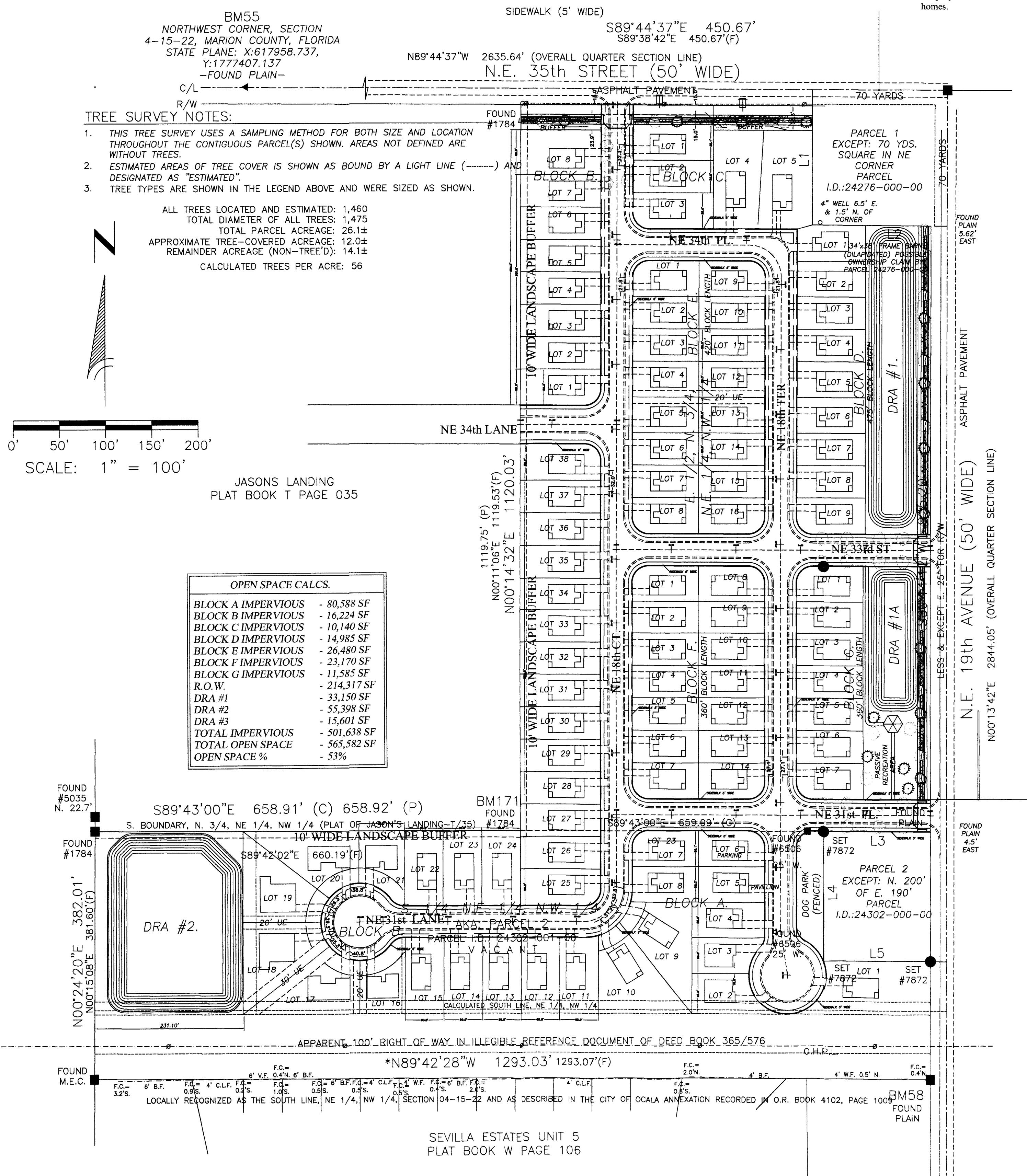


### STATEMENT REGARDING SUBDIVISION REGULATION VARIATIONS

This Planned Development (PD) shall be comprised of the proposed platted lots to be sold as SINGLE FAMILY RESIDENCES. Common areas shall be maintained by a Property Owners Association. The interior street shall access throughout the platted subdivision lots and shall be public roads meeting the provisions of the City of Ocala Subdivision Regulations. The project shall be subject to City of Ocala PD design criteria Chapter 114 subdivision plan requirements shall apply for each platted lot as listed herein. Driveway distances are not in compliance at the cul-de-sac on NE 31st Lane and on corners of Blocks A,C,D,E,F, and G. A variance shall be requested for the driveway distances during the subdivision process. A waiver for block C minimum dimension being 23' less than the required 300' (east to west) shall be applied for during the subdivision process. Lot setbacks are as listed in the table provided.



