



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

George Coba
Coba Homes Corporation
19441 SW 134th Court
Miami, FL 33177

RE: PUD Rezoning Case Application No. 211009Z
Application Request No. 27186

To Whom It May Concern:

We are sending this letter to inform you that your request for zoning change from A-1 (General Agriculture) to PUD (Planned Unit Development) regarding the Coba/New Strategy Holdings 51st East PUD Development project on parcel 35695-033-00 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. 211009Z.

Sincerely,

Tracy Straub, PE
Assistant County Administrator

ss

Enclosure: Development Conditions, Concept Plan

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

211009Z East PUD Development Conditions:

1. The PUD shall consist of a total of 180 single-family detached dwellings 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 7/29/2021; attached).
2. The developer shall be required to fully construct SW 100th Street, including sidewalks, from SW 49th Avenue Road westward to SW 62nd Avenue Road in conjunction with the companion PUD (211008Z) 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. The PUD shall have two vehicle access points to SW 100th Street.
4. No PUD project vehicle access shall be allowed to the south to SW 51st Terrace in the Emerald Point Subdivision.
5. Gated emergency vehicle access is permitted to the west to SW 101st Place in the Woods and Meadows East Subdivision. Full vehicle cross access and connectivity to the west 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 #12.
6. Construction access for the initial development of the subdivision infrastructure and PUD residential dwelling units shall be provided via SW 100th Street.
7. Residential lots along the project's west boundary shared with the Woods & Meadows East Subdivision shall comply with the R-1 Zoning classification's minimum 70' wide lot width requirement.
8. 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) shall be provided along the west and south boundaries in the "remainder open space area" wherein existing vegetation is maintained, with supplemental plantings provided when existing vegetation is insufficient to meet the vegetation requirements.
9. The PUD Master Plan (or equivalent) shall demonstrate compliance with the project's open space requirements of 9.82 acres.
10. 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.).
11. 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.
12. The project's final PUD Master Plan 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.

