

**LEGAL DESCRIPTION:**

14699-000-07:  
 SEC 19 TWP 14 RGE 22  
 S 1/2 OF SW 1/4  
 EX S 240.2 FT OF W 454.6 FT &  
 EX N 208.71 FT OF W 417.42 FT &  
 EX SR 25-A R/WAY  
 & INCLUDE S 1/2 OF SE 1/4, THE E 66 FT

SEC 19 TWP 14 RGE 22  
 E 3/4 OF N 1/2  
 EXC S 50 FT  
 EXC SR 326 ROW AS DESC IN OR 2159/1525  
 AKA PARCEL #135  
 EXC ANY PT LYING WITHIN THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS  
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT  
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E  
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH  
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB

SEC 20 TWP 14 RGE 22  
 W 1/2 OF NW 1/4  
 EXC CR ROW  
 EXC S 50 FT BEING MORE DESC AS:  
 EXC COM AT SW COR OF S 1/2 OF SW 1/4 OF SEC 18 TH N 89-56-38 E 100 FT  
 TH N 00-21-52 E 1117.82 FT FOR POB TH S 89-56-03 E 160.50 FT TH S 00-21-52 W  
 27 FT TH N 89-56-03 W 160.50 FT TH N 00-21-52 E 27 FT TO TH POB

EXC ANY PT LYING WITHIN THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS  
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT  
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E  
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH  
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB &

SEC 17 TWP 14 RGE 22  
 SW 1/4 OF SW 1/4  
 EXC WEST ANTHONY RD

BEGINNING AT THE SW COR OF S 1/2 OF THE SW 1/4 OF SEC 18  
 TH N 240.2 FT TH E 454.6 FT TH S 240.2 FT TH W 454.6 FT TO THE POB  
 EXC S 210 FT TO THE W 420  
 EXC SR 25

14699-001-00:  
 SEC 18 TWP 14 RGE 22  
 N 1/2 OF SW 1/4  
 EXC S 455 FT OF W 1057 FT  
 EXC W 100 FT FOR US HWY 441/301 ROW  
 EXC COM AT THE S 1/4 COR OF SEC 18 TH S 89-46-42 E 100.16 FT TO THE POB  
 TH CONT N 89-46-42 E 621.97 FT TH S 00-22-024 W 210 FT TH N 89-46-42 W  
 621.97 FT TH N 00-22-24 E 210 FT TO THE PO

14606-002-00:  
 SEC 18 TWP 14 RGE 22  
 N 1/2 OF SE 1/4

14605-002-00:  
 SEC 17 TWP 14 RGE 22  
 NW 1/4 OF SW 1/4 EX CTY RD

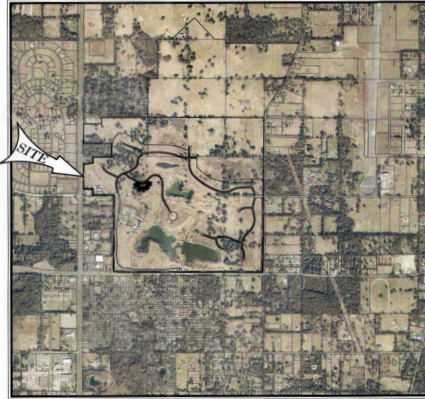
# ADENA SPRINGS P.U.D. AMENDMENT

## MARION COUNTY, FLORIDA

PARCEL # 14605-002-00, 14606-002-00, 14699-000-07, 14699-001-00

PROJECT AREA: 661.85 ACRES

FUTURE LAND USE: LOW RESIDENTIAL  
 EXISTING ZONING: PUD (160711Z)  
 PROPOSED ZONING: PUD



VICINITY MAP  
 SCALE: 1" = 2,000'

