

July 26, 2024

PROJECT NAME: DEG GROUP INC

PROJECT NUMBER: 2024070004

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #31739

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: N/A
- 2 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 rezone from A-1 to PUD for the intended purpose of residential development with 74 units. Parcels 35699-012-09,35699-012-10,35699-012-11, & 35699-008-03 are currently zoned A-1 and are a total of 26.24 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are no County Flood Prone Areas/FEMA/Wetlands across the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: 7/3/24-Defer to Growth
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.A - Type of application
STATUS OF REVIEW: INFO
REMARKS:
- 5 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)1 - The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet
STATUS OF REVIEW: INFO
REMARKS:
- 6 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius
STATUS OF REVIEW: INFO
REMARKS:
- 7 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet
STATUS OF REVIEW: INFO
REMARKS:
- 8 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.I - Index of sheets and numbering
STATUS OF REVIEW: INFO
REMARKS:

- 9 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.L(1) - Parcel number
STATUS OF REVIEW: INFO
REMARKS:
- 10 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan
STATUS OF REVIEW: INFO
REMARKS:
- 11 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: No traffic analysis has been provided, so a full Traffic review can't be completed. A traffic methodology must be approved prior to submitting the PUD application per currently approved procedures. The traffic methodology provides basic traffic information to allow for review of the application. A traffic assessment is required for this development and must also be submitted and approved prior to the County Commission hearing.
- 12 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code. Site improvement plan shall include maximum building height.
- 13 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: A site improvement plan shall show fire department water supply within 500 feet from the closest point on the building. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.
- 14 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 road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck.
- 15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: PROPOSED CONDITION - development requires ~1400 LF of offsite sewer forcemain extension along SW 95th Street and ~1500 LF of offsite water main extension along SW 95th Street to serve project. These offsite improvements, as well as onsite utilities developments are 100% developer funded.

- 16 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
- 17 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Please be aware that the PUD Plan sheet has incorrect road names. SW 95th St incorrectly labeled as SW 95th Ave and SW 40th Ter incorrectly labeled as SW 42th Ter. These must be corrected on future submittals.
- 18 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: 6.15.9 - Wellfield and Water Supply
STATUS OF REVIEW: NO
REMARKS:



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

APPLICATION COMPLETE

TENTATIVE MEETING DATES

P&Z PH 9/30/24

BCC/P&Z PH 10/15/24

Table with 2 columns: Field Name, Value. Fields include Case No., AR No. (31739), PA.

PARCEL ACCOUNT NUMBERS:

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan XX 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 zoning to PUD

Property Address: 4195 SW 95th St., Ocala (further described as Parcel IDs: 35699-012-09, 35699-012-10 and 35699-012-11)

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: 26.24 acres Maximum Proposed Residential Units: 74 SF lots (# SFR 74 # MF)

Maximum Non-Residential (Commercial or Industrial) Acreage: N/A

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

CTK Interchange, Inc., f/k/a The DEG Group, Inc.

Property Owner name (please print)

9350 SW 79th Ave.

Mailing Address

Miami, FL 33156-7431

City, State, Zip Code

Phone Number (include area code)

E-Mail Address (include complete address)

See attached signed/notarized agent authorization

Signature*

Tara L. Tedrow, Esq.

Applicant/Agent Name (please print)

215 N. Eola Dr.

Mailing Address

Orlando, FL 32801

City, State, Zip Code

407-418-6361

Phone Number (include area code)

Tara.Tedrow@lowndes-law.com

E-Mail Address (include complete address)

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.

Table with 4 columns: Project No., Code Case No., Application No., Rcvd by, Rcvd Date, FLUM, AR No., Rev. Fields contain handwritten values.

Empowering Marion for Success



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

Table with 2 columns and 4 rows for STAFF/OFFICE USE ONLY. Headers: Case No., AR No., PA.

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Total PUD Acreage: 26.24 acres Maximum Proposed Residential Units: 74 SF lots (# SFR 74 # MF _____)

Maximum Non-Residential (Commercial or Industrial) Acreage: N/A

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

Christine Riley

Property Owner name (please print)

18400 N. US Hwy 441

Mailing Address

Reddick, FL 32686

City, State, Zip Code

Phone Number (include area code)

E-Mail Address (include complete address)

See attached signed/notarized agent authorization

Signature*

Tara L. Tedrow, Esq.

Applicant/Agent Name (please print)

215 N. Eola Dr.

Mailing Address

Orlando, FL 32801

City, State, Zip Code

407-418-6361

Phone Number (include area code)

Tara.Tedrow@lowndes-law.com

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Empowering Marion for Success

XX 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: $(\text{Base Fee} - \$1,000 \text{ or } \$150.00) + (\$ 480.00 \times \text{X Max DUs}) + (-0- \times \text{X Max Non-Res AC}) = \$ 3,480.00 \text{ Total Fee}$	

XX 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).*

PARCEL LIST
PUD Application - SW 95th
Highland Homes

PARCEL ID	PARCEL S-T-R	ACREAGE	Current FLU	Proposed FLU	OWNER	ADDRESS
35699-012-09	22-16-22	10.39	LR	RES-4	Christine Riley	4195 SW 95th St.
35699-012-10	22-16-21	5.66	LR	RES-4	Christine Riley	Unassigned
35699-012-11	22-16-21	5.19	LR	RES-4	Christine Riley	Unassigned
35699-008-03	22-16-21	5	LR	RES-4	The DEG Group n/k/a CTK InterChange, Inc.	Unassigned
TOTAL ACREAGE		26.24				

April 5, 2024

Re: Agent Authorization

To Whom It May Concern:

I, **Christine Riley**, the Owner of real properties located at 4195 SW 95th Street, Ocala, Florida, and further described with Parcel ID 35699-012-09, 35699-012-10 and 35699-012-011 (collectively, the "Property"), do hereby authorize Tara Tedrow, Esq. and Lowndes Law Firm as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a future land use amendment and rezoning, on behalf of the Owner.

Sincerely,

Christine Riley
By: Christine Riley

Date: 4/9/24

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 9th day of April, 2024 by Christine Riley. She is personally known to me or has produced personally known as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ___ day of April, 2024.



Notary Public Signature: Terry Bayer
My Commission Expires: Terry Bayer
Notary Seal:

April 5, 2024


Re: Agent Authorization

To Whom It May Concern:

I, **CTK INTERCHANGE, INC.**, a Florida corporation, formerly known as **The DEG Group, Inc., a Florida corporation**, the Owner of real properties located at an unassigned address on SW 95th Street, Ocala, Florida, and further described with Parcel ID 35699-008-03 (collectively, the "Property"), do hereby authorize Tara Tedrow, Esq. and Lowndes Law Firm as authorized agents to execute any applications or other documents necessary to process and obtain land use approvals, including a future land use amendment and rezoning, on behalf of the Owner.

Sincerely,

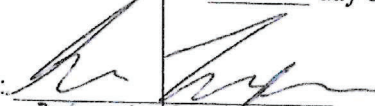
CTK INTERCHANGE, INC.,
a Florida corporation, Its Manager

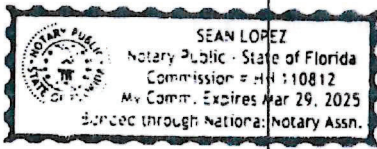

Name: Calvin H. Babcock
Title: MANAGER
Date: 4-10-24

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10 day of April, 2024 by Calvin Babcock, as Manager of CTK INTERCHANGE GROUP, INC., a Florida corporation, on behalf of said corporation. He/She is personally known to me or has produced _____ as identification and did/did not take an oath.

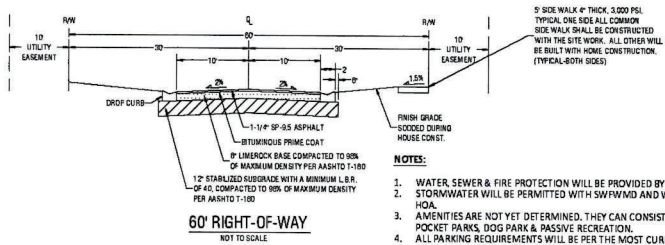
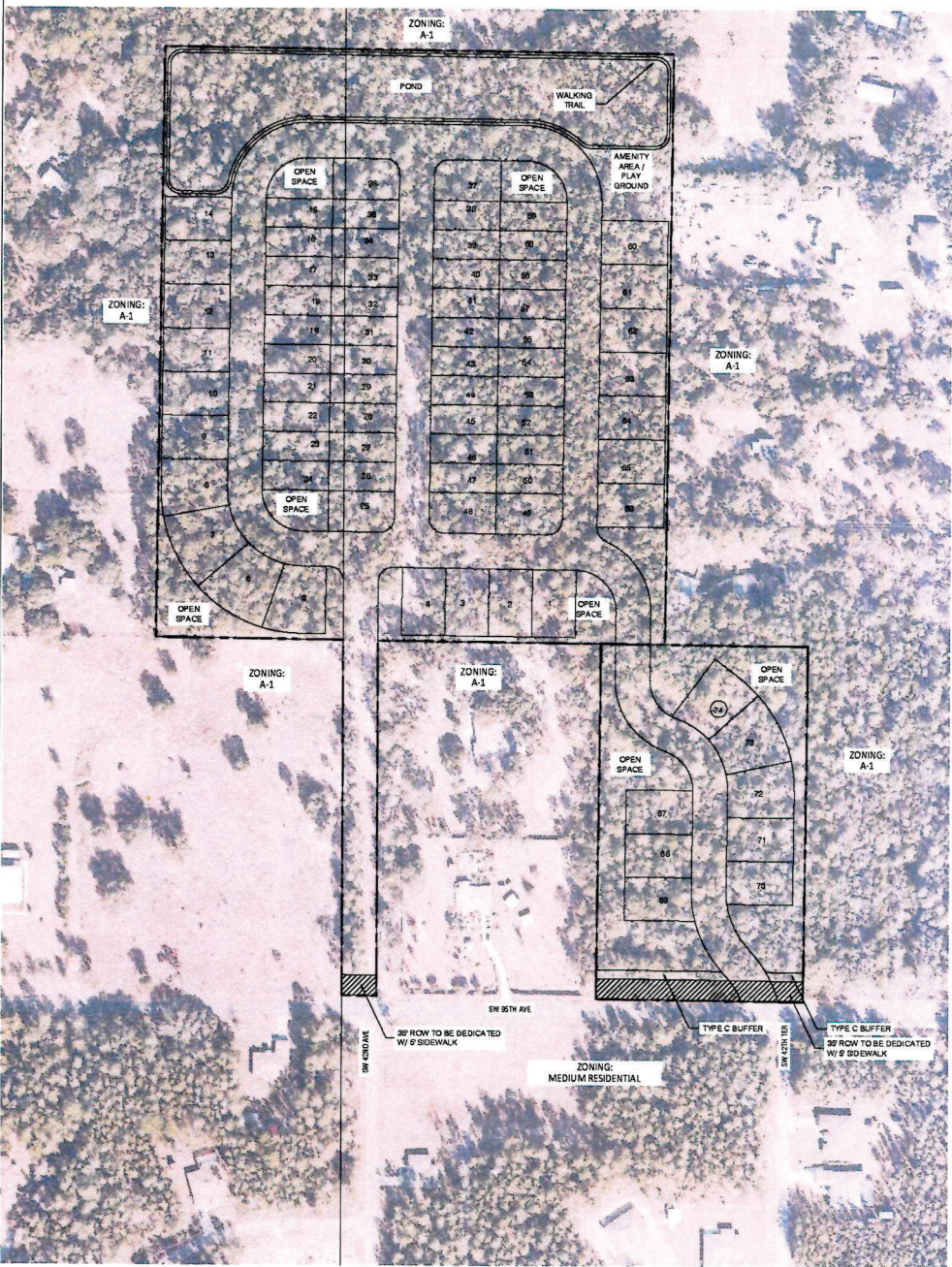
WITNESS my hand and official seal in the County and State last aforesaid this 10 day of April, 2024.

Notary Public Signature: 
My Commission Expires: 3/29/25
Notary Seal:



AERIAL MAP: SW 95th Street





- NOTES:**
1. WATER, SEWER & FIRE PROTECTION WILL BE PROVIDED BY MARION COUNTY.
 2. STORMWATER WILL BE PERMITTED WITH SWFWMD AND WILL BE OWNED AND MAINTAINED BY THE HOA.
 3. AMENITIES ARE NOT YET DETERMINED. THEY CAN CONSIST OF, BUT ARE NOT LIMITED TO, TOT LOT, POCKET PARKS, DOG PARK & PASSIVE RECREATION.
 4. ALL PARKING REQUIREMENTS WILL BE PER THE MOST CURRENT MARION COUNTY DEVELOPMENT REGULATIONS.

APPLICANT:
TARA L. TEDROW, ESQ
235 N. EOLA DR.
ORLANDO FL 32801
407-438-5261
TARALTEDROW@LOWNDES-LAW.COM

DEVELOPER:
HIGHLAND HOMES
3020 S. FLORIDA AVE SUITE 101
LAKELAND FL 32803
GARRETT PARKINSON
G.PARKINSON@HIGHLANDHOMES.ORG

ENGINEER:
HALFF
902 N. SINCLAIR AVE
TAVERES FL 32778
352-343-8481
CHOTT@HALFF.COM

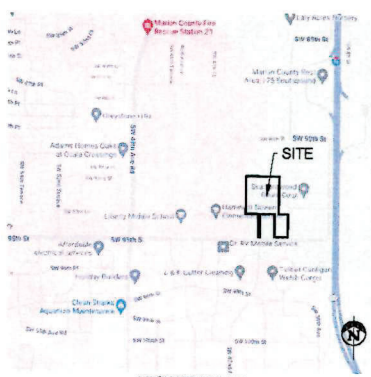
CURRENT LAND USE: VACANT RESIDENTIAL

OWNER:
CHRISTINE RILEY
18400 N US HWY 441
REDDICK, FL 32886
PARCEL ID 35699-012-09 (1.0,39 AC)
PARCEL ID 35699-012-10 (5.68 AC)
PARCEL ID 35699-012-11 (5.19 AC)

OWNER:
DIG GROUP INC
9350 SW 79TH AVE
MIAMI, FL 33156
PARCEL ID 35699-008-03 (5.00 AC)

PROPERTY IS LOCATED IN THE URBAN GROWTH BOUNDARY:

ACREAGE	26.24 AC (1,143,014 SF)
RIGHT OF WAY TO BE DEDICATED	0.335 AC
WETLAND AREA	0 AC (0%)
EXISTING ZONING	A-1
FUTURE LAND USE	LOW RESIDENTIAL
PROPOSED ZONING	RESIDENTIAL PLANNED UNIT DEVELOPMENT (PUD)
PROPOSED FUTURE LAND USE	PUD
BUILDING HEIGHT	30' MAX.
TOTAL UNITS	74
DENSITY	74 / 26.24 = 2.82 UNITS PER ACRE
OPEN SPACE REQUIRED	25.91 AC * 0.20 = 5.18 AC
POND AREA	2.63 AC
CREDIT FOR POND	2.63 AC * 0.25 = 0.66 AC
FLOOD ZONE	0.86 AC + 4.34 AC = 5.20 AC



VICINITY MAP
SCALE: N.T.S.

EXISTING ZONING

NORTH:	A-1
SOUTH:	R-1 & R-E
EAST:	A-1
WEST:	A-1

EXISTING FUTURE LAND USE

NORTH:	LOW RESIDENTIAL
SOUTH:	MEDIUM RESIDENTIAL
EAST:	LOW RESIDENTIAL
WEST:	LOW RESIDENTIAL

BUILDING SETBACKS

FRONT	25'
SIDE	5'
REAR	10'

MINIMUM LOT WIDTH
MINIMUM LOT AREA
MAX. IMPERVIOUS SURFACE RATIO (LOTS)

50'
5,750 SF
60%

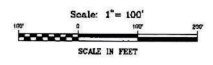
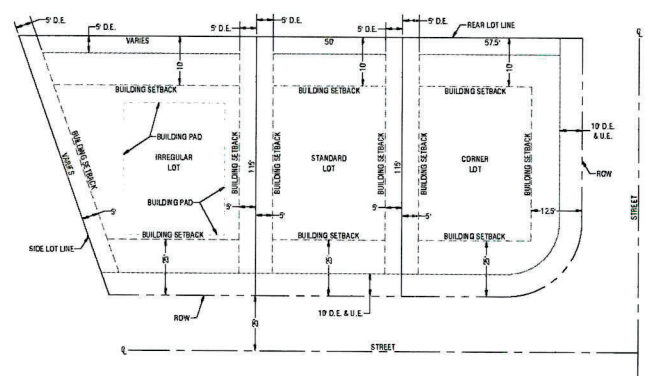
WATER SEWER

MARION COUNTY
MARION COUNTY

LANDSCAPE BUFFER

PROPOSED 6" VINYL FENCE AROUND THE PERIMETER OF THE PROJECT
TYPE C BUFFER ALONG SW 95TH STREET

THE HOA WILL OWN AND MAINTAIN ALL COMMON AREAS.



