"THE KEYS AT OCALA I"

PD STANDARDS

Prepared: January 17, 2022



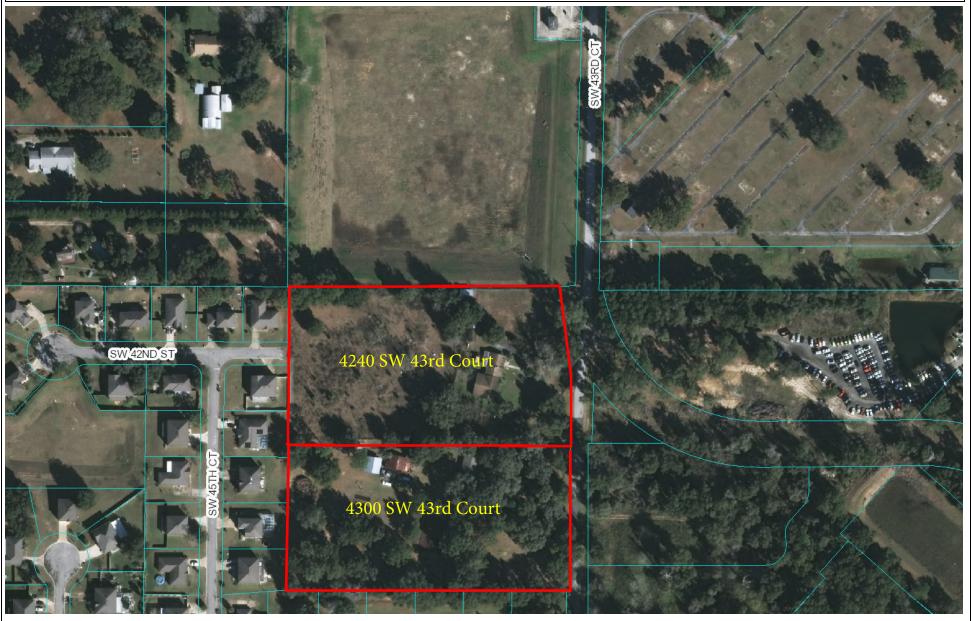
NATIVE ENGINEERING, PLLC 18856 N. Dale Mabry Highway Lutz, FL 33548 813-536-2589



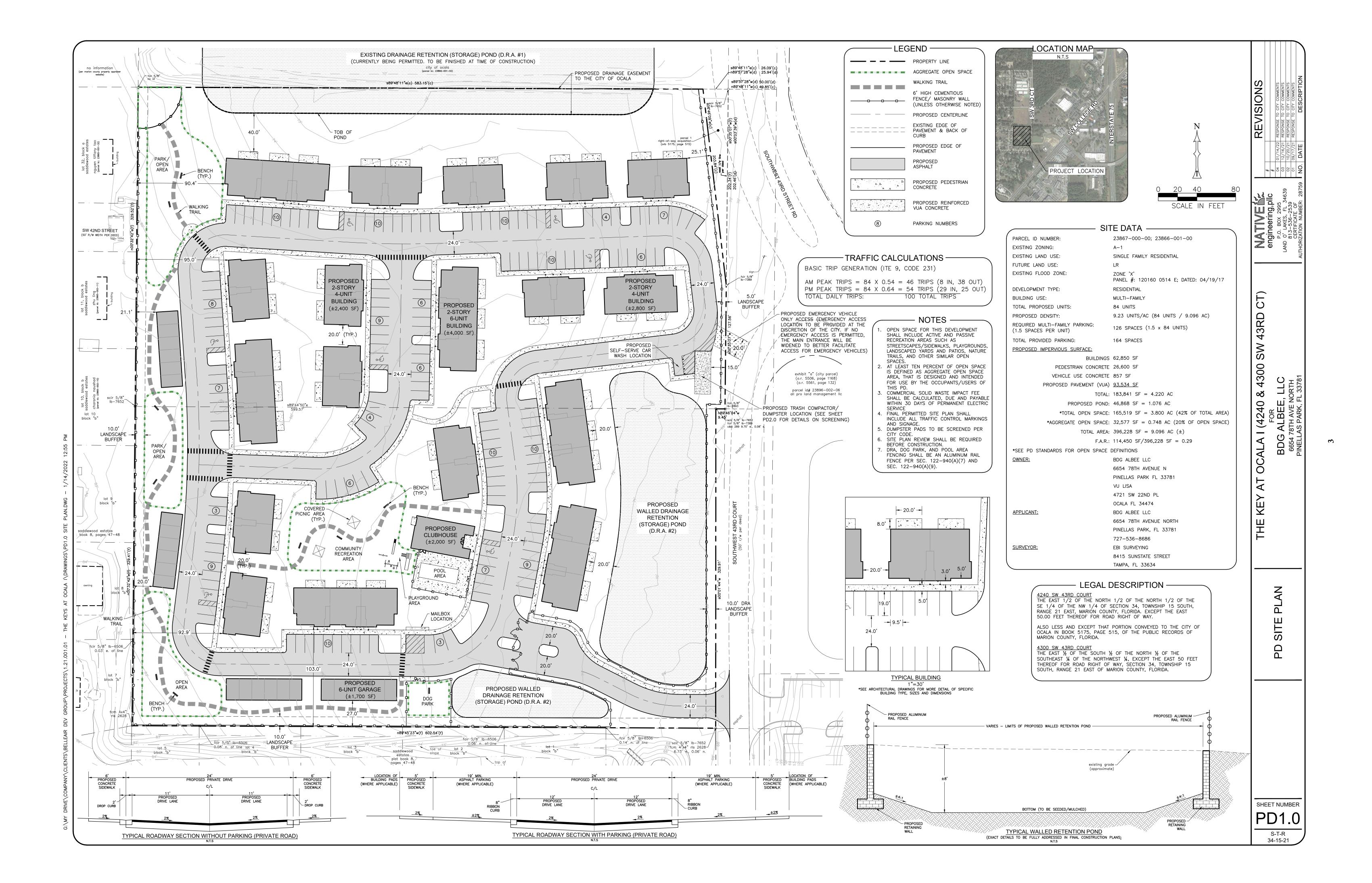
Villie M. Smith, CFA, ASA Marion County Property Appraiser

GIS Web Mapping Application

Last Updated: 08/30/2019



DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.



INTRODUCTION

"The Keys at Ocala I" Planned Development consists of approximately 9.098 acres located within the City of Ocala, along and west of SW 43rd Court located at 4240 and 4300 SW 43rd Court (the "Property" or "Planning Area"). The Property is located within an area of the City at includes a mix of land uses, including single family residential and commercial, which uses support the goals defined in the City's Comprehensive Plan.

The PD Plan for "The Keys at Ocala I" provides a community feel with open green space for a playground, community pool and a dog park, and design qualities that compliment this unique "Key-West" style multi-family development. Consistent with requirements for a PD Plan, these PD Standards (the "Standards") establish project objectives that are appropriate for planning. It is expected that during the review and final approval of "The Keys at Ocala I", the following activities will take place:

- 1. A neighborhood meeting, which was held on Wednesday, January 6, 2021 at 5:30 p.m. in a meeting room at the Hilton of Ocala located at 3600 Southwest 36th Avenue, Ocala. Only a few neighbors attended the meeting to discuss the proposed development, and one written objection was received. Main concerns were an increase in traffic along SW 43rd Court, which concerns will be minimized by the City's proposed widening of SW 43rd Court to 4 lanes.
- 2. PD Plans will be prepared and submitted through the City of Ocala for development review and approval.
- 3. The Property will be annexed into the City limits, along with rezoning the Property from A-1 to PD and a Requested Land Use Designation from Agricultural to Neighborhood. Developer will also enter into an Annexation Agreement with the City of Ocala.
- 4. Building architectural plans will be prepared and submitted to the City of Ocala building department for review and approval.
- 5. Non-substantial adjustments as defined in Sec. 122-946, made to the plan sheets can be made with staff approval. Other substantial changes require City Council approval. Any changes to the PD standards require City Council approval.

