

ORDINANCE 2022-43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM PUD, PLANNED UNIT DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED AT 5451 SW 66TH STREET BETWEEN SW COLLEGE ROAD/STATE ROAD 200, SW 49TH ROAD, AND SW 66TH STREET, OCALA, FLORIDA (CASE NO. PD21-0001) PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulations of the City of Ocala, Florida, as PD, Planned Development:

PARCEL 9 OF HEATHBROOK SOUTH B-2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 INCLUSIVE; AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST,

MARION COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N 00°37'42" E 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAYS 8go25'18" W 1544.34 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAYS 89°25'18" W 436.94 FEET; THENCE N 00031'20" E 499.53 FEET; THENCE N 89°43'12" W 219.96 FEET; THENCE S 00032'25" W 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY N 89°44'43" W 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N 00°29'25 E 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00049'55" AND A CHORD BEARING AND DISTANCE OF N 40024'29" EAT 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT

OF WAYS 49°42'28" E 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00°14'59" AND A CHORD BEARING AND DISTANCE OF N 40°25'02" E 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 49°27'28" W 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31 FEET, A CENTRAL ANGLE OF 00°19'14" AND A CHORD BEARING AND DISTANCE OF N 40°42'09" E 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, S48°11'23" E 652.19 FEET; THENCE N 41°48'37" E 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 42°22'44" AND A CHORD BEARING AND DISTANCE OF S 69°22'46" E 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF HEATHBROOK SOUTH B-T SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05°44'39" AND A CHORD BEARING AND DISTANCE OF S 14°53'05" E 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE S 17°45'25" E 356.11 FEET; THENCE S 00°00'12" W 365.81 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 2389-100-009

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from PUD, Planned Unit Development, to PD, Planned Development, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall become effective upon the later of: Approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By: Angel B. Jacobs
Angel B. Jacobs
City Clerk

By: Ire Bethea Sr.
Ire Bethea Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on 5/18, 2022.

By: Reuben Kent Guinn
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: Robert W. Batsel, Jr.
Robert W. Batsel, Jr.
City Attorney

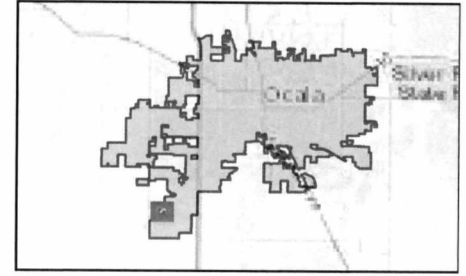
Ordinance No: 2022-43
Introduced: 5/3/2022
Adopted: 5/17/2022
Legal Ad No: 7264846 – 5/6/2022

AERIAL MAP

P & Z Meeting: April 11, 2022

Location Map

Case Number: PD21-0001
Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan



Legend

-  Property
-  Parcels

0 295 590 Feet

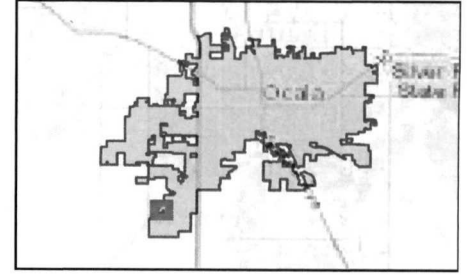


ZONING CASE MAP

P & Z Meeting: April 11, 2022

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- (white square)
- (light gray square)
- (medium gray square)
- (dark gray square)
- (black square)





RESOLUTION 2022-33

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN WITH ASSOCIATED PD STANDARDS (KEYS AT OCALA II) FOR CERTAIN PROPERTY LOCATED AT 5451 SW 66TH STREET BETWEEN SW COLLEGE ROAD/STATE ROAD 200, SW 49TH ROAD, AND SW 66TH STREET IN THE CITY OF OCALA, MARION COUNTY, FLORIDA.

WHEREAS, the property was originally approved as a 150-unit townhouse development called the Reserve at Heath Brook PUD. The PUD conceptual plan was approved in 2004 and the PUD final development plan was approved in 2007. Roads and utility lines were constructed after improvement plans were approved;

WHEREAS, the City amended the land development regulations on March 19, 2019 to consolidate the PUD, Planned Unit Development district and the PD, Planned Development districts into a single zoning district.

WHEREAS, the development required significant changes to the approved PUD final development which required a rezoning to PD, Planned Development to become compliant with current zoning regulations.

WHEREAS, the property was zoned to PD, Planned Development to allow a single-use multi-family development to allow a 146-unit apartments;

WHEREAS, the applicant (Mize Capital, LLC and Belleair Development, LLC) submitted a PD plan and associated PD Standards book (Case PD21-0001) for approximately 32.27 acres of property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street to allow for multi-family development.

WHEREAS, on April 11, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a 6 to 0 vote;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

1. The City of Ocala does hereby approve the Keys at Ocala II PD plan (Exhibit "A") and PD standards book (Exhibit "B").-
2. The effective date for this resolution will be May 19, 2022.

3. The approved PD plan and associated PD standards book shall apply following described land located in Ocala, Marion County, Florida, to wit:

PARCEL 9 OF HEATHBROOK SOUTH B-2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 INCLUSIVE; AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST,

MARION COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

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Parcel ID No.: 2389-100-009

4. A certified copy of the Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session duly assembled as follows:

This resolution adopted this 17 day of May, 2022.

ATTEST:

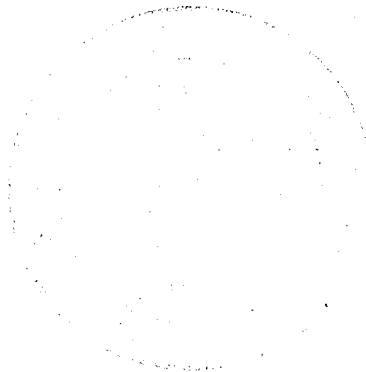
By: Angel B. Jacobs
Angel B. Jacobs
City Clerk

CITY OF OCALA

By: Fre Bethea Sr.
Fre Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

By: Robert W. Batsel, Jr.
Robert W. Batsel, Jr.
City Attorney



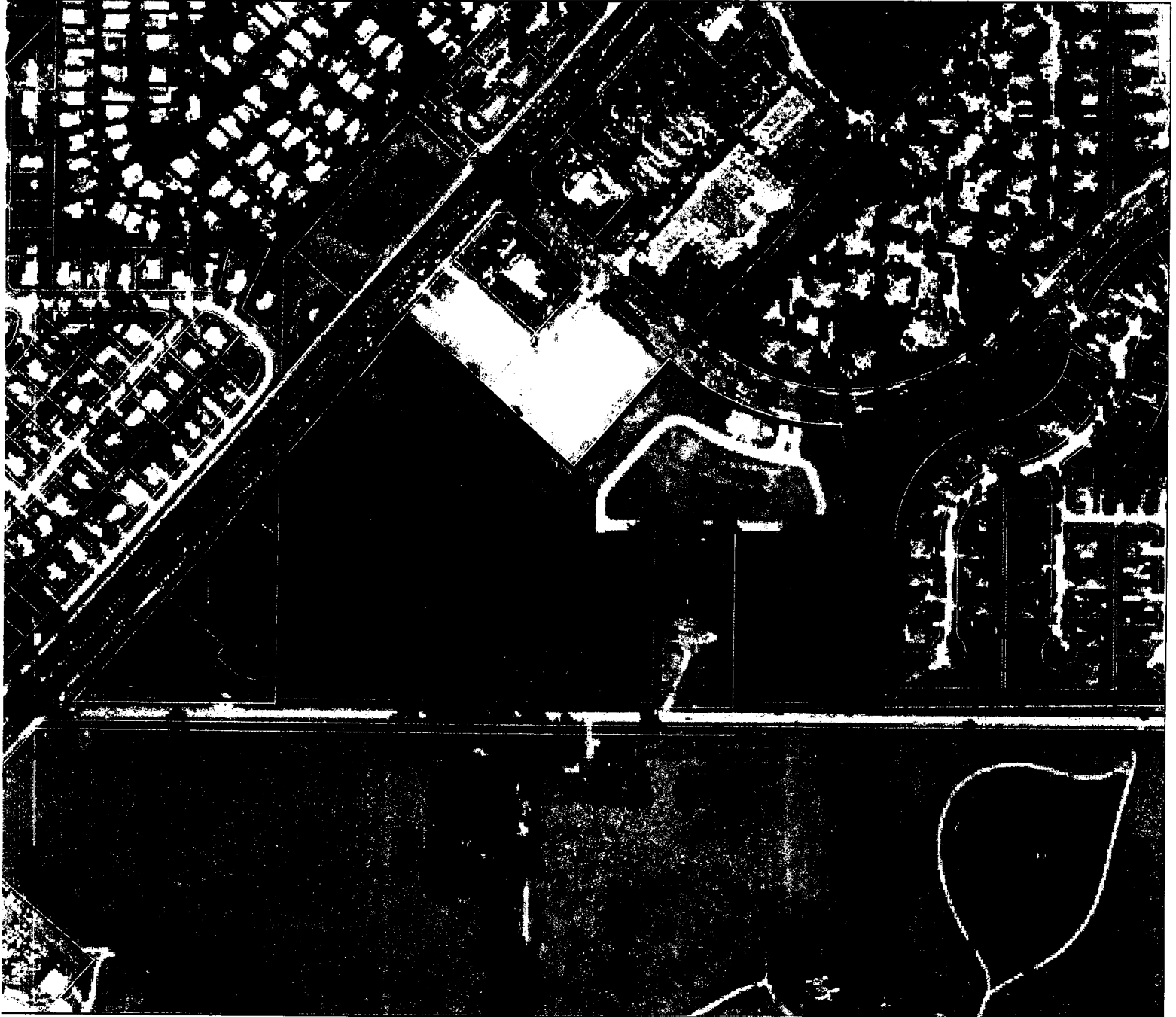
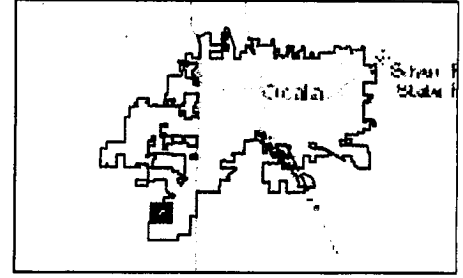
THIS IS TO CERTIFY THE
FOREGOING TO BE A TRUE
AND ACCURATE COPY
[Signature]
DEPUTY CITY CLERK