DATE	DESIGNED BY	DRAWN BY	CHECKED BY	JOB NO.	FILE NAME

SW 95TH STREET

PUD PLAN



DATE:	JUNE, 2024
DESIGNED BY:	CCM
DRAWN BY:	KDM
CHECKED BY:	CCM
JOB NO.:	067102.000
FILE NAME:	PUD PLAN

Sheet 1

CHARLES C. HOTT, P.E.
PROFESSIONAL ENGINEER NO. 6483

COMPOSITE SKETCH

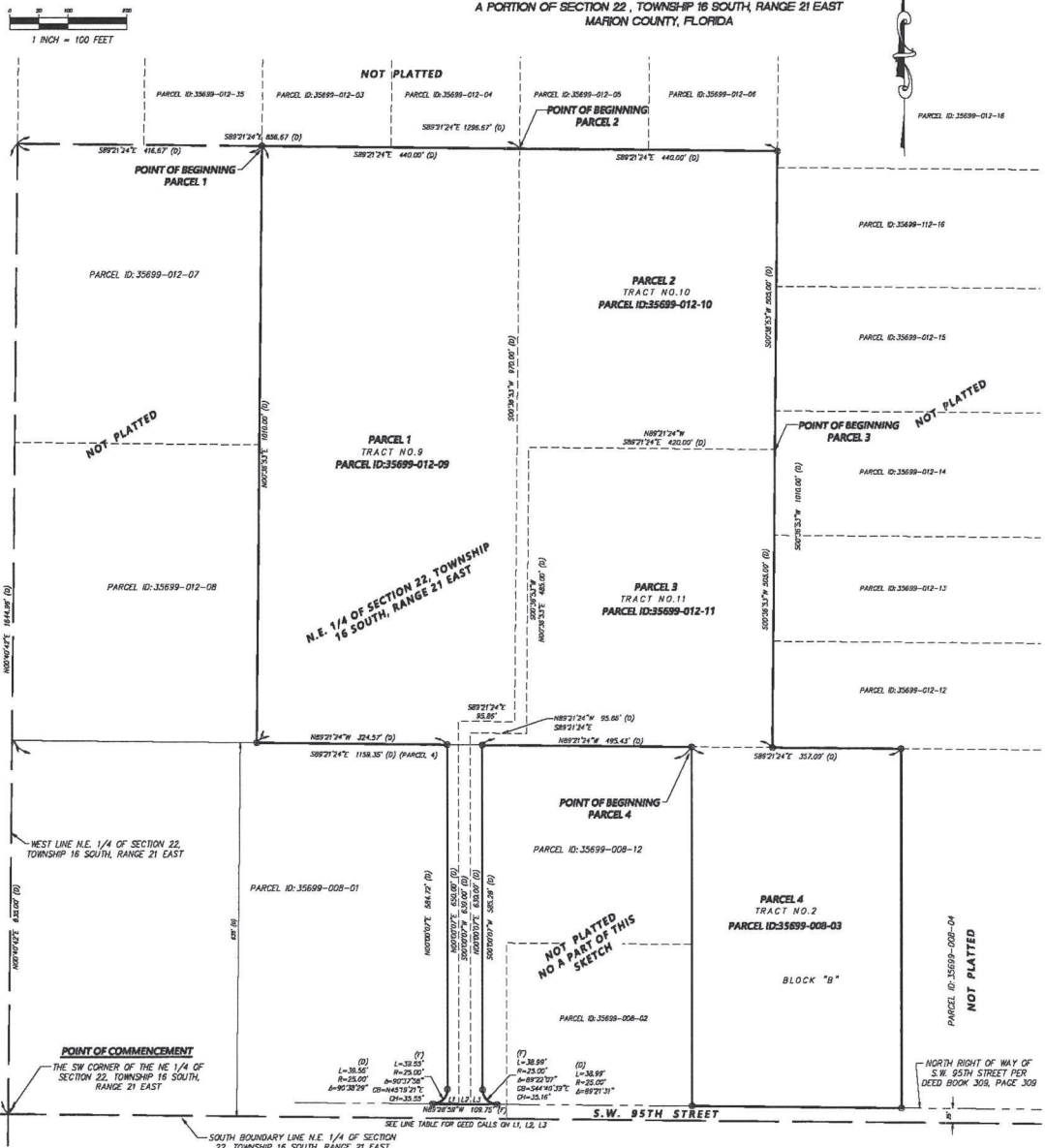
A PORTION OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

LINE TABLE (D)		
LINE	BEARING	LENGTH
L1	N89°21'24"W	45.28
L2	N89°21'24"W	20.00
L3	N89°21'24"W	44.72

CURVE TABLE (D)				
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING
C1	39.55	25.00	090°13'58"	35.53 N45°19'21"E
C2	38.89	25.00	089°22'07"	35.16 S44°40'39"E

LEGEND AND ABBREVIATIONS:

- ± MORE OR LESS
- EL ELEVATION
- LB LICENSED BUSINESS
- NO. NUMBER
- LS LAND SURVEYOR
- LD LINDEN DRAINAGE
- ORR OFFICIAL RECORDS BOOK
- CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- (F) FIELD MEASURE
- (P) PLAT MEASURE
- (D) DEED MEASURE
- (C) CALCULATED MEASURE
- CHD CHORD LENGTH
- C.B. CHORD BEARING
- POC POINT ON CURVE
- POI POINT ON LINE
- POC POINT OF COMPOUND CURVATURE
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- PI POINT OF INTERSECTION
- P.C. POINT OF COMMENCEMENT
- P.G.B. POINT OF BEGINNING
- FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY
- DIP DUCTILE IRON PIPE
- PVC POLYVINYL CHLORIDE
- CMP CORRUGATED METAL PIPE
- RCF REINFORCED CONCRETE PIPE
- NAD80 NORTH AMERICAN VERTICAL DATUM
- NAD83 NATIONAL GEODETIC VERTICAL DATUM
- PB PLAT BOOK
- ORR OFFICIAL RECORDS BOOK
- (P) PARCELS
- R/W RIGHT OF WAY
- ESMT EASEMENT SECTION
- SEC FOUND
- REC RECORDED
- CCR CERTIFIED CORNER RECORD
- RLS REGISTERED LAND SURVEYOR
- CONCRETE MONUMENT
- IRC IRON ROD AND CAP
- IR IRON ROD
- IP IRON PIPE
- CLF CHAIN LINK FENCE
- CI CURB INLET GRATE
- CB CATCH BASIN
- SM STORM MANHOLE
- ME MITERED END SECTION
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- EM ELECTRIC MANHOLE
- EM ELECTRIC METER
- ER ELECTRIC RISER BOX
- CR CABLE TELEVISION RISER BOX
- TR TELEPHONE RISER BOX
- UR UTILITY RISER
- W WELL
- WS WATER SPOUT
- IC IRRIGATION CONTROL VALVE
- WM WATER METER
- WV WATER VALVE
- FR FIRE HYDRANT
- BF BACK FLOW PREVENTER
- AP AIR CONDITIONER PAD
- GV GAS VALVE
- GM GAS METER
- GL GAS LINE MARKER
- CU CONCRETE UTILITY POLE
- MP METAL UTILITY POLE
- WP WOOD UTILITY POLE
- UP UTILITY POLE GUY ANCHOR
- LP LIGHT POLE
- SL SPOT/GROUND LIGHT
- ET ELECTRIC TRANSFORMER
- SN SIGN
- BO BOLLARD
- FP FLAG POLE
- MA MALEBOK
- IR FOUND 5/8" IRON ROD & CAP (AS NOTED)
- LINE BREAK



LEGAL DESCRIPTION:

(PER OFFICIAL RECORDS BOOK 7226, PAGE 1394)

PARCEL 1:
TRACT #9 OF PADDOCK PARK RANCHES MORE PARTICULARLY DESCRIBED AS FOLLOWS, PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SAID NE 1/4, THENCE N.00°00'42"E ALONG THE WEST LINE OF THE SAID NE 1/4, 1844.96 FEET, THENCE S.89°21'24"E, 416.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°21'24"E, 440.00 FEET; THENCE S.00°38'53"W, 505.00 FEET; THENCE N.89°21'24"E, 440.00 FEET; THENCE S.00°00'07"W, 650.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A MARION COUNTY ROAD AS DESCRIBED IN DEED BOOK 309, PAGE 309, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THENCE N.89°21'24"W, 38.89 FEET TO THE POINT OF BEGINNING; THENCE N.89°21'24"W, 45.28 FEET TO A POINT OF CURVATURE OF A CURVE COMPARE TO THE NORTHWEST; SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°21'24"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND DEPARTING SAID NORTH RIGHT OF WAY LINE, 35.55 FEET TO THE POINT OF TANGENCY; THENCE N.00°00'07"E, 584.72 FEET; THENCE N.89°21'24"W, 324.57 FEET, THENCE N. 00°38'53"E, 1010.00 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
TRACT #10 OF PADDOCK PARK RANCHES MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SAID NE 1/4; THENCE N.00°00'42"E ALONG THE WEST LINE OF THE SAID NE 1/4, 1844.96 FEET, THENCE S.89°21'24"E, 416.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.89°21'24"E, 440.00 FEET; THENCE S.00°38'53"W, 505.00 FEET; THENCE N.89°21'24"E, 440.00 FEET; THENCE S.00°00'07"W, 650.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A MARION COUNTY ROAD AS DESCRIBED IN DEED BOOK 309, PAGE 309, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°21'24"W, 38.89 FEET TO THE POINT OF BEGINNING; THENCE N.89°21'24"W, 45.28 FEET TO A POINT OF CURVATURE OF A CURVE COMPARE TO THE NORTHWEST; SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°21'24"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE AND DEPARTING SAID NORTH RIGHT OF WAY LINE, 35.55 FEET TO THE POINT OF TANGENCY; THENCE N.00°00'07"E, 584.72 FEET; THENCE N.89°21'24"W, 324.57 FEET, THENCE N. 00°38'53"E, 1010.00 FEET TO THE POINT OF BEGINNING.

PARCEL 3:
TRACT #11 OF PADDOCK PARK RANCHES, AN UNRECORDED SUBDIVISION BEING A PART OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF THE SAID NORTHEAST 1/4, THENCE NORTH 00°00'42"E EAST ALONG THE WEST LINE OF THE SAID NORTHEAST 1/4, 1844.96 FEET, THENCE SOUTH 89°21'24"E EAST 1286.82 FEET; THENCE SOUTH 00°38'53"W WEST, 505.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 00°38'53"W WEST, 505.00 FEET; THENCE NORTH 89°21'24"W WEST, 495.43 FEET; THENCE SOUTH 00°00'07"E WEST, 585.28 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE NORTHEAST; SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 89°21'24"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 38.89 FEET TO THE POINT OF TANGENCY LYING ON THE NORTH RIGHT-OF-WAY LINE OF A MARION COUNTY ROAD AS DESCRIBED IN DEED BOOK 309, PAGE 309, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 89°21'24"W WEST, 495.43 FEET; THENCE SOUTH 00°00'07"E WEST, 585.28 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
(PER FIRST AMERICAN TITLE INSURANCE COMPANY; COMMITMENT NUMBER:110247842, ISSUING AGENT: JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP, ISSUING OFFICE FILE NUMBER:101518, BEARING A COMMITMENT DATE OF MARCH 02, 2024)

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARION, STATE OF FLORIDA, AND IS DESCRIBED AS FOLLOWS:

TRACT NO. 2, BLOCK B, OF AN UNRECORDED SUBDIVISION
A PART OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE MONUMENT AT THE SW CORNER OF THE NE 1/4 OF SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; PROCEED N.00°00'42"E, ALONG THE WEST BOUNDARY LINE OF SAID NE 1/4, 835.00 FEET; THENCE S.89°21'24"E, 635.00 FEET NORTH OF AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID NE 1/4, 1158.35 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF TRACT NO. 2, BLOCK B, AS DESCRIBED HEREIN; THENCE CONTINUE S.89°21'24"E, 357.00 FEET TO A CONCRETE MONUMENT; THENCE S.00°00'07"W, 610.00 FEET TO THE NORTH RIGHT OF WAY LINE OF A MARION COUNTY ROAD AS RECORDED IN DEED BOOK 309, PAGE 309, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE N.89°21'24"E, 357.00 FEET WEST ALONG THE SAID NORTH RIGHT OF WAY LINE, 44.72 FEET; THENCE NORTH 00°00'07"E EAST, DEPARTING SAID RIGHT-OF-WAY LINE, 630.00 FEET; THENCE SOUTH 89°21'24"E EAST, 95.86 FEET; THENCE NORTH 00°38'53"E EAST 485.00 FEET; THENCE SOUTH 89°21'24"E EAST, 420.00 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

- DATE OF SKETCH APRIL 19, 2024.
- SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD, PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SKETCH.
- PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
- BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLATE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION ORIGINAL REFERENCE STATION NETWORK.
- ADDITIONS OR DELETIONS TO SKETCH MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THIS SKETCH HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
- FIELD MEASUREMENTS DEPICTED IN THIS SKETCH ARE BASED ON PROVIDED SURVEY COMPLETED BY RICK WHITT, LS 5456, ON MAY 11, 2020.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 517.050-052, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOWSON DATE _____
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

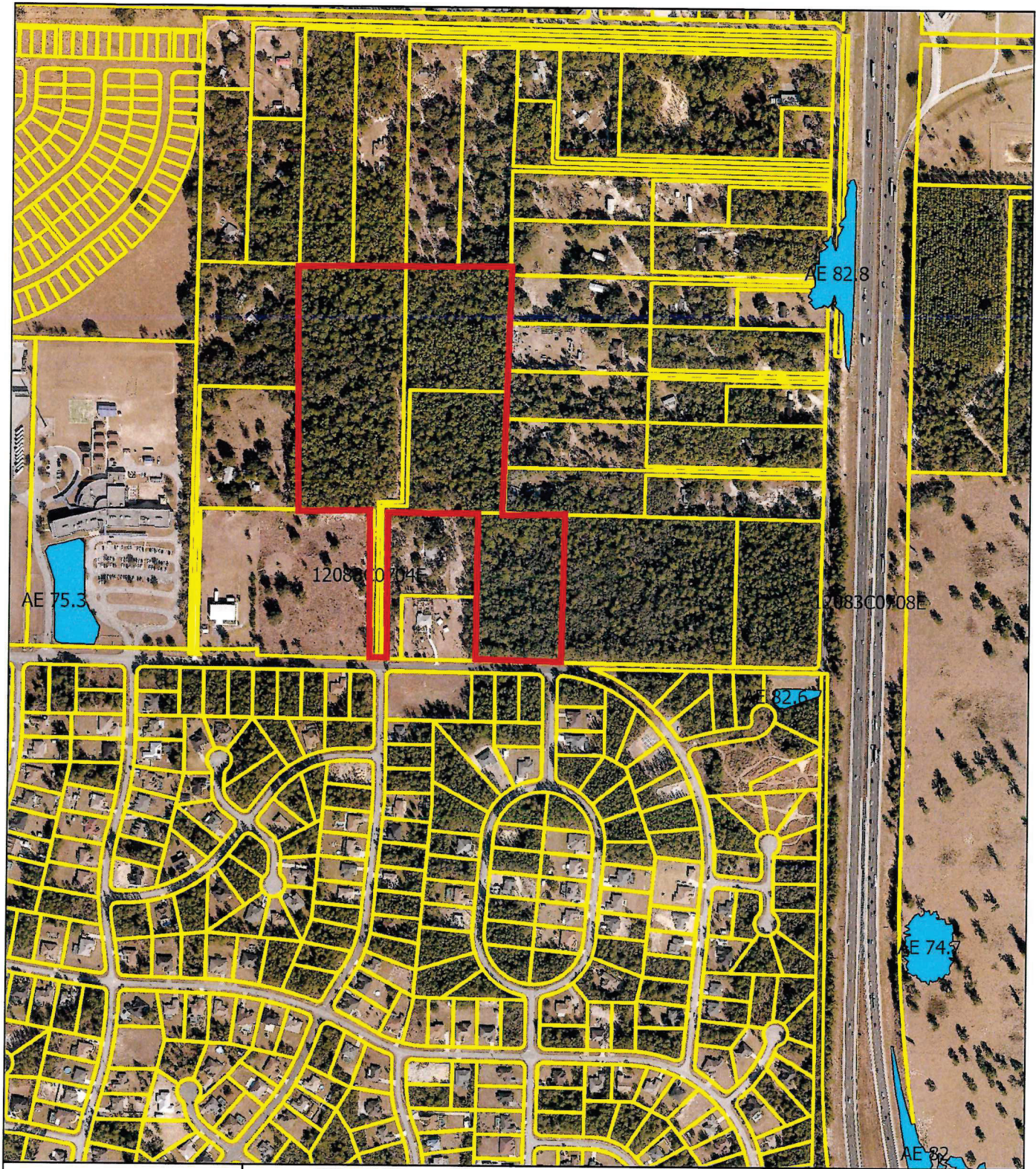
FB/PC	DATE	DRAWN	REVISIONS	CHK

LOCATED IN SECTION 22, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

PLAT OF COMPOSITE SKETCH
-FOR-
DEG GROUP INC

FB/PC	FIELD DATE	JOB NO.	
N/A	N/A	240516SK	
DRAWING DATE	BY	APPROVED	SCALE
04/12/2024	M.A.	C.H.	1" = 100'

1 OF 1



FEMA
Map



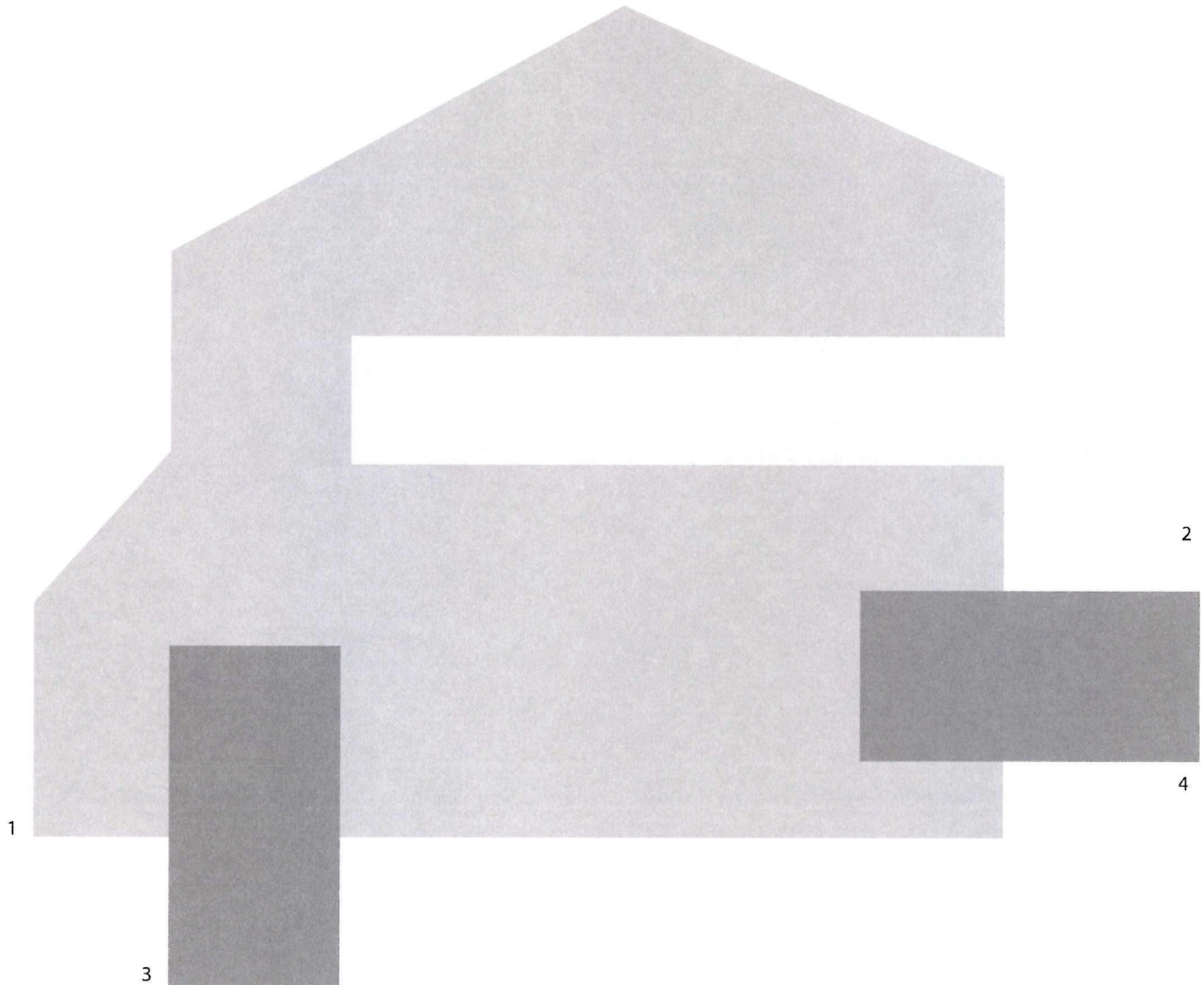
Marion County Parcels 35699-008-03,
35699-012-11, 10, and 09