These Standards serve as the foundation for the PD Plan, following the provisions of the City's Planned Development (PD) district and the Requested Land Use designation as "Neighborhood". This PD Plan is comprised of several components intended to provide assurance that the development of the Property complies with the requirements of the City's Comprehensive Plan and Chapter 118 and 122 of the Code of Ordinances. The PD Plan and Standards are designed to provide the framework for development within this Planning Area.

These Standards have been prepared to encourage and regulate the multi-family residential use of the development, including building and site design elements, which help to ensure the requirements for sound land use planning. The PD Plan identifies the Planning Area, the land use and density, parking and landscape requirements, and the Standards for development. This application is consistent with the Requested Land Use

designation of "Neighborhood" and Planned Development zoning standards in Chapter 122, Division 30.

These Standards may be amended from time to time by the Applicant, and/or their designee, with approval by Ocala City Council, to reflect changes in market conditions and development approvals. The PD Plan includes standards that have been developed based on the existing site conditions, available infrastructure, market rental housing, and the City's overall vision for growth in this area. The proposed density for this development is consistent with the "Neighborhood" Land Use Designation of the City's adopted Comprehensive Plan.

OVERALL GUIDING PRINCIPLES

This PD Plan is for an 84-unit "Key-West" style multi-family development with open space to accommodate its community amenities. The following building principles are intended to provide the framework for development and provide for implementation of the overall vision of this development.

- The dwelling units and internal private streets will be designed to reinforce safety and ease of traffic flow and pedestrian access throughout the community, and to complement the topography, vegetation or other natural features wherever possible.
- The overall site will be designed to enhance the open space (including a community recreational area) between the dwelling units and the internal streets and provide adequate landscape buffers between the development and the adjoining properties.
- The elevation on the west side of the Property will be graded lower by approximately 10 feet to give the appearance that the buildings on the west side of the property are single story. The elevation of the Property on the south side will be lowered approximately 6 feet to give the buildings on the south side a lower appearance.
- Upfront parking to the dwelling units, additional off-site parking and single-story detached garages to enhance the buffer between the western and southern boundary of the Property are important features in establishing the character of this development.
- Typical landscaping and parking design is included in these Standards.
- The dwelling units will be designed to complement one another with unique "Key-West" style colors, with similar design elements, including Bahama shutters, and similar building materials.
- The community shall have a cementious fence or masonry wall around the
 development (excluding the north boundary by the DRA), a gated entrance and shall
 provide street lighting along the internal roadways to create a safe living
 environment. The community will provide access to EMS, as well as police and fire
 rescue.
- Amenities shall include a playground with two (2) covered pavilions, two (2) benches in the park/open areas, a dog park, a fitness center, a community pool and central mailbox location. Retention ponds may provide for fountain features but are not required.
- The access driveway to SW 43rd Court shall be a minimum of twenty-four (24) feet wide to provide ease of vehicular traffic in and out of the development. A secondary emergency vehicle only access will be provided on SW 43rd Court at a location to be

- approved at the direction of the City. If no emergency access is permitted, the main entrance will be widened to better facilitate for emergency vehicles.
- The western and southern boundary of the Property shall have a 10-foot landscape buffer.
- Pedestrian and vehicular traffic will be separated by providing sidewalks throughout the development.
- Any parking areas shall contain clearly defined pedestrian crossings to provide safe access to adjacent buildings or amenities.
- The community entrance sign shall be constructed as set forth on the Sign Design Standards.
- The development includes an on-site leasing office open to residents in the community during normal business hours established by Developer.
- Water and sewer service will be provided by the City of Ocala. Electric service will be provided by Sumter Electric.

PLANNING AREA GUIDELINES

This PD Plan is intended to provide for quality design while meeting the City's intent for development consistent with the "Neighborhood" Land Use Designation and these Standards. This document is intended to provide development per standards that go beyond minimum code requirements to minimize impact on the adjacent properties. Site development should be mindful of the emphasis on pedestrian connectivity utilizing safe and inviting designs features to promote access for walking and bicycling for residents within the community. "The Keys at Ocala I" provides for appropriate buffers, setbacks, open space and development standards to mitigate impacts to the existing adjoining uses.

These PD Standards are intended to communicate the design standards for the development. Any changes to the PD standards must go through public hearing review. Non-substantial changes to the plan may be administratively approved.