AERIAL MAP

P & Z Meeting: April 11, 2022

Location Map

Case Number: PD21-0001
 Parcel Number: 2389-100-009
 Property Size: Approximately 32.22 acres
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Legend
 Property
 Parcels

0 295 590 Feet



Prepared by the City of Ocala
 Growth Management Department

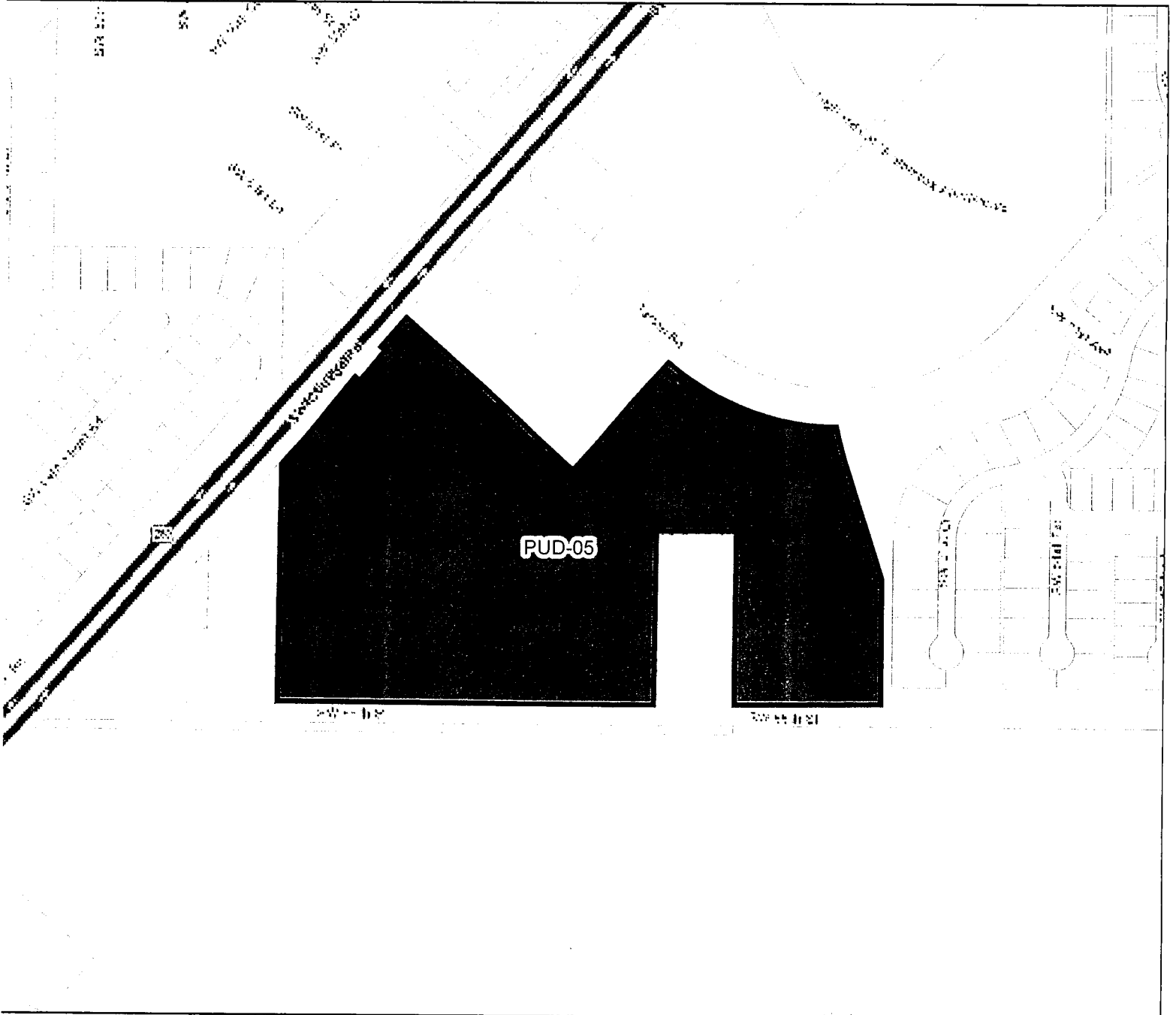
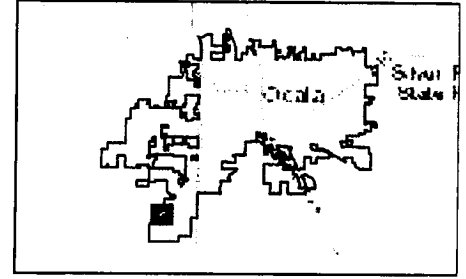
Aerial 2020, Marion County. Acquisition Date: 12/15/2019 - 02/03/2020.
 Acquired by Surdex Corporation. Florida Department of Transportation.
 Resolution 0.5ft, Band R-G-B. Cloud Cover 0%

ZONING CASE MAP

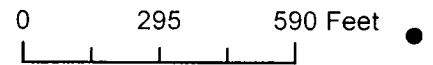
P & Z Meeting: April 11, 2022

Location Map

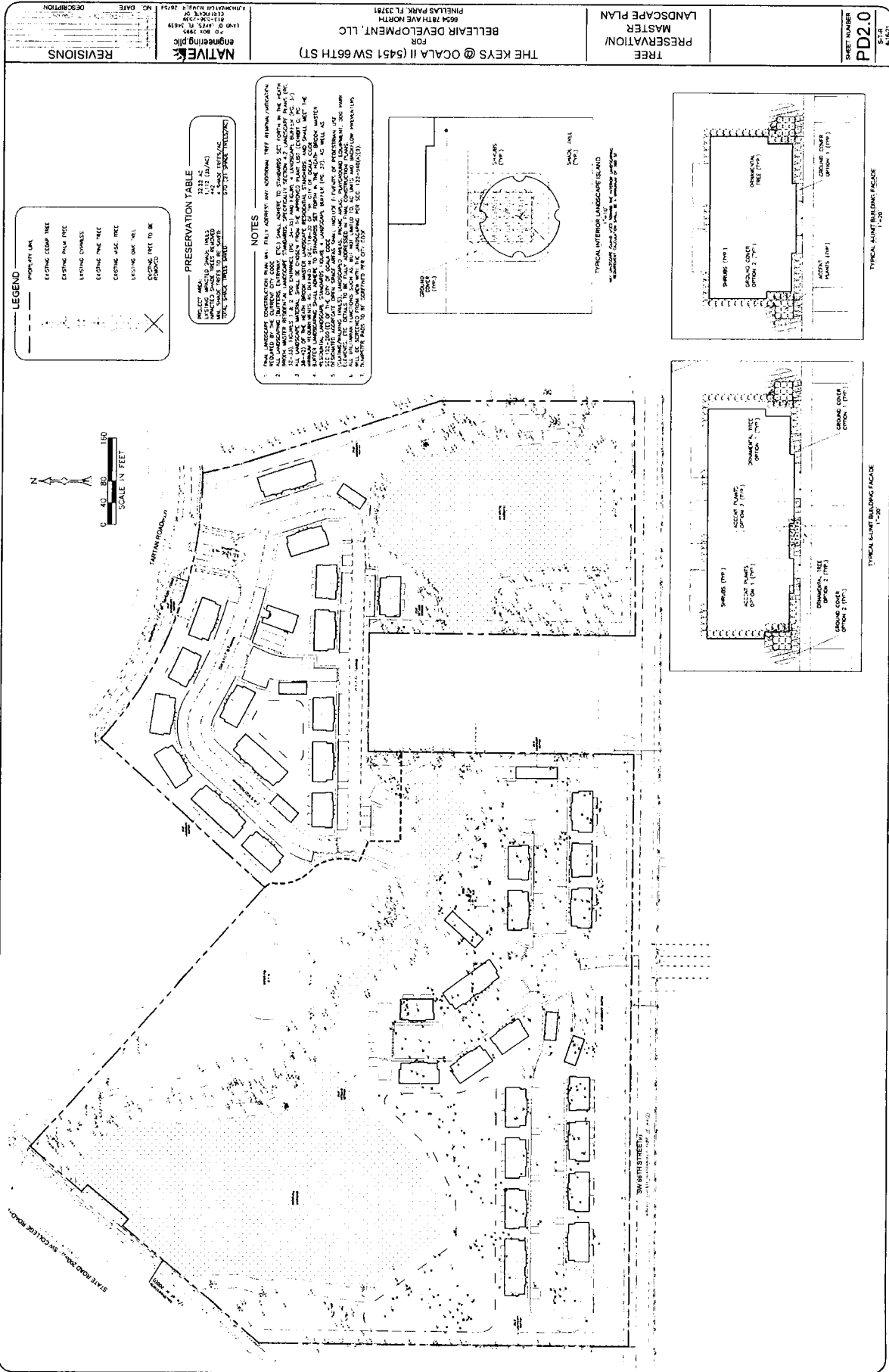
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Prepared by the City of Ocala
Growth Management Department