2024



0 300 600
Feet

Highland Homes Schemes

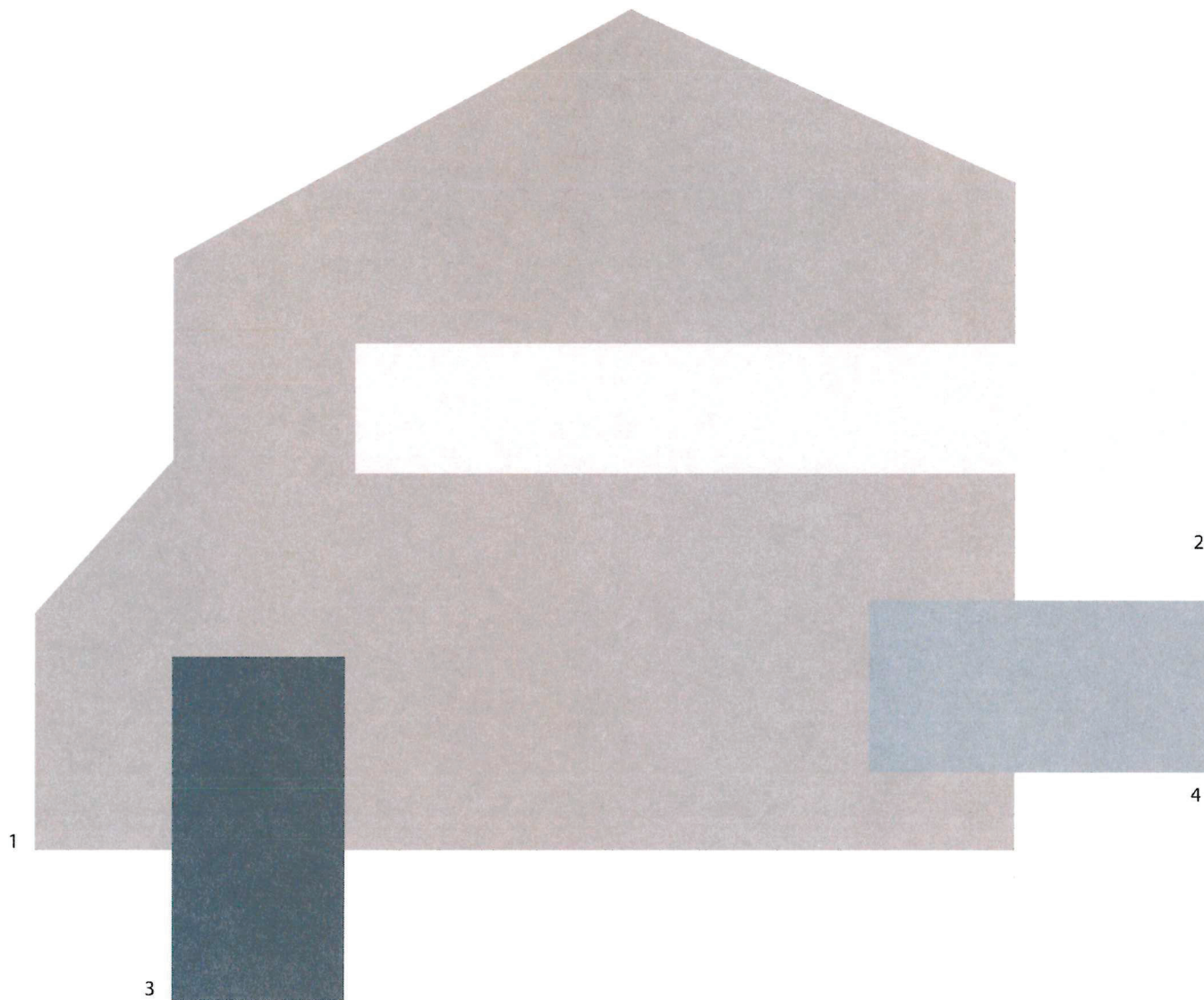


1

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

SW 0055 Light French Gray
SW 7005 Pure White
SW 7067 Cityscape
SW 7067 Cityscape

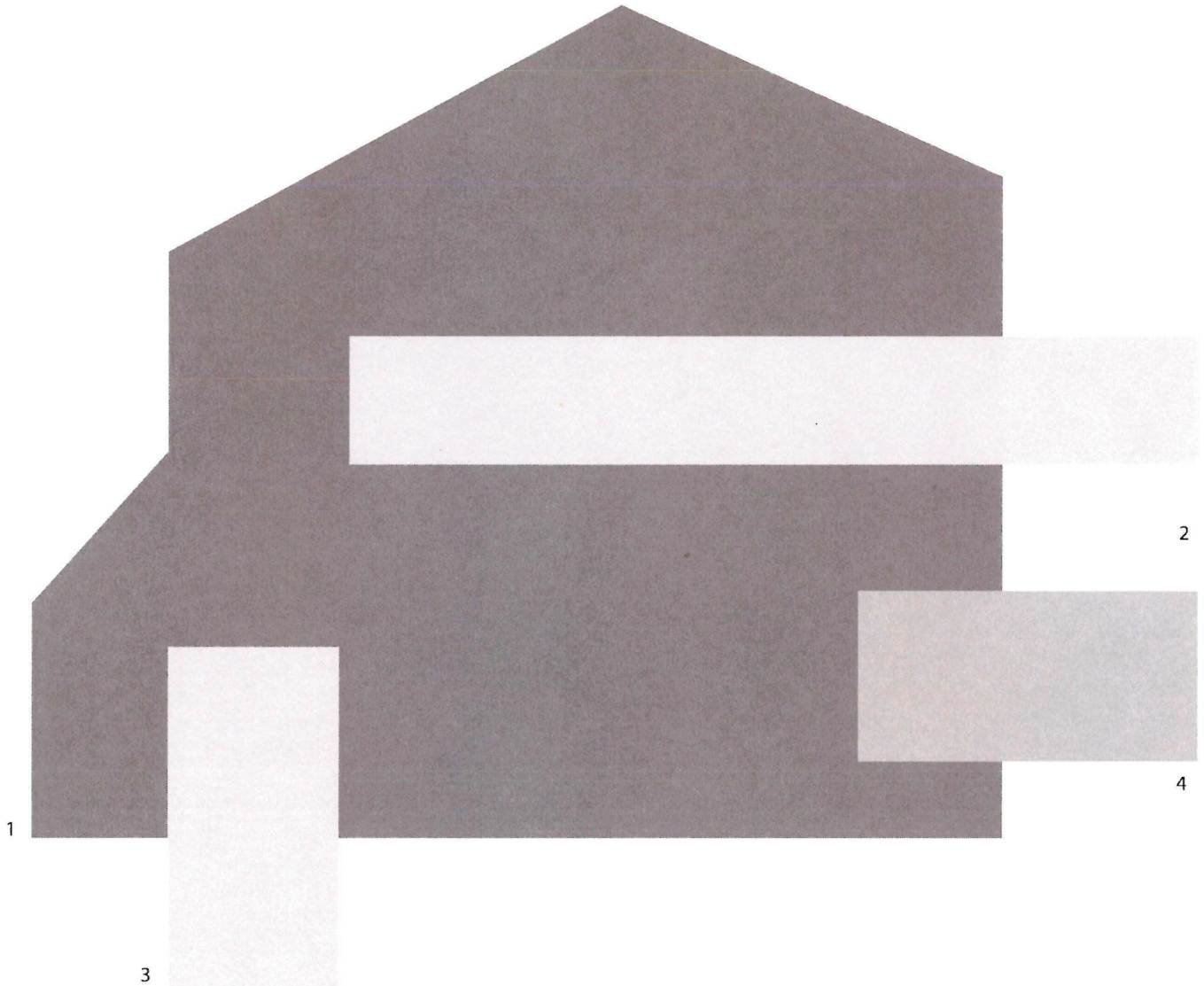
Highland Homes Schemes



2

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 7017 Dorian Gray
- SW 7008 Alabaster
- SW 6223 Still Water
- SW 9134 Delft



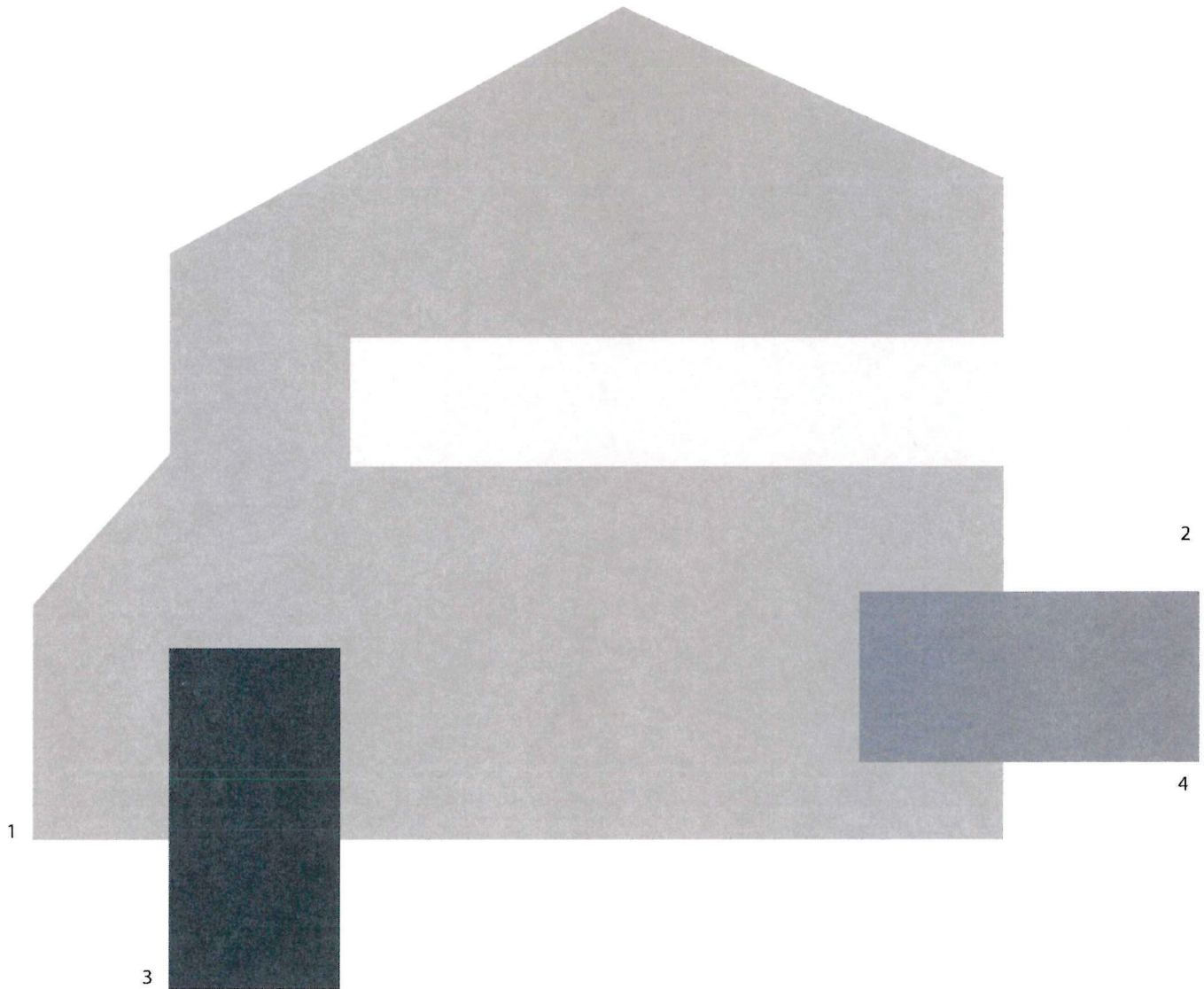
SCHEME 3

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7019 Gauntlet Gray
- SW 7014 Eider White
- SW 7014 Eider White
- SW 7016 Mindful Gray



Highland Homes Schemes

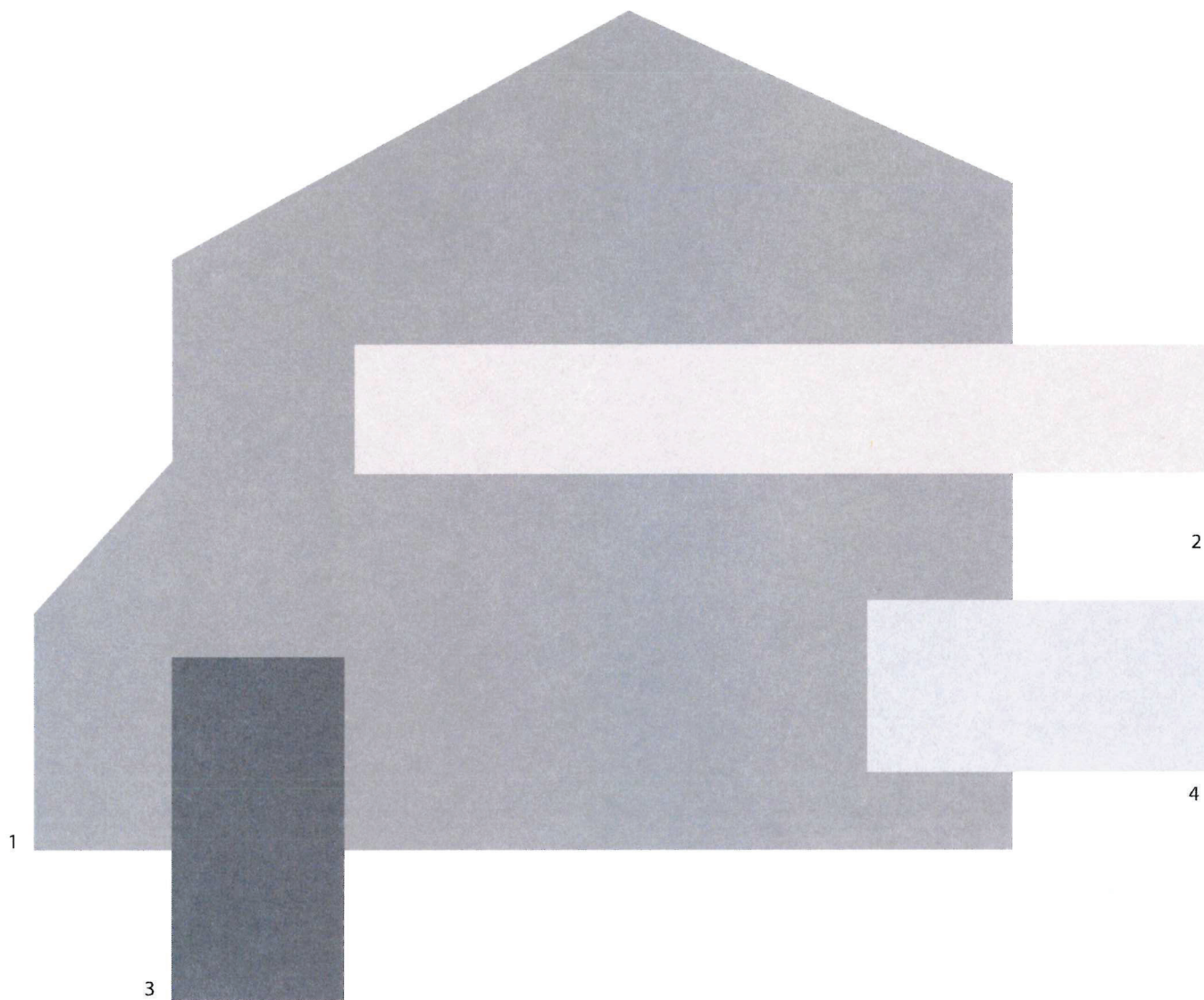


4

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

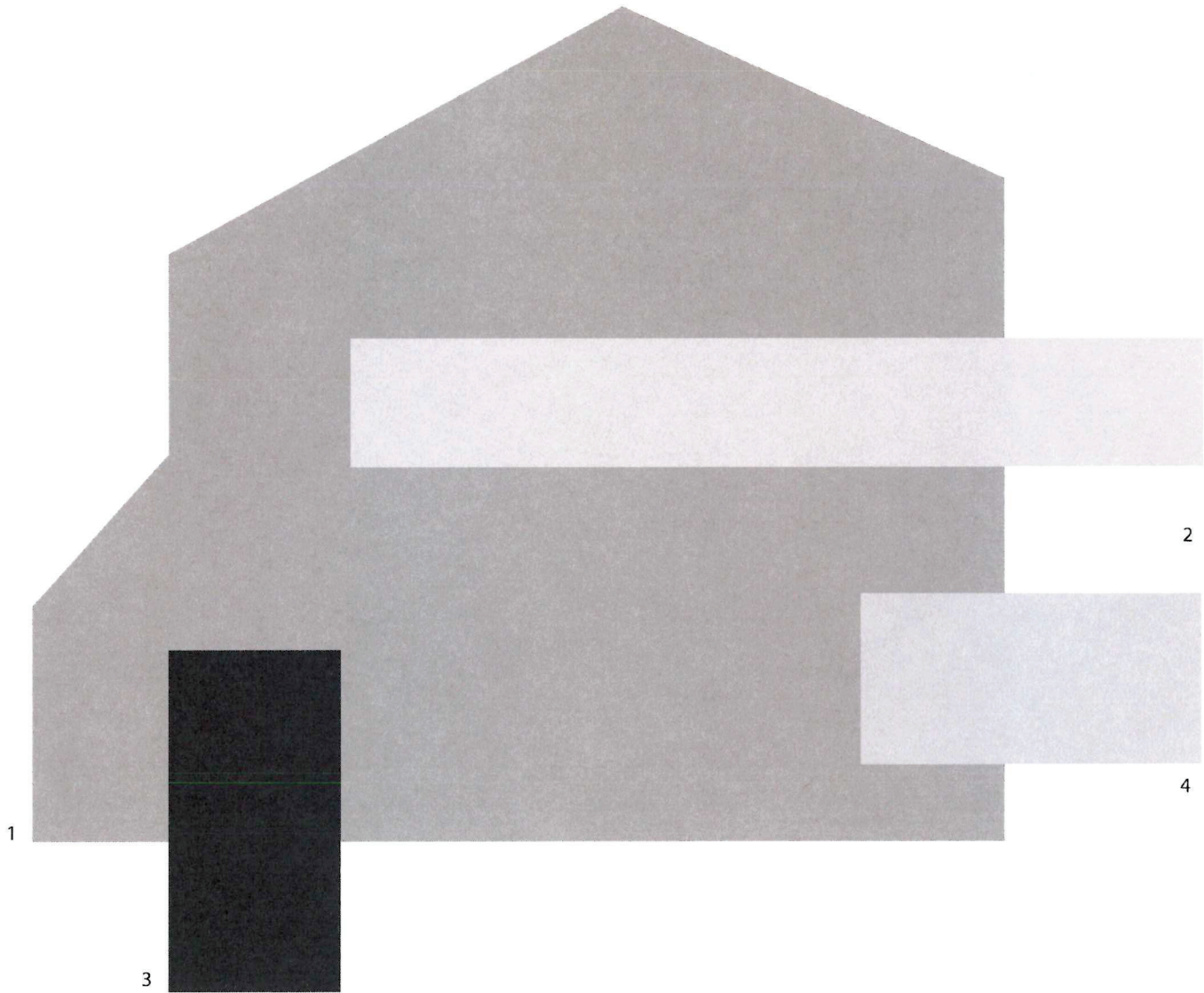
- SW 7066 Gray Matters
- SW 7008 Alabaster
- SW 7625 Mount Etna
- SW 6235 Foggy Day

Highland Homes Schemes



- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- 5**
- SW 9143 Cadet
 - SW 9166 Drift of Mist
 - SW 6236 Grays Harbor
 - SW 6232 Misty

