Ocala 52 Partners

PD Standards

Prepared For:

Ocala 52 Partners, LLC

Prepared: January 2026
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2026

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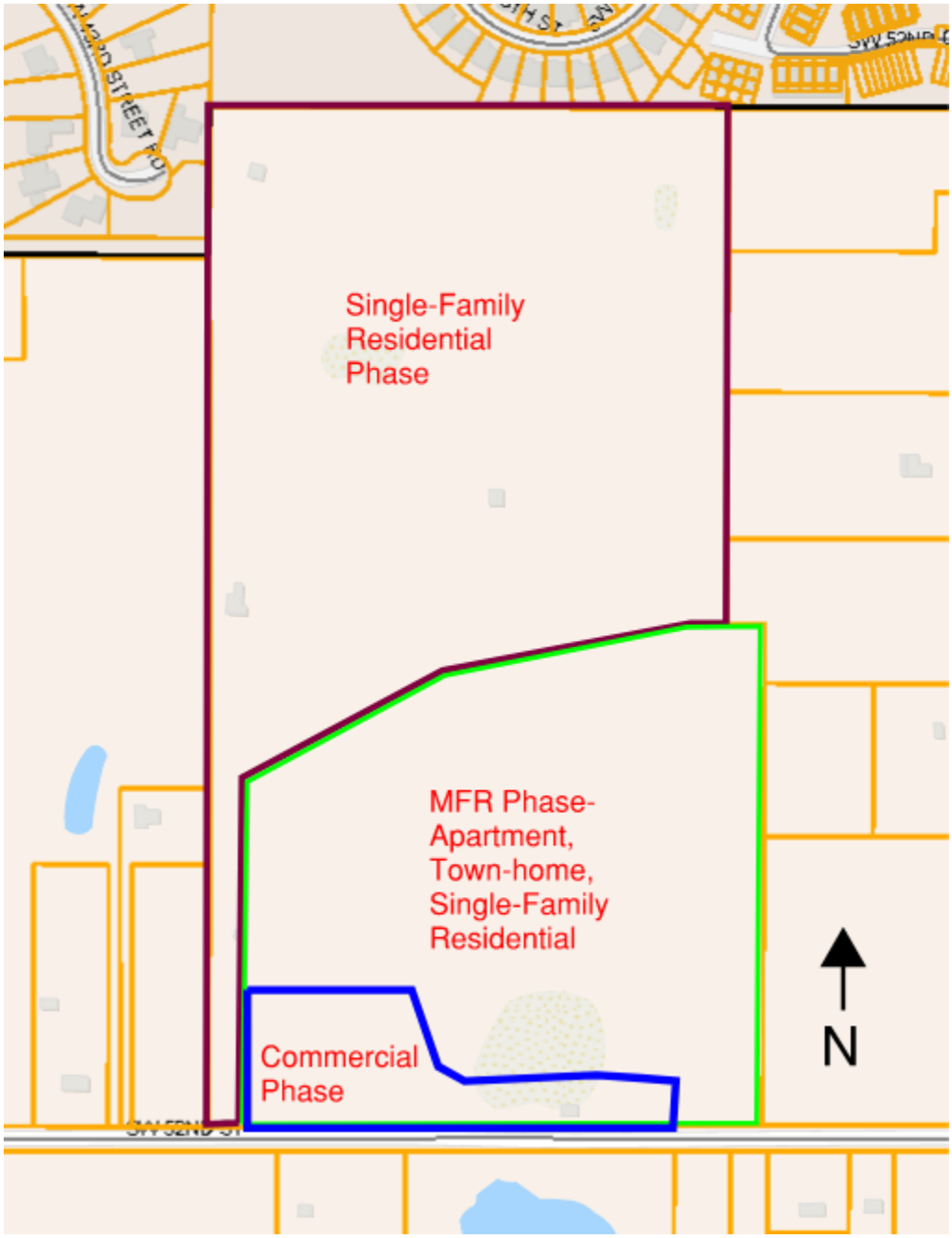
Phasing:


Single-Family
Residential
Phase
MFR Phase-
Apartment,
Town-home,
Single-Family
Residential
Commercial
Phase
N

Introduction:

The Ocala 52 Partners, LLC Planned Development (PD) comprises approximately 82.10 +/- acres formerly in the unincorporated area of Marion County. An application has been filed to annex into the City of Ocala. It is located at 5575 SW 52nd Street. The property is located within an area that is adjacent to residential and agriculturally zoned parcels. This site was formerly a mining operation but has since ceased to operate as a mine for some time. The adopted land use of low intensity supports the goals defined in the City's Comprehensive Plan. The PD Plan for Ocala 52 Partners, LLC provides a guideline for the development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

These Standards serve as the foundation for the planning development efforts of the plan, consistent with the provisions of the City's Planned Development district and Low Intensity Future Land Use classification. In compliance with the City's PD requirements, the Ocala 52 Partners, LLC PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the standards and requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development within this area. The PD Plan identifies and graphically depicts the proposed development and provides the land uses and density/intensity envisioned within each area. The phase uses have been noted in Table 1 to further identify respective design standards and other guiding principles.

The Development Standards may be amended by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes Standards that have been developed based on existing site features, available infrastructure, and the City's overall vision for the area. The PD Plan provides sustainable land use which is compatible internally and with adjacent properties. The Standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project's proposed densities and intensities are consistent with the Low Intensity Future Land Use classification of the city's adopted Comprehensive Plan. The project will be designed to provide compatibility with adjacent properties and land uses transitions between land uses.

Table 1: Ocala 52 Partners Land Use Classification

Land Use	Intent
SFR - Single-Family Residential	Detached Residential lots
MFR - Multi-Family Residential	Townhomes, Apartments, and/or Detached Residential lots
COM - Commercial	The following uses as allowed within B-2: ***General Retail***: Bakery Store, Drugstore, Electronics Store, Furniture Store, Grocery Store, Hardware Store, Home Decorating Store, Pharmacy, Roadside Fruit and Vegetable Sales, Specialty Retail Store, Used Merchandise Store. ***Service Uses:*** General Business Service, Parking Lot, Security System Services. ***Eating or Drinking Establishment:*** Alcoholic Beverage Establishment (on & off premises consumption), Fast Food Restaurant, Restaurant (enclosed) optional drive through window as an accessory use. ***Hospitality and Tourism:*** Antique Gallery/ Art Gallery/ Museum. ***Office Use:*** Commercial Photography, Computer Maintenance and Repair, Financial Institution, Photocopying and Duplicating service, Photofinishing laboratory, Prepackaged software services, Print Shop, Professional and Business Office. ***Personal Services:*** Hairstyling shop, Coin operated laundry and dry cleaning, mini-warehouses, Beauty Salon, Massage Parlor, Automobile cleaning and detail service. ***Community Service:*** Church/place of worship, Day care facility, Private Club. ***Recreational Use:*** Commercial Recreation indoor, Dance/art/music studio, Physical Fitness Center, Recreation Facility indoor, Park/Open space area. ***Health Care:*** Medical and Dental Offices, Professional Offices (real estate, Attorney, Architect, Engineer, etc.), Small animal Veterinarian office. Indoor Microbrewery/micro distillery. ***Residential:*** Attached residents as an accessory to a business. May be above the commercial structure or attached to commercial structure.