LEGEND

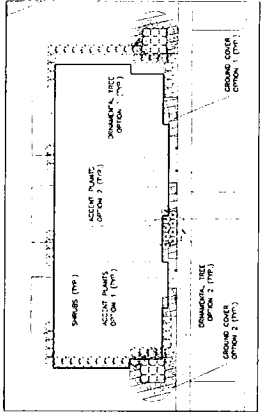
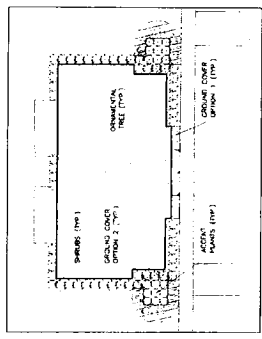
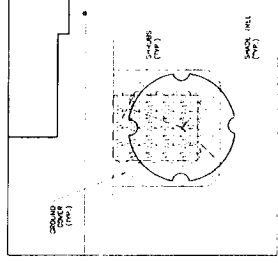
- PROPERTY LINE
- EXISTING COOP TREE
- EXISTING PALM TREE
- EXISTING CYPRESS
- EXISTING PINE TREE
- EXISTING MISC. TREE
- EXISTING OAK WELL
- EXISTING TREE TO BE REMOVED

PRESERVATION TABLE

EXISTING MISC. TREE	3172 (100%)
EXISTING PALM TREE	22 (100%)
EXISTING CYPRESS	22 (100%)
EXISTING PINE TREE	22 (100%)
EXISTING OAK WELL	22 (100%)
EXISTING TREE TO BE REMOVED	22 (100%)

NOTES

- FINAL LANDSCAPE CONSTRUCTION SHALL FULLY ADDRESS ANY APPROVALS THAT REMAIN PENDING.
- EXISTING TREES TO BE REMOVED SHALL BE REMOVED IN ACCORDANCE WITH THE CITY OF PALM BEACH COUNTY ORDINANCE 2011-10.
- ALL LANDSCAPING MATERIALS, PLANTS, AND TREES SHALL BE SOURCED FROM LOCAL SUPPLIERS.
- ALL TREES SHALL BE MAINTAINED AND PROTECTED THROUGHOUT CONSTRUCTION.
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“THE KEYS AT OCALA II”

PD STANDARDS

Prepared: February 8, 2022



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

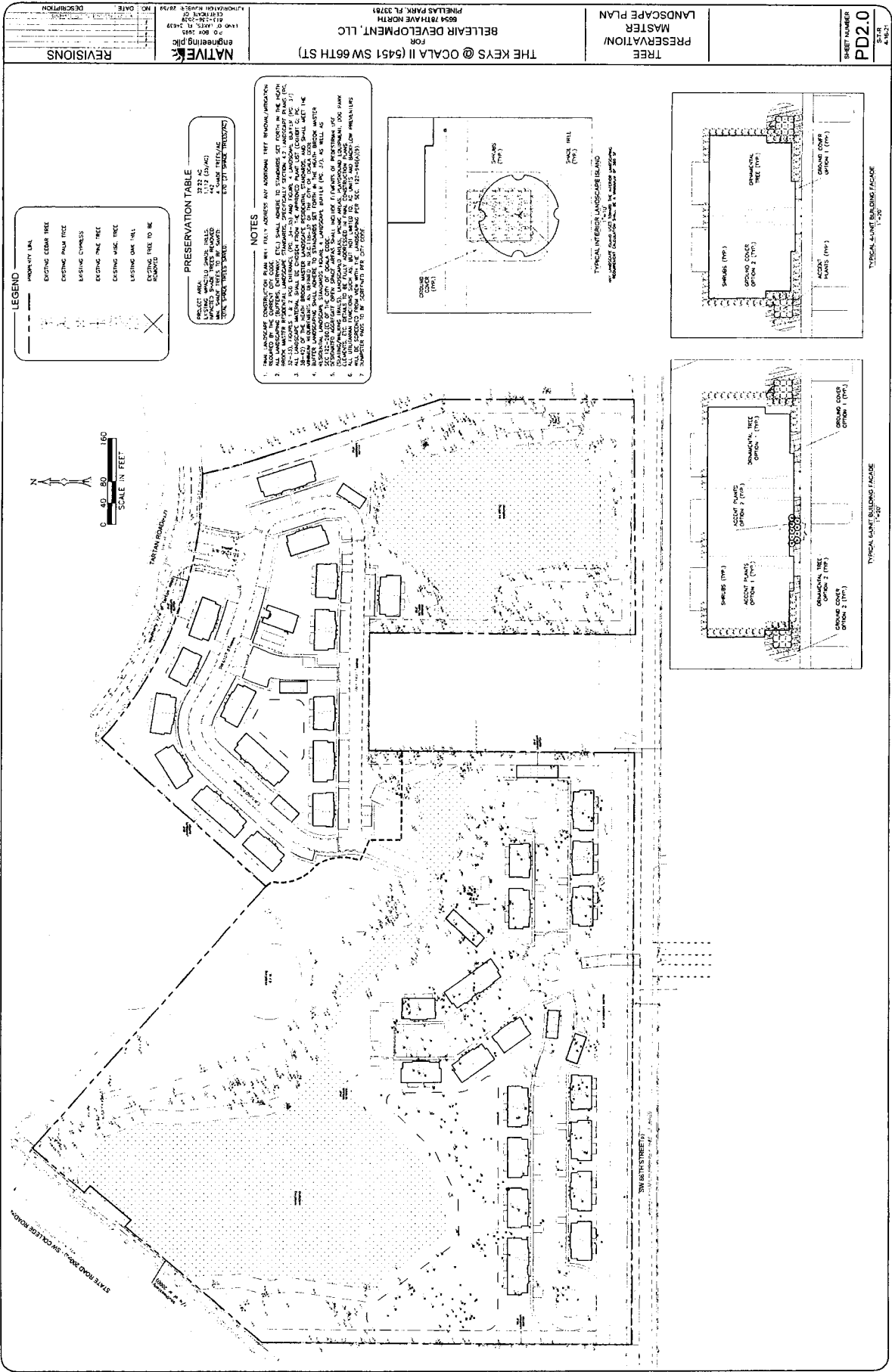


Villie M. Smith, CFA, ASA
Marion County Property Appraiser

GIS Web Mapping Application
Last Updated: 09/14/2018



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 15c 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.



MASTER LANDSCAPE PLAN / TREE PRESERVATION PLAN

INTRODUCTION

“The Keys at Ocala II” Planned Development consists of approximately 32 acres located 5451 SW 66th Street within the City of Ocala (the “Property” or “Planning Area”). The Property is located within an area of the City that includes a mix of land uses, including single family residential, multi-family and commercial, which uses support the goals defined in the City’s Comprehensive Plan.

The PD Plan for “The Keys at Ocala II” 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 establish project objectives that are appropriate for planning. Additionally, these PD Standards shall include those residential guidelines for landscape and architectural standards which are included in the Heath Brook DRI/PD set forth in Resolution 2018-48 recorded at OR Book 6840, Pages 860-920 attached hereto (collectively the “Standards”). It is expected that during the review and final approval of “The Keys at Ocala II”, the following activities will take place:

1. A neighborhood meeting, which was held on Tuesday, May 18, 2021 at 5:30 p.m. in a meeting room at the Hilton of Ocala located at 3600 Southwest 36th Avenue, Ocala. Only six neighbors attended the meeting to discuss the proposed development. The main concern was the location of the compactor on the east side of the Property, which has been relocated to the middle of the development.
2. PD Plans will be prepared and submitted to the City of Ocala and the Architectural Review Committee (the “ARC”) for the Heath Brook Master Association for development review and approval.
3. Building architectural plans will be prepared and submitted to the City of Ocala building department and the ARC for review and approval and will be consistent with the City’s PD design standards and the Heath Brook DRI/PD standards as approved by the ARC.
4. 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 those residential standards set forth in the Heath Brook DRI/PD. 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 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 demand for affordable, middle-income rental housing, and the City's overall vision for growth in this area.

OVERALL GUIDING PRINCIPLES

This PD Plan is for a 146-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 dwellings will consist of 2 and 3 bedroom two-story 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 between the dwelling units and the internal streets and provide adequate landscape buffers between the development and the adjoining properties.
- 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 decorative fence around the boundary of the development and 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, and a secondary access will be constructed for emergency vehicles only along SW 66th Street as approved by Marion County, which secondary emergency access shall align with the future access road to Winding Oaks located on the southside of SW 66th Street.
- Amenities shall include, but not be limited to, a playground, dog park, fitness center, community pool and central mailbox location. Retention ponds may provide for fountain features but are not required.
- The access driveway to Tartan Road shall be a minimum of twenty-four (24) feet wide to provide ease of vehicular traffic in and out of the development.
- 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 as set forth in the attached 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 services will be provided by the City of Ocala. Electric service will be provided by Sumter Electric, except as to a building(s) which may fall within the service area of Ocala Electric.