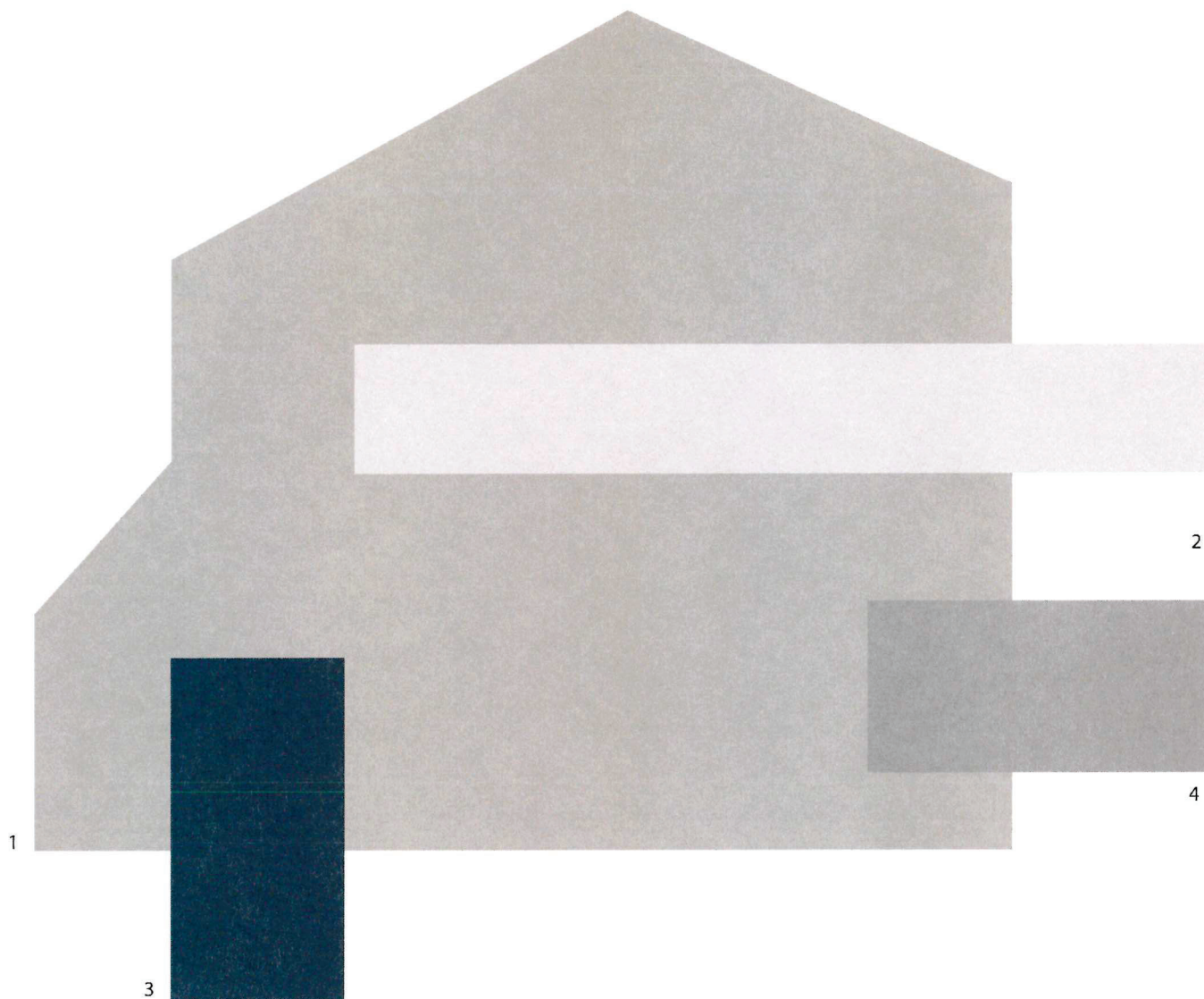


SCHEME 6

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7673 Pewter Cast
- SW 7647 Crushed Ice
- SW 6991 Black Magic
- SW 7667 Zircon





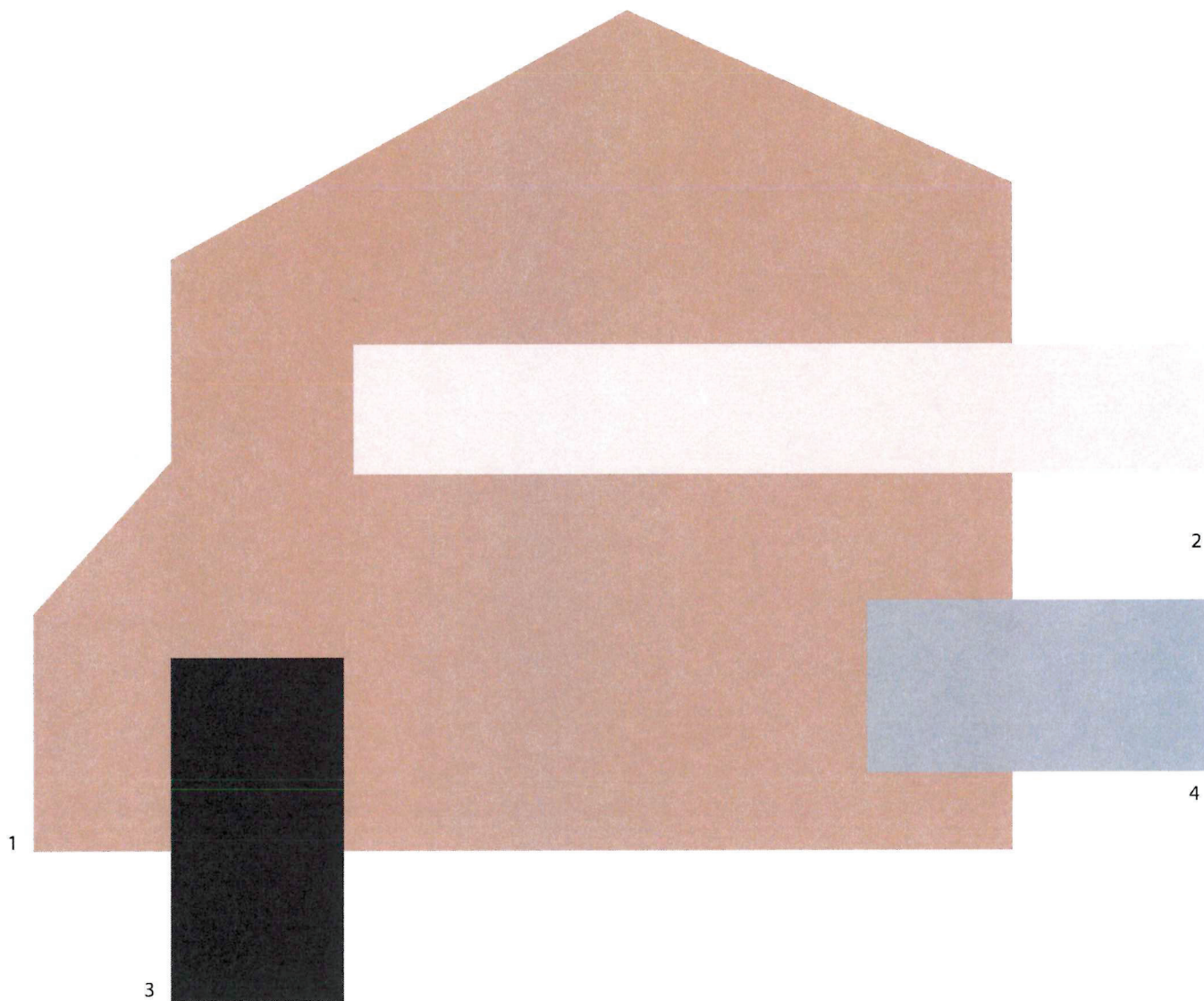
SCHEME 7

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 6185 Escape Gray
- SW 9166 Drift of Mist
- SW 6244 Naval
- SW 9164 Illusive Green



Highland Homes Schemes



8

1 Body

2 Trim

3 Door

4 Accent

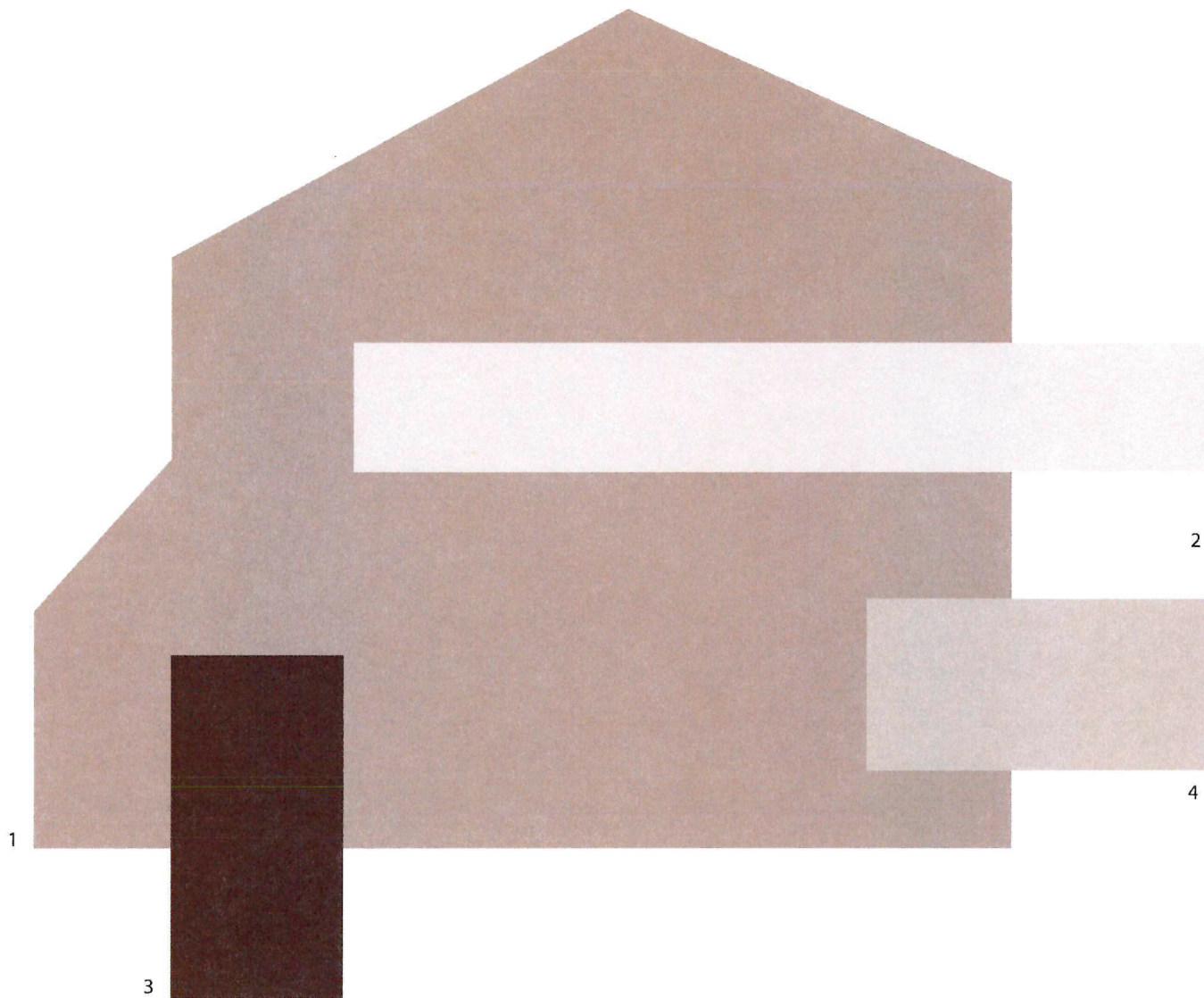
SW 2835 Craftsman Brown

SW 6147 Panda White

SW 6991 Black Magic

SW 9139 Debonair

Highland Homes Schemes

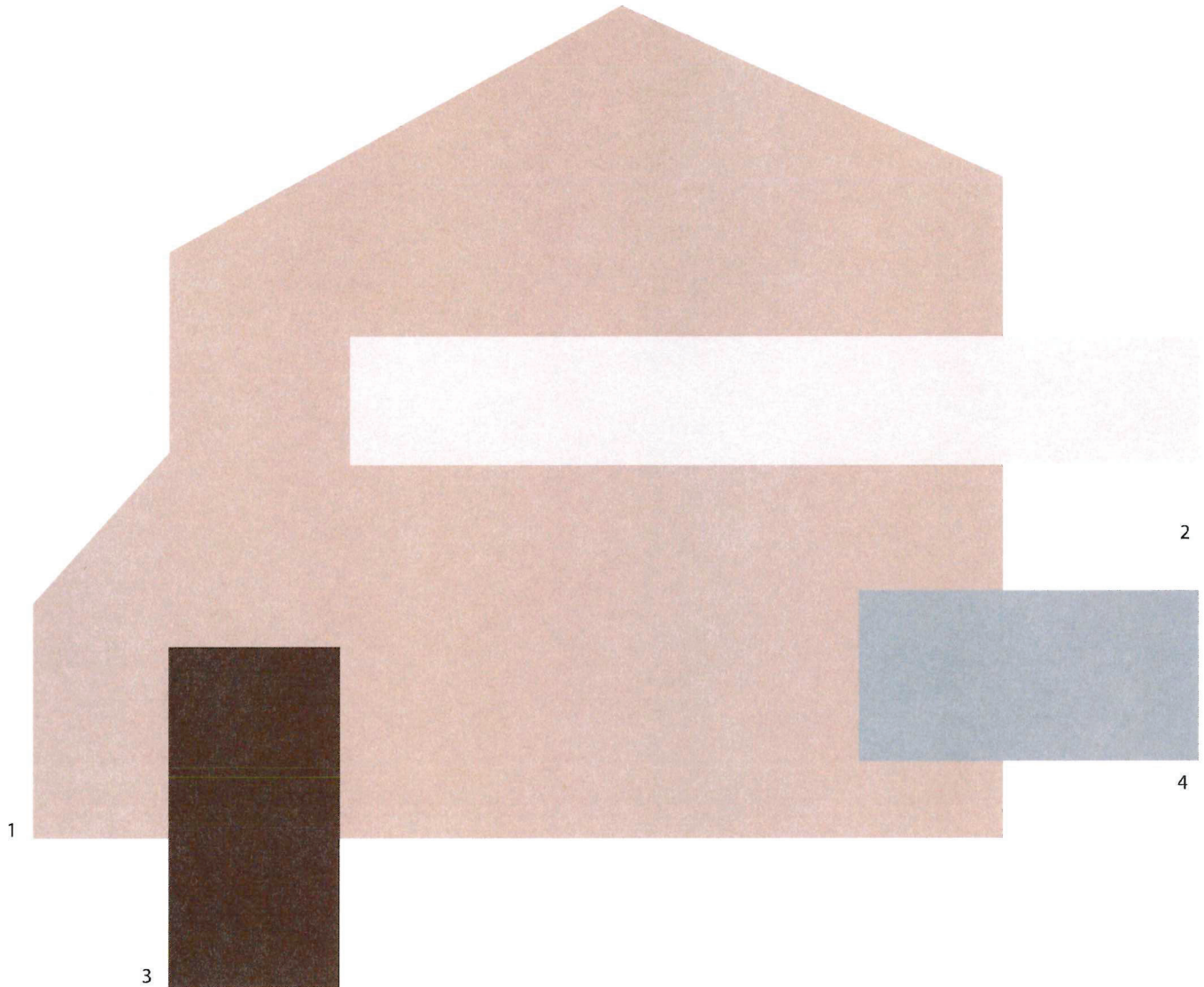


9

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 9174 Moth Wing
- SW 7035 Aesthetic White
- SW 2838 Polished Mahogany
- SW 7051 Analytical Gray

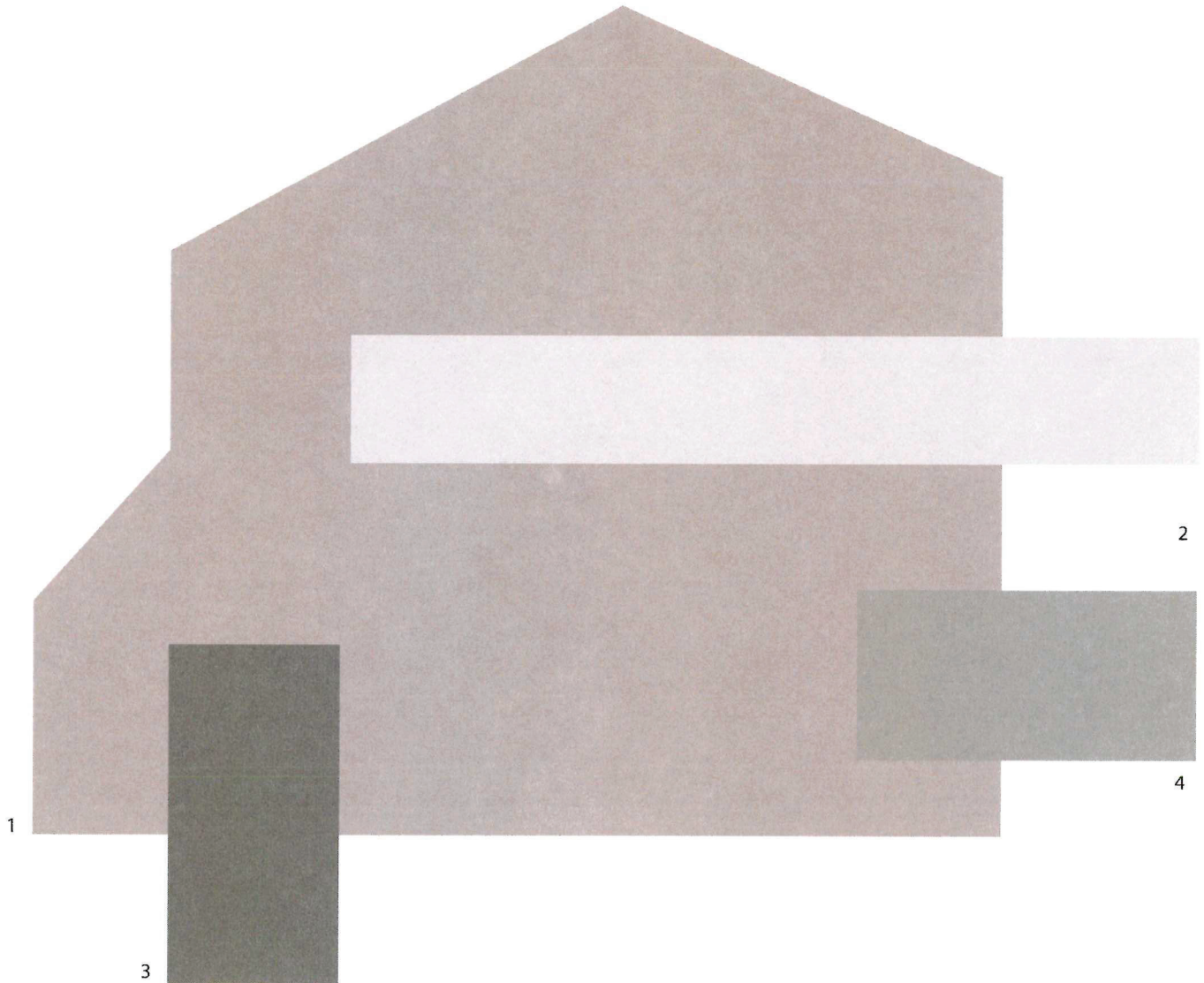
Highland Homes Schemes



10

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 9111 Antler Velvet
- SW 7009 Pearly White
- SW 6076 Turkish Coffee
- SW 9134 Delft