### BUILDING SETBACKS AND HEIGHT

Front Setback to street 23' (min.)  
Side Setback 5' (min.)  
Side Setback between buildings 10' (min.)  
Side Setback at street corner lot 15' (min.)  
Rear Setback between lots 20' (min.)  
Rear Setback from property west boundary to building rear walls 25' (min.)  
Maximum Bldg. Ht. 35'  
Accessory Structures (shall be sheds at 80 s.f. max. 10' height) 5' on one side, 3' on rear  
All proposed residential lot single family homes may be single and or two story homes.

### ZONING AND LAND USE DATA

Current Land Use Designation: Neighborhood  
Current Zoning: R1A  
Current Zoning IN AREA: R1A, R1  
Proposed Zoning: PD  
Total Site Area: 24.50 Ac (±)  
Total Dwelling Units: \*97 more or less  
Site Intensity/Density (DUPA) allowed: 5.00/ac  
Site Intensity/Density (DUPA): 3.96/ac

### DEVELOPMENT TEAM

Owner/Applicant  
PURAVIDA PROJECTS LLC  
7900 NW 16TH TER.,  
HIALEAH, FL, 33016  
(352) 629-5591

Civil Engineers/Surveyors  
Miles Christian Anderson  
Consulting Engineers, Inc.  
1515 E Silver Springs Blvd. Suite 132  
Ocala, FL 34470  
(352) 629-5591

REVIEWED  
For Code Compliance  
City of Ocala Growth Management  
PD23-49210  
11/7/2024

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA HAS ENFORCED. ANY ENFORCEMENT ACTION DUE TO A CODE VIOLATION DOES NOT PRECEDE THE ENFORCEMENT OF THE CODE. A COPY OF THE NOTICE OF OCCUPANCY WILL BE ISSUED UNLESS THE CODE VIOLATIONS ARE CORRECTED.

### GENERAL NOTES

1. PD classification is Residential as per Ocala LDR Division 30 Sec. 122-940, 122-947.
2. Topographic and other data is based on a survey dated 01-20-2023, data provide by client.
3. All internal streets shall be public and access will be security controlled.
4. All utilities shall be underground and connect to public services.
5. All DRA's will be dry.
6. The trees shown on the plan represent those 4" DBH or greater that have been surveyed to date, and can potentially be preserved. Additional trees with lesser calipers shall also be preserved in open space areas.
7. A Property Owner's Association shall act as the legal instrument that shall provide perpetual maintenance for the common areas and pavilion. (See attachment for Statement of Unified Control at permit submittal.)

\*Per City of Ocala LDC, minimum open space required is 40% of site area. 10% of the total open space must be comprised of aggregate open spaces. All ponds/DRA's designated as Open Space shall meet the criteria of Sec. 122-942.

### OTHER REQUIREMENTS

Buffering Per LDC Sec. 122-260  
Landscaping Per LDC Sec. 118

### NUMBER OF LOT

BLOCK A lots 1-38  
BLOCK B lots 1-8  
BLOCK C lots 1-5  
BLOCK D lots 1-9  
BLOCK E lots 1-16  
BLOCK F lots 1-14  
BLOCK G lots 1-7  
  
TOTAL number of lots = 97

### Unified Control Statement:

All land included for purpose of development within PD District shall be owned or under the control of the applicant for such zoning designation, whether that applicant be an individual, partnership or corporation or a group of individuals, partnership or corporations.