PLANNING AREA GUIDELINES

This PD Plan is intended to provide for quality design while meeting the City's intent for development consistent with "Low Intensity" Land Use Designation and these Standards. This document is intended to provide development 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 II" provides for appropriate buffers, setbacks 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 +/-)	32 Acres (Overall Property)
Minimum Front Setbacks from Interior Roads (Feet)	27 Feet (includes parking area, sidewalks and landscaping buffer)
Minimum Interior Side Yard Setbacks (Feet)	7.5 Feet (Total of 15 feet between buildings, excluding eaves and overhangs not exceeding 2.5 feet)
Street Side Yard Setbacks (Feet)	10 Feet (not including a parking lot)
Interior Rear Yard Setbacks (Feet)	15 Feet (Total of 30' feet between buildings, not including rear patios)
Street Rear Yard Setbacks (Feet)	20 Feet
Rear Setback to Property Line (Feet)	20 Feet
Lot Width (Minimum)	100' (Lots may not be created in any size in the future)
Open Space	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 gentle slope may also be counted as open space.
Building Height (Maximum Feet)	35 Feet (Buildings can be 2 or 3 story)
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 preventors 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 Site 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 35 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 Units and which meet the design standards pursuant to the architectural guidelines (Section 3.5) of the Heath Brook DRI for single family residential use.
Landscaping & Buffers	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 development and meet the requirements of the Heath Brook DRI/PD for single family residential use. Additionally, general landscaping details are shown on the attached Tree Preservation Master Landscape Plan (PD2.0).
Fencing/Gate	A decorative fence along Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance on Tartan Road. A six (6) foot high decorative fence will be constructed along portions of the Property as set forth on the attached Fencing Exhibit. There shall be no fencing installed around the wetland areas or between the units unless otherwise approved by the Property owner and the Heath Brook Master Association.
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 features.
Building Materials	<p>Foundation: Exposed rough masonry foundations shall be faced with stone, brick or stucco.</p> <p>Building Colors: Building colors shall be "Key West" style colors, unless otherwise approved by the Heath Brook Master Association.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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 access will be constructed <u>for emergency vehicles only</u> along SW 66 th Steet as approved by Marion County, which secondary emergency access shall align with the future access road to Winding Oaks located on the southside of SW 66 th Street. In the event Owner/Developer desires to convert the secondary emergency access to a full access on SW 66 th Street in the future, Owner/Developer shall comply with any and all standards as required by Marion County.

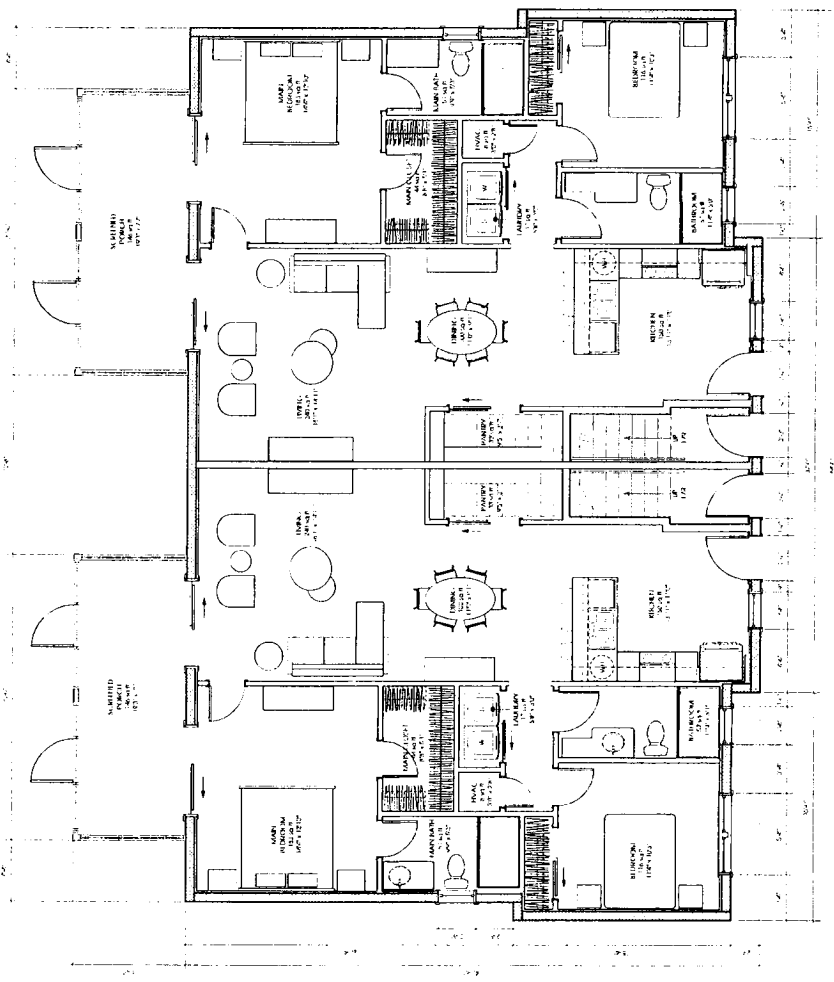
Approved Uses	Multi-family, detached garages, self-serve carwash for neighborhood use only.
Landscaping	All plantings shall be from the approved plant list as set forth in Section 4 of the Heath Brook DRI Landscape Standards (see attached).
Utilities Connections	Permanent building connections for all 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 screened from view. Utility companies shall have access to maintain such utilities as necessary.
Unified Control	Developer, Belleair Development, LLC, or its successors or assigns, holds unified control over the Development Parcel.
Phasing Plan	The Project will be constructed in two (2) Phases as illustrated on the attached Site Plan. Phase I will consist of 16 buildings comprising 70 units, the clubhouse/leasing office, community pool, playground, mailbox area, 3 garage buildings, trash compactor and a self-serve carwash station on the north half of the Property. Phase II will consist of 21 buildings comprising 76 units, 4 garage buildings and a trash compactor on the south half of the Property.
Platting	The Property will not be platted as it is already a platted lot within the Heath Brook DRI and will be a rental community and developed a single parcel. Individual lots will not be sold.



4115 BALDWIN
 10000 W. 41st Ave.
 Suite 100
 Greenwood Village, CO 80111
 Tel: 303.751.1000
 Fax: 303.751.1001
 www.rojo.com

M&S OCALA
 APARTMENT COMPLEX
 PROJECT ADDRESS

Project No. 2022074434
 Date: 10/10/2022
 Drawing No. 400
 Revision No. 001
 Project Name: M&S Ocala
 Project Address: 10000 W. 41st Ave., Greenwood Village, CO 80111



1. 2-BEDROOM FIRST FLOOR PLAN
 A.2.1 SCALE: 1/8" = 1'-0"

2-BEDROOM FIRST FLOOR PLAN

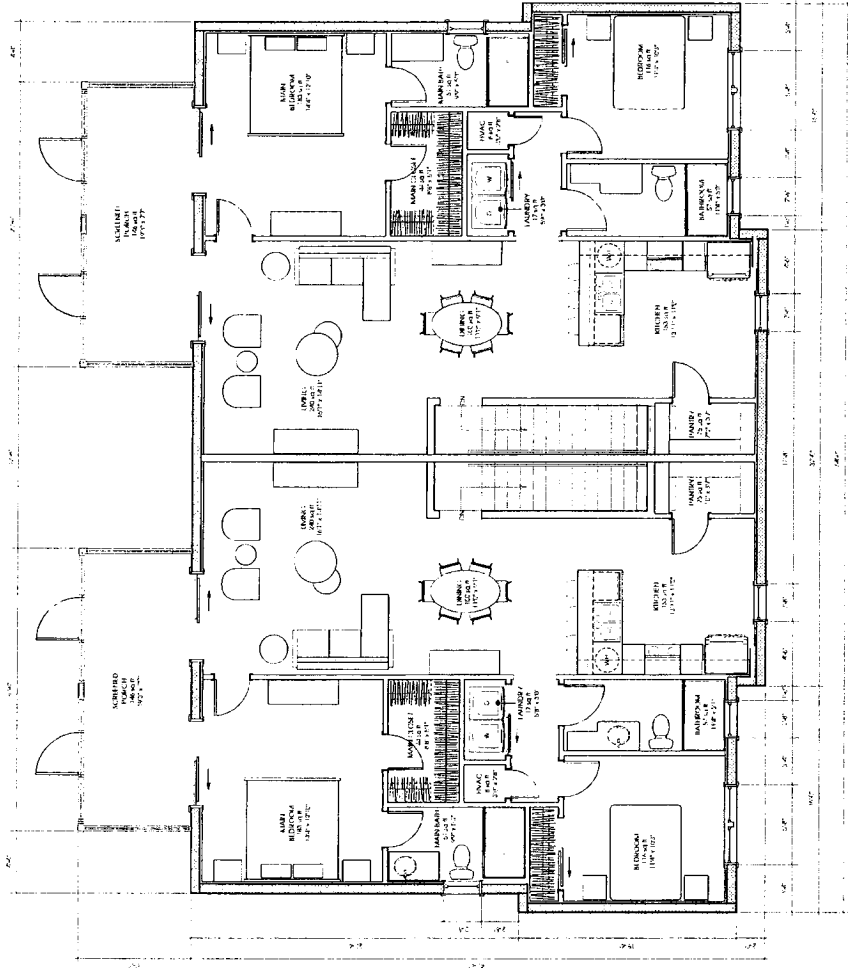
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ROJO ARCHITECTS
 1000 N. GARDEN AVENUE, SUITE 100
 AUSTIN, TEXAS 78701
 TEL: 512.476.1111
 WWW.ROJOARCHITECTS.COM

M&S OCALA
 APARTMENT COMPLEX
 PROJECT ADDRESS

Project No. 17-141
 Client Name M&S Ocala
 Drawing No. 202-001
 Drawing Title 2-BEDROOM
 Date 08/20/2017
 Designer ROJO ARCHITECTS