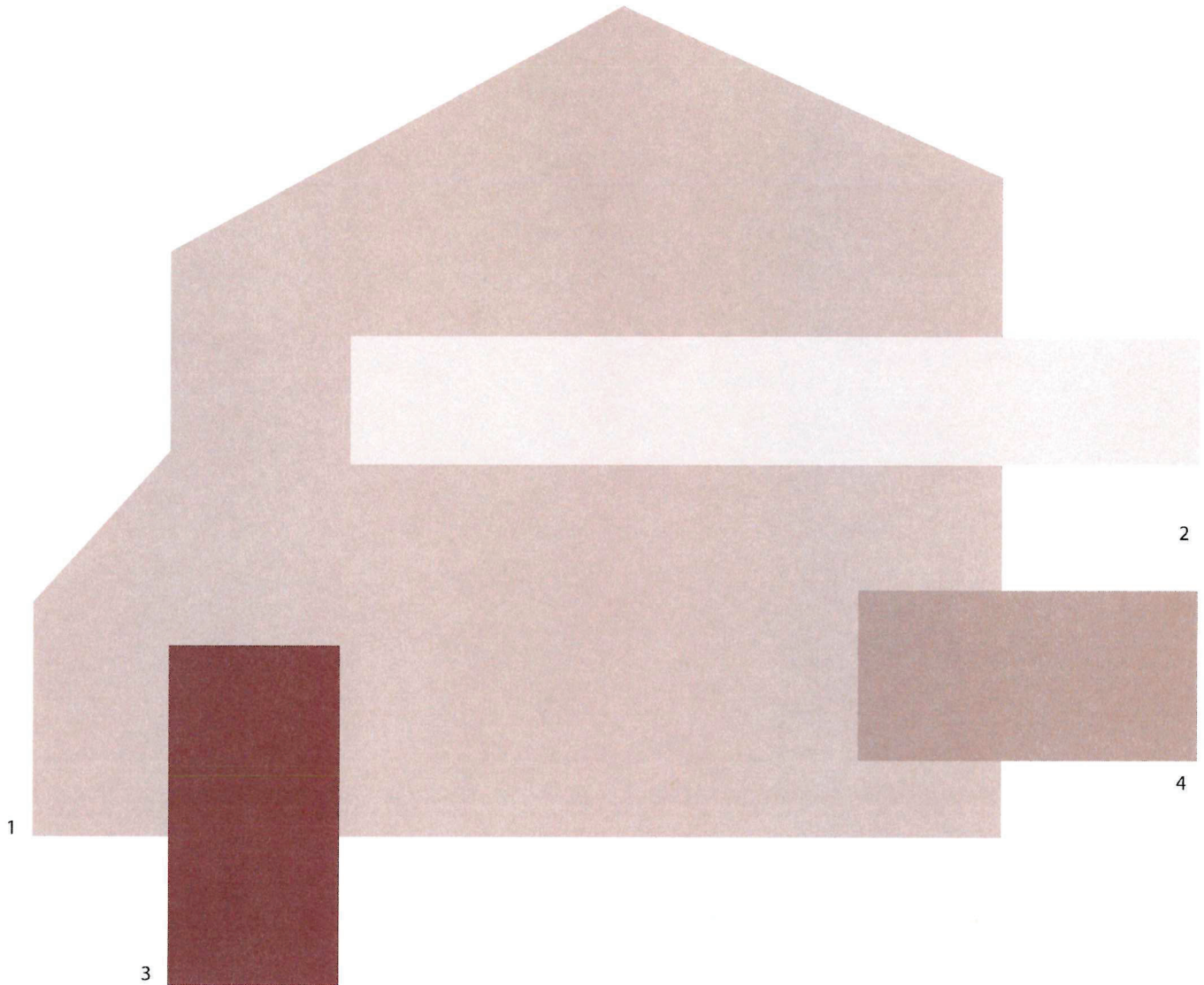
SCHEME 11

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7045 Intellectual Gray
- SW 9166 Drift of Mist
- SW 6187 Rosemary
- SW 9130 Evergreen Fog



Highland Homes Schemes

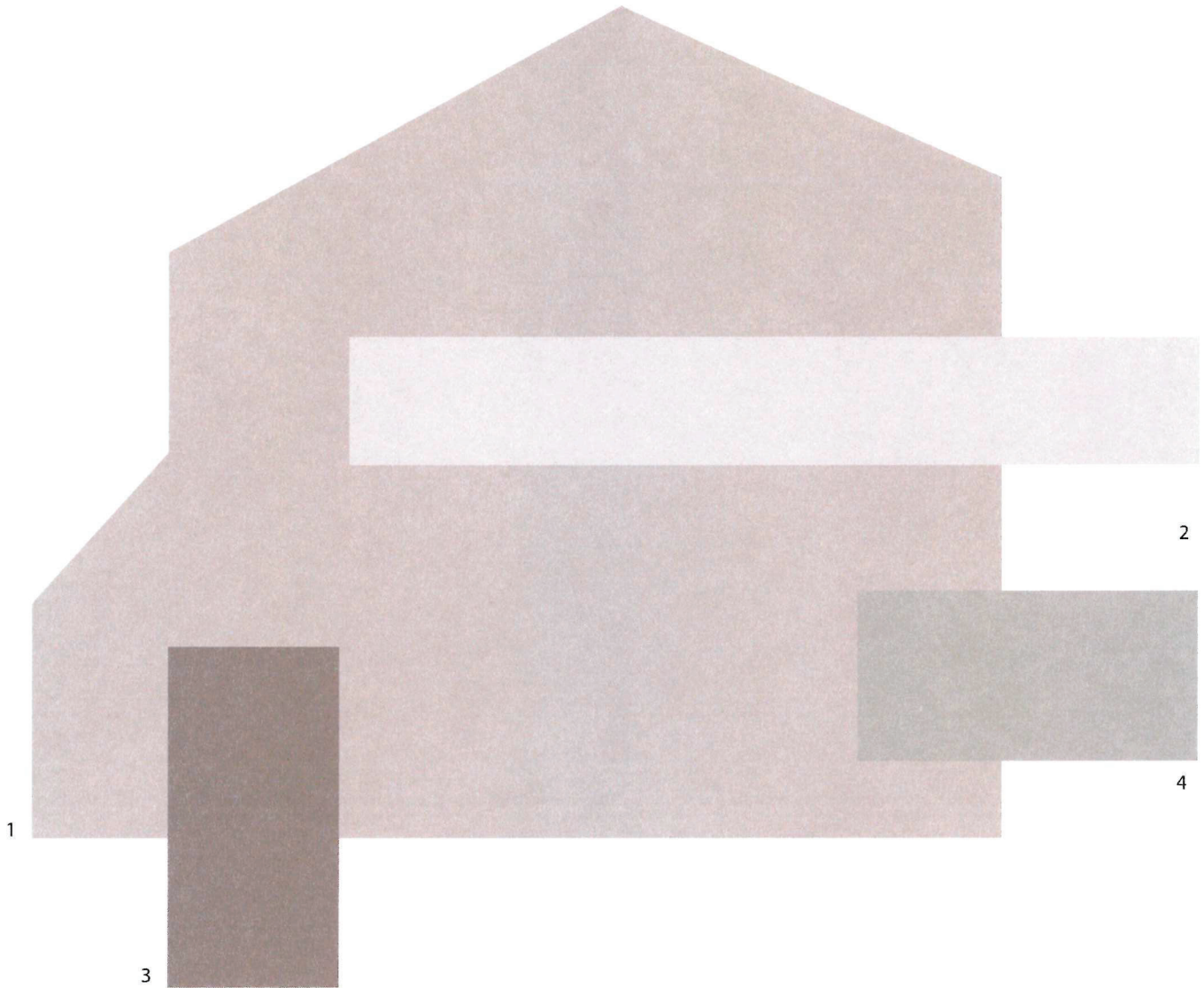


12

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

SW 7037 Balanced Beige
SW 7011 Natural Choice
SW 7594 Carriage Door
SW 9084 Cocoa Whip

Highland Homes Schemes



13

- 1 Body
- 2 Trim
- 3 Door
- 4 Accent

- SW 7044 Amazing Gray
- SW 9166 Drift of Mist
- SW 7046 Anonymous
- SW 6185 Escape Gray

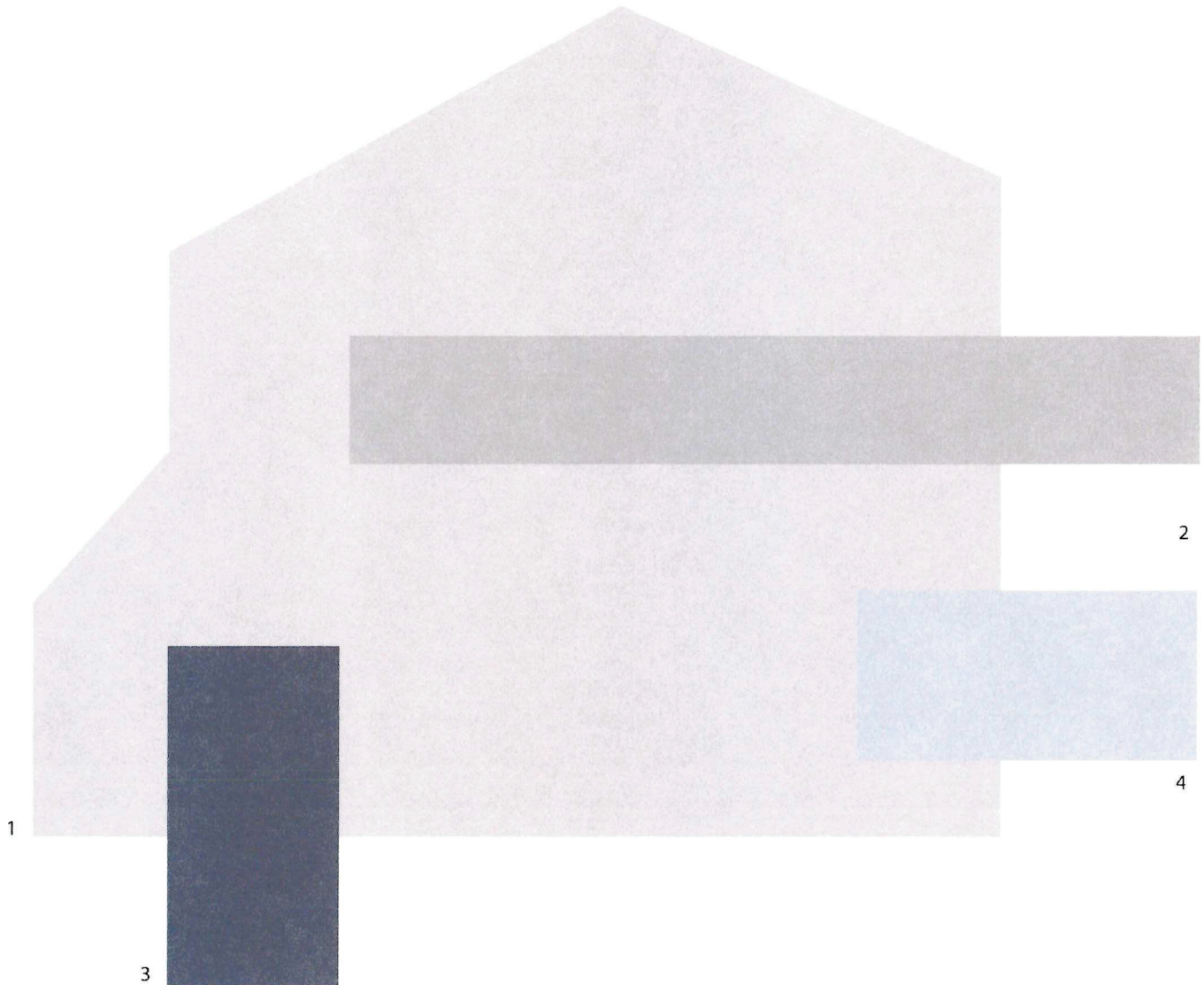


SCHEME 14

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7042 Shoji White
- SW 9170 Acier
- SW 7048 Urbane Bronze
- SW 7649 Silverplate



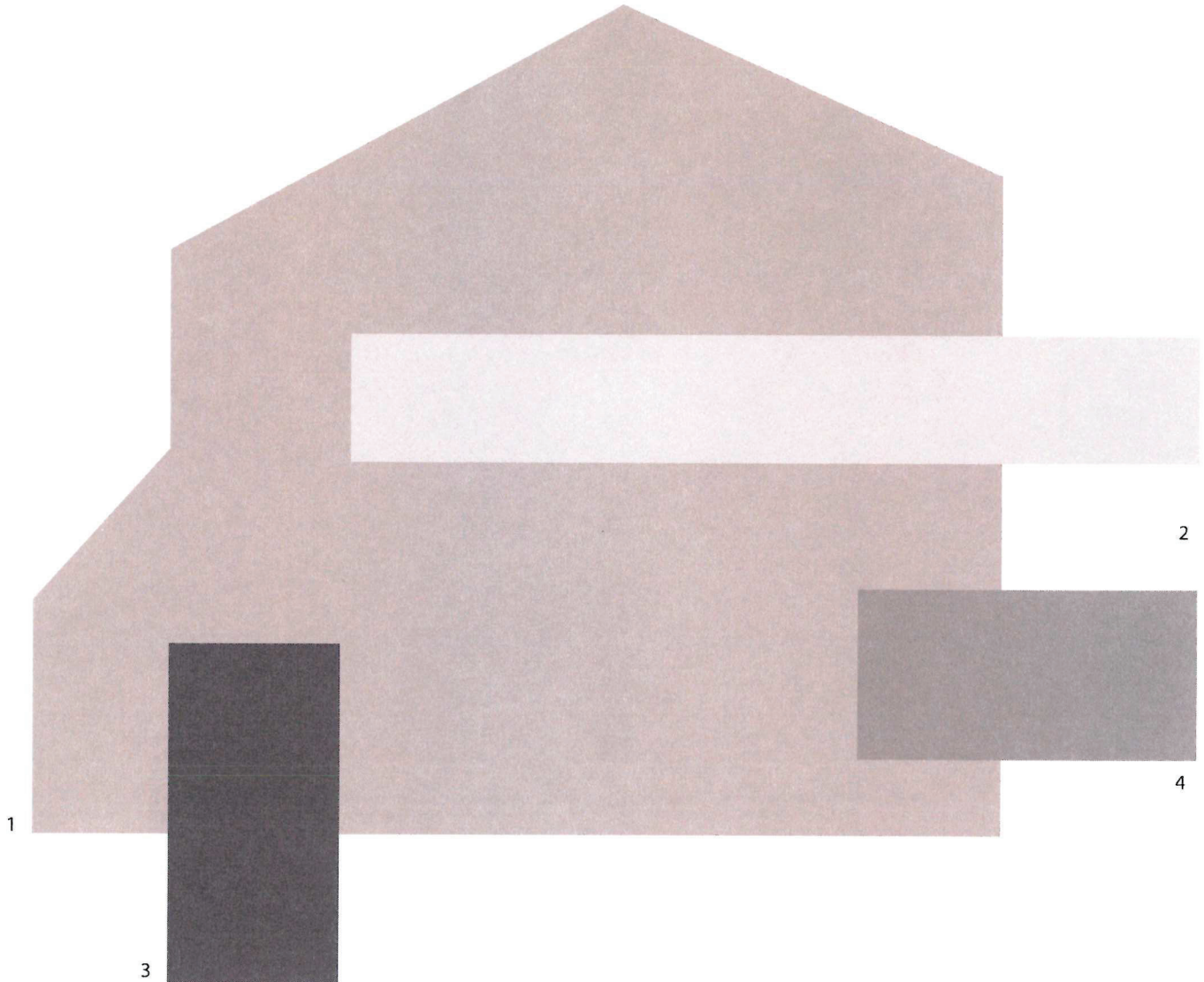


SCHEME 15

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 7647 Crushed Ice
- SW 7658 Gray Clouds
- SW 2740 Mineral Gray
- SW 6218 Tradewind



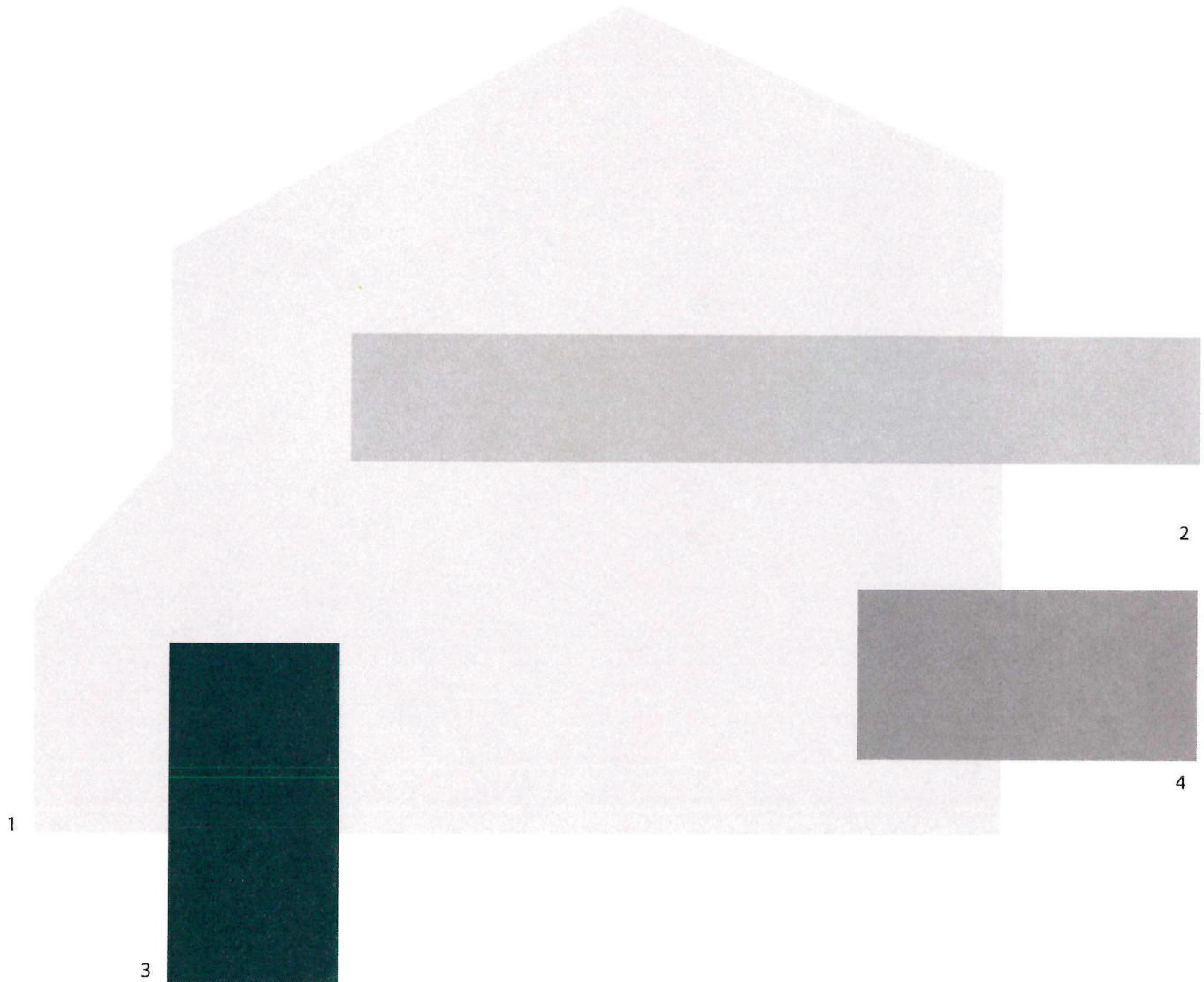


SCHEME 16

- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

- SW 6073 Perfect Greige
- SW 7570 Egret White
- SW 7674 Peppercorn
- SW 7018 Dovetail