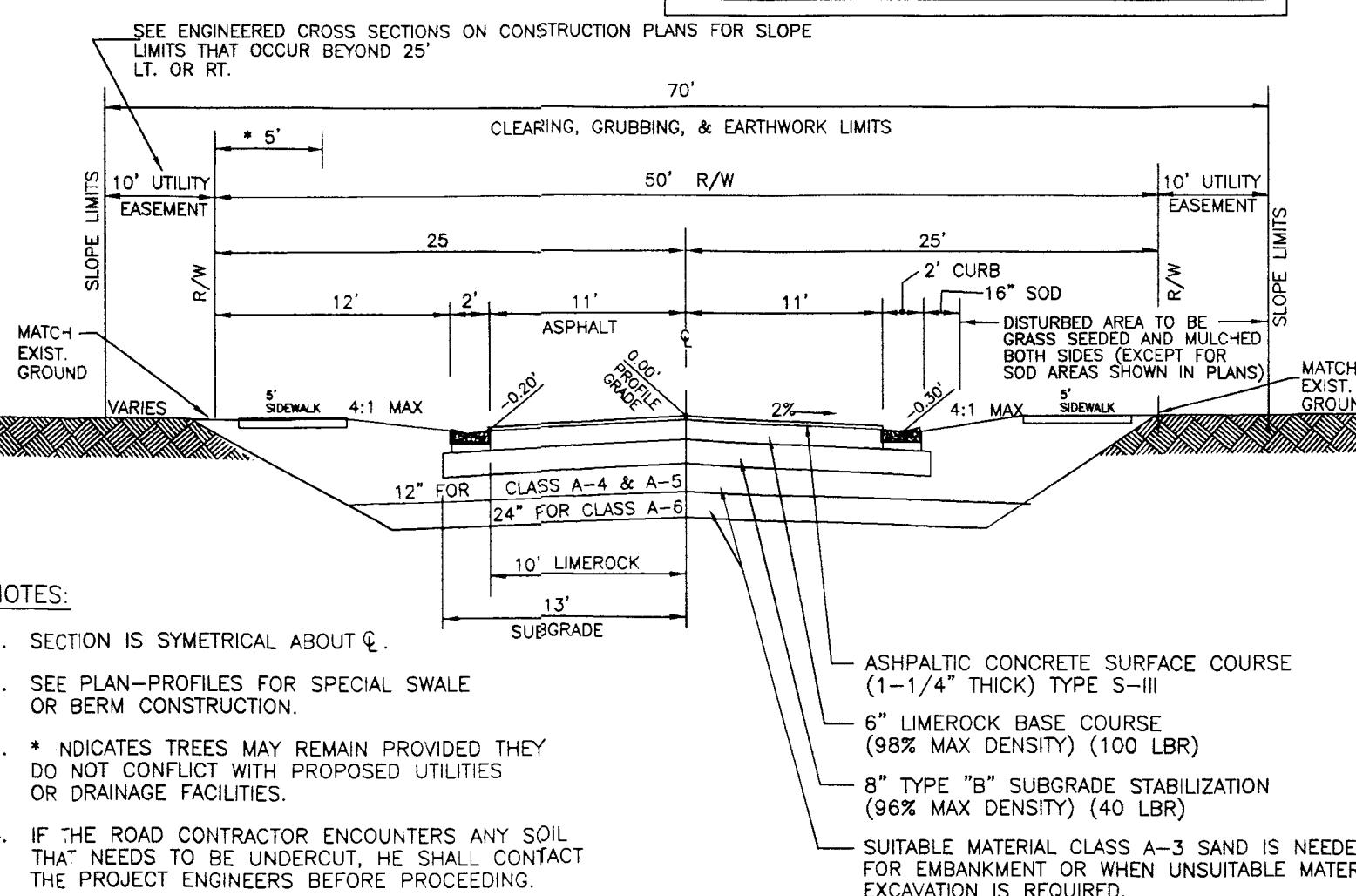
### TRIP GENERATION 11th Edition ITE manual:

SINGLE DETACHED HOUSING (SFDH) - 210  
Weekday average rate = 9.43 = 990.15 trips/day  
Weekday Peak Hour:  
7 and 9 am average rate 0.70 = 73.5 trips/am peak hr.  
4 and 6 pm average rate 0.94 = 98.7 trips/pm peak hr.

\*\*ACCORDING TO THE FUTURE LAND USE POLICY 12.11 THE DEVELOPMENT SHALL NOT EXCEED 187 RESIDENTIAL SINGLE FAMILY DWELLING UNITS.

**TOTAL ON SITE**  
TYPICAL LOT A = 38 UNITS  
TYPICAL LOT B = 46 UNITS  
CUSTOM LOT = 13 UNITS  
TOTAL = 97 UNITS

**SOLID WASTE IMPACT STATEMENT:**  
Solid waste impact fee is due and is payable for each residential unit at the time of final plat. The cost is estimated by City Council. (The current cost is \$265.00 per buildable lot).



