

LEGEND

- SF-1

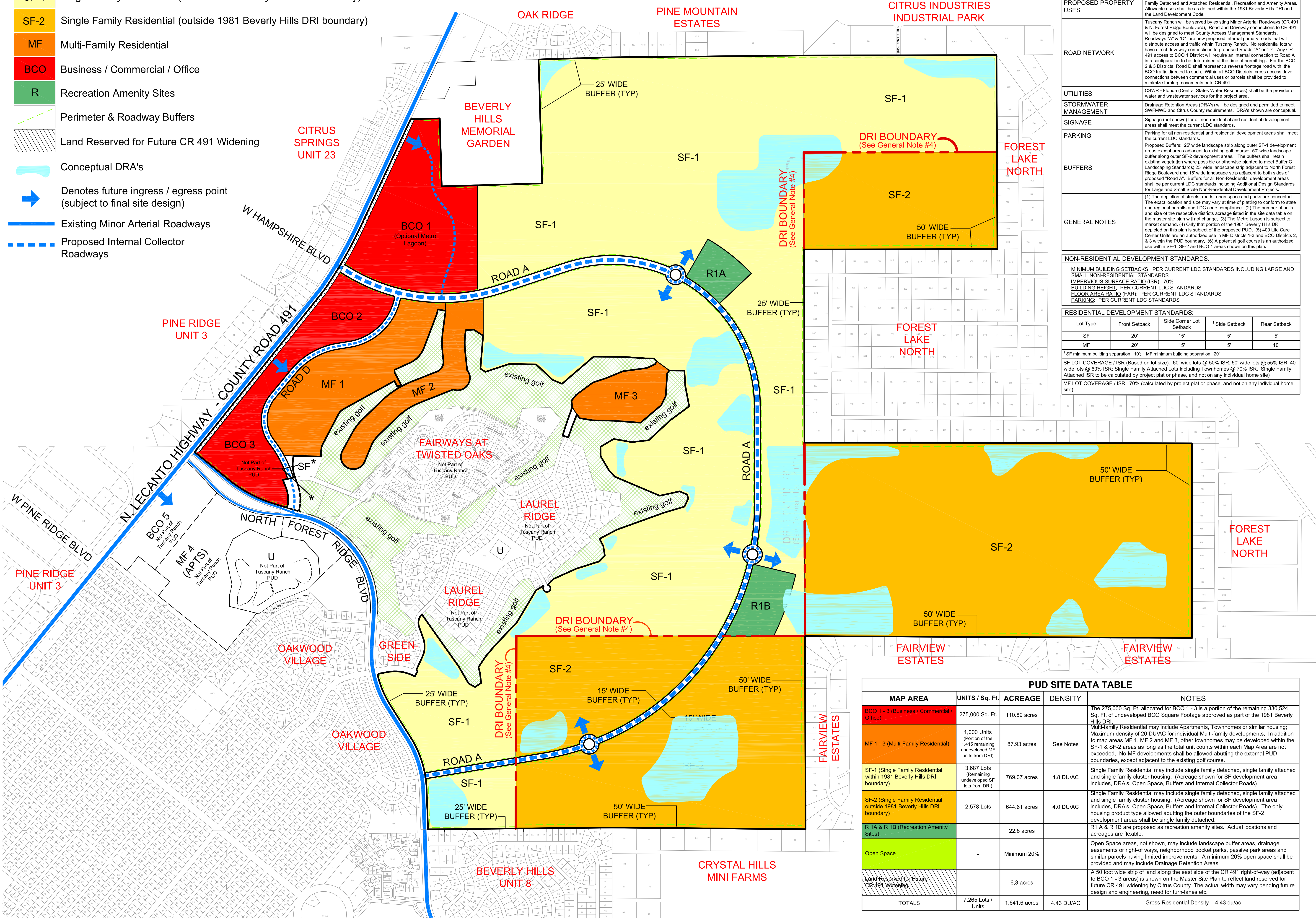
Single Family Residential (within 1981 Beverly Hills DRI boundary)
- SF-2