**INDEX OF SHEETS**

- 1 COVER SHEET
- 2 DETAILS
- 3 CONCEPT PLAN
- 4 RENDERINGS

**PUD REZONING REQUIREMENTS**

AT A MINIMUM, THE PUD REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, 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: SEE COVER SHEET - SHEET 1.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP - SHEET 1.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES: SEE P.U.D. CONCEPT PLAN - SHEET 3.
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE COVER SHEET - SHEET 1.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE DETAILS - SHEET 2.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: NO EXISTING IMPROVEMENTS ON SITE.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE SITE DATA - SHEET 3.
8. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE TABLE ON SHEET 2.
9. IDENTIFY PROPOSED PHASING ON THE PLAN: TO BE DETERMINED.
10. IDENTIFY ACCESS TO THE SITE: SEE P.U.D. CONCEPT PLAN - SHEET 3.
11. PROPOSED PARALLEL ACCESS LOCATIONS: SEE P.U.D. CONCEPT PLAN - SHEET 3.
12. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE FLOODPLAIN MAP - SHEET 2.
13. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NOT TO DEDICATED.
14. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES: SEE P.U.D. CONCEPT PLAN - SHEET 3.
15. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES: SEE ARCHITECTURAL STYLES - SHEET 4.

**Tillman & Associates**  
 ENGINEERING, LLC  
 CIVIL ENGINEERING, PROFESSIONAL REGISTERED ENVIRONMENTAL  
 1720 SE 16th Ave., Bldg 100, Ocala, FL 34471  
 Office: (352) 387-4590 Fax: (352) 387-4545

REVISIONS	DATE

ADENA SPRINGS  
 MARION COUNTY, FLORIDA  
 PUD AMENDMENT

**COVER**

DATE 5/21/24  
 DRAWN BY CAD  
 CHKD. BY PM  
 JOB NO.

SHT. 01

FLOOD ZONES



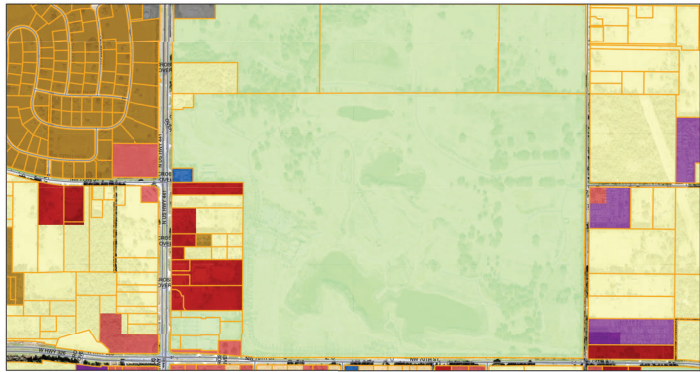
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 Marion County  
 Parcels  
 Streets  
 Transitional Flood Prone Areas  
 Flood Prone Areas  
 Aerial 2023  
 Green\_Band\_2  
 Blue\_Band\_3  
 Red\_Band\_1

FUTURE LAND USE



4/18/2024, 9:15:28 AM  
 Marion County  
 Future Land Use  
 High Residential (4 - 8 du/ac)  
 Commercial (0 - 8 du/ac; FAR 1.0)  
 Employment Center (0 - 19 du/ac; FAR 2.0)  
 Rural Land (1 du/10 ac)  
 Low Residential (0 - 1 du/ac)  
 Medium Residential (1 - 4 du/ac)  
 Streets  
 Aerial 2023  
 Red\_Band\_1  
 Green\_Band\_2  
 Blue\_Band\_3

ZONING CLASSIFICATION



4/18/2024, 9:16:32 AM  
 Marion County  
 Zoning Classification  
 B-2  
 G-U  
 P-RV  
 R-4  
 B-4  
 M-1  
 PUD  
 R-E  
 B-5  
 P-M1  
 R-1  
 Streets  
 Aerial 2023  
 Red\_Band\_1  
 Green\_Band\_2  
 Blue\_Band\_3

NARRATIVE/NOTES:

- THE INTENT OF THIS PUD AMENDMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPES. CASE 1607112, PREVIOUSLY APPROVED ON 7/19/2016 ALLOWED FOR 236 UNITS. THIS CONSISTED OF SINGLE-FAMILY UNITS AND CONDOMINIUMS. A TRAFFIC STUDY (AR 4470) WAS SUBMITTED AND APPROVED WITH THE PREVIOUS MASTER PLAN. THAT TRAFFIC STUDY ANALYZED THE IMPACTS FOR THREE PHASES CONSISTING OF A TOTAL OF 363 DWELLING UNITS. PER NOTES ON AR 18861 (TRAFFIC REVIEW COMMENT) ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED. NO ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE REZONING REQUEST FOR 1607112.
- THIS AMENDMENT WILL PROVIDE A REVISED DEVELOPMENT STANDARDS TABLE FOR THE PROPOSED PRODUCT TYPES. THE PRODUCT TYPE FOR RESIDENTIAL UNITS SHALL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOMINIUMS, VILLAS, AND NON-RESIDENTIAL USES, I.E., CLUBHOUSES, AGENCIES, MAINTENANCE AND STORAGE FACILITIES.
- THIS AMENDMENT WILL ALSO INCLUDE A TRAFFIC MATRIX THAT DEMONSTRATES THE HIGHEST TRIP COUNT WILL CONSIST OF ALL 236 APPROVED UNITS BEING SINGLE FAMILY DETACHED UNITS. A TRAFFIC STATEMENT WILL BE PROVIDED BASED ON THE RESULTS OF THE APPROVED TRAFFIC STUDY TO SHOW THAT BLENDING OF OTHER PRODUCTS WILL RESULT IN A REDUCTION. THEREFORE, PROVIDED THE DEVELOPMENT STANDARDS ARE MET AND DENSITY DOES NOT EXCEED 236 RESIDENTIAL UNITS, A MIXTURE OR MODIFICATION MAY OCCUR WITHIN THE CONCEPT LAYOUT.
- DEVELOPMENT MAY OCCUR WITHIN PHASE 1 OR 2 AS DEPICTED ON CONCEPT PLAN NOT TO EXCEED 236 DWELLING UNITS.
- THE PREVIOUSLY ESTABLISHED 25' BUFFER ALONG NONCONTIGUOUS OWNERSHIP ALONG PERIMETER TO REMAIN. THIS EXISTING BUFFER IS ESTABLISHED AROUND THE PERIMETER TO PROVIDE AMPLE OPAQUE SCREENING. INTERNAL BUFFERING WILL BE AT THE DISCRETION OF THE DEVELOPER/OWNER.
- THE DEVELOPMENT SHALL BE PRIVATE AND WILL INCLUDE MINIMUM 40' ROW DESIGNS.
- COMMON AREAS TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION OR EQUIVALENT MECHANISM.
- ACCESSORY AS ALLOWED IN R-1 ZONING.

ADENA DC - CURRENT DESIGN & DEVELOPMENT STANDARDS (SUMMARY)

Development Type	Minimum lot Size				Side	Height
	Width	Depth	Front	Back		
SM (see table)	Single Structure	30'	5,000 SF	30'	10'	10'
	Accessory Structure	N/A	N/A	30'	10'	10'
	Multi-Family (see table)	N/A	N/A	30'	10'	10'
Cdn	Single Structure	N/A	N/A	30'	10'	10'
	Accessory Structure	N/A	N/A	30'	10'	10'
	Multi-Family (see table)	N/A	N/A	30'	10'	10'

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	Accessory Structure	N/A	N/A	30'	10'	10'
	Multi-Family (see table)	N/A	N/A	30'	10'	10'

TRAFFIC STATEMENT TABLE

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
				In	Out	Total	In	Out	Total				
<b>Current Approved Land Use</b>													
Single Family	210	363 DU	3,304	26%	63	74%	178	241	63%	210	37%	124	334
<b>Proposed Land Uses</b>													
Single-Family (Attached)	215	83 DU	2,716	31%	57	69%	126	183	57%	122	43%	92	214
Multi-Family Housing (Low-Rise)	220	83 DU	2,400	24%	32	76%	103	135	63%	112	37%	65	177
Multi-Family Housing (Mid-Rise)	221	83 DU	3,685	23%	34	77%	114	148	61%	87	39%	55	142

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 Office: (352) 387-1540 Fax: (352) 387-4545

REVISIONS

NO.	DATE	DESCRIPTION

ADENA SPRINGS  
 MARION COUNTY, FLORIDA  
 PUD AMENDMENT

DATE: 7/26/24  
 DRAWN BY: CAD  
 CHECK BY: PM  
 JOB NO.