Overall Guiding Principles:

The Ocala 52 Partners, LLC PD consists of residential uses ranging from single-family to multi-family apartments. The south boundary along SW 52nd Street will have commercial land uses that include uses allowed in the B-2 which includes retail, restaurant, medical, or professional offices. Refer to Table 1 above for available uses. Each phase within the PD will develop into a safe, attractive, sustainable, connected, and economically viable destination. The following specifications are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- The images shown on pages 12-15 of this document are merely examples and are for visual representation only.
- Architectural style shall be cohesive in nature for each use within the development.
- Buildings shall include architectural features that provide visual interest, break up aesthetically similar areas, and recognize local character. Predominant exterior building materials shall be compatible with materials used by surrounding properties, including but not limited to brick, wood, sandstone, and other types of stone and textured concrete masonry units.
- Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, including primary colors.
- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- The location and design of surface parking is important in establishing the character of the project.
- Building designs within individual developments or sub-Pods should complement one another through design and/or use of similar building materials and consistent landscape design.

- The project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.
- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, bicycling, pedestrian, and transit where applicable.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment and A/C condensers, dumpster locations, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping as required per code.
- Dumpsters shall be screened; designs and construction materials should complement the primary building.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Full access driveways should be designed to minimize congestion on streets through the use of shared use entry drives at predetermined median openings.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 20 feet in height;

pedestrian level lighting should generally not exceed 15 feet in height. Light fixtures may allow for additional elements such as noncommercial banners or hanging planters. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.

- Commercial development shall comply with Division 29 Chapter 122. Compliance shall be demonstrated at the time of site plan submittal.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorist.
- Street lights shall have uniform motif and finish to provide continuity throughout the site.
- Light fixtures shall not exceed the following heights:
  - Parking lots - 30 feet
  - Pedestrians -20 feet
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination.
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures.
- Promote use of “dark sky” principles and practices.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown on page 16 or amenities of equivalent value to future residents. Proposed uses such as but not limited to shall include pickle ball courts, playground equipment, covered pavilion, dog park, walking trails that enhance the existing features on site.

Landscape

- Plants shall be Florida No. 1.
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers.
- Drought tolerant plants are encouraged.
- Promote low-use irrigation.
- Landscape materials that are problematic invasive are prohibited.
- Shade trees shall be 10’ away from underground utilities.
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk.
- Shade trees shall not conflict with buildings.

- Landscape Plans, including Tree Mitigation and Tree Preservation, to be provided at time of improvement plan submittal.

Development Standards:

The Ocala 52 Partners, LLC PD is intended to provide flexibility in design while meeting the City's intent for development of the area. The Ocala 52 Partners, LLC PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The commercial and other uses are intended to provide convenient access for walking and bicycling for residents of the area. The overall program distribution may be adjusted according to the needs of the community in accordance with the City's land development regulations, providing the total densities and intensities included in the PD Plan are not exceeded. The Ocala 52 Partners, LLC PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts existing adjoining residential uses.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards conflict with the requirements of the Land Development Regulations, then normal code requirements will apply. ***These standards deviate from normal requirements.***

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Table 2-1: Development Standards

Standard	Requirement
Lot Size and setbacks*	**See Development Table Below**
Accessory structures*	Auxiliary uses such as but not limited to AC/HVAC units, generators, gas tanks, condensers, backflow preventors, and other utilities and services shall be allowed to encroach into setbacks. This deviates from Section 122-252 & 122-254.
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Signage	See Signage plans on pages 19-22 for further details.
Buffers	See cross section on page 18 for further details. Shall comply with Sec. 122-260 (1), (2), (4), (9), and (10).
Open Space	There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in a mixed-use PD project. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD (Sec. 122-942(a)(4)(d)).
Building Materials	25% of the street facing side of a building and signs shall have a minimum of two different but complimentary materials. Refer to the included Architectural Styles for Single-Family Residence, Townhomes Residence, and Apartments as examples of residential materials.
Access	Project shall provide at least two accesses to public or private road as generally illustrated on the PD Plan.
Residential Blocks*	Residential blocks required to be between 300'-600' in length. LDR Sec 114-95 (b). Residential blocks may range from 199'-1,050' in length.
Sidewalks*	Sidewalks are being constructed on one side of internal streets. Sidewalk to be deferred for construction along SW 52nd Street until such time the City of Ocala deems necessary to install. This is deviating from Sec. 114-92 (b) (c) (d).
Streets*	Refer to cross-section provided on page 17 below. This is deviating from 114-91 (m) (n). Requesting private road status with 40' min. width ROW.