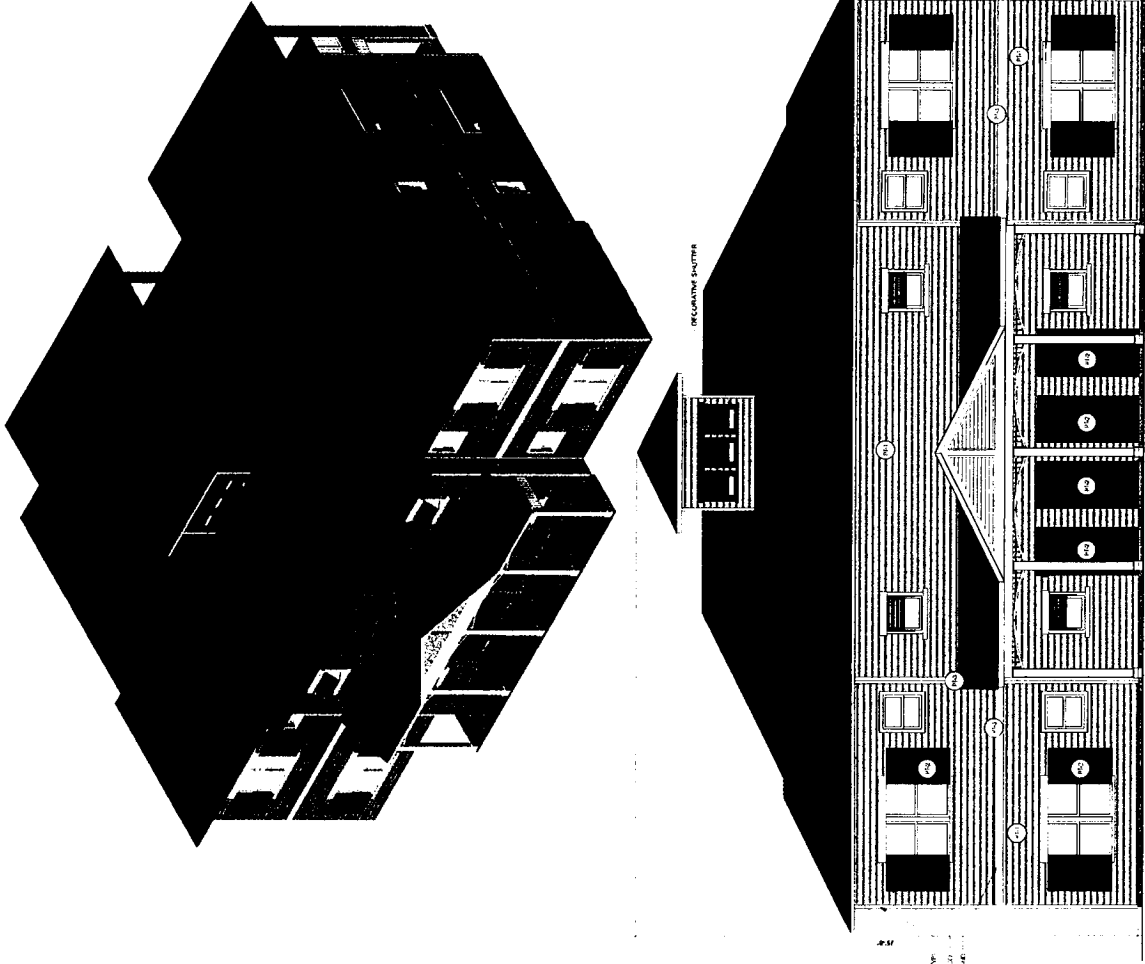


1. 2-BEDROOM SECOND FLOOR PLAN
 A.2.2 SCALE: 1/8" = 1'-0"

2-BEDROOM SECOND FLOOR PLAN

A.2.2

2 BEDROOM - 4 UNIT BUILDING



COLOR LEGEND:
 REFERENCE TO COLOR SAMPLES SHOWN ON SHEETS
 FOR MATERIALS TO BE USED IN CONSTRUCTION
 FOR COLOR MATCHING, SEE THE COLOR MATCHING
 SHEET FOR THE PROJECT.



CONSULTANT LOGO
 CONSULTANT INFORMATION

**THE KEYS AT
 Ocala II APARTMENTS
 BUILDING A**
 540 SW 10TH STREET
 Ocala, FL 32668

DATE: 11/15/2022
 PROJECT: Ocala II APARTMENTS BUILDING A
 DRAWING NO: 2022074434-001
 SHEET NO: 001
 SCALE: AS SHOWN
 PROJECT NO: 2022074434

ELEVATIONS

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

A.7.1

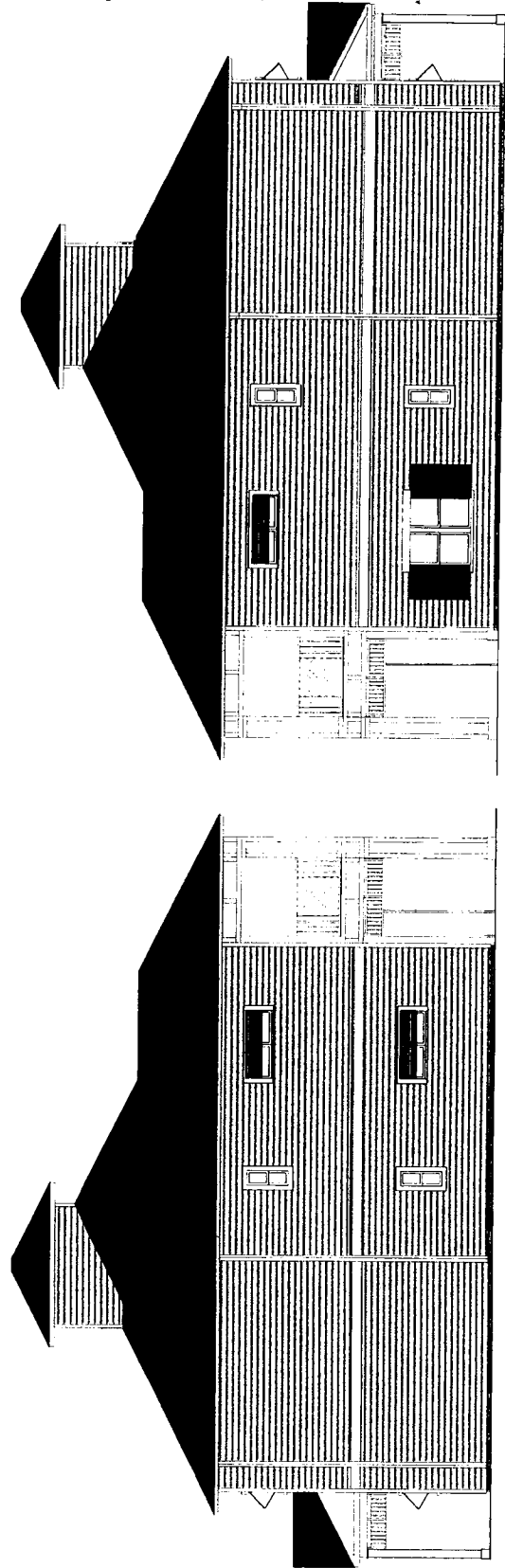
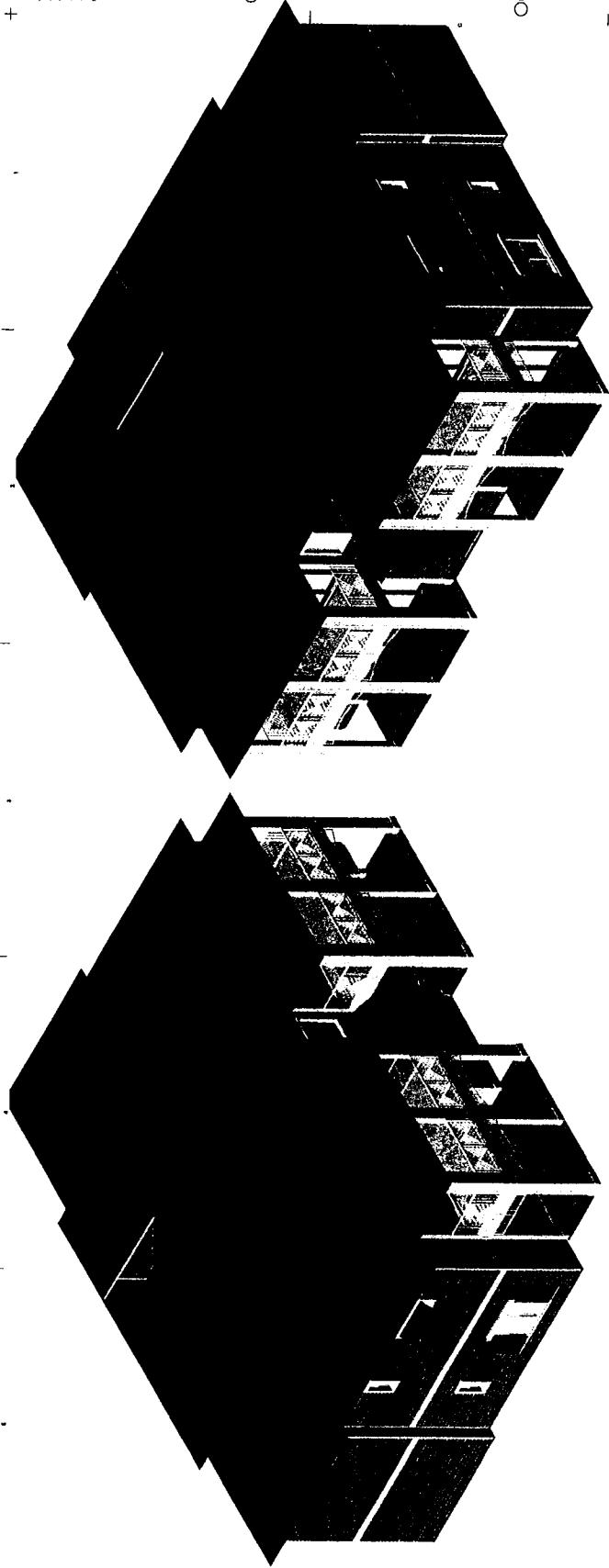