DETAILS

SHT. 02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

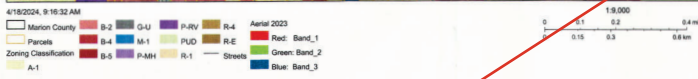
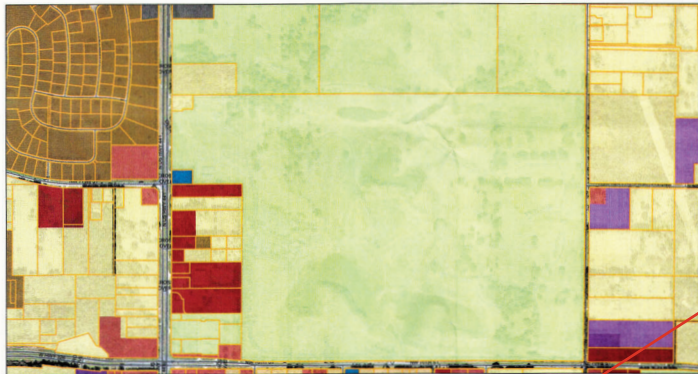
FLOOD ZONES



FUTURE LAND USE



ZONING CLASSIFICATION



PROPOSED DESIGN & DEVELOPMENT STANDARDS							
DEVELOPMENT TYPE & STRUCTURE	Minimum		Minimum Setbacks			Maximum Height	
	Width	Area	Front	Rear	Side		
SFR (site built)	Principle Structure	60'	5,000 SF	10'	10'	10'	65'
	Accessory Structure	N/A	N/A	10'	10'	10'	30'
	Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
Duplex/Townhouse (1 or more common walls; 0' setback reflects common wall)	Individual Unit/Lot						
	Principle Structure	20'	1,200	20'	10'	10'/0'	45'
	Accessory Structure	N/A	N/A	20'	5'	5'/0'	30'
	Pool & Enclosure	N/A	N/A	20'	5'	5'/0'	30'
	Set/Series of Units/Lots						
Principle Structure	N/A	N/A	20'	10'	10'	N/A	
Accessory Structure	N/A	N/A	20'	10'	10'	N/A	
Pool & Enclosure	N/A	N/A	20'	10'	10'	N/A	
Condo/Villa	Duplex/Townhouse development provides development standards for individual units, and standards for the overall set/series of units. The standards for the set/series of units are measured from overall PUD boundary.						
	Principle Structure	N/A	N/A	20'	20'	10'	65'
	Accessory Structure	N/A	N/A	20'	10'	10'	30'
	Pool & Enclosure	N/A	N/A	20'	10'	10'	30'
Condo development provides development standards for the set/series of units that are measured from overall PUD boundary. Additionally, individual condo structures shall comply with applicable Florida Building Code Standards regarding building separation from other building and building site property lines, along with applicable site plan requirements for multiple family uses.							
Non Residential (clubhouses, amenities, maintenance and storage facilities)	Principle Structure	60'	5,000 SF	10'	10'	5'	65'
	Accessory Structure	N/A	N/A	10'	10'	5'	30'
	Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'

Gross Maximum Residential Units: 236 residential dwelling units, as a combination of the above unit types.  
 Accessory Structure = e.g., Add-on Screen Enclosure, or Storage Shed, all accessory uses allowed in R-1 zoning.  
 Pool & Enclosure = Pool, Pool Screen Enclosure, Pumps, etc.  
 N/A = Not Applicable

Land Use	ITE	Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
					In	Out	Total	In	Out	Total				
					% Trips	% Trips	% Trips	% Trips	% Trips	% Trips				
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  - ACCESSORY AS ALLOWED IN R-1 ZONING.