Unified Control	The project area is currently under single ownership. All roads and DRAs shall be private and maintained by an established POA or HOA.
Landscape, and Tree Mitigation*	Landscape & Tree Mitigation plan to be deferred to Improvement Plan submittal. Section 122-943(a) (12) (13) requires submittal at PD.

Table 2-2: Development Standards

Proposed Uses	
Category	Uses
COM	B-2 (Community Business District) uses
SFR	Residential Lots
MFR	Townhomes
APT	Apartments
ACCESSORY	Commercial to consist of storage/ maintenance buildings. Residential to consist of similar uses as allowed in section 122-254 of the Code. Accessory uses may be permitted in rear or side yard provided setbacks are met. No accessory dwelling units such as a guest cottage is being proposed.

PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE		MINIMUM LOT			MINIMUM SETBACKS						MAX HEIGHT
		WIDTH	DEPTH	AREA	FRONT	REAR	SIDE/CORNER	BUILDING SEPARATION	SETBACK FROM EOP	SETBACK FROM PERIMETER	
COM	PRINCIPLE	N/A	N/A	N/A	N/A	N/A	N/A	30'	N/A	25'	50'
	ACCESSORY	N/A	N/A	N/A	N/A	5'	5'/5'	N/A	N/A	N/A	30'
SFR	PRINCIPLE	40'	110'	4,400 SF	15'	10'	5'/10'	N/A	N/A	N/A	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'
APT	PRINCIPLE	N/A	N/A	N/A	N/A	N/A	N/A	30'	N/A	25'	50'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	30'
MFR - TOWNHOMES (FEE SIMPLE)	PRINCIPLE	20'	70'	1,400' SF	15'	10'	0'/10'	N/A	N/A	N/A	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'
MFR - TOWNHOMES (RENTAL)	PRINCIPLE	20'	70'	1,400 SF	15'	10'	0'/10'	30'	15'	25'	35'
	ACCESSORY	N/A	N/A	N/A	*	5'	5'/5'	N/A	N/A	N/A	20'

Commercial- Intensity (Min and Max FAR)	0.0 (Min.); .75 (Max.) - Commercial Area not to exceed 147,000 SF.
SFR Detached- Density (Min and Max per GA)	3 DU/ per Gross Acre; 18 DU/ per Gross Acre – Residential not to exceed 8 units per acre.
Multi-family/Townhomes/Apartments Density (Min and Max GA)	3 DU/ per Gross Acre; 18 DU/ per Gross Acre – Multi- Family not to exceed 18 units per acre.

Architectural Styles: Single Family Residence

Single Story

Two Story

Interior Design

Townhomes (fee-simple or rentals)

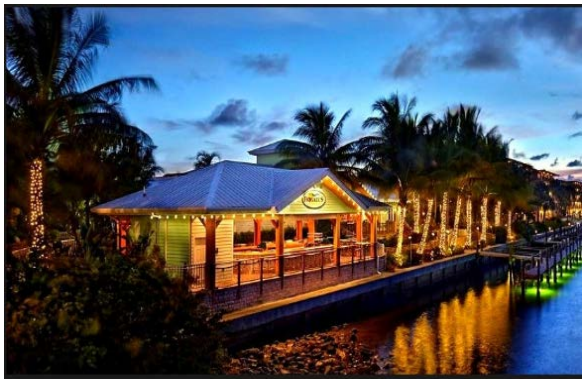
Interior Design

Multi-Family Apartments

Interior Design

Commercial structures, such as but not limited to below, subject to change at time of development in order to be unified with surrounding theme and environment:

Restaurant style atmosphere adjacent to waterbody. Intended to be similar, however subject to change at time of development in order to be unified with the surrounding theme or environment.



