP CULVERT TO EXTEND A MINIMUM OF 5' EITHER SIDE OF GRAVEL ENTRANCE. CULVERT TO HAVE A MINIMUM COVER OF 18" AND A MINIMUM SLOPE OF 0.3%.



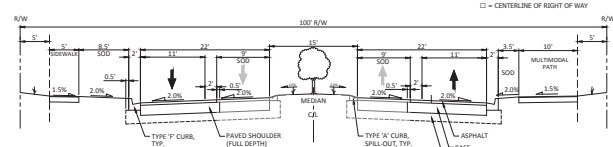
CUL-DE-SAC LOT DETAILS
N.T.S.



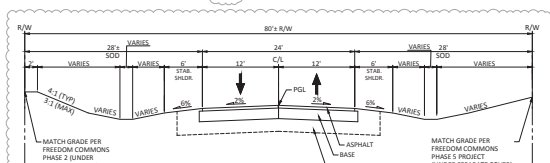
TYPICAL LOT DETAILS
N.T.S.



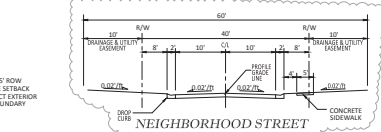
TYPICAL LOT DIMENSIONS
N.T.S.



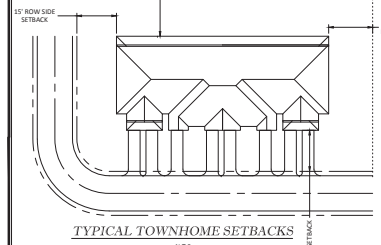
MAIN CIRCULATING ROADWAY
N.T.S.



SW 85th STREET
N.T.S.



NEIGHBORHOOD STREET
N.T.S.



TYPICAL TOWNHOME SETBACKS
N.T.S.

TYPICAL LOT LAYOUT FOR TOWNHOMES MAY BE DESIGNED AS MINIMUM 5' LOT LINE SETBACKS

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

DATE	REVISIONS
07-26-24	REVISED PER A TYPICAL CROSS SECTION FOR SW 85TH ST

MASTER PLAN
 FREEDOM COMMONS
 MARION COUNTY, FLORIDA

DATE: 7/26/24
 DRAWN BY: TB
 JOB NO: 21-2018



