

GOLDEN OCALA-PROPOSED P.U.D.
AMENDMENT TO 200201Z
GARCIA SITE ADDITION

LEGAL DESCRIPTION:

PER TITLE COMMITMENT NO. 2076-4945385 ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR ASSURED: TITLE SERVICES, LLC, ISSUING OFFICE FILE NO. BS2020-225, BEARING A COMMITMENT DATE OF SEPTEMBER 7, 2020.

THE SW 1/4 OF THE SW 1/4 OF SECTION 6, TOWNSHIP 15 SOUTH RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT ROAD RIGHT OF WAY.

SITE DATA

PARCELS
21623-000-00
TOTAL PROJECT AREA: 39.76 ± AC.

PROJECT AREA:
RESIDENTIAL = 8 LOTS

LAND USE:
EXISTING LAND USE: MEDIUM RESIDENTIAL
FUTURE LAND USE: MEDIUM RESIDENTIAL (1-4 DU/AC)
PROPOSED USE: SINGLE-FAMILY RESIDENTIAL (SITE BUILT HOME)
EXISTING ZONING: A-3 (RESIDENTIAL AGRICULTURAL ESTATE)
PROPOSED ZONING: P.U.D. (PLANNED UNIT DEVELOPMENT)

DRA AREA:
PROVIDED: 4.75 ± AC. (PRIVATELY OWNED AND MAINTAINED (O&M))

OPEN SPACE:
PROVIDED: 6.98 AC (INCLUDES BUFFER, OPEN SPACE, AND 25% OF DRA)
BUFFERS: 1.17 AC
OPEN SPACE: 0.83 AC
EQUESTRIAN ACTIVITY AREA : 3.49 AC
25% OF DRA: 1.19 AC

IMPERVIOUS:
ROADWAYS: 5.22 AC

MFLA:
MFLA TO BE PROVIDED ALONG WITH IMPROVEMENT PLANS / MAJOR SITE PLAN.

UTILITIES:
ELECTRIC BY: SECO ENERGY
POTABLE WATER BY: MARION COUNTY UTILITIES, PRIVATELY O&M MAINS
IRRIGATION BY: PRIVATE WELL
FIRE BY: MARION COUNTY FIRE RESCUE
SANITARY SEWER BY: MARION COUNTY UTILITIES, PRIVATELY O&M MAINS
TELEPHONE BY: TO BE DETERMINED
SOLID WASTE: PRIVATE CONTRACTOR
CONNECT TO N.W. 70TH AVE. ROAD FOR FOR WATER AND SEWER