11515 N. 19th Avenue
 Suite 300
 Aurora, CO 80012
 Phone: (303) 751-1100
 Fax: (303) 751-1101
 Email: info@rojo.com

CONSULTANT LOGO
 UNIVERSITY MICROFILMS
 300 N ZEEB RD
 ANN ARBOR MI 48106

THE KEYS AT
 OCALA II APARTMENTS
 BUILDING A
 5411 SW 50TH STREET
 OCALA FL 32675

91



2A LEFT SIDE ELEVATION
 A7.2 Scale: 1/4" = 1'-0"

4A RIGHT SIDE ELEVATION
 A7.2 Scale: 1/4" = 1'-0"

ELEVATIONS

A7.2

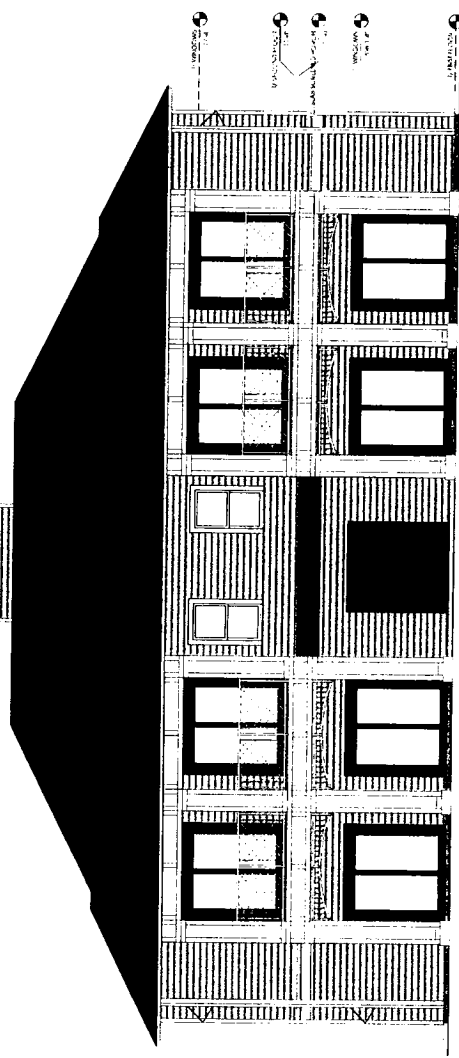
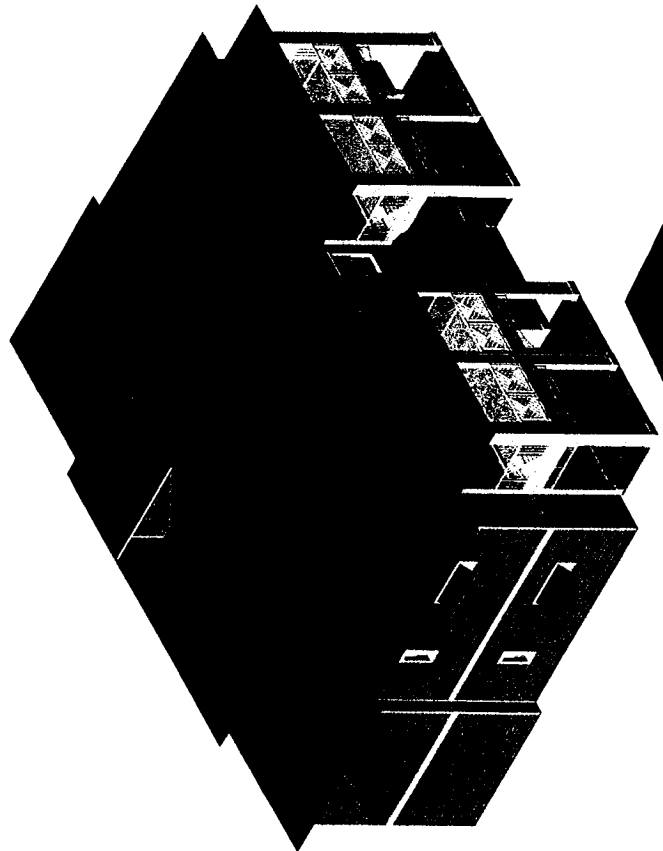
PROJECT NO: 2022074434
 DATE: 08/20/2022
 DRAWING NO: 002
 PROJECT: THE KEYS AT OCALA II APARTMENTS BUILDING A
 LOCATION: 5411 SW 50TH STREET, OCALA, FL 32675



ROJO ARCHITECTURE
 1000 W. 10th Street
 Suite 100
 Oklahoma City, OK 73101
 Phone: (405) 233-1234
 Fax: (405) 233-1235

CONSULTANT LOGO
 URBAN DESIGN INFORMATION ARCHITECTS
 1000 W. 10th Street
 Suite 100
 Oklahoma City, OK 73101
 Phone: (405) 233-1234
 Fax: (405) 233-1235

THE KEYS AT
 OCALA II APARTMENTS
 BUILDING A
 4451 SW 40th Street
 OCALA, FL 32067



REAR ELEVATION
 Scale: 1/4" = 1'-0"

ELEVATIONS

A.7.3

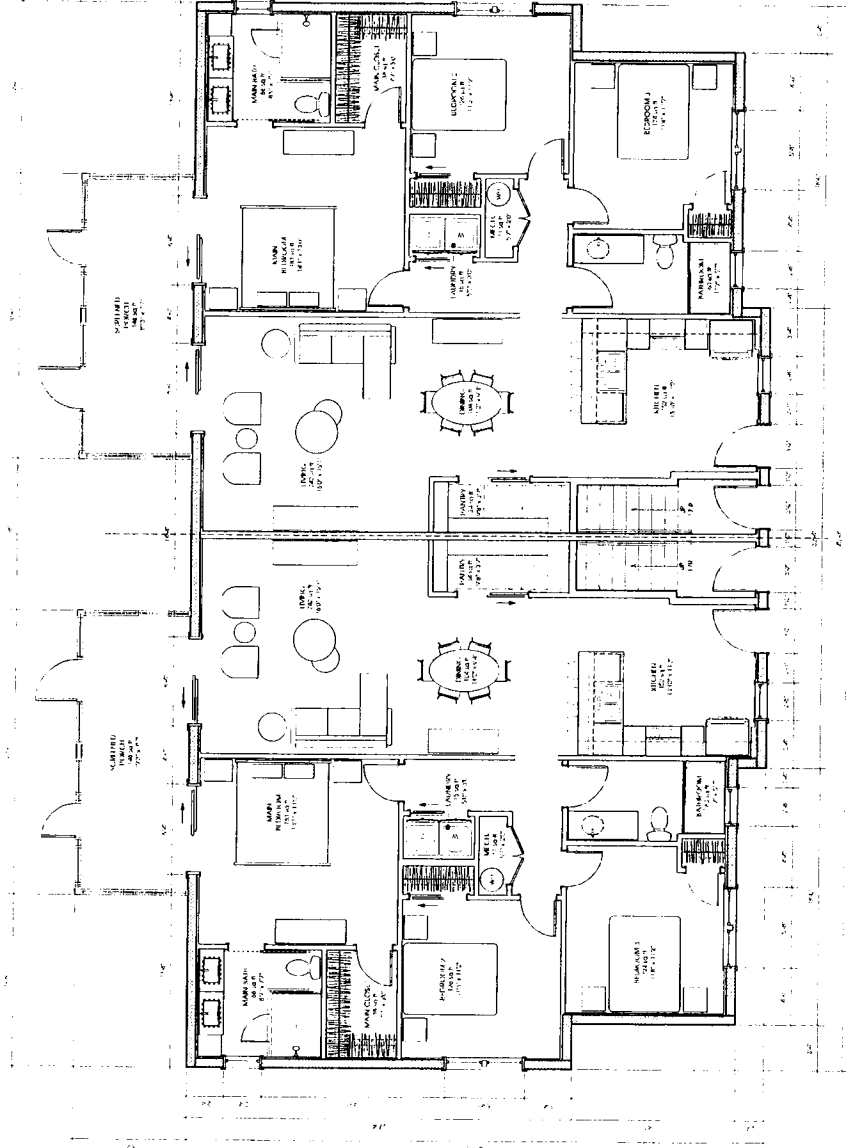


1025 North Broadway
 Suite 100, Denver, CO 80202
 Phone: 303.733.1000
 Fax: 303.733.1001
 Website: www.rojoarchitects.com

M&S OCALA
 APARTMENT COMPLEX
 PROJECT ADDRESS

81

Project: M&S Ocala
 Architect: ROJO ARCHITECTS
 Date: 08/20/2022
 Scale: 1/8" = 1'-0"
 Drawing: 3-BEDROOM FIRST FLOOR PLAN



A.3.1 3-BEDROOM FIRST FLOOR PLAN
 A.3.1 SCALE: 1/8" = 1'-0"