Single Family Residential (outside 1981 Beverly Hills DRI boundary)
- MF

Multi-Family Residential
- BCO

Business / Commercial / Office
- R

Recreation Amenity Sites
- Perimeter & Roadway Buffers
- Land Reserved for Future CR 491 Widening
- Conceptual DRA's
- Denotes future ingress / egress point (subject to final site design)
- Existing Minor Arterial Roadways
- Proposed Internal Collector Roadways



PUD NOTES & STANDARDS				
TOTAL PARCEL AREA	1,641.6 Acres			
ZONING MAP	Current: PDR, LDR & LDRMH; Proposed: PDR			
FUTURE LAND USE MAP	Current: RMU & LDR; Proposed: RMU			
CURRENT LAND USES	Timberland, Cropland, Grazing			
PROPOSED PROPERTY USES	Business, Commercial & Office Uses, Multi-Family Residential, Single Family Detached and Attached Residential, Recreation and Amenity Areas. Allowable uses shall be as defined within the 1981 Beverly Hills DRI and the Land Development Code.			
ROAD NETWORK	Tuscany Ranch will be served by existing Minor Arterial Roadways (CR 491 & N. Forest Ridge Boulevard). Road and Driveway connections to CR 491 will be designed to meet County Access Management Standards. Roadways "A" & "D" are new proposed internal primary roads that will distribute access and traffic within Tuscany Ranch. No residential lots will have direct driveway connections to proposed Roads "A" or "D". Any CR 491 access to BCO 1 District will require an internal connection to Road A in a configuration to be determined at the time of permitting. For the BCO 2 & 3 Districts, Road D shall represent a reverse frontage road with the BCO traffic directed to such. Within all BCO Districts, cross access drive connections between commercial uses or parcels shall be provided to minimize turning movements onto CR 491.			
UTILITIES	CSWR - Florida (Central States Water Resources) shall be the provider of water and wastewater services for the project area.			
STORMWATER MANAGEMENT	Drainage Retention Areas (DRA's) will be designed and permitted to meet SWFMD and Citrus County requirements. DRA's shown are conceptual.			
SIGNAGE	Signage (not shown) for all non-residential and residential development areas shall meet the current LDC standards.			
PARKING	Parking for all non-residential and residential development areas shall meet the current LDC standards.			
BUFFERS	Proposed Buffers: 25' wide landscape strip along outer SF-1 development areas except areas adjacent to existing golf course; 50' wide landscape buffer along outer SF-2 development areas. The buffers shall retain existing vegetation where possible or otherwise planted to meet Buffer C Landscaping Standards; 25' wide landscape strip adjacent to North Forest Ridge Boulevard and 15' wide landscape strip adjacent to both sides of proposed "Road A". Buffers for all Non-Residential development areas shall be per current LDC standards including Additional Design Standards for Large and Small Scale Non-Residential Development Projects.			
GENERAL NOTES	(1) The depiction of streets, roads, open space and parks are conceptual. The exact location and size may vary at time of platting to conform to state and regional permits and LDC code compliance. (2) The number of units and size of the respective districts acreage listed in the site data table on the master site plan will not change. (3) The Metro Lagoon is subject to market demand. (4) Only that portion of the 1981 Beverly Hills DRI depicted on this plan is subject of the proposed PUD. (5) 400 Life Care Center Units are an authorized use in MF Districts 1-3 and BCO Districts 2, & 3 within the PUD boundary. (6) A potential golf course is an authorized use within SF-1, SF-2 and BCO 1 areas shown on this plan.			
NON-RESIDENTIAL DEVELOPMENT STANDARDS:				
MINIMUM BUILDING SETBACKS: PER CURRENT LDC STANDARDS INCLUDING LARGE AND SMALL NON-RESIDENTIAL STANDARDS				
IMPERVIOUS SURFACE RATIO (ISR): 70%				
BUILDING HEIGHT: PER CURRENT LDC STANDARDS				
FLOOR AREA RATIO (FAR): PER CURRENT LDC STANDARDS				
PARKING: PER CURRENT LDC STANDARDS				
RESIDENTIAL DEVELOPMENT STANDARDS:				
Lot Type	Front Setback	Side Corner Lot Setback	1' Side Setback	Rear Setback
SF	20'	15'	5'	5'
MF	20'	15'	5'	10'
1' SF minimum building separation; 10': MF minimum building separation: 20'				
SF LOT COVERAGE / ISR (Based on lot size): 60' wide lots @ 50% ISR; 50' wide lots @ 55% ISR; 40' wide lots @ 60% ISR; Single Family Attached Lots including Townhomes @ 70% ISR. Single Family Attached ISR to be calculated by project plat or phase, and not on any individual home site				
MF LOT COVERAGE / ISR: 70% (calculated by project plat or phase, and not on any individual home site)				