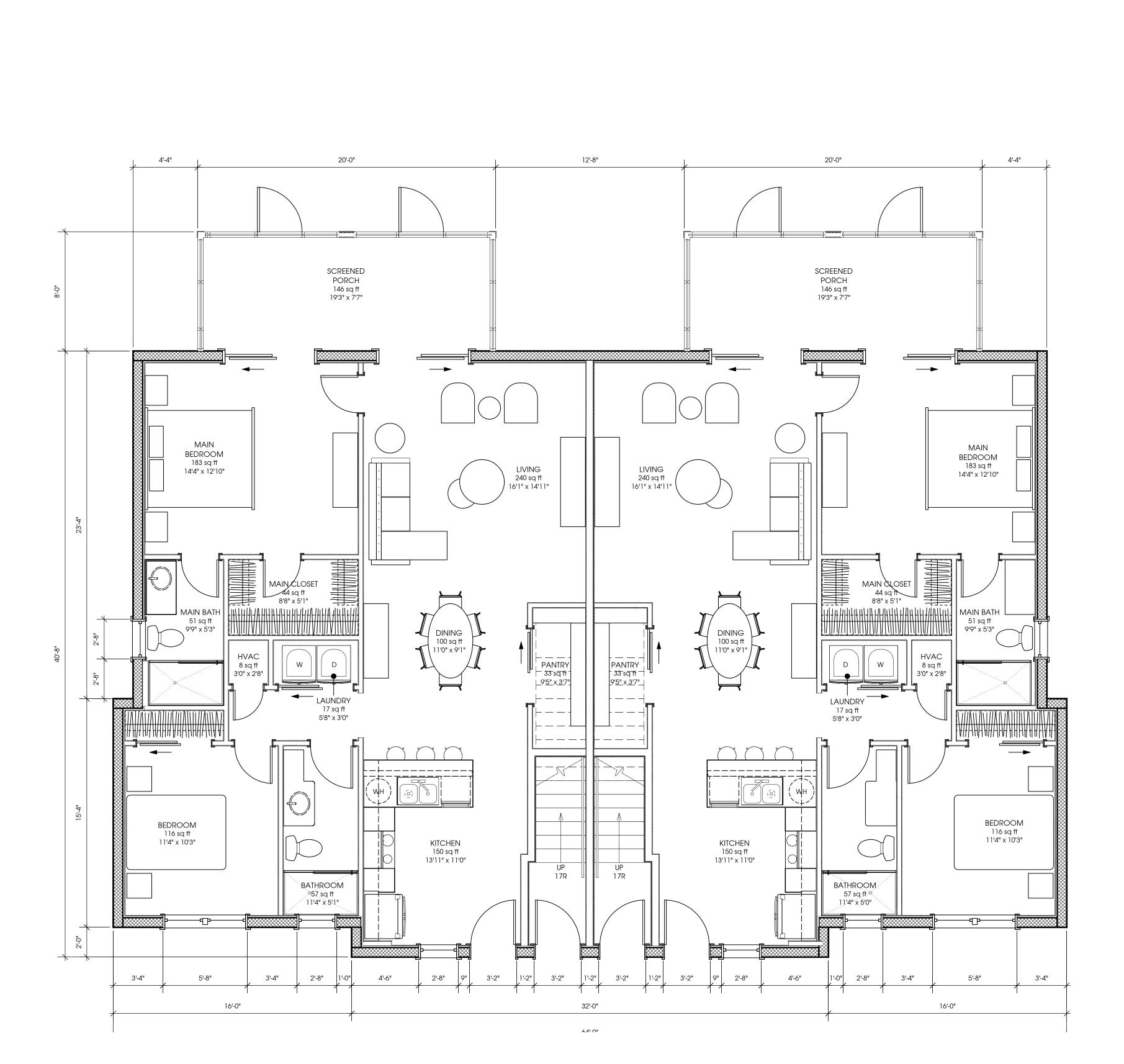
DEVELOPMENT STANDARDS

STANDARDS	LOT
Tract Size (Acres +/-)	9.098 Acres
Minimum Front Setbacks for Buildings (Feet)	Front setbacks for all buildings will be 24 feet from the drive aisle, except the single-story garages which will be 3 feet from the drive aisle.
Setback for Perimeter Boundary, Exterior of Building and Garages (Feet)	Residential buildings will be at least 90 feet from the west and south Property boundary, 66 feet from the north Property boundary, and 25 feet on the east Property boundary.
	Single-story garages will be included to enhance the buffer between the western and southern boundary of the Property and will have a minimum setback of 20 feet per Section 122-940(a)(3) and Section 122-940(a)(9).
Minimum Interior Side Yard Setbacks from Interior Roads (Feet)	10 Feet (Total of 20 feet between buildings, excluding eves and overhangs not exceeding 2.5 feet)
Right of Way Setbacks (Feet)	Right of way setbacks shall be 25 Feet
Interior Rear Yard Setbacks (Feet)	15 Feet (Total of 30' feet between buildings, not including rear patios)
Lot Width (Minimum)	100' (Lots may not be created in any size in the future)
Building Coverage Ratio (%)/FAR	Not to exceed 35%
Open Space	Minimum of 40% of the total gross acreage. Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, dog parks, landscaped yards, patios, floodplains, roof areas, and other similar open spaces. Water retention areas that are designated as aesthetic lakes or dry ponds with a 4:1 slope for passive or active recreational use may also be counted as open space.
Building Height (Maximum Feet)	Maximum height of 35 feet (including roof) or two-story per Sec.122-940(a)(3), excluding embellishments.

Building Services Area	Buildings shall be designed to provide the utility functions away from public view from the streets. HVAC equipment, dumpster/compactor locations, backflow preventers and other utility and service functions shall be incorporated into the overall design of the dwelling units and landscaping.
Dumpsters/Compactor	The dumpster/compactor shall be enclosed and screened consistent with City standards.
Self-Serve Carwash	The development may include a self-serve carwash for use by residence only in the area depicted on the PD plan.
Parking	Parking shall be pursuant to Article VI of the Land Development Code.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 25 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	A six foot (6') double-sided, aluminum monument sign with 1/4" aluminum contour cut and painted letters (stud mounted to sign) will be installed at entrance of the development as illustrated on the attached Sign Exhibit. Street signs will also be installed for pedestrian safety based on applicable portions of the Land Development Code for Other Residential Dwelling.
Buffers and Landscaping	Buffers shall comply with Section 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of the development. Any 25 foot right of way setback shall be landscaped according to standards in Section 122-260(e)(1-5). Where a DRA abuts a roadway, there shall be a 10-foot landscape buffer also meeting the standards in Section 122-260(e). Additionally, general landscaping details are shown on the attached Tree Preservation Master Landscape Plan.
Fencing/Gate	A 6-foot high cementious fence or masonry wall (excluding the north boundary by the DRA) shall be constructed along the exterior boundary of the Property and will include a gated entrance along SW 43 rd Court. The gated access shall be equipped with a siren-operated switch to allow emergency access. Additionally, aluminum rail

	fencing will be installed around the onsite stormwater pond (DRA), the dog park and the pool area per Section 122-940(a)(7) and Section 122-940(a)(9).
Exterior Elevations/Renderings	Exterior elevations and photo renderings are provided herein.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in these PD Standards, including, but not limited to, Bahama shutters, pavers, landscape islands, accent building material and other architectural futures.
Building Materials	Foundation: Exposed rough masonry foundations shall be faced with stone, brick or stucco.
	Building Colors: Building colors shall be "Key West" style colors.
	Windows: Windows are encouraged to be vertically oriented with height 1 ½ times the width or more except at the side elevations. Windows other than wood must be anodized or electrostatically painted.
	Exterior Walls: Vertical transitions of dissimilar materials shall be made an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco.
	Roof Pitch and Roofing Types: The minimum roof pitch is 6:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measure from finish floor to mean height between the ridge and soffit, excluding roof embellishments.
Lots and Roadway Alignment	Building layout along the roadways may be adjusted at the time of formal site plan for minor engineering and planning considerations, subject to City approval.
Access	Lots shall provide access to public streets and right-of-way as illustrated on the PD Plan. A secondary emergency vehicle only access will be provided on SW 43 rd Court at a location to be approved at the direction of the City. If no emergency access is permitted, the main entrance will be widened to better facilitate for emergency

	vehicles.
Approved Uses	Multi-family, detached garages, self-serve carwash for neighborhood use only.
Utility Connections	Permanent building connections for all utilities installed, including but not limited to, water, electric, telephone and television, shall be run underground from the Property connecting point to the structure in such a manner to be acceptable to the governing utility authority. The foregoing shall not apply, however, to transmission lines, transformers and other equipment installed by public utility companies. Above ground transformers shall be landscaped along the adjacent residence and screed from view. Utility companies shall have access to maintain such utilities as necessary.
Unified Control	Developer, BDG Albee, LLC, holds unified control over the Development. BDG Albee shall have the right to assign its development rights to a related entity.
Platting	The Property will not be platted as this will be a rental community and individual lots will not be sold.



1 2-BEDROOM FIRST FLOOR PLAN
A.2.1 Scale: 1/4" = 1'-0"

M&S OCALA APARTMENT COMPLEX

ROJO Architecture

Suite 1130 Tampa, FL 33610 813 630 5508

www.ROJOarchitecture.com ROJO@ROJOarchitecture.com 5701 E. Hillsborough Avenue

PROJECT ADDRESS

11

Project ID 00000

Drawn By XX
Reviewed By XX

Reviewed By XXX

Plot Date: 8/2/21

Record Date:

2-BEDROOM FIRST FLOOR PLAN

A.2.1

+ 5

12'-8" SCREENED PORCH 146 sq ft 19'3" x 7'7" SCREENED PORCH 146 sq ft 19'3" x 7'7" MAIN BEDROOM 183 sq ff BEDROOM LIVING 240 sq ft 16'1" x 14'11" LIVING 240 sq ft 16'1" x 14'11" 14'4" x 12'10" MAIN CLOSET

44 sq ft

8'8" x 5'1" 51 sq ft 9'9" x 5'3" DINING 100 sq ft 11'0" x 9'1" DINING 100 sq ft 11'0" x 9'1" HVAC 8 sq ft 3'0" x 2'8" LAUNDRY 17 sq ft LAUNDRY 17 sq ft 5'8" x 3'0" -------------------BEDROOM BEDROOM 116 sq ft 116 sq ft 11'4" x 10'3" KITCHEN 153 sq ft 11'4" x 10'3" KITCHEN 153 sq ft 13'11" x ¹11'0" 13'11" x [.]11'0" PANTRY 25 sq ft 7'0" x 3'7" PANTRY 25 sq ft BATHROOM °57 sq ft BATHROOM 57 sq ff 11'4" x 5'1" 11'4" x 5'0" 3'-4" 5'-8" 3'-4" 2'-8" 4'-6" 2'-8" 17'-8" 2'-8" 4'-6" 2'-8" 3'-4" 5'-8" 3'-4"

ROJO Architecture www.ROJOarchitecture.com ROJO@ROJOarchitecture.com 5701 E. Hillsborough Avenue Suite 1130 Tampa, FL 33610 813 630 5508

M&S OCALA

PROJECT ADDRESS

Plot Date: 8/2/21

Record Date:

2-BEDROOM SECOND FLOOR PLAN

16'-0"

32'-0"

64'-0"

1 2-BEDROOM SECOND FLOOR PLAN
A.2.2 Scale: 1/4" = 1'-0"

16'-0"

APARTMENT COMPLEX

A.2.2

STUCCO CORNER TRIM (TYP)

RAISED STUCCO TRIM BAND —

STUCCO -

YELLOW & BLUE WITH BAHAMA SHUTTERS
PT-1 (BODY): SHERWIN WILLIAMS, SW 6693, LILY
PT-2 (ACCENT): SHERWIN WILLIAMS, SW 6230, RAINSTORM
PT-3 (TRIM): SHERWIN WILLIAMS, SW 7102, WHITE FLOUR

ROJO Architecture
www.ROJOarchitecture.com
ROJO@ROJOarchitecture.com
5701 E. Hillsborough Avenue
Suite 1130
Tampa, FL 33610
813 630 5508



CONSULTANT LOGO

UPDATE LICENSE INFORMATION ABOVE. S&S IN SPACE PROVIDED.