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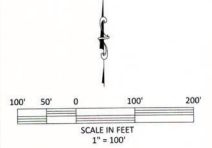
REVISIONS	DATE

ADENA SPRINGS  
 MARICOPA COUNTY, FLORIDA  
 PUD AMENDMENT

DETAILS

DATE: 5/21/24  
 DRAWN BY: CAD  
 CHKD BY: PM  
 JOB NO:

SHT. 02



**SITE DATA**

**PARCEL:**  
 14699-00-07  
 14699-00-08  
 14699-00-09  
 14699-00-10

**SET:**  
 TOTAL PHASE 1 AREA 661.85 ± AC

**LAND USE & ZONING:**  
 CURRENT LAND USE: LR  
 CURRENT ZONING: PUD

**PROPOSED USES:** GPR, TOWNHOMES, VILLAS, DUPLEX, CONDO

**UNITS PROVIDED:**  
 197 UNITS (GPR)  
 28 UNITS (TOWNHOUSE)  
 TOTAL: 225\*

\* NOT TO EXCEED 226 UNITS BASED ON PREVIOUSLY APPROVED CASE 180712

**REQUIRED:**  
 MINIMUM OPEN SPACE: 132.35 ± AC (20% OF 661.74 AC)  
 MINIMUM LOS: 13.24 ± AC (10% OF 132.35 AC)

**PROVIDED:**  
 BUFFER: 8.32 AC  
 OTHER OPEN SPACE: 239.71 AC  
 LOS: 34.16 AC  
 TOTAL OPEN SPACE: 282.19 AC

**UTILITIES:**  
 ELECTRIC BY: DUKE  
 POTABLE WATER BY: MARION COUNTY  
 SANITARY SEWER BY: MARION COUNTY

**Tilman & Associates**  
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 Office: (352) 387-4540 Fax: (352) 387-4545

NO.	DATE	REVISIONS

ADENA SPRINGS  
 MARION COUNTY, FLORIDA  
 PUD AMENDMENT

**CONCEPT PLAN**

DATE: 5/21/24  
 DRAWN BY: CAD  
 CHKD. BY: PM  
 JOB NO.:

SHT. **03**

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©Marion County\Adena Streets Concepts 2022\PLANNING\SUBMITTALS\2024 PUD AMENDMENT PHASE 1&2 Concept plan.dwg, 5/21/2024 10:55:42 AM



DUPLEX



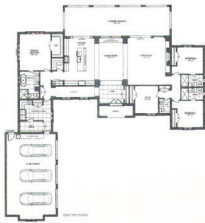
TOWNHOMES & VILLAS



END UNIT INTERIOR UNIT MIDDLE UNIT INTERIOR UNIT END UNIT



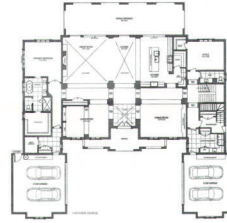
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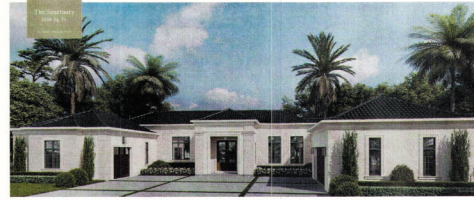
GIER ADENA



GIER ADENA



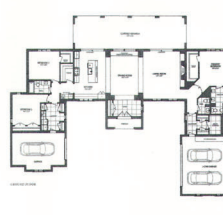
GIER ADENA



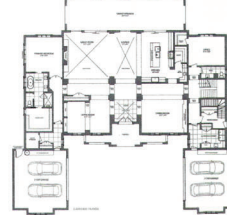
NOTE:  
THE IMAGES HEREIN ARE CONCEPTUAL AND MEANT TO SHOWCASE THE INTENDED TEXTURES, MATERIALS AND PRELIMINARY DESIGNS. THE SIZE OF THE UNITS IS SPECIFIC TO THE CONCEPT BUT DOES NOT REPRESENT THE ACTUAL END PRODUCT. THE SIZE OF THE UNITS MAY CHANGE DUE TO THE DEMAND IN THE MARKETPLACE.



GIER ADENA



GIER ADENA



GIER ADENA

SINGLE FAMILY RESIDENTIAL

**Tillman & Associates**  
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Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS

ADEVA SPRINGS  
MARION COUNTY, FLORIDA  
PUD AMENDMENT

DATE 5/28/24  
DRAWN BY CAD  
CHKD. BY PM  
JOB NO.

SHT. 04