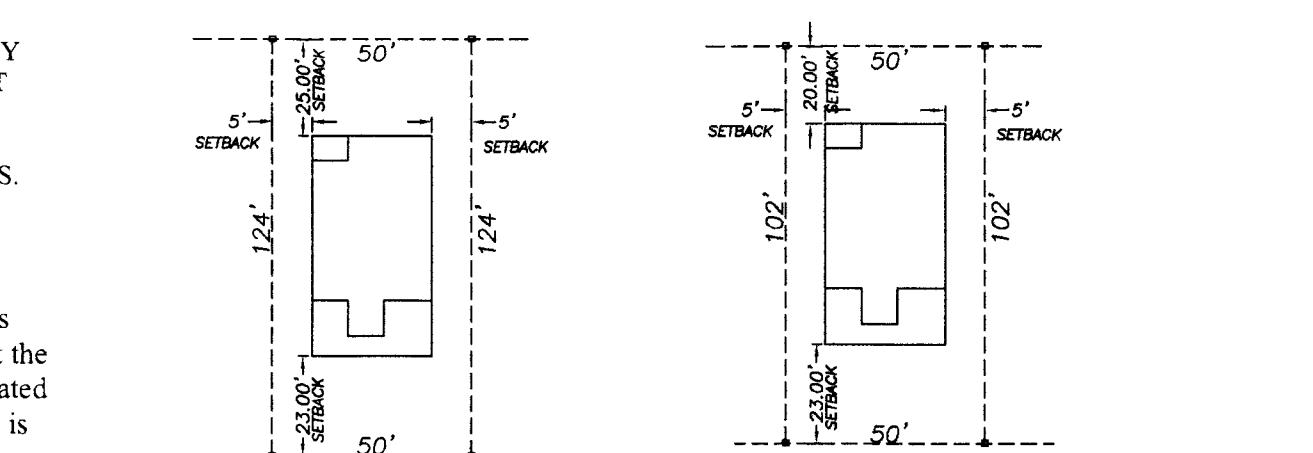
TYPICAL ROADWAY W/CURB SECTION (50' R/W)

ROAD LENGTHS	
NE 31st PL.	- 485 FT
NE 18TH TER.	- 1,117 FT
NE 18TH CT.	- 1,249 FT
NE 33rd ST.	- 485 FT
NE 34th PL.	- 243 FT
NE 31st LANE	- 387 FT
NE 34th LANE	- 149 FT

NOTE: Cul-de-sac length of road is 541 feet long.

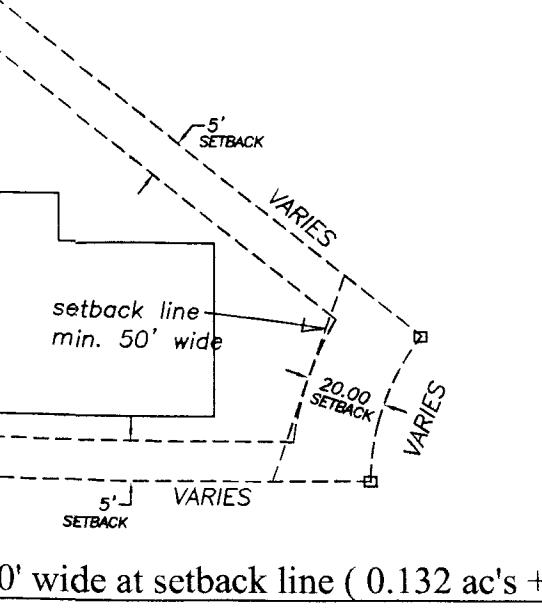
PARCEL ACCOUNT NUMBERS INCLUDED IN THIS PROJECT ARE:  
PID 24277-000-00  
PID 24302-001-00

### BUILDING LEGEND



TYPICAL LOT A: 50' wide (0.132 ac's)  
5' Side lot setback lines.  
Building est. 1,100 sf - 1,750 sf

TYPICAL LOT B: 50' wide (0.117 ac's)  
5' Side lot setback lines.  
Building est. 1,100 sf - 1,750 sf



CUSTOM LOT: 50' wide at setback line (0.132 ac's + vary).

### CUSTOM DESIGN ON PER LOT BASIS

building estimated 1,750 sf - 2,150 sf  
The Custom lot is non conforming lot to rectangular shaped lot.

MILES C ANDERSON PE  
FLORIDA PROFESSIONAL ENGINEER # 39385  
CA # 0009542  
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY MILES  
ANDERSON PE ON 10-23-24, USING A DIGITAL SIGNATURE  
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED  
AND THE SIGNATURE MUST BE VERIFIED ON ANY  
ELECTRONIC COPIES.

MILES CHRISTIAN ANDERSON CONSULTING ENGINEERS, INC.  
CIVIL — STRUCTURAL — LAND PLANNING — GOLF COURSE DESIGN  
1515 E. SILVER SPRINGS BLVD., SUITE 132  
OCALA, FLORIDA 34470  
(352) 629-4402

SITE INFORMATION			
PURAVIDA SUBDIVISION			
GROWTH MANAGEMENT DEPARTMENT			
3	ADDITION	10-2-24	
2	CITY COMMENTS	4-1-24	DATE: 6-22-23 DESIGN: MCA PROJ. ELYSIAN FIELDS DEV...
1	CITY COMMENTS	2-6-24	SCALE: 1" = 100' DRAW: MS FILE: 22-080
No.	REVISION	DATE	APPROVED: MCA CHECK: MCA FILE: MOMIN...

Digitally signed by  
Miles C Anderson  
Date: 2024.10.23  
12:44:10 -04'00'

### PURAVIDA SUBDIVISION CONCEPT PLAN 2