THE KEYS AT
OCALA I APARTMENTS
BUILDING A

5451 SW 66TH STREET OCALA, FL 34476

13

D File Name 20077-SD-Buildin

Drawn By XXX

Reviewed By XXX

Plot Date: 12/6/21

Record Date:

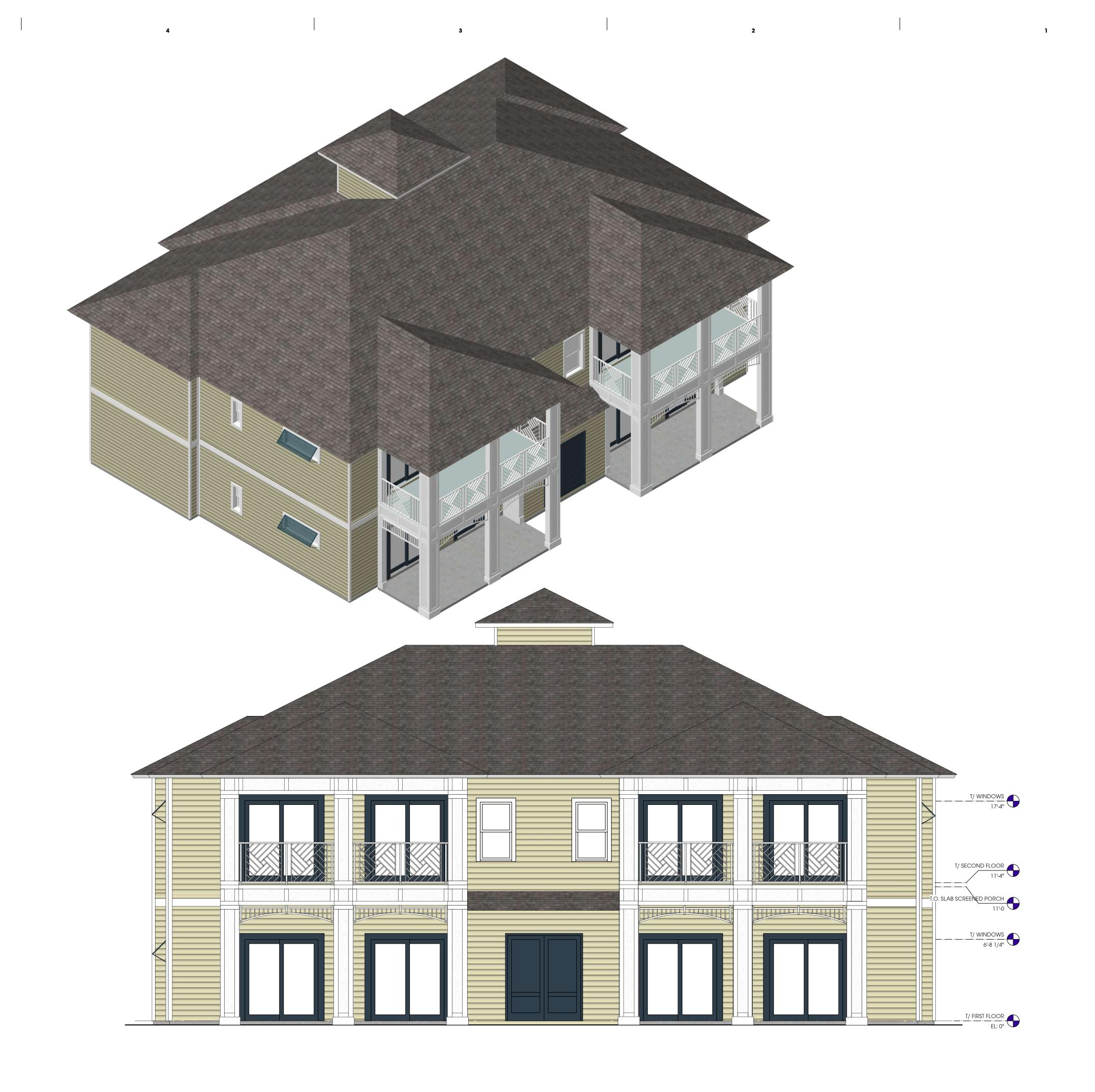
ELEVATIONS

A.7.1

3A FRONT ELEVATION
A.7.1 Scale: 1/4" = 1'-0"

— DECORATIVE SHUTTER T.O. BEARING HEIGHT 21'-4" 7'-1 3/4" 7'-1 0. WINDOWS 6'-8 1/4"





ROJO Architecture
www.ROJOarchitecture.com
ROJO@ROJOarchitecture.com
5701 E. Hillsborough Avenue
Suite 1130
Tampa, FL 33610
813 630 5508



CONSULTANT LOGO

UPDATE LICENSE INFORMATION ABOVE. S&S IN SPACE PROVIDED.

THE KEYS AT OCALA I APARTMENTS

BUILDING A

5451 SW 66TH STREET

OCALA, FL 34476

15

CAD File Name 20077-SD-Building

viewed By XXX

Plot Date: 12/6/21

Record Date:

ELEVATIONS

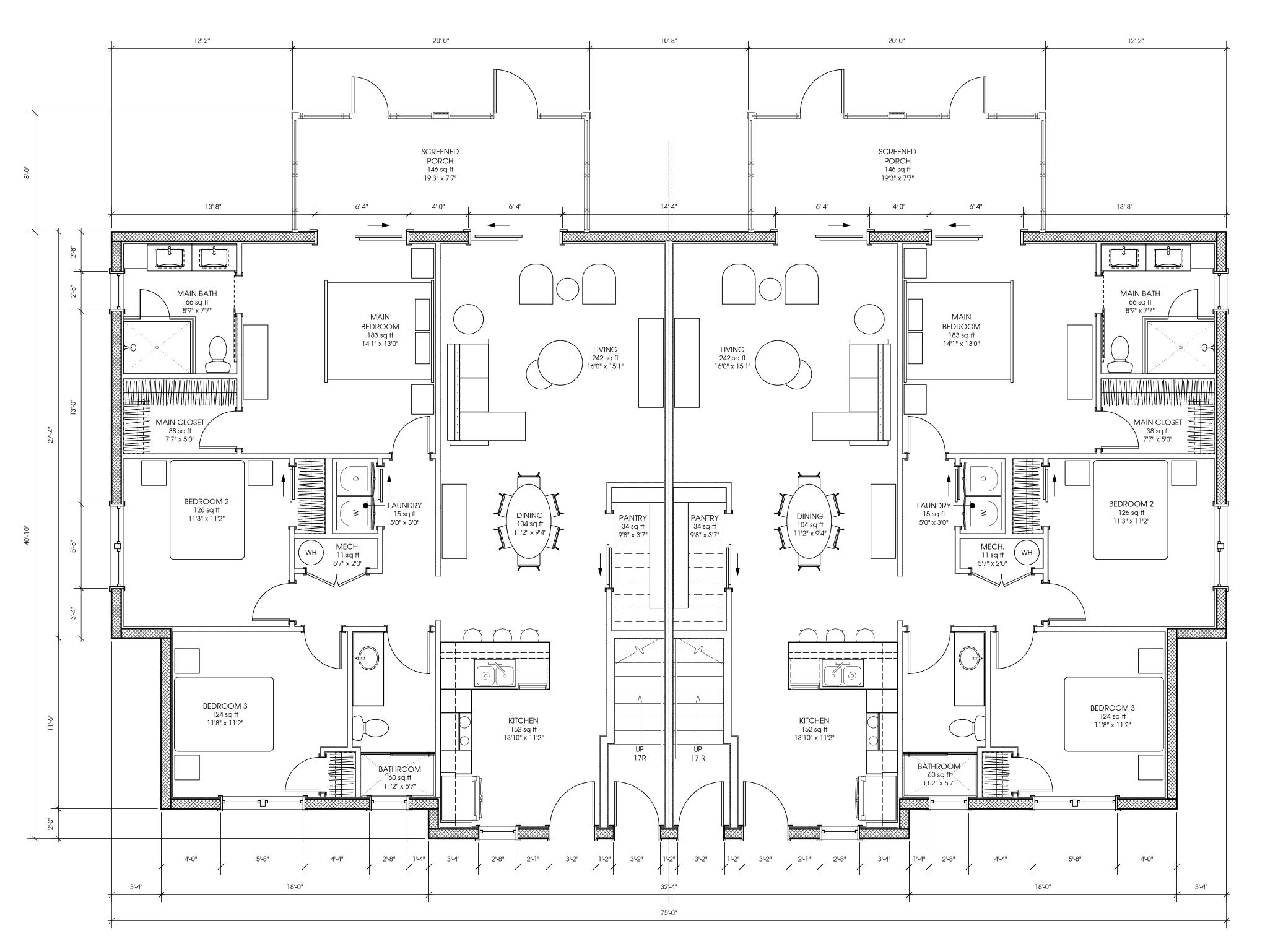
A.7.3

3A REAR ELEVATION
A.7.3 Scale: 1/4" = 1'-0"

+

|-





1 3-BEDROOM FIRST FLOOR PLAN
A.3.1 Scale: 1/4" = 1'-0"

3-BEDROOM FIRST FLOOR PLAN

Plot Date: 8/2/21

Record Date:

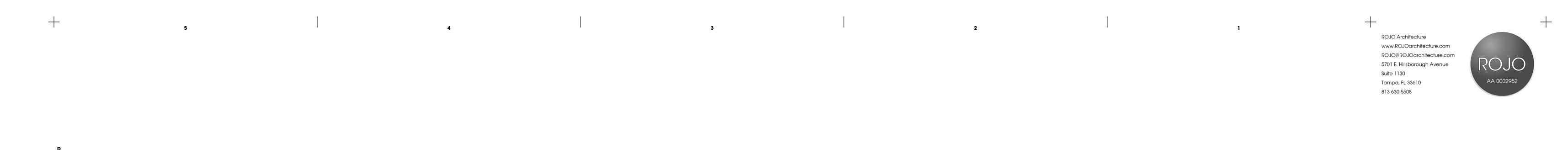
M&S OCALA

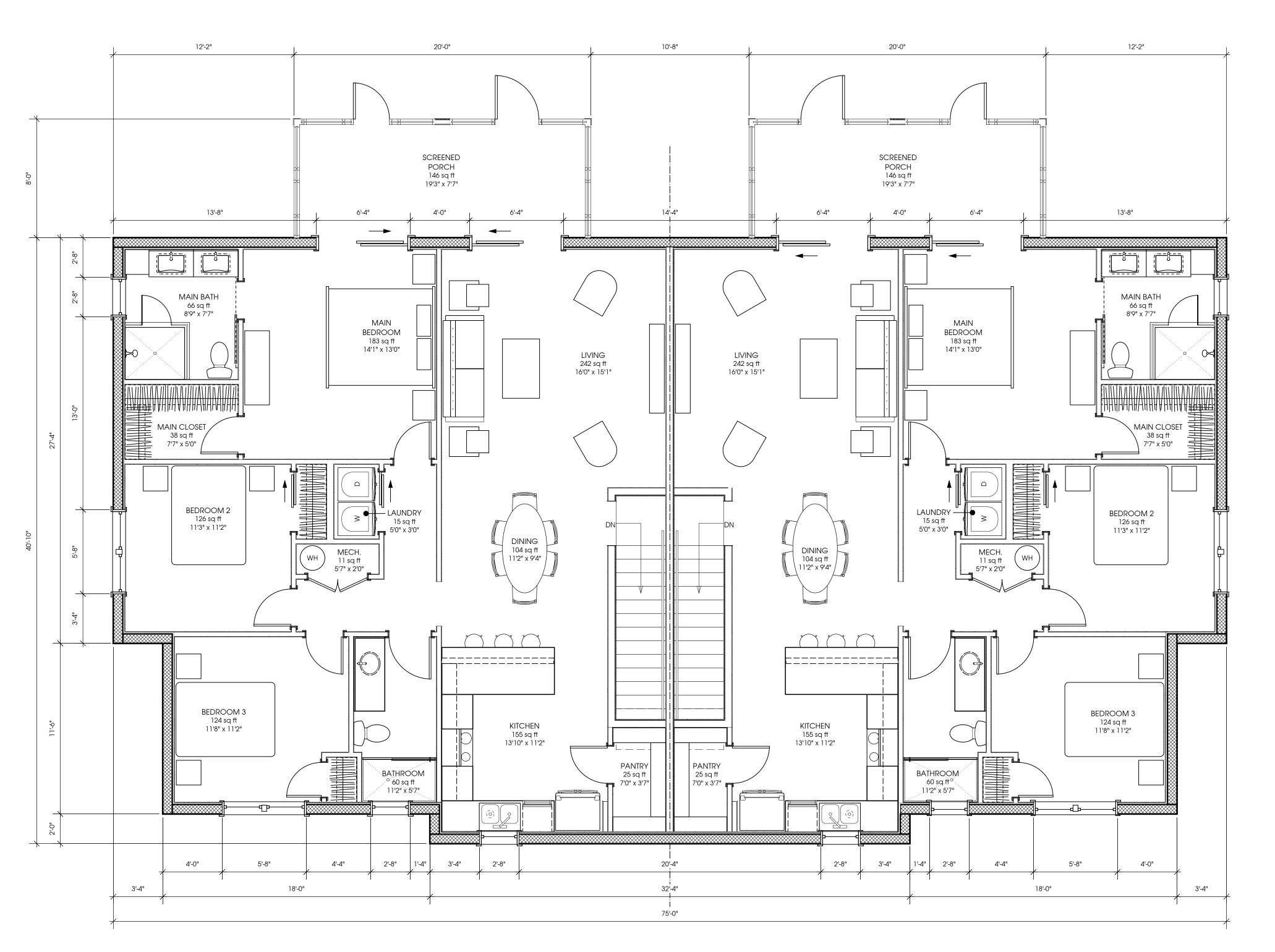
APARTMENT COMPLEX

PROJECT ADDRESS

A.3.1

3





1 3-BEDROOM SECOND FLOOR PLAN
A.3.2 Scale: 1/4" = 1'-0"

3-BEDROOM SECOND FLOOR PLAN

Plot Date: 8/2/21

Record Date:

M&S OCALA

APARTMENT COMPLEX

PROJECT ADDRESS

A.3.2

+ 3

3A FRONT ELEVEATION
A.7.1 Scale: 1/4" = 1'-0"

A.7.1

ELEVATIONS

Reviewed By XXX

Record Date:

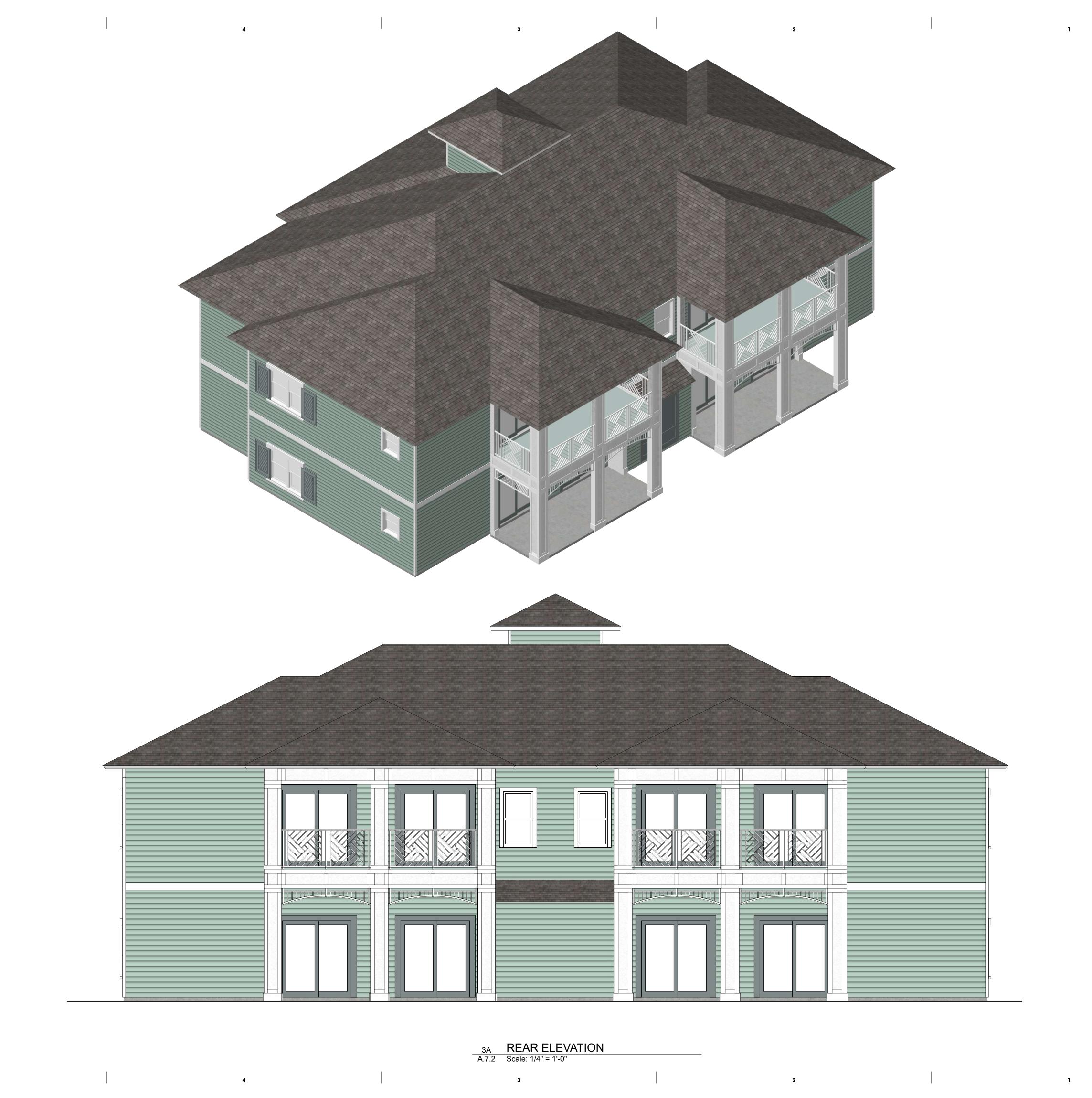
Plot Date: 12/6/21

THE KEYS AT

BUILDING B

5451 SW 66TH STREET OCALA, FL 34476

BEDROOM



ROJO Architecture
www.ROJOarchitecture.com
ROJO@ROJOarchitecture.com
5701 E. Hillsborough Avenue
Suite 1130
Tampa, FL 33610
813 630 5508



CONSULTANT LOGO

UPDATE LICENSE INFORMATION ABOVE. S&S IN SPACE PROVIDED.