Amenities:

Playground Equipment

Sidewalks

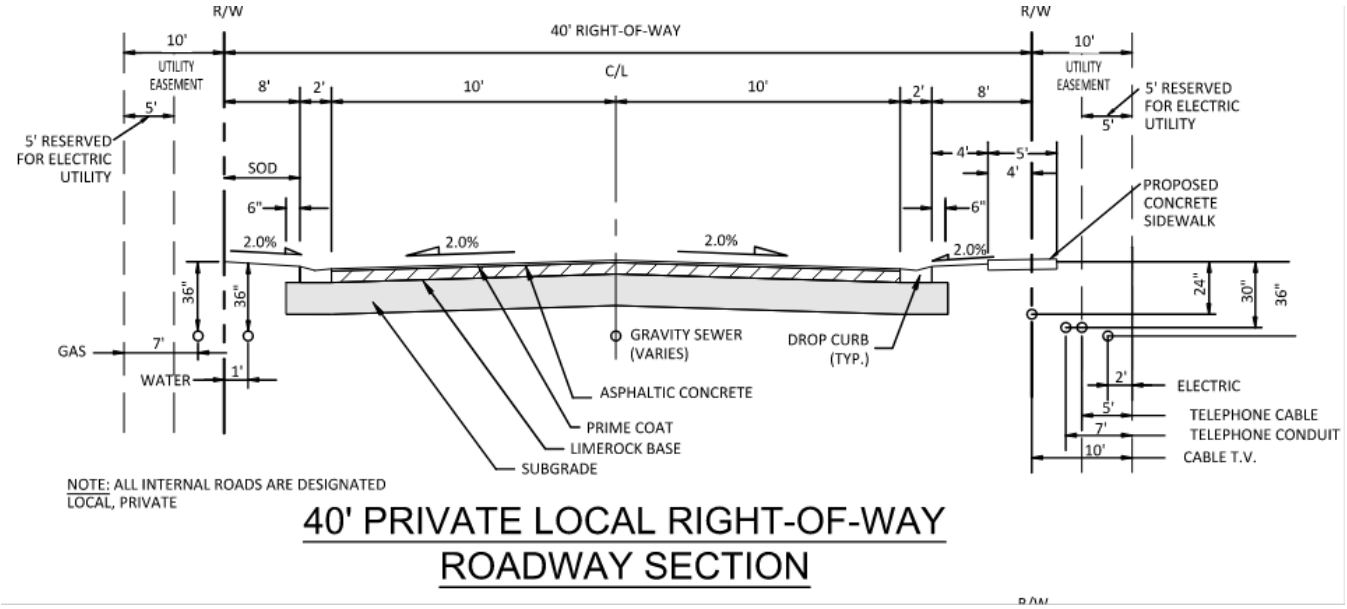
Pickle Ball Courts

Covered Pavillion

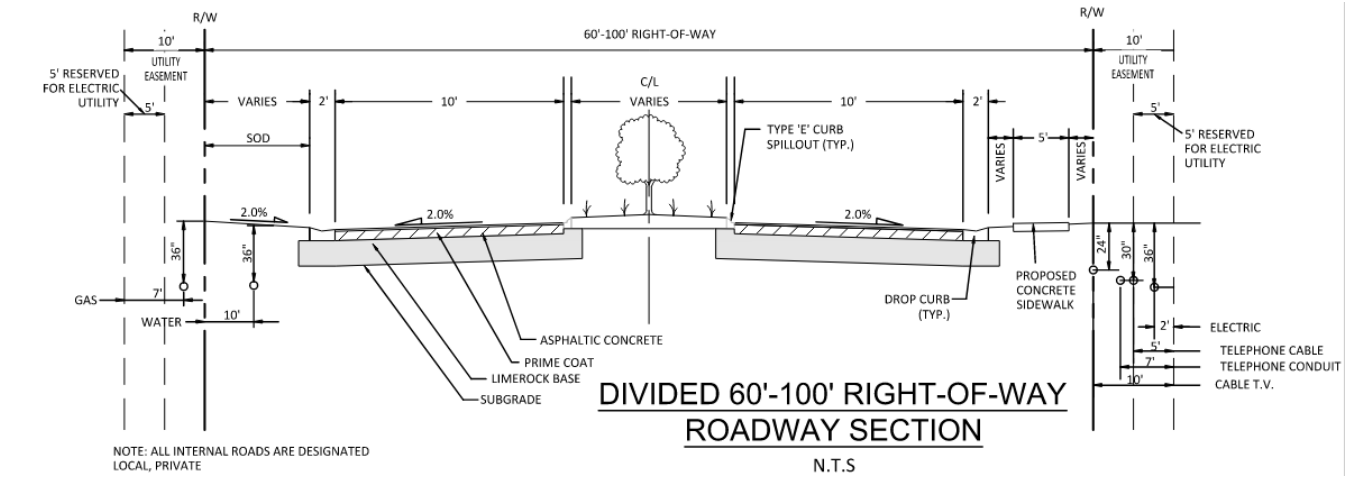
Dog Park

Walking trail with pervious material

Roadway Sections:



40' PRIVATE LOCAL RIGHT-OF-WAY
ROADWAY SECTION



DIVIDED 60'-100' RIGHT-OF-WAY
ROADWAY SECTION
N.T.S

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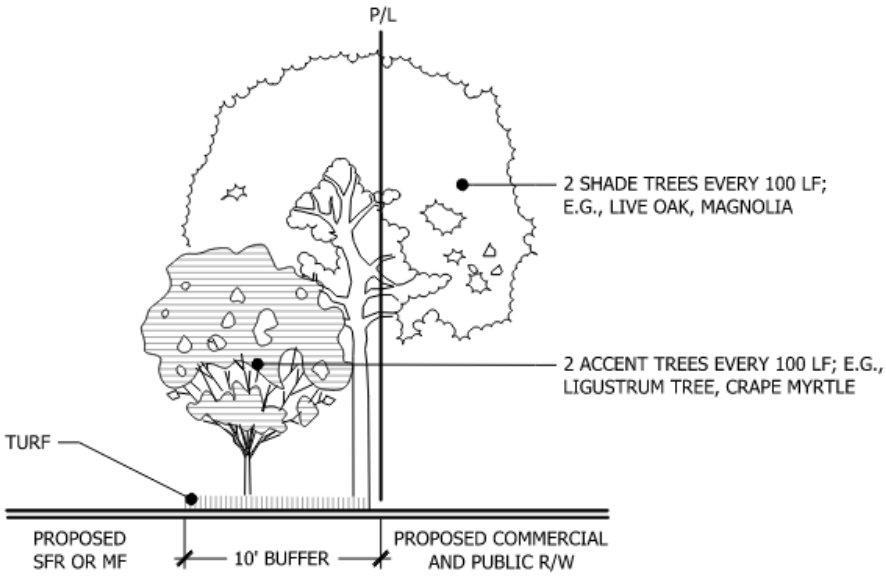
Buffer Cross Section:



10' LANDSCAPE BUFFER

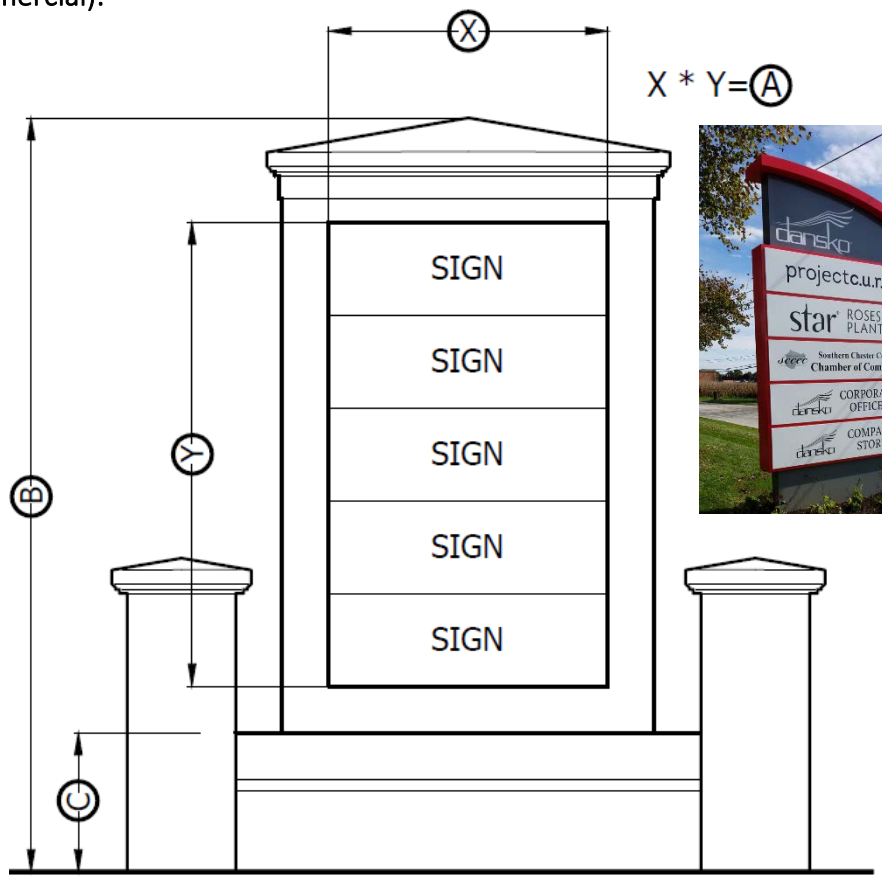
NOT TO SCALE

10' LANDSCAPE BUFFER
BUFFER SHALL CONSIST OF A 10-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND TWO ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF.

Signage

- Entrance monuments / signs shall be located to create an arrival threshold.
- Sign construction and placement shall comply with Florida Department of Transportation regulations, e.g. line -of-sight safety requirements.
- Signs shall complement the building architecture through style, material, and color.
- Signs shall not adversely impact the vision of pedestrians and motorist.
- Wall signs shall have maximum total of 64 square feet. The maximum sign area shall be 24 square feet per sign.
- Interior signage such as directional or not visible from SW 52nd shall comply with Code with exception to provisions of this PD standards.

Entrance Sign (Commercial):



Entrance Sign (Commercial):

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Signs shall be set back a minimum of five feet from public rights-of-way.
- Multi-tenant signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.
- Sign shall have a maximum of 5 cabinets.

Dimensions

• Sign area maximum = 128 sf each side		**A**
• Height (max):	**20’**	**B**
• Pedestal height (min/max)	**3’/ 6’**	**C**

Number of Signs

- One freestanding sign structure shall be permitted for each public right-of-way entrance on private property or as delineated on PD Plan provided.
- Interior or directional signage not to exceed 10 square feet in size or 8 feet in height.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