BUILDING HEIGHT:
SEE TABLE 1

MINIMUM BUILDING SETBACKS:
SEE TABLE 1

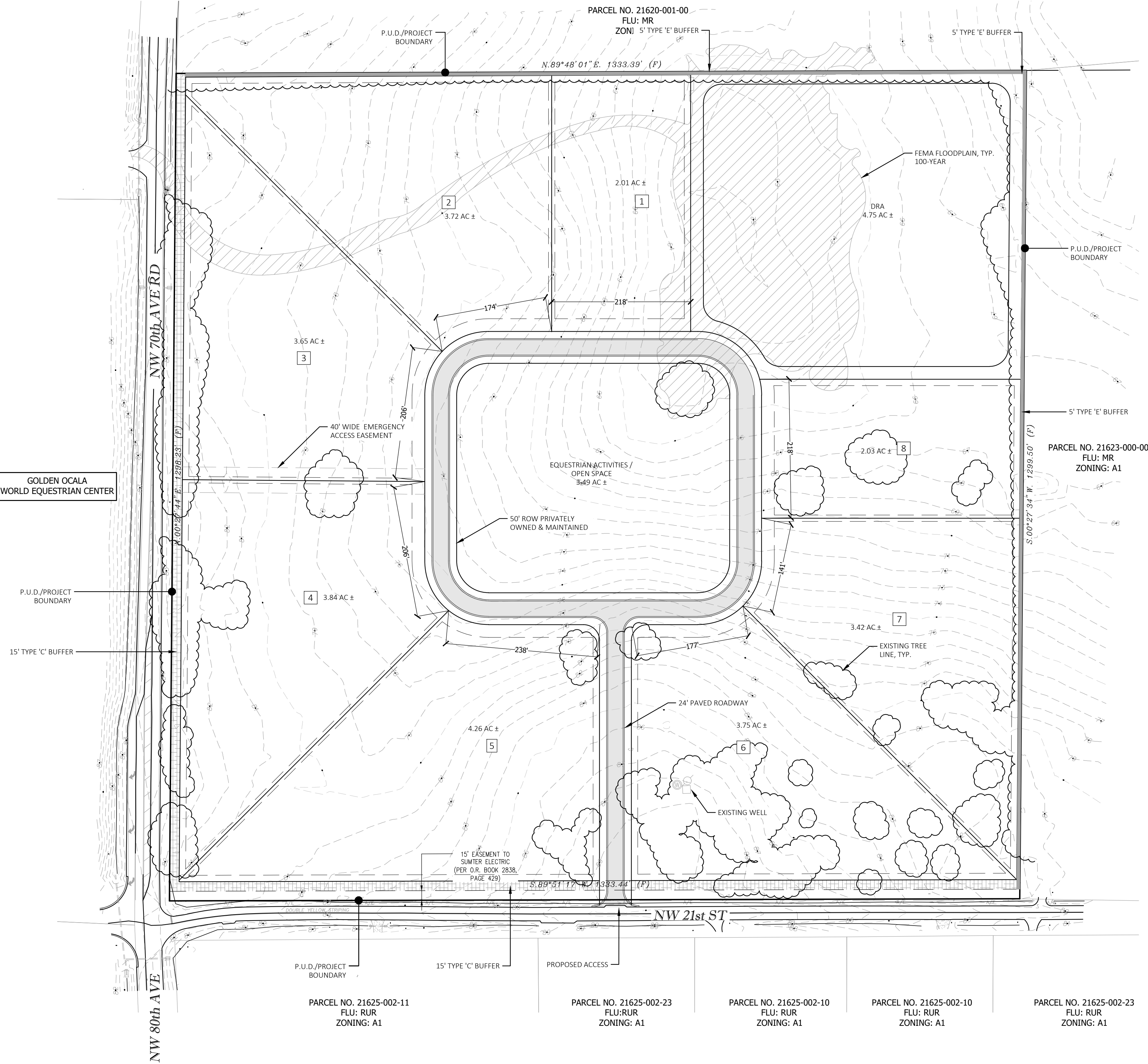
PROPOSED BUFFERS:
SEE TYPE 'C' BUFFER DETAIL
SEE TYPE 'E' BUFFER DETAIL

DENSITY:
TOTAL ALLOWABLE UNITS = 160 UNITS (39.76 X 4 DU / AC)
PROPOSED DWELLING UNITS = 8 LOTS (1 DU / 4.97 AC)