THE KEYS AT OCALA I APARTMENTS BUILDING B

> 5451 SW 66TH STREET OCALA, FL 34476

> > 0

В

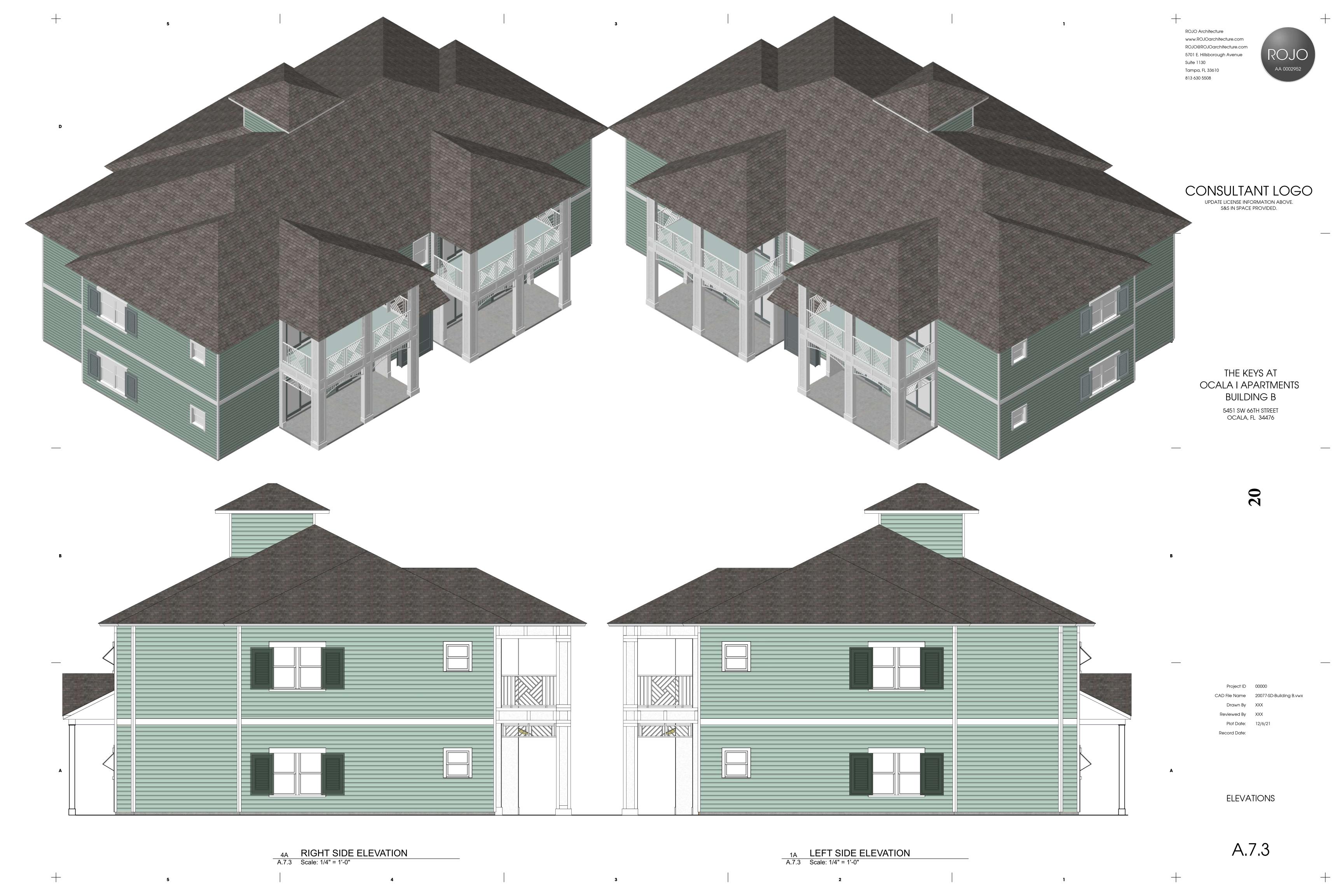
CAD File Name 20077-SD-Building B.vwx

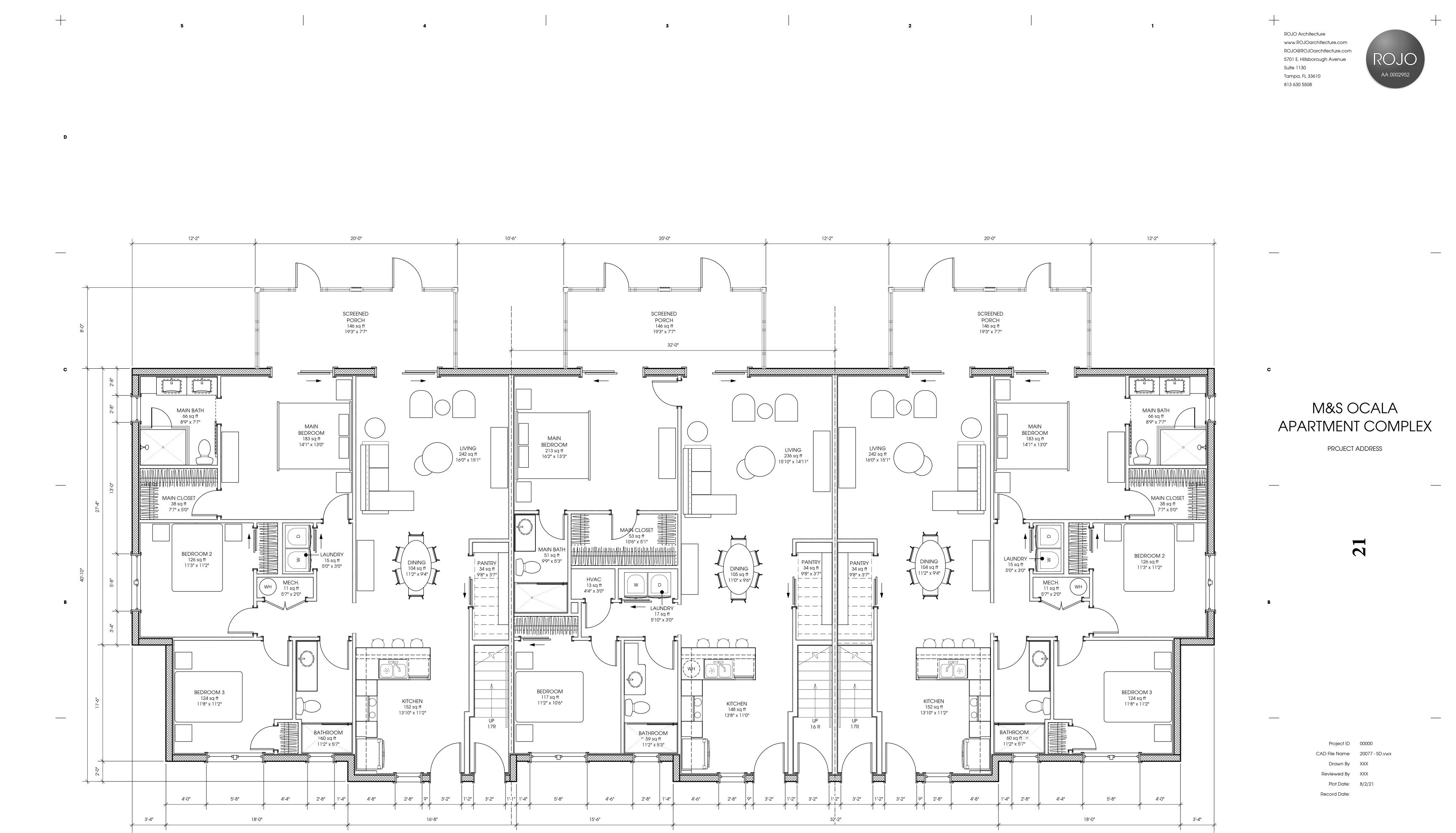
Reviewed By XXX
Plot Date: 12/6/21

Record Date:

ELEVATIONS

A.7.2





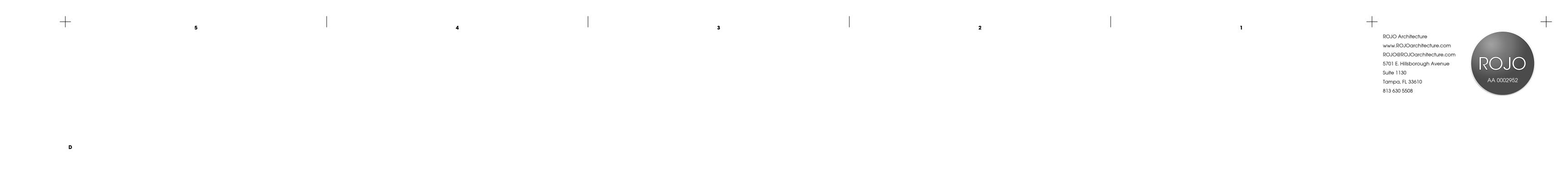
1 6-UNIT FIRST FLOOR PLAN
A.4.1 Scale: 1/4" = 1'-0"

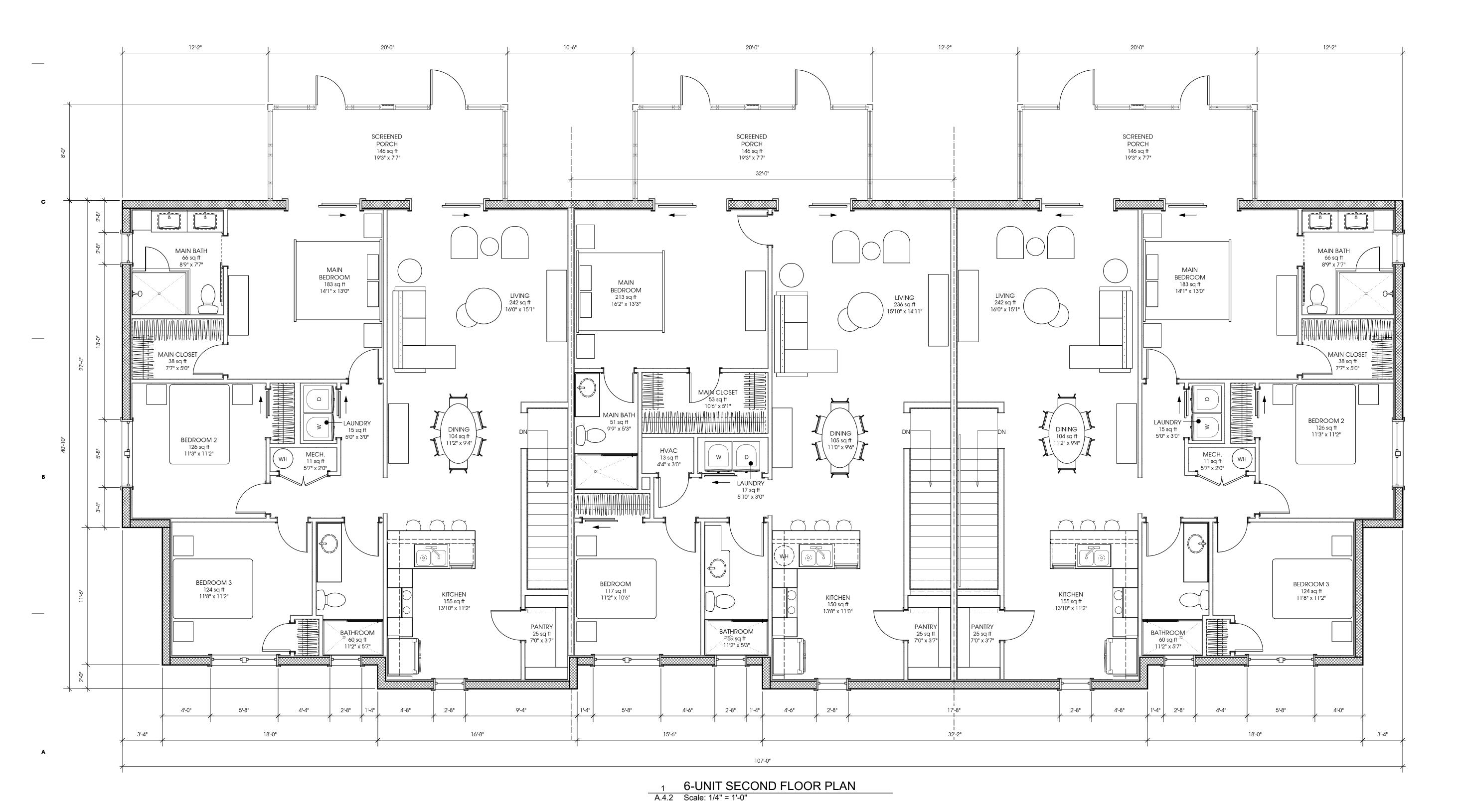
107'-0"