PUD SITE DATA TABLE				
MAP AREA	UNITS / Sq. Ft.	ACREAGE	DENSITY	NOTES
BCO 1 - 3 (Business / Commercial / Office)	275,000 Sq. Ft.	110.89 acres		The 275,000 Sq. Ft. allocated for BCO 1 - 3 is a portion of the remaining 330,524 Sq. Ft. of undeveloped BCO Square Footage approved as part of the 1981 Beverly Hills DRI.
MF 1 - 3 (Multi-Family Residential)	1,000 Units (Portion of the 1,415 remaining undeveloped MF units from DRI)	87.93 acres	See Notes	Multi-Family Residential may include Apartments, Townhomes or similar housing. Maximum density of 20 DU/Acre for individual Multi-Family developments. In addition to map areas MF 1, MF 2 and MF 3, other townhomes may be developed within the SF-1 & SF-2 areas as long as the total unit counts within each Map Area are not exceeded. No MF developments shall be allowed abutting the external PUD boundaries, except adjacent to the existing golf course.
SF-1 (Single Family Residential within 1981 Beverly Hills DRI boundary)	3,687 Lots (Remaining undeveloped SF lots from DRI)	769.07 acres	4.8 DU/AC	Single Family Residential may include single family detached, single family attached and single family cluster housing. (Acreage shown for SF development area includes, DRA's, Open Space, Buffers and Internal Collector Roads)
SF-2 (Single Family Residential outside 1981 Beverly Hills DRI boundary)	2,578 Lots	644.61 acres	4.0 DU/AC	Single Family Residential may include single family detached, single family attached and single family cluster housing. (Acreage shown for SF development area includes, DRA's, Open Space, Buffers and Internal Collector Roads). The only housing product type allowed abutting the outer boundaries of the SF-2 development areas shall be single family detached.
R 1A & R 1B (Recreation Amenity Sites)		22.8 acres		R 1A & R 1B are proposed as recreation amenity sites. Actual locations and acreages are flexible.
Open Space	-	Minimum 20%		Open Space areas, not shown, may include landscape buffer areas, drainage easements or right-of-ways, neighborhood pocket parks, passive park areas and similar parcels having limited improvements. A minimum 20% open space shall be provided and may include Drainage Retention Areas.
Land Reserved for Future CR 491 Widening		6.3 acres		A 50 foot wide strip of land along the east side of the CR 491 right-of-way (adjacent to BCO 1 - 3 areas) is shown on the Master Site Plan to reflect land reserved for future CR 491 widening by Citrus County. The actual width may vary pending future design and engineering, need for turn-lanes etc.
TOTALS	7,265 Lots / Units	1,641.6 acres	4.43 DU/AC	Gross Residential Density = 4.43 du/ac



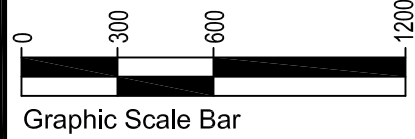
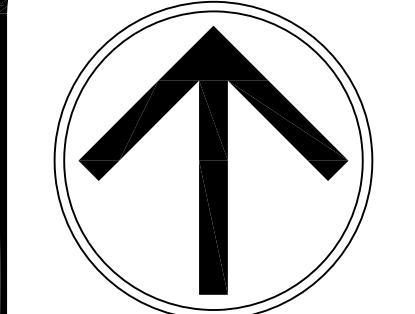
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TUSCANY RANCH

PUD Master Plan
11/17/23

Beverly Hills, Florida



DRAWN BY: PCG
DATE: 11/17/23
SCALE: 1" = 600'

SHEET
1 OF 1