3-BEDROOM FIRST FLOOR PLAN

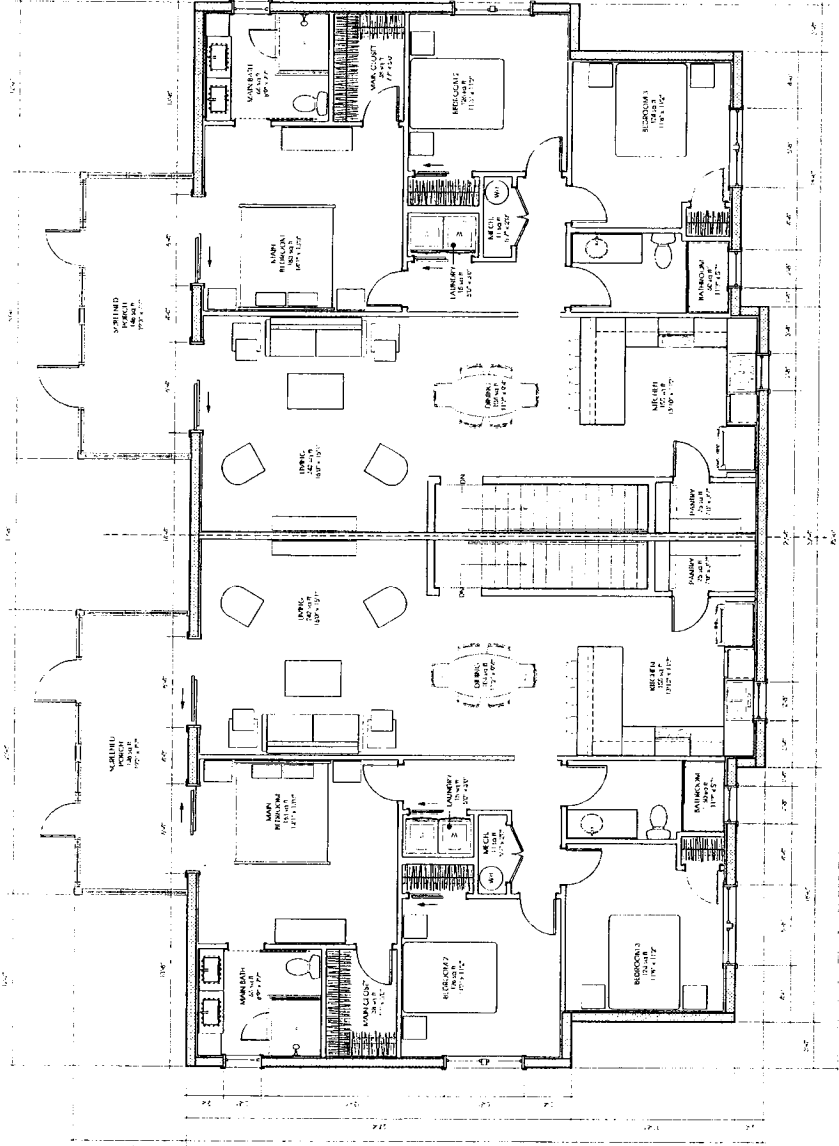
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ROJO ARCHITECTURE
 1733 S. 10th St., Suite 100
 Phoenix, AZ 85006
 Phone: 602.998.1111
 Fax: 602.998.1112
 www.rojoarch.com

M&S OCALA
 APARTMENT COMPLEX
 PROJECT ADDRESS

PROJECT: 1107
 DATE: 08/20/2020
 DRAWN BY: JAK
 CHECKED BY: JAK
 PROJECT NO: 1107

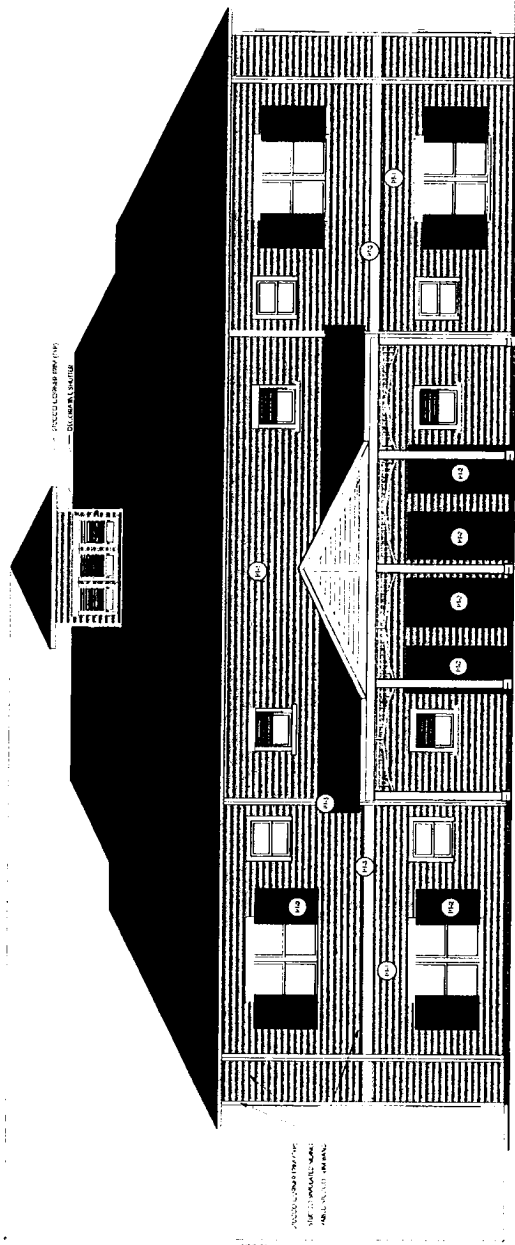
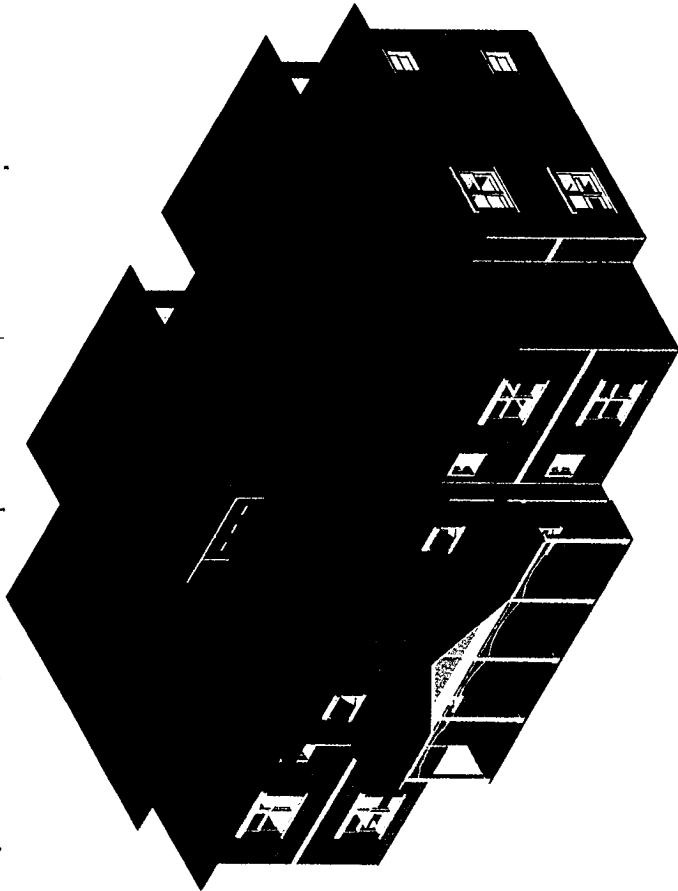


1. 3-BEDROOM SECOND FLOOR PLAN
 A.3.2 SCALE: 1/8" = 1'-0"

3-BEDROOM SECOND FLOOR PLAN

A.3.2

3 BEDROOM - 4 UNIT BUILDING



A-A FRONT ELEVATION
A-11 SCALE: 1/4" = 1'-0"

COLOR LEGEND:

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1000 N. UNIVERSITY
ANN ARBOR, MI 48106
ROJO ARCHITECTURE, INC.
P.O. BOX 1000
ANN ARBOR, MI 48106



CONSULTANT LOGO
LINDSEY ARCHITECTURE, INC.
ANN ARBOR, MI 48106

THE KEYS AT
OCALA II APARTMENTS
BUILDING B
5901 SW 40th STREET
OCALA, FL 34761

PROJECT: 2012074434
DATE: 10/26/12
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 10/26/12
PROJECT: 2012074434

ELEVATIONS

A.7.1



ROJO CONSULTANTS
 ARCHITECTS
 1101 S. UNIVERSITY AVENUE, SUITE 100
 ORLANDO, FLORIDA 32806
 TEL: 407.251.1000
 WWW.ROJOCONSULTANTS.COM