P.U.D. REZONING REQUIREMENTS

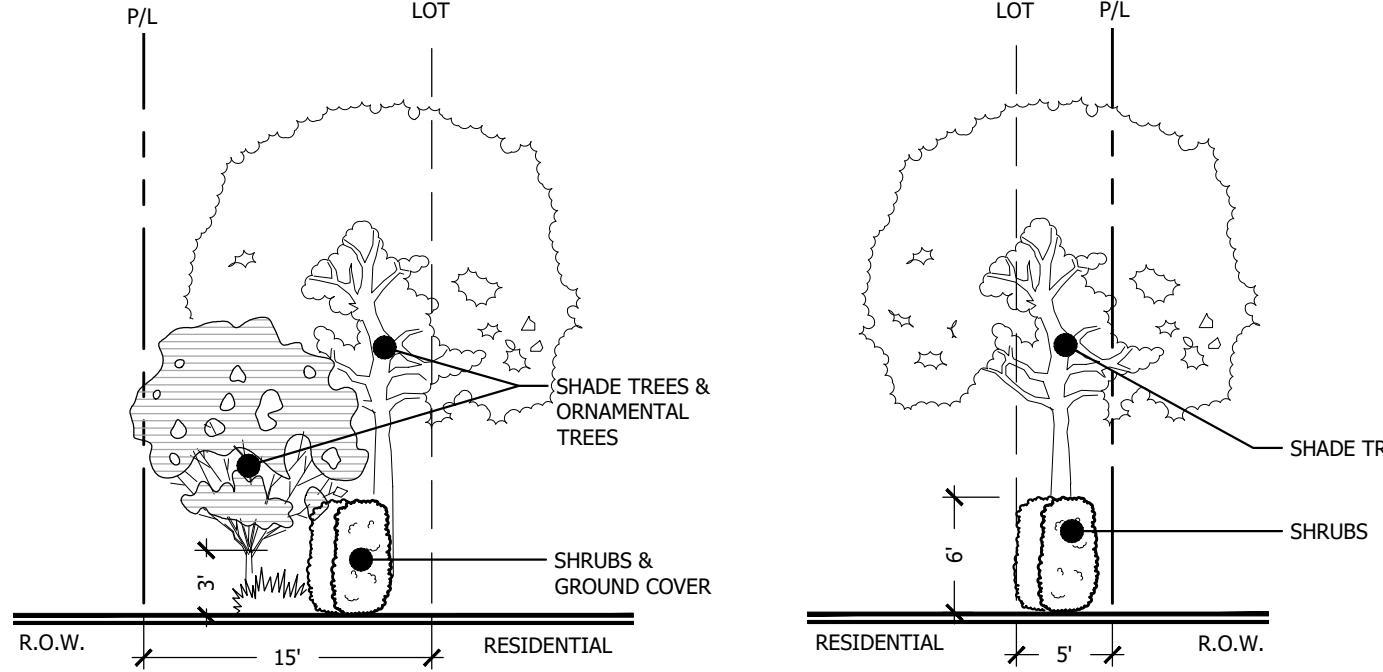
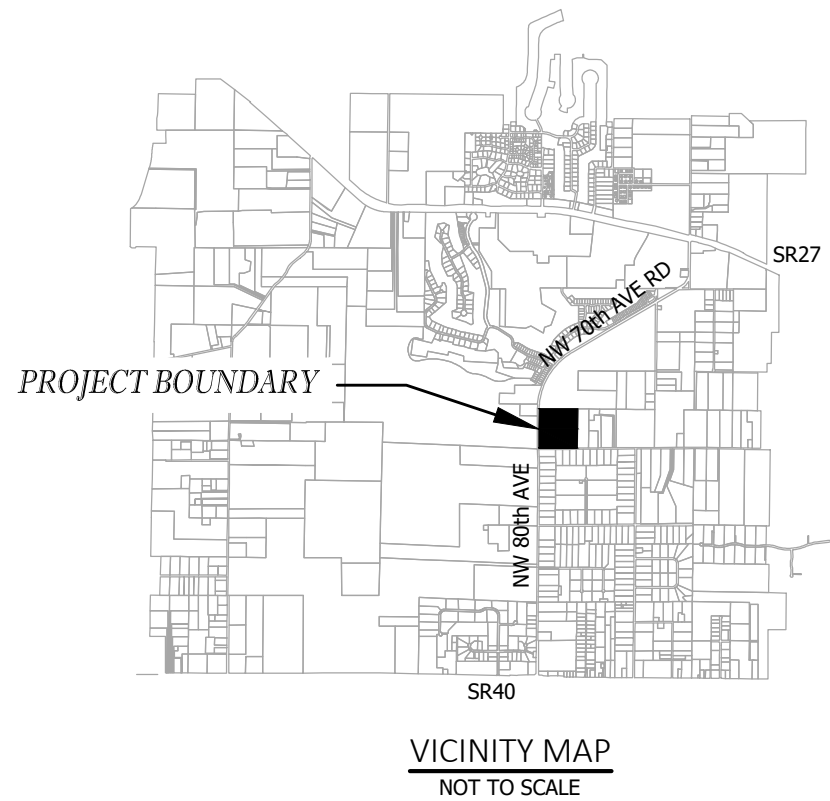
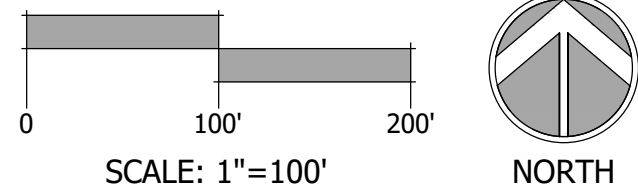
AT A MINIMUM, THE P.U.D. REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED P.U.D. SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE SITE DATA.
2. VICINITY MAP THAT DEPICTS THE RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES: SEE SURVEY.
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE SITE DATA.
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 P.U.D. CONCEPT PLAN.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: SEE P.U.D. CONCEPT PLAN.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE SITE DATA.
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 STANDARDS HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE: SEE TYPICAL LOT DETAILS.
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE LOT DETAILS.
10. IDENTIFY PROPOSED PHASING ON THE PLAN: PROJECT SHALL BE CONSTRUCTED IN A SINGLE PHASE.
11. IDENTIFY PROPOSED BUFFERS: SEE SITE DATA.
12. IDENTIFY ACCESS TO THE SITE: SEE P.U.D. CONCEPT PLAN.
13. PRELIMINARY BUILDING LOT TYPICAL WITH REQUIRED YARD SETBACKS AND PARKING LOT LOCATIONS: SEE TYPICAL LOT DETAILS.
14. PRELIMINARY SIDEWALK LOCATIONS: NONE
15. PROPOSED PARALLEL ACCESS LOCATIONS: N/A
16. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE P.U.D. CONCEPT PLAN.
17. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NO R.O.W. DEDICATION PROPOSED.
18. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES: SEE P.U.D. CONCEPT PLAN.
19. 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: PRIMARY ACCESS OF CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS AND COMMON AREAS WILL BE FROM NW 21ST ST.
20. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALETTES, BUFFERING DETAILS: SEE ARCHITECTURAL STYLE.