SCHEME 17

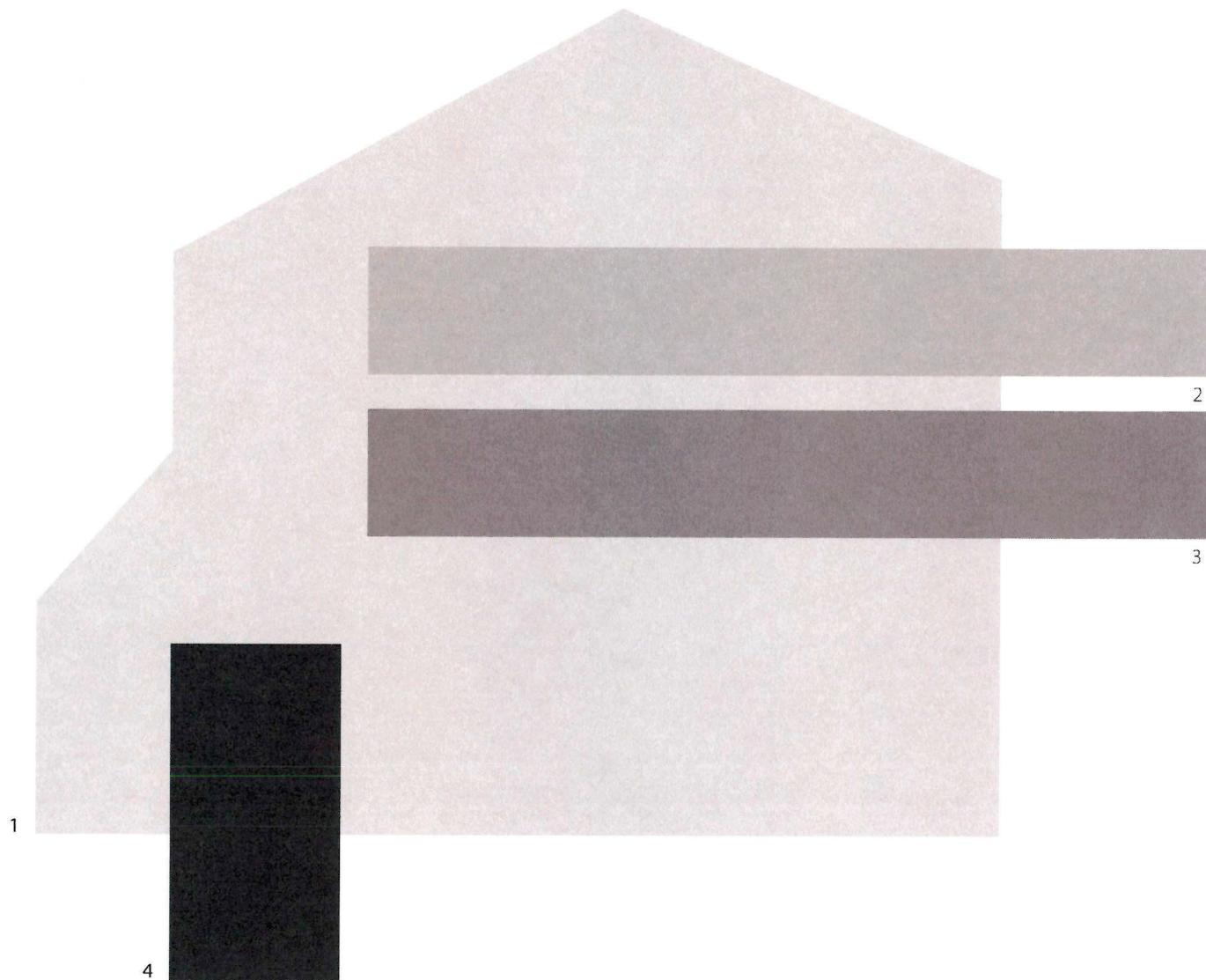
- 1 Body
- 2 Trim
- 3 Front Door
- 4 Accent

SW 6168 Moderne White
SW 2850 Chelsea Gray
SW 7623 Cascades
SW 0077 Classic French Gray



FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.

Highland Additions



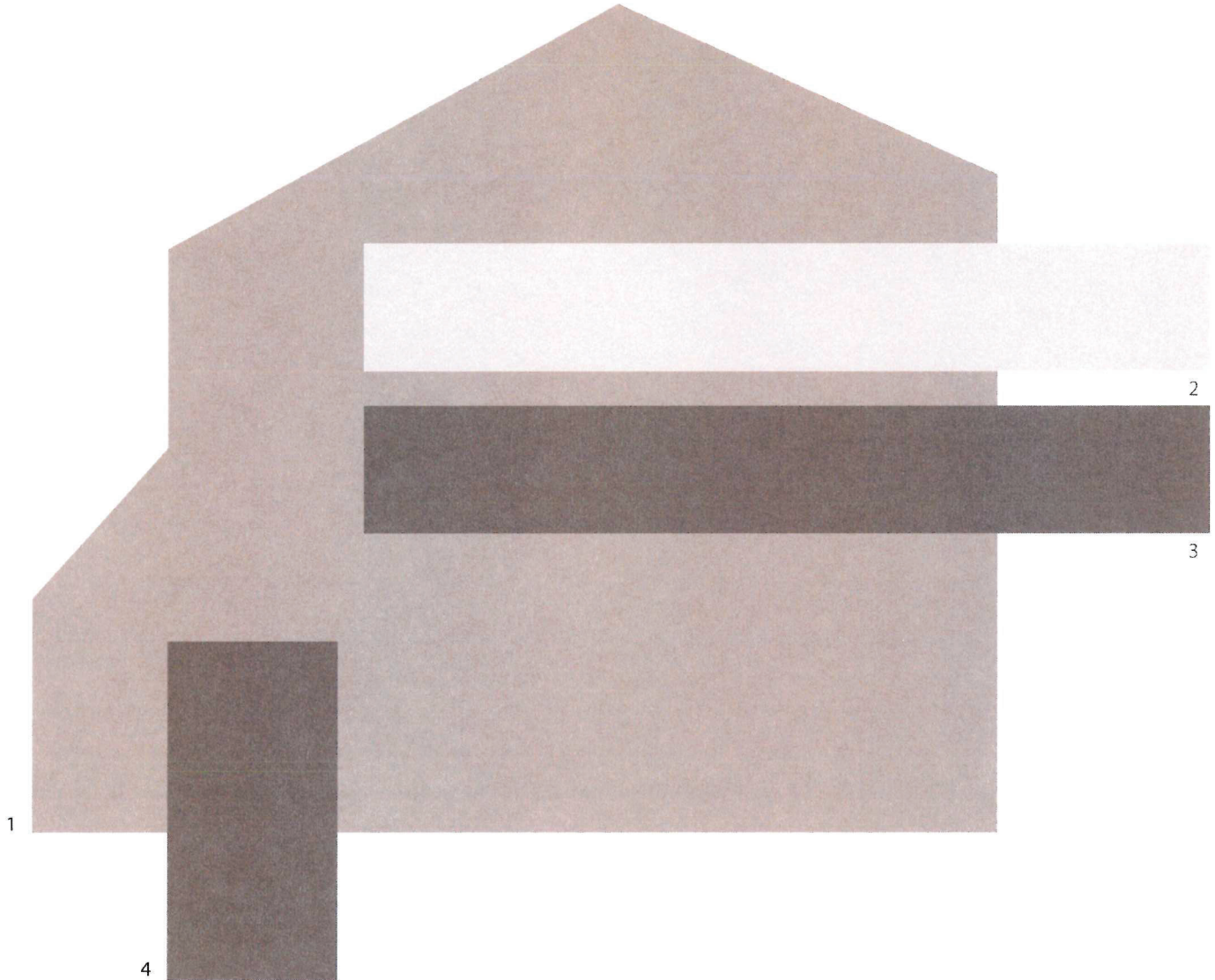
Scheme 18

- 1 Body
- 2 Trim
- 3 Accent
- 4 Door

- SW 7029 Agreeable Gray
- SW 7017 Dorian Gray
- SW 7019 Gauntlet Gray
- SW 6258 Tricorn Black



FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



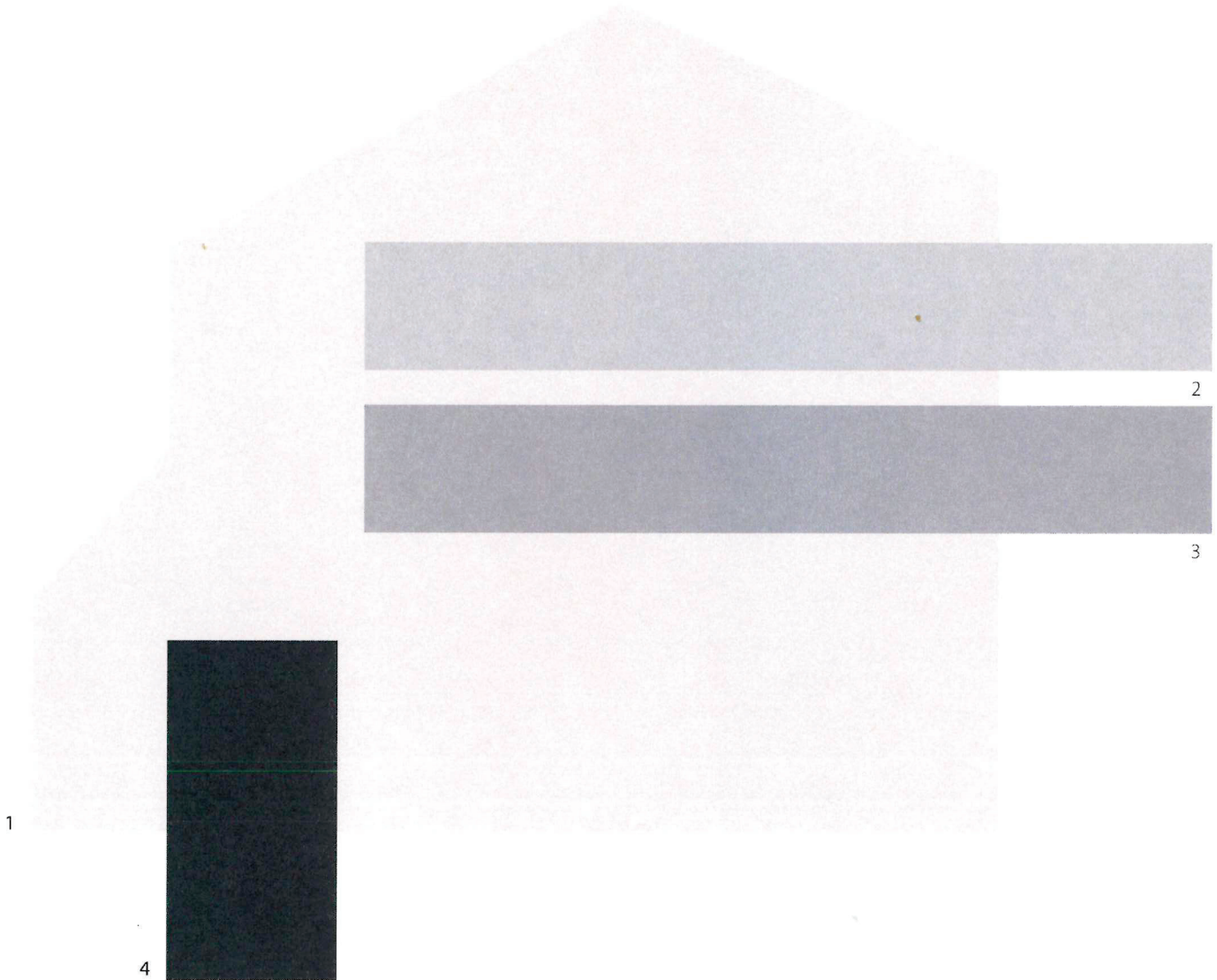
Scheme 19

- 1 Body
- 2 Trim
- 3 Accent
- 4 Door

- SW 7031 Mega Greige
- SW 6070 Heron Plume
- SW 7047 Porpoise
- SW 7047 Porpoise



FOR REFERENCE ONLY - Actual color may vary from printed/digital representation. To confirm your color choices prior to purchase, please view a physical color sample.



Scheme 20

- 1 Body
- 2 Trim
- 3 Accent
- 4 Door

- SW 7009 Pearly White
- SW 7663 Monorail Silver
- SW 7664 Steely Gray
- SW 6992 Inkwell



MARION COUNTY

Small-Scale Comprehensive Plan Amendment and PUD Evaluation Criteria

Parcel IDs:
35699-012-09; 35699-012-10; 35699-012-11; 35699-008-03

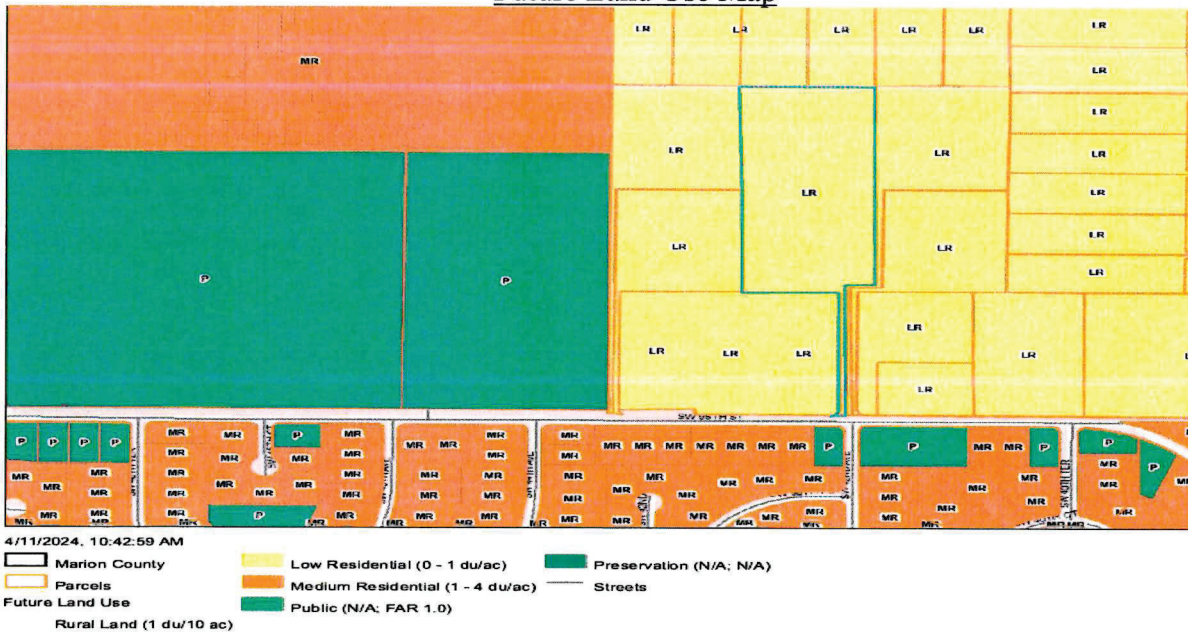
OVERVIEW

The proposed project encompasses +/-26.21 acres within the County's Urban Growth Boundary. The properties are currently zoned A-1 with a future land use designation of Low Density Residential (LR). The applicant is requesting a future land use change to Medium Density permitting 0-4 du/acre and a rezoning to Planned Unit Development (PUD) to develop a single phase detached single-family residential community. The proposed PUD consists of 77 lots, of which 29 lots are .75' x 115' and 48 lots are 50' x 110'. The density of the proposed development is 2.94 du/acre, which is consistent with the Medium Density land use.

1. Encourages compact and contiguous development patterns in the Urban Growth Boundary (UGB) as designated on the Future Land Use Map Series (FLUM).

The subject parcels are currently undeveloped except for one residential mobile home. . The proposed residential development program under the above referenced PUD would provide a community with housing styles similar to nearby developments with amenities and walkability, with a location providing convenient access to Interstate 75 to the east and commercial retail properties to the west along SW 95th Street.

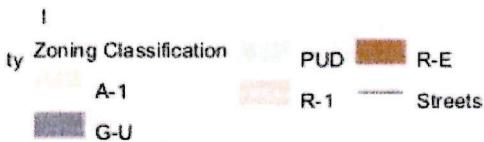
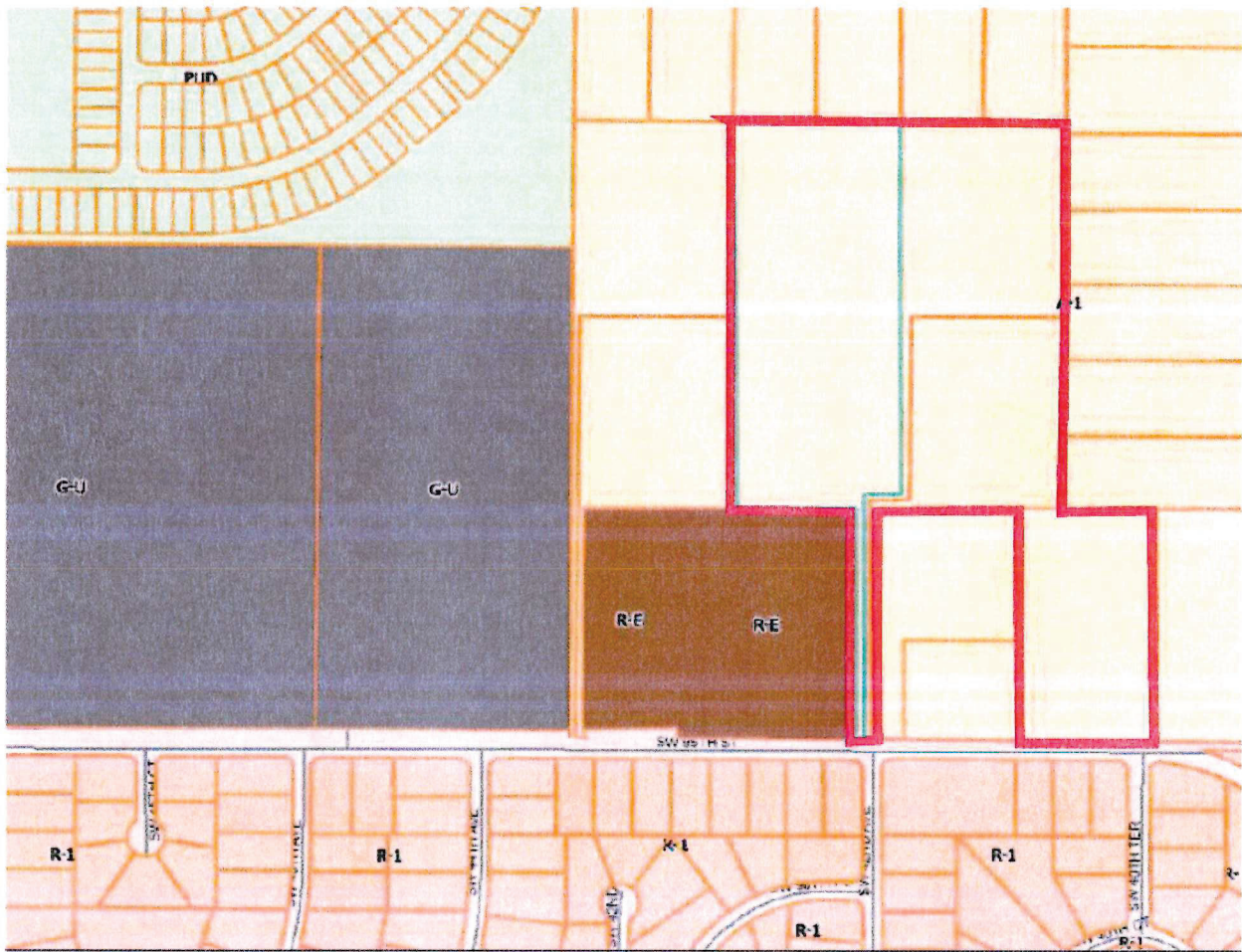
Future Land Use Map



2. Preserves the County's rural areas while allowing the provision of basic services by directing growth to existing urban areas and commercial nodes.