A.4.1

6-UNIT FIRST FLOOR PLAN

4





M&S OCALA
APARTMENT COMPLEX

PROJECT ADDRESS

22

Project ID 00000

AD File Name 20077 - SD.v

Drawn Bv XXX

Reviewed By XXX

Plot Date: 8/2/21

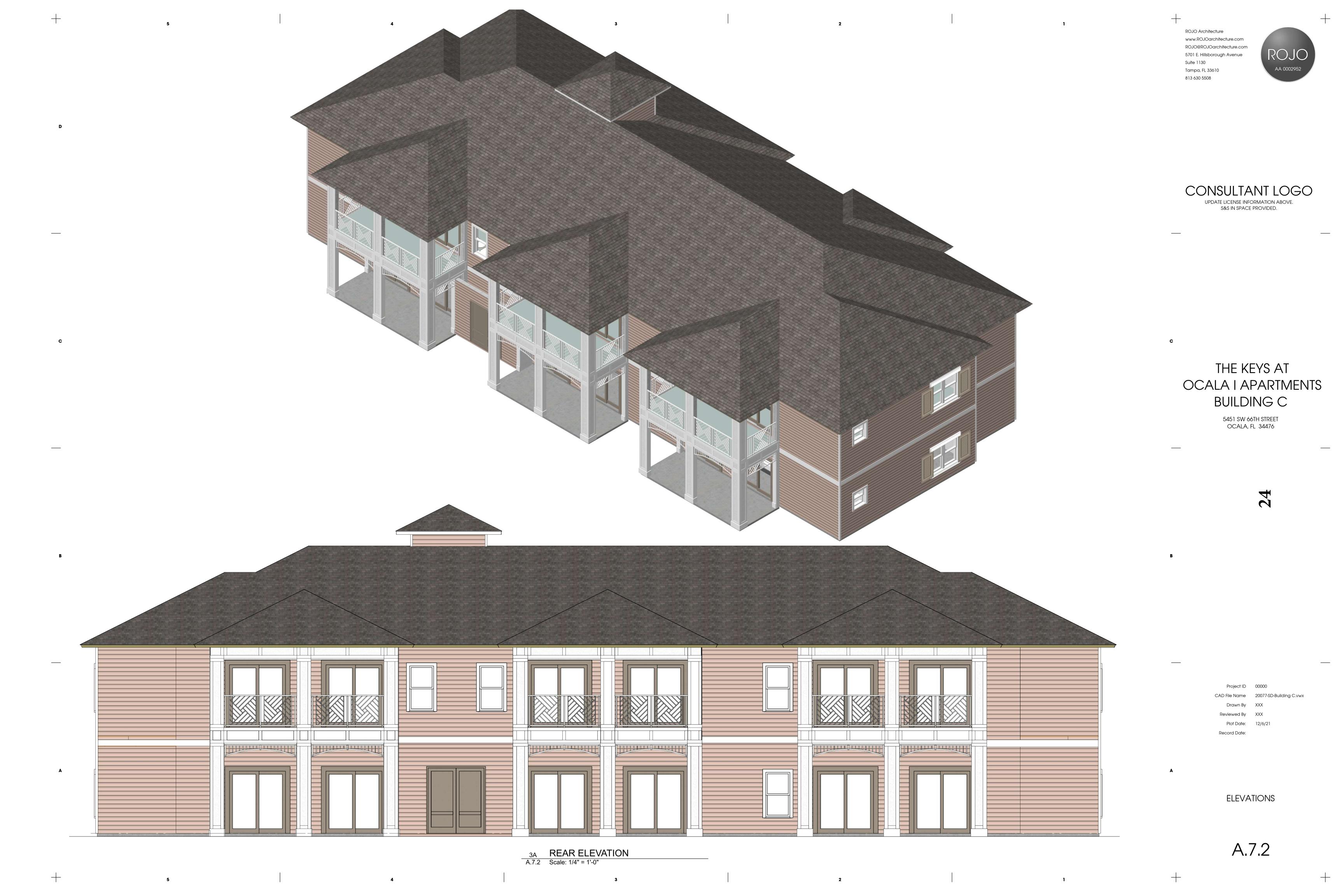
Record Date:

6-UNIT SECOND FLOOR PLAN

A.4.2

+ 3



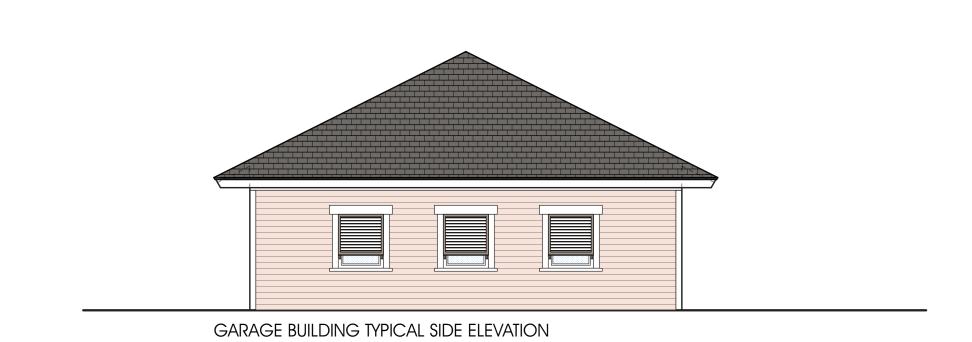






GARAGE BUILDING TYPICAL FRONT ELEVATION

GARAGE BUILDING TYPICAL REAR ELEVATION



GARAGE BUILDING ELEVATIONS

A.7.3

+

M&S OCALA

APPARTMENT COMPLEX

ROJO Architecture

Suite 1130 Tampa, FL 33610 813 630 5508

www.ROJOarchitecture.com ROJO@ROJOarchitecture.com 5701 E. Hillsborough Avenue

90

В

Project ID 20077

CAD File Name 20077 - Elevations.vwx

Drawn By PSP

Reviewed By JS

Reviewed By JS

Plot Date: 8/2/21

Record Date:



TYPICAL SECTION LOOKING WEST ALONG SOUTHERN PROJECT BOUNDARY

PROPOSED GARAGES

6' CEMENTIOUS FENCE/MASONRY WALL-

APPROX. EXISTING GRADE

NITS

PROJECT:
THE KEYS AT OCALA I

DATE: 09/15/21

PREPARED BY:

NATIVE

engineering, pllc

PROPOSED 2-STORY

MULTI-FAMILY BUILDING

PREPARED FOR: BDG ALBEE, LLC