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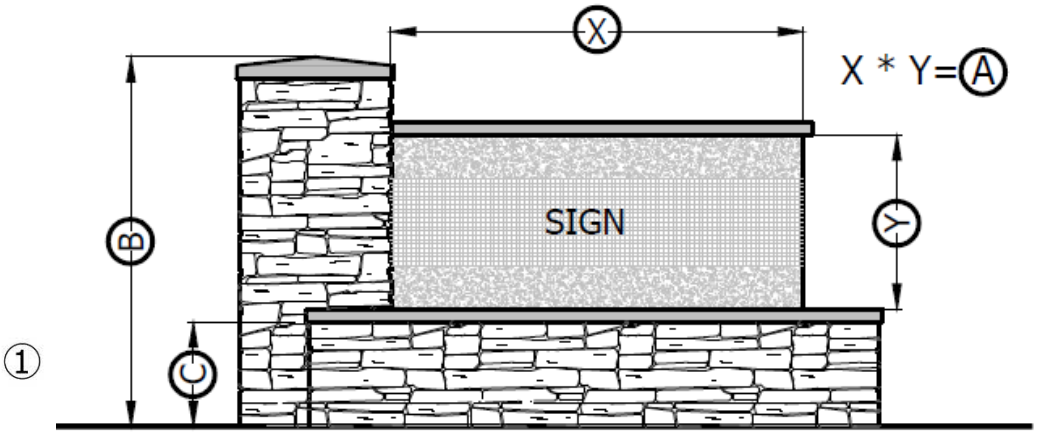
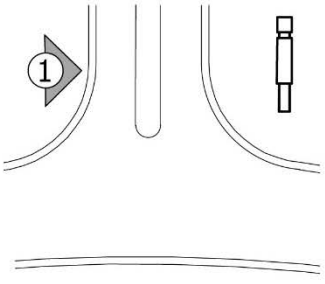
Entrance Sign (Residential):





Entrance Sign (Residential):

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Monument signs must display the street address of the property. Where multiple addresses exist with the same street frontage, the highest and lowest street address numbers must be identified. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel.
- Monument signs must be set back at least 10' from side lot line and 5 feet from R.O.W.
- Monument signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.

Dimensions

• Sign area maximum = 32 sf each side		A
• Height (max):	**12'**	**B**
• Pedestal height (min/max)	**3'/ 6'**	**C**

Number of Signs

- Two monument signs (one at each entry) are allowed along street frontage. Please refer to PD Plan for proposed locations of signage.
- Interior or directional signage not to exceed 10 square feet in size or 8 feet in height.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

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Plant Sample:

Planting material	
Botanical Name	**Common Name**
Shrubs, Grasses, Groundcovers	
Agapanthus africanus	Lily-of-the-Nile
Dianella tasmanica 'Variegata'	Variegated Flax Lily
Dietes vegeta	African Iris
Illicium parviflorum	Yellow Anise
Ilex vomitoria 'Stokes Dwarf'	Schilling's Dwarf Yaupon Holly
Ligustrum japonicum	Ligustrum
Liriope muscari	Liriope
Muhlenbergia capillaris	Muhly Grass
Paspalum notatum 'Argentine'	Argentine Bahia
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Serenoa repens	Saw Palmetto
Spartina bakeri	Cordgrass
Stenotaphrum secundatum 'Floratam'	St. Augustine 'Floratam'
Tulbaghia violacea	Society Garlic
Trachelospermum jasminoides	Creeping Jasmine
Viburnum obovatum 'Mrs. Shillers Delight'	Dwarf Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Zamia floridana	Coontie
Trees	
Acer rubrum 'Florida Flame'	Flame Red Maple
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
Ilex vomitoria	Weeping Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Ligustrum, tree-form
Liquidambar styraciflua	Sweetgum
Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia
Myrica cerifera	Wax Myrtle
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Prunus angustifolia	Chickasaw Plum
Sabal palmetto	Sabal Palm
Taxodium distichum	Bald Cypress
Ulmus alata 'Winged'	Winged Elm
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak

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Legal Description:

Legal Description for Parcel 23835-000-00

THE NE ¼ OF THE SW ¼ AND THE SE ¼ OF THE SW ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE SOUTH 30 FEET FOR ROAD RIGHT-OF-WAY.

AND

THE WEST 1.5 CHAINS OF THE SW ¼ OF SE ¼ OF SECTION 33, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

BEING 82.40 ACRES, MORE OR LESS.