The property is currently zoned A-1 in an area with several new residential development projects. Property abutting to the west is zoned R-E (residential estate) allowing for 1 du/acres for residential dwellings, places of worship, museums, golf courses and public recreation. To the west is property zoned B-2 with commercial uses and a middle school zoned G-U (government use) that have already brought infrastructure and basic public services to the area. Finally, the properties abutting to the east are residential ranchettes of lots 3 acres or less in an A-1 (agricultural) zoning. The proposed increase in density to 2.94 dwellings per acre would not adversely impact the existing character of the neighborhood since it would be consistent and compatible with immediately adjacent zoning designations and a recently built out PUD. Approximately 400 feet to the northwest and contiguous to our proposed project is the Ocala Crossings South Phase 2 on SW 45th Terrace and an additional Ocala Crossings South phase along SW 90th Street and SW 49th Avenue, both of which have been approved with a PUD zoning and consist of 50-70-foot wide single family lots. Also, along the southside of SW 95th Street, the Kingsland Country Estates subdivision has an R-1 Zoning which permits minimum lot widths of 70 feet to 85 feet, similar to our proposed development.

Zoning Map



3. Promotes the efficient use of resources and discourages scattered development and sprawl.

The properties are currently vacant lots in an area of residential development, including new compact residential communities. Moreover, the project is directly adjacent to the recently built Liberty Middle School and would have direct walkability to the school. The efficient use of County resources is promoted by this development since it would utilize existing services, would not put an additional strain on any County resources and would encourage compact residential development within the Urban Growth Boundary, rather than urban sprawl. Instead of proposing residential development in purely rural areas that strain County resources given how far the community would be from existing services, this project is a logical extension of existing development patterns.

4. Encourages development that is compatible with the existing land uses adjacent and in the surrounding area.

The proposed 77 lot residential subdivision will provide several home elevation design options with amenities such as a playground, benches, picnic tables, and walking trail around the community pond linking internal sidewalks to external sidewalks proposed along SW 95th Street. The above answers explain how the project would be compatible with existing land uses adjacent and in the surrounding area in further detail.

In accordance with LDC Section 6.12.12, sidewalks will be provided for the internal streets along both entrance and exit roadways connecting the development to the proposed sidewalk along SW 95th Street for walkability to Liberty Middle School and nearby retail along SW 49th Avenue.

5. Is compatible with the topographic features, soil conditions and other environmental features of the area.

There are no critical areas of concern on the property, i.e., no wetlands or archeological artifact sites. The property does not lie within the FEMA flood prone area. The project proposes 8.07 acres of open space and a 2.9 acre stormwater pond as required by LDC 6.13.

6. Coordinates development with the availability of public facilities and services, such as centralized potable water and sanitary sewer, road, parks, schools, fire, EMS and police.

In accordance with LDC Section 6.14.2, the applicant proposes to provide infrastructure connection of central water and wastewater facilities to the County's existing system as required for new developments in the Urban Service Boundary. Infrastructure is available across SW 95th Street to support residential development and a lift station will be provided as requested by County staff.

In accordance with Marion County LDC Section 6.11.4, the subdivision will provide two paved driveway access points on the northside of SW 95th that align to intersecting roads at SW 42nd Avenue and SW 40th Terrace to provide coordinated access and adequately manage traffic along SW 95th Avenue.

The proposed housing products would include one-story and two-story detached homes on 75' x 110' and 50' x 110' lots ranging between 1,545 square feet to 3,162 square feet with 26 different elevation options. Architectural designs will be provided as part of the application package for Board of County Commission approval.

The SW 95th Street is currently a major local road but requires a 120-foot right-of-way for future expansion. In that regard, a 35-foot right-of-way dedication will be provided to provide adequate levels of service for future traffic management.

The project will therefore efficiently utilize available County services without providing any burden on County systems and infrastructure.

Parsyn

1,545 Square Feet

3 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C

08/29/23

Corporate offices: 3020 S. Florida Avenue Suite 101 • Lakeland, FL 33803 • (863) 619-7103

www.HighlandHomes.ORG



Highland Homes
The value leaders.



Peyton

1,597 Square Feet
4 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C



Highland Homes
The value leaders.

02/01/24

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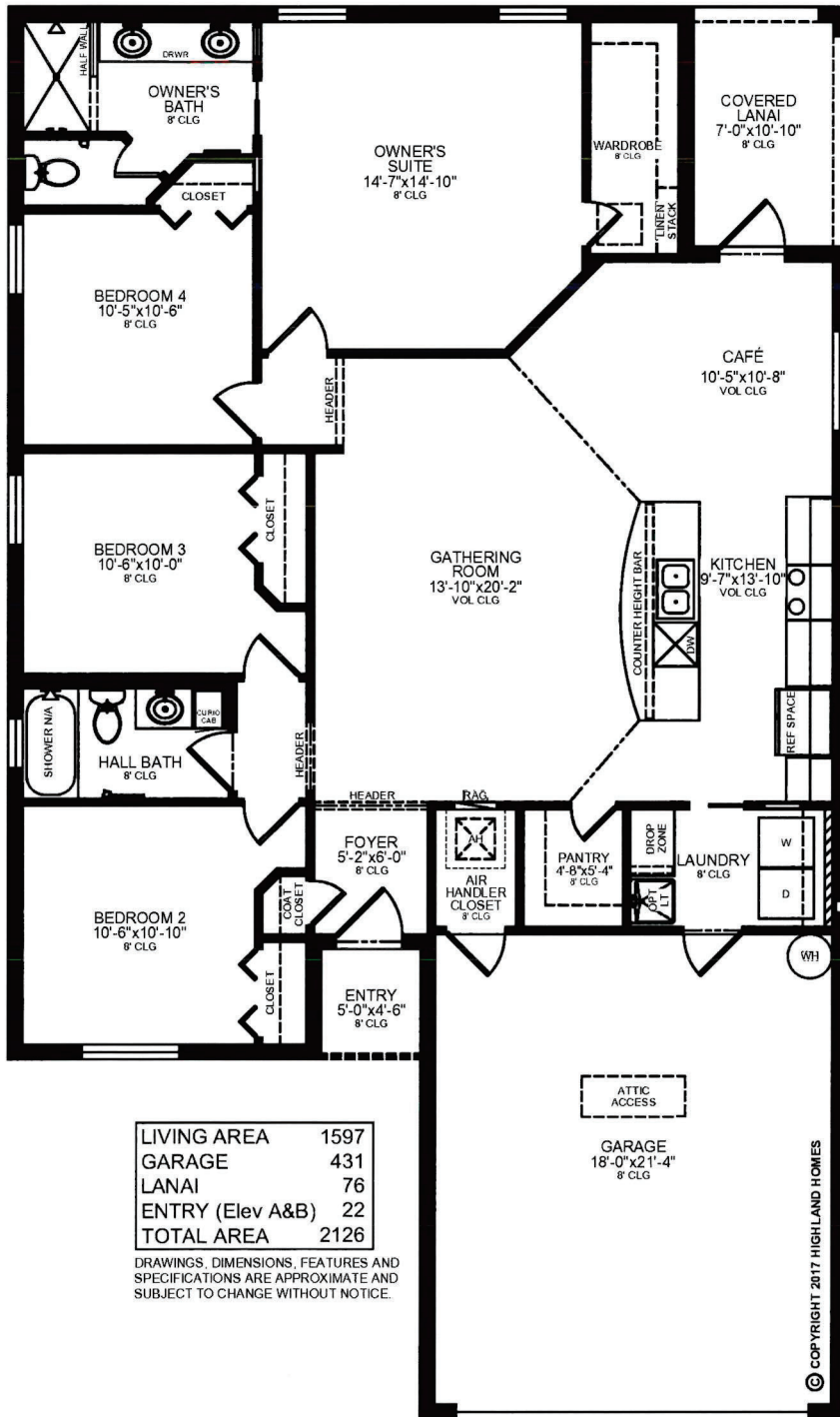
www.HighlandHomes.ORG



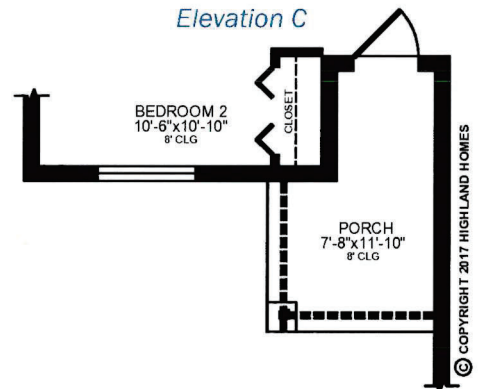
Peyton

1,597 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Elevation C



LIVING AREA	1597
GARAGE	431
LANAI	76
PORCH (Elev C)	75
TOTAL AREA	2179

DRAWINGS, DIMENSIONS, FEATURES AND SPECIFICATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE WITHOUT NOTICE.

Elevations and floor plans are artist's conceptual drawings; should not be solely relied upon for accurate depiction. Actual construction may vary from the colors, features and dimensions shown here. Availability, pricing, terms, drawings, dimensions, features and specifications subject to change without notice. See your Community Sales Manager for details. #CBC060256



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Parker

1,715 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation D



Elevation E

08/29/23

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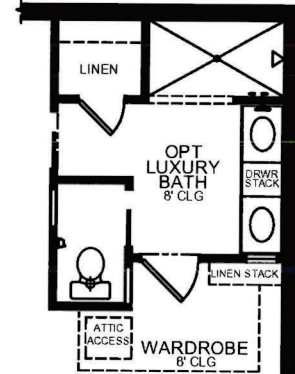
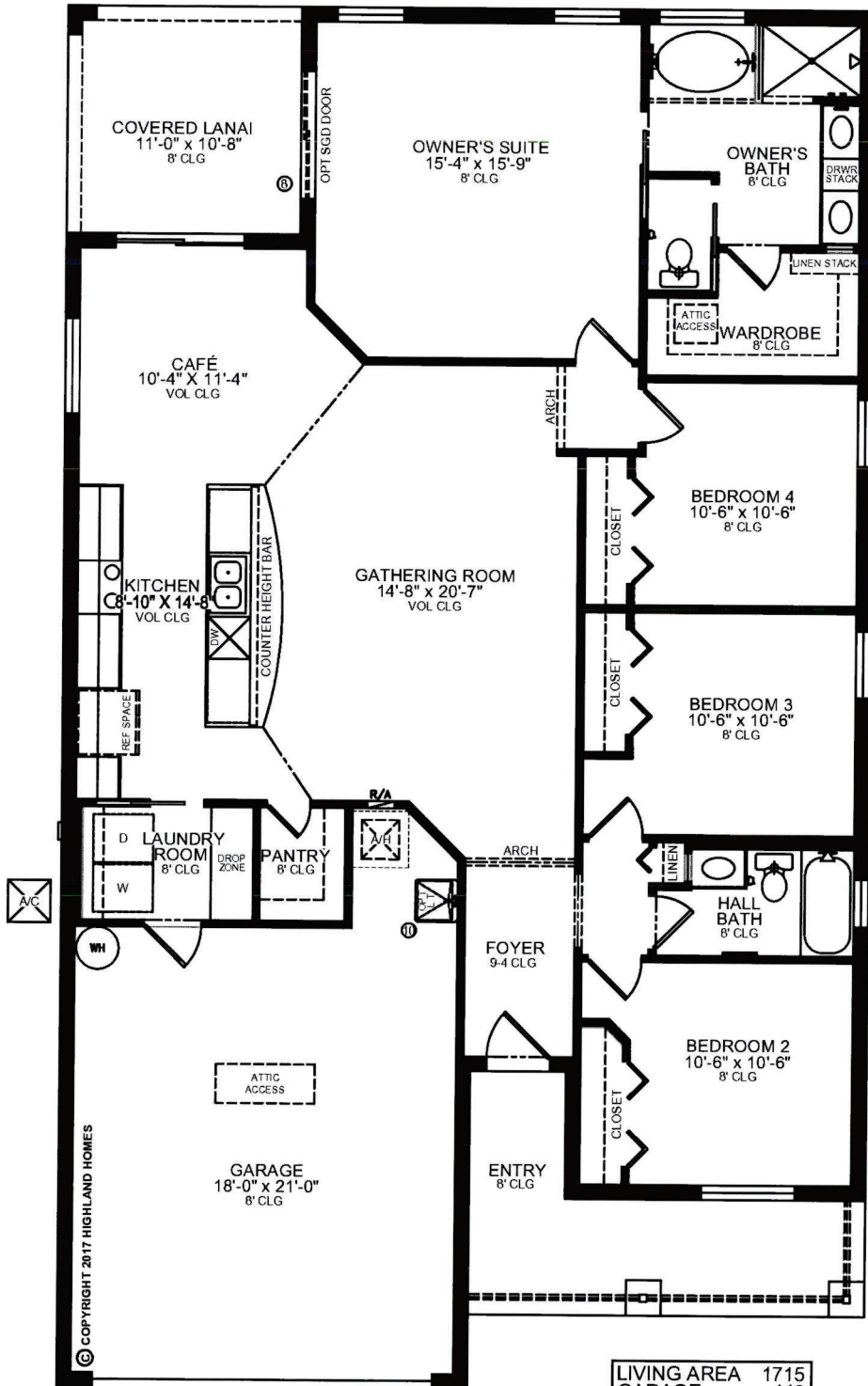
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The value leaders.



Parker

1,715 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Optional Owner's Bath with Shower Only

LIVING AREA	1715
GARAGE	440
ENTRY	130
LANAI	117
TOTAL AREA	2402

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Raychel

1,819 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C



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11/15/21

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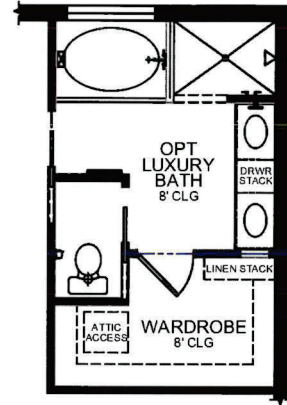
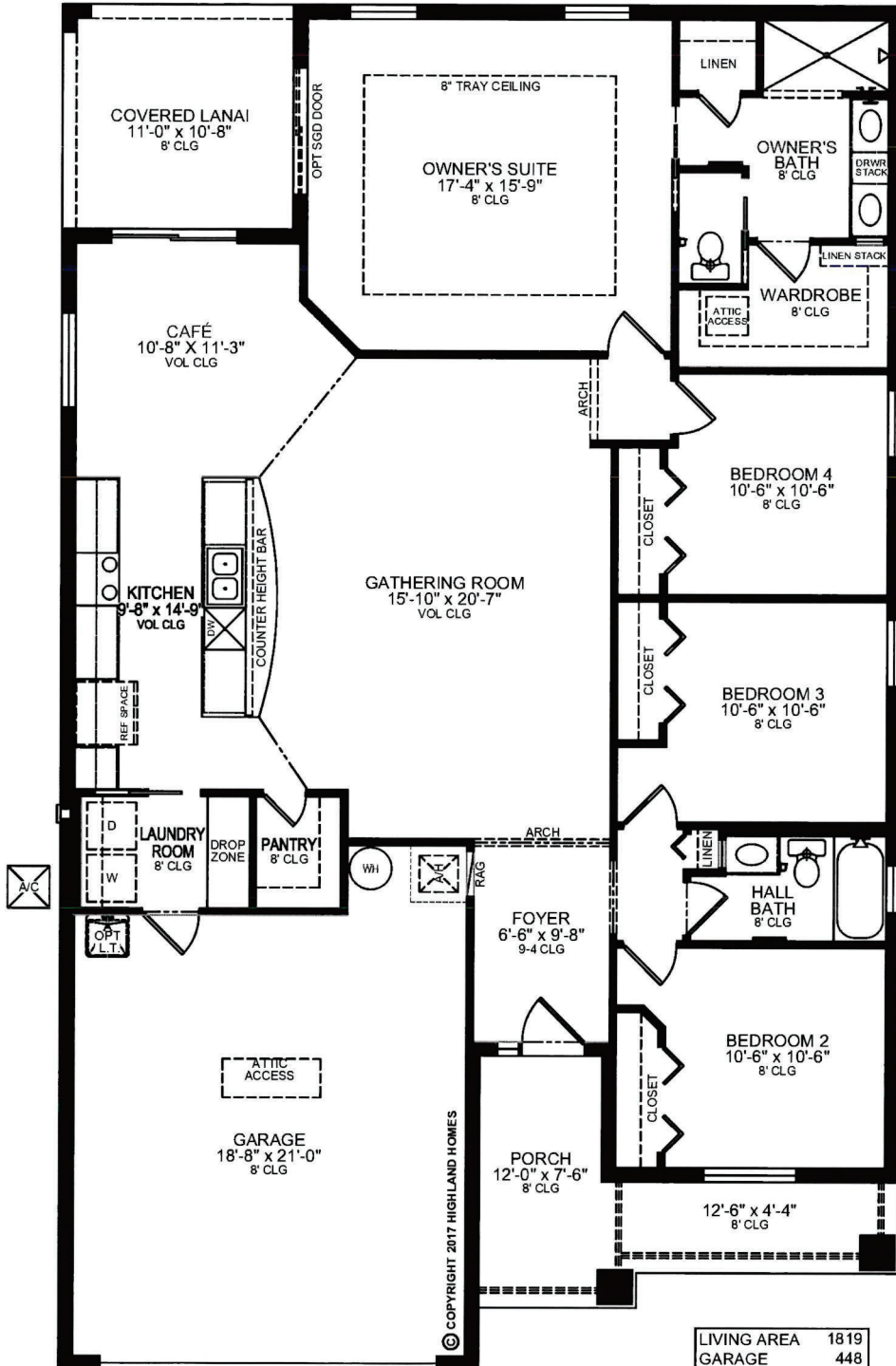
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Raychel

1,819 Square Feet

4 Bed | 2 Bath | 2-Car Garage



Optional Luxury Bath

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LIVING AREA	1819
GARAGE	448
LANAI	117
PORCH	134
TOTAL AREA	2518



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Serendipity

2,005 Square Feet
3-4 Bed | 2 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C



Elevation D

02/01/24

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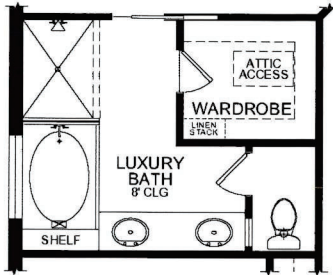
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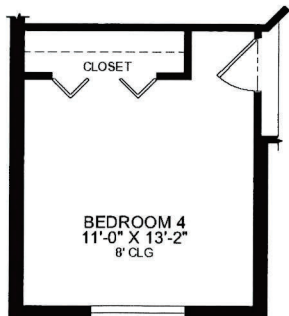
Serendipity