PREPARED FOR:

GOLDEN OCALA EQUESTRIAN LAND, LLC
600 GILLAM ROAD
WILMINGTON, OH 45177



TYPE 'C' BUFFER DETAIL
NOT TO SCALE

TYPE 'E' BUFFER DETAIL
NOT TO SCALE

BUFFERS

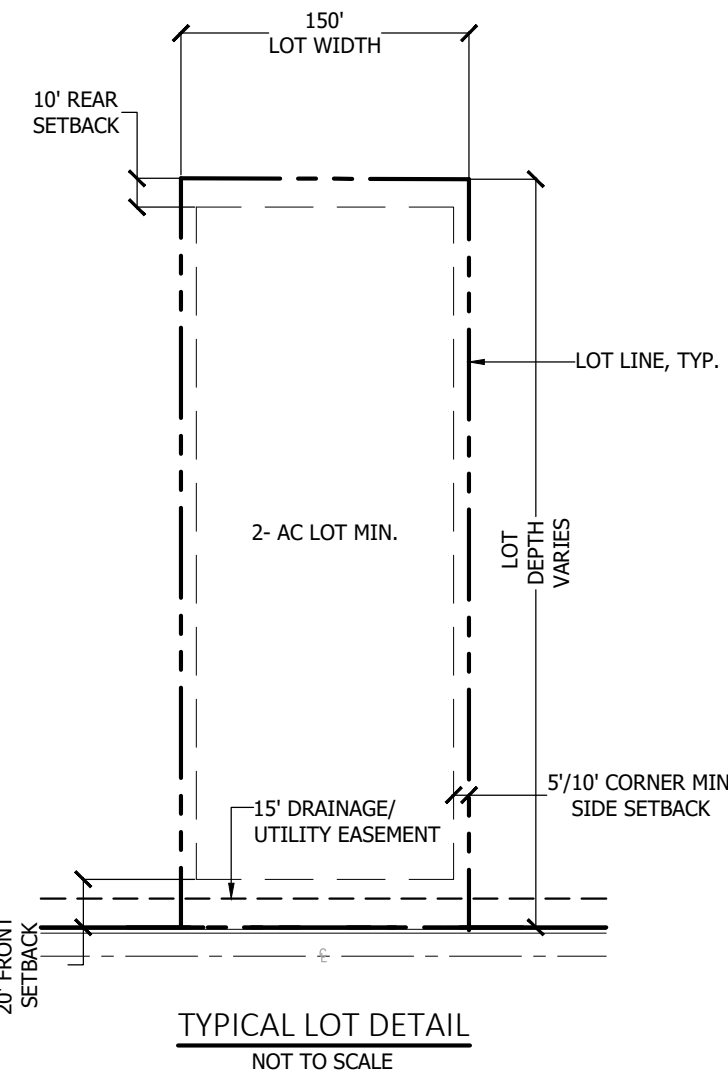
TYPE 'C' BUFFER: 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

TYPE 'E' BUFFER: FIVE-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.

TABLE 1 LOT AND BUILDING STANDARDS	
	SETBACK
FRONT	20'
REAR	10'
SIDE	5'/10'
BUILDING HEIGHT	60'



ARCHITECTURAL STYLE
NOT TO SCALE



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
CERTIFICATE OF AUTHORIZATION #25756

REVISIONS	
DATE	

PROPOSED P.U.D.
GOLDEN OCALA - AMENDMENT TO 200201Z
MARION COUNTY, FLORIDA
GARCIA SITE ADDITION

DATE 12/21/2020
DRAWN BY JA
CHKD. BY GH, JBA
JOB NO. 20-6122

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