2,005 Square Feet

3-4 Bed | 2 Bath | 2-Car Garage

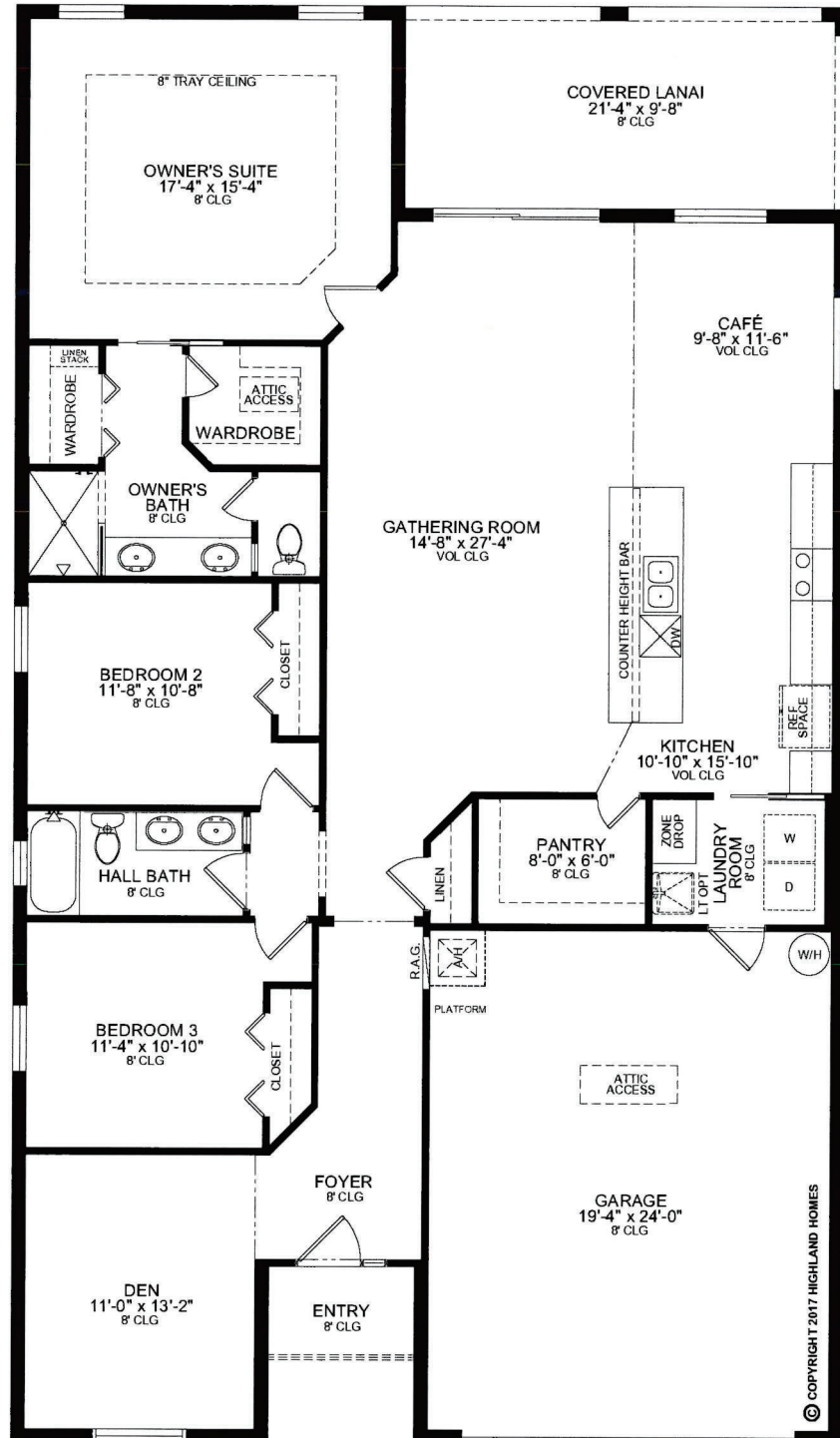


Optional Luxury Bath with Garden Tub



Optional Bedroom 4 (in lieu of Den)

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LIVING AREA	2005
ENTRY	31
GARAGE	489
LANAI	206
TOTAL AREA	2732

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Shelby

2,029 Square Feet

3-4 Bed | 2.5 Bath | 2-Car Garage



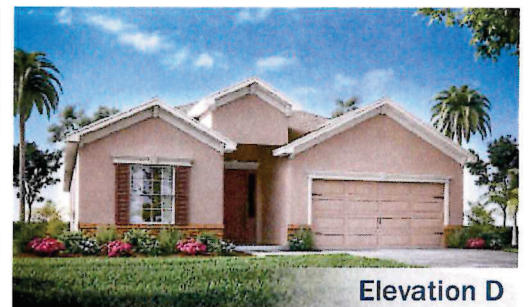
Elevation A



Elevation B



Elevation C



Elevation D

10/14/22

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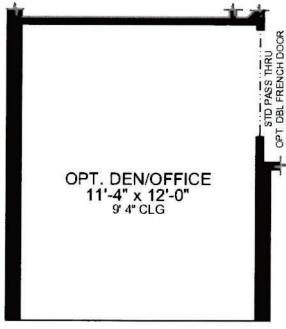
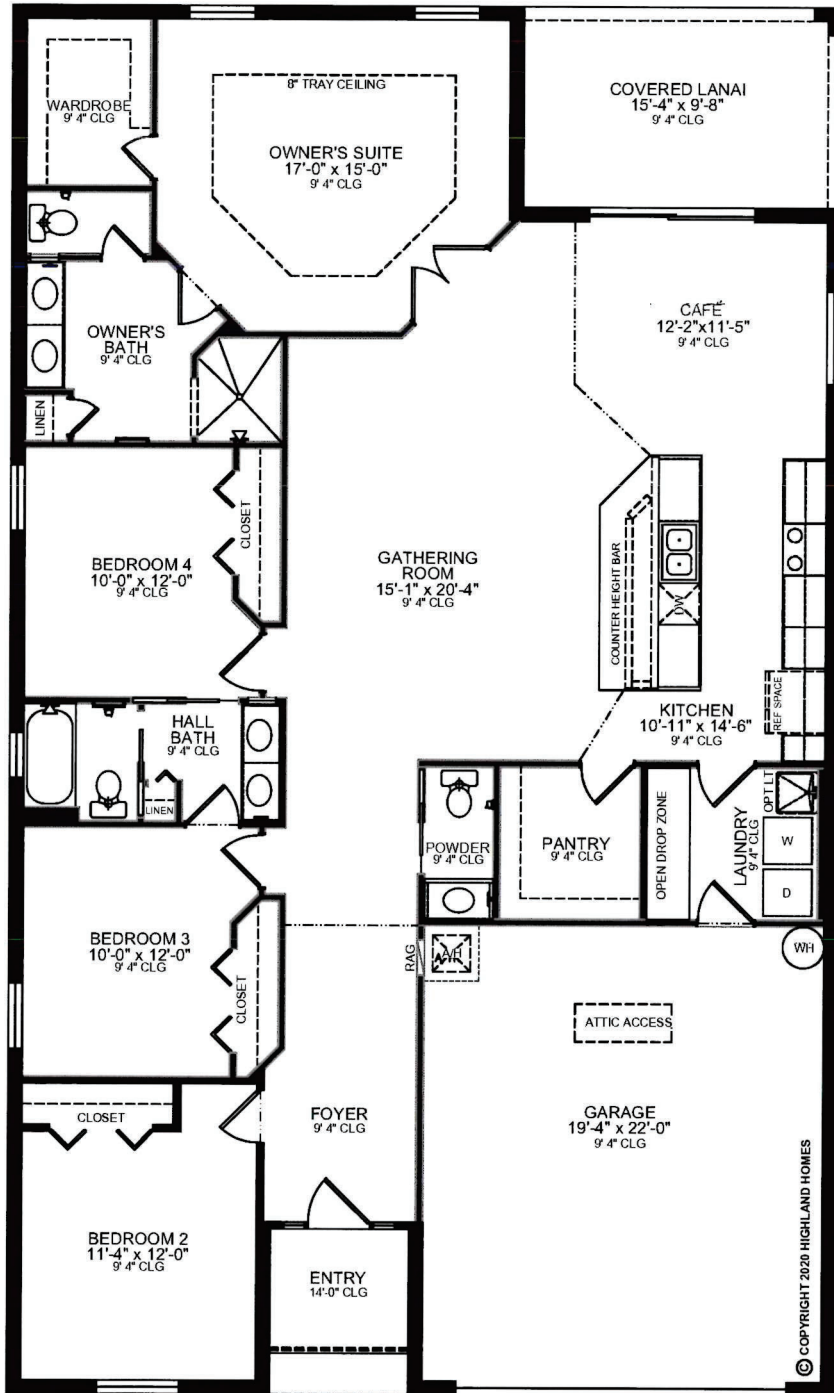
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Shelby

2,029 Square Feet

3-4 Bed | 2.5 Bath | 2-Car Garage



Optional Den/Office

LIVING AREA	2029
ENTRY	40
GARAGE	449
LANAI	148
TOTAL AREA	2666

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Wesley II

2,587 Square Feet
4-5 Bed | 3.5 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C

06/09/23

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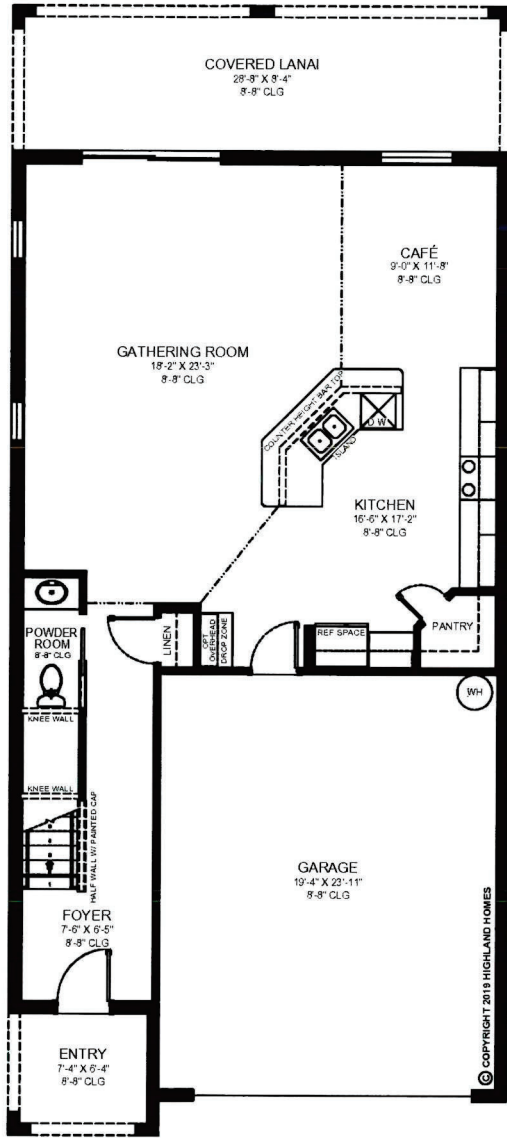


Wesley II

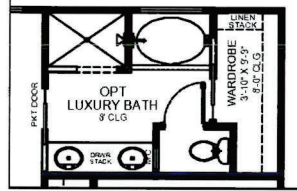
2,587 Square Feet

4-5 Bed | 3.5 Bath | 2-Car Garage

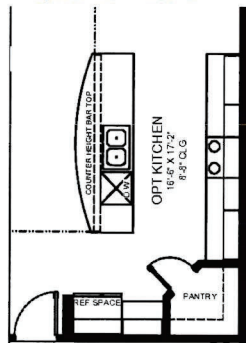
FIRST FLOOR



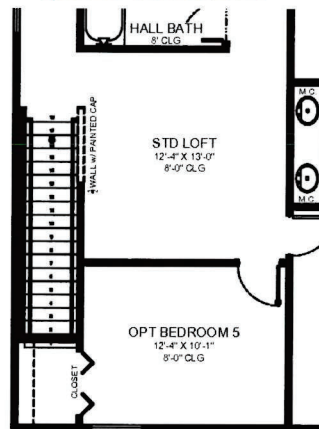
Optional Luxury Spa Bath



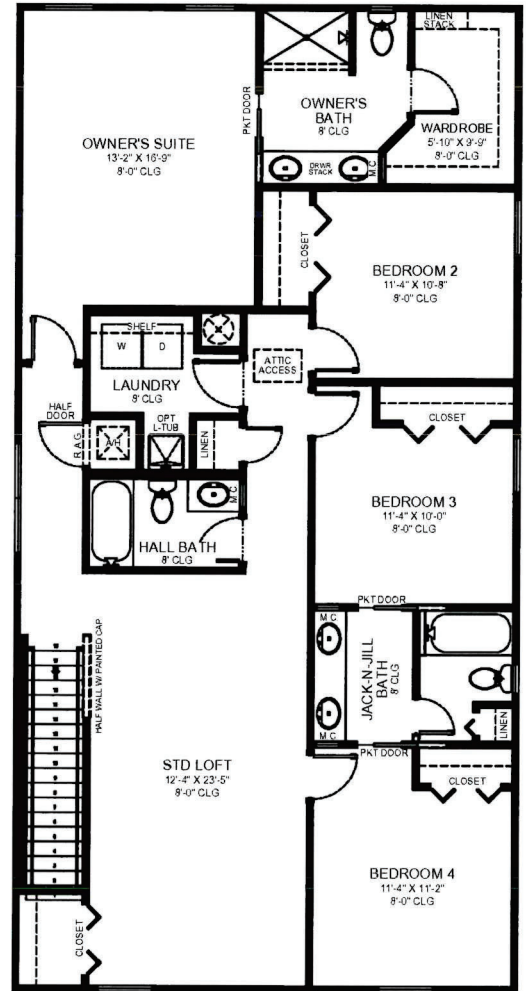
Optional Kitchen



Optional Bedroom 5



SECOND FLOOR



LEVEL ONE	1031
LEVEL TWO	1556
TOTAL LIVING	2587
ENTRY	58
GARAGE	496
LANAI	238
TOTAL AREA	3379

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Wayfair II

3,162 Square Feet
4-6 Bed | 3.5 Bath | 2-Car Garage



Elevation A



Elevation B



Elevation C



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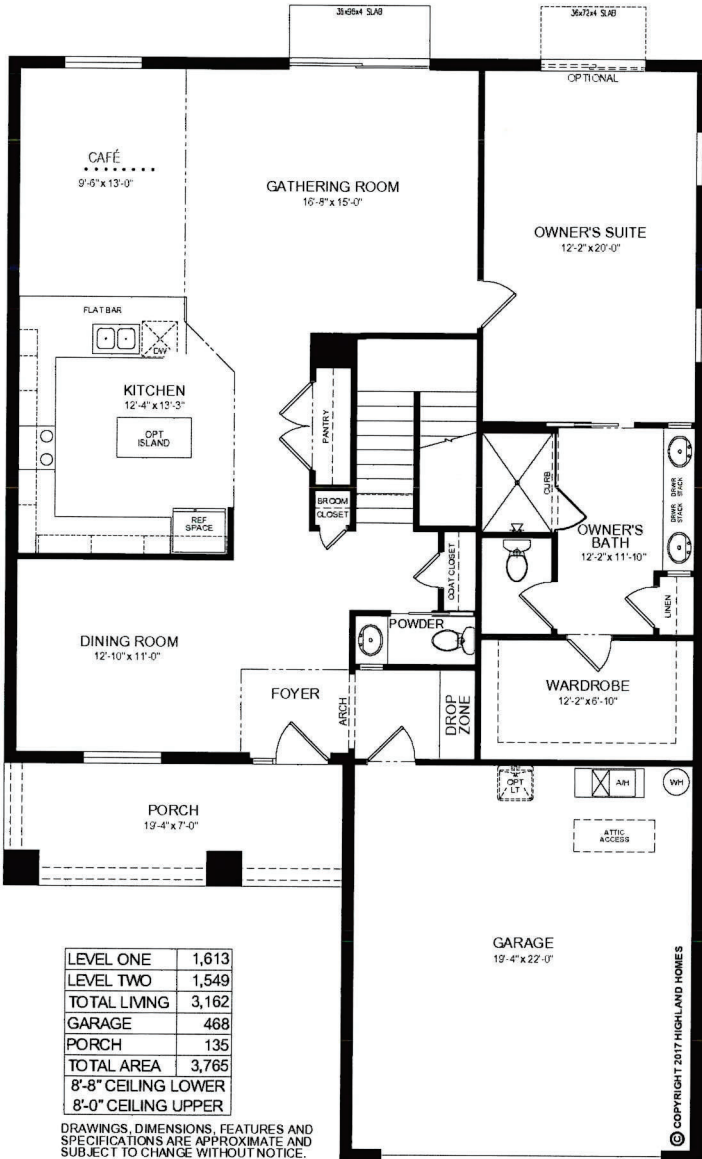
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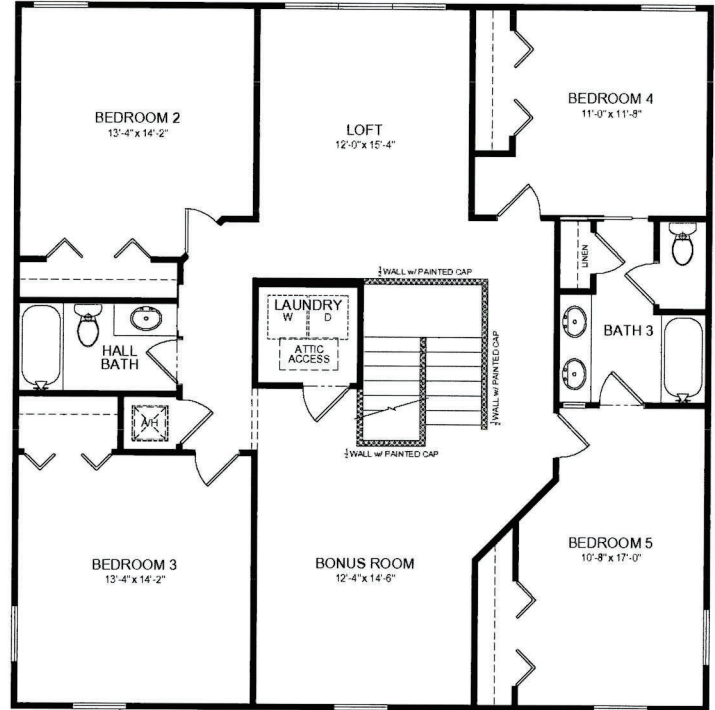
Wayfair II

3,162 Square Feet
4-6 Bed | 3.5 Bath | 2-Car Garage

FIRST FLOOR



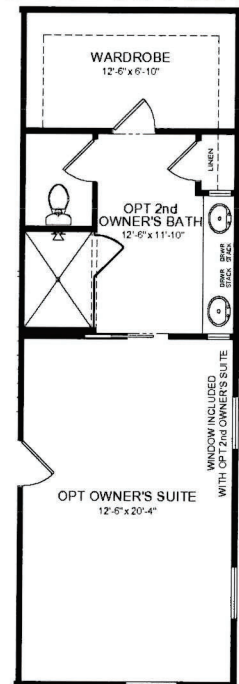
SECOND FLOOR



Optional Bedroom 6
 (in lieu of Loft)



Optional 2nd Owner's Suite
 (in lieu of Bed 4 and 5 and Bath 3)



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