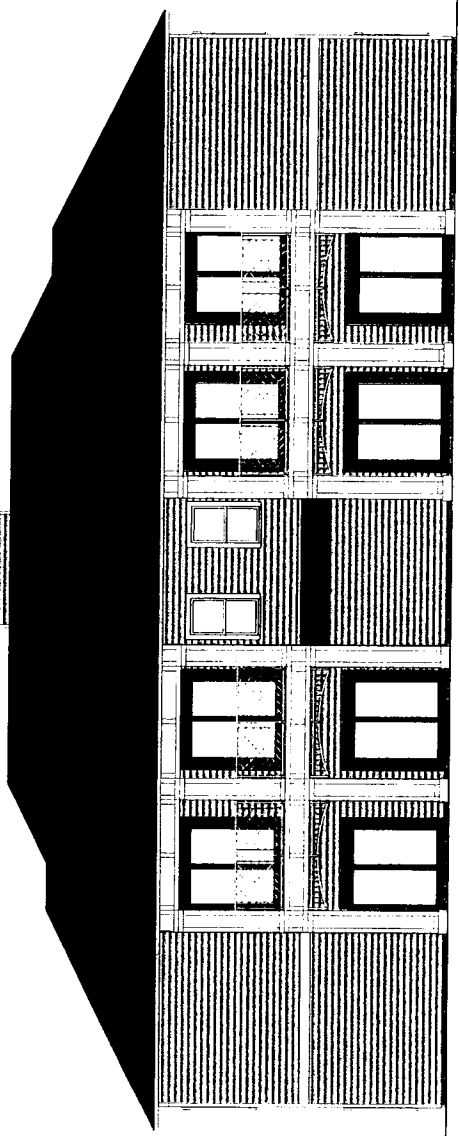
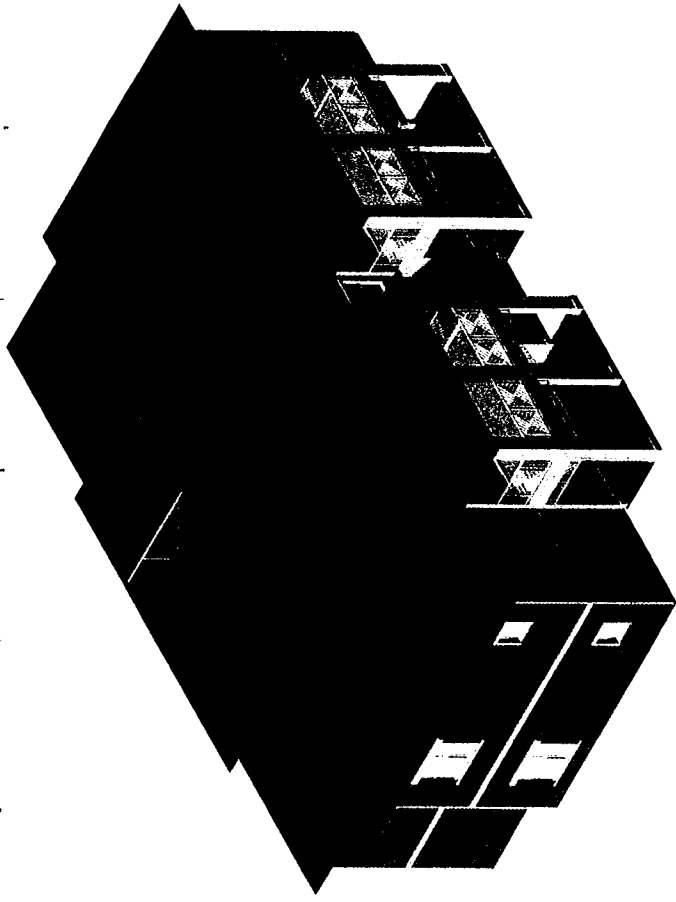
CONSULTANT LOGO
 EXHIBIT A.7.2 INFORMATION AND/OR
 PARTIAL ELEVATIONS

THE KEYS AT
 OCALA II APARTMENTS
 BUILDING B
 565 SW 14th Street
 OCALA, FL 34476

Project: 11000
 A.7.2.2 - 11000 - Ocala II, Florida
 Drawing No: 11000
 Date: 11/11/2022
 Project: 11000
 A.7.2.2 - 11000 - Ocala II, Florida
 Drawing No: 11000
 Date: 11/11/2022

ELEVATIONS

A.7.2



3A
 A.7.2 REAR ELEVATION
 Scale: 1/4" = 1'-0"



1625 E. UNIVERSITY
 SUITE 200
 OCAULA, GA 31765
 TEL: (706) 771-1111
 FAX: (706) 771-1112
 WWW.ROJOCONSULTANTS.COM

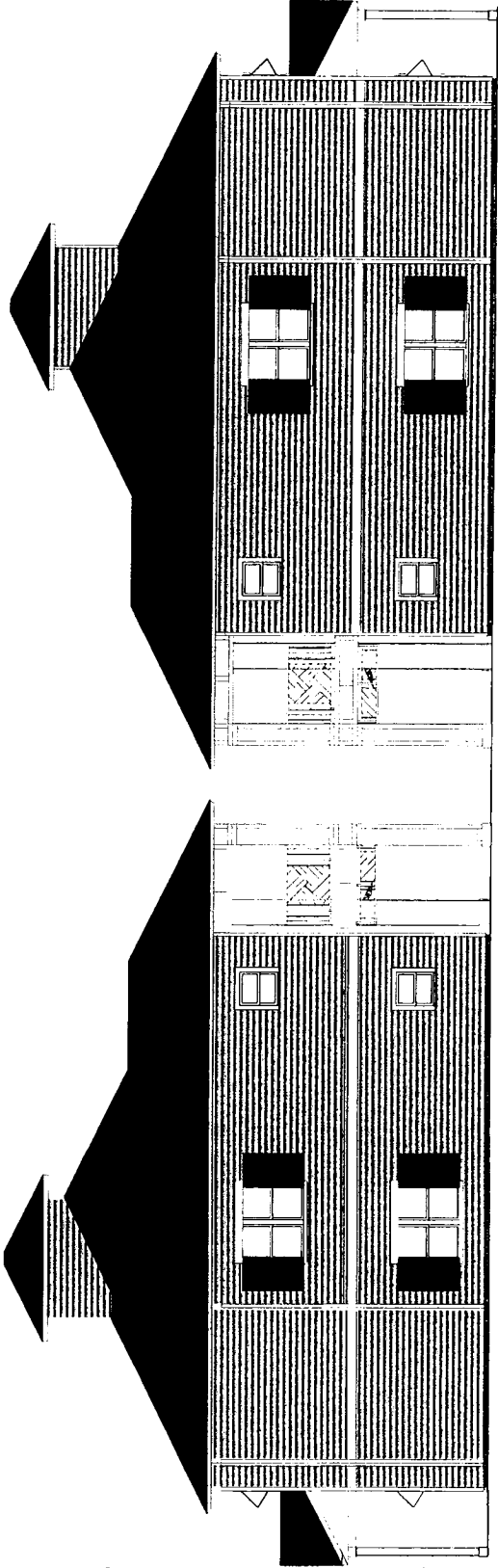
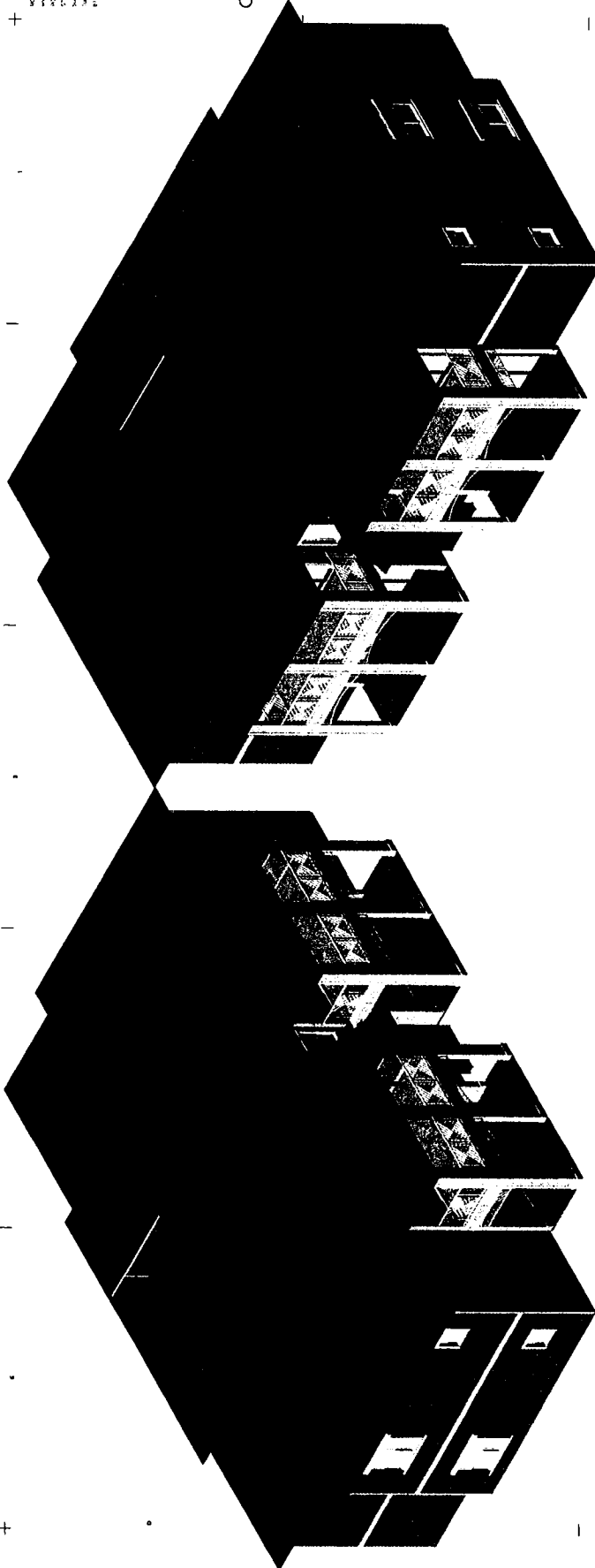
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**THE KEYS AT
 OCAULA II APARTMENTS
 BUILDING B**
 540 SW 64TH STREET
 OCAULA, GA 31765

PROJECT NO: 1625
 ARCHITECT: ROJO CONSULTANTS, LLC
 DATE: 08/18/2017
 DRAWING NO: 22
 REVISIONS: 01
 PROJECT LOCATION: OCAULA, GA

ELEVATIONS

A.7.3



A.7.3 LEFT SIDE ELEVATION
Scale: 1/8" = 1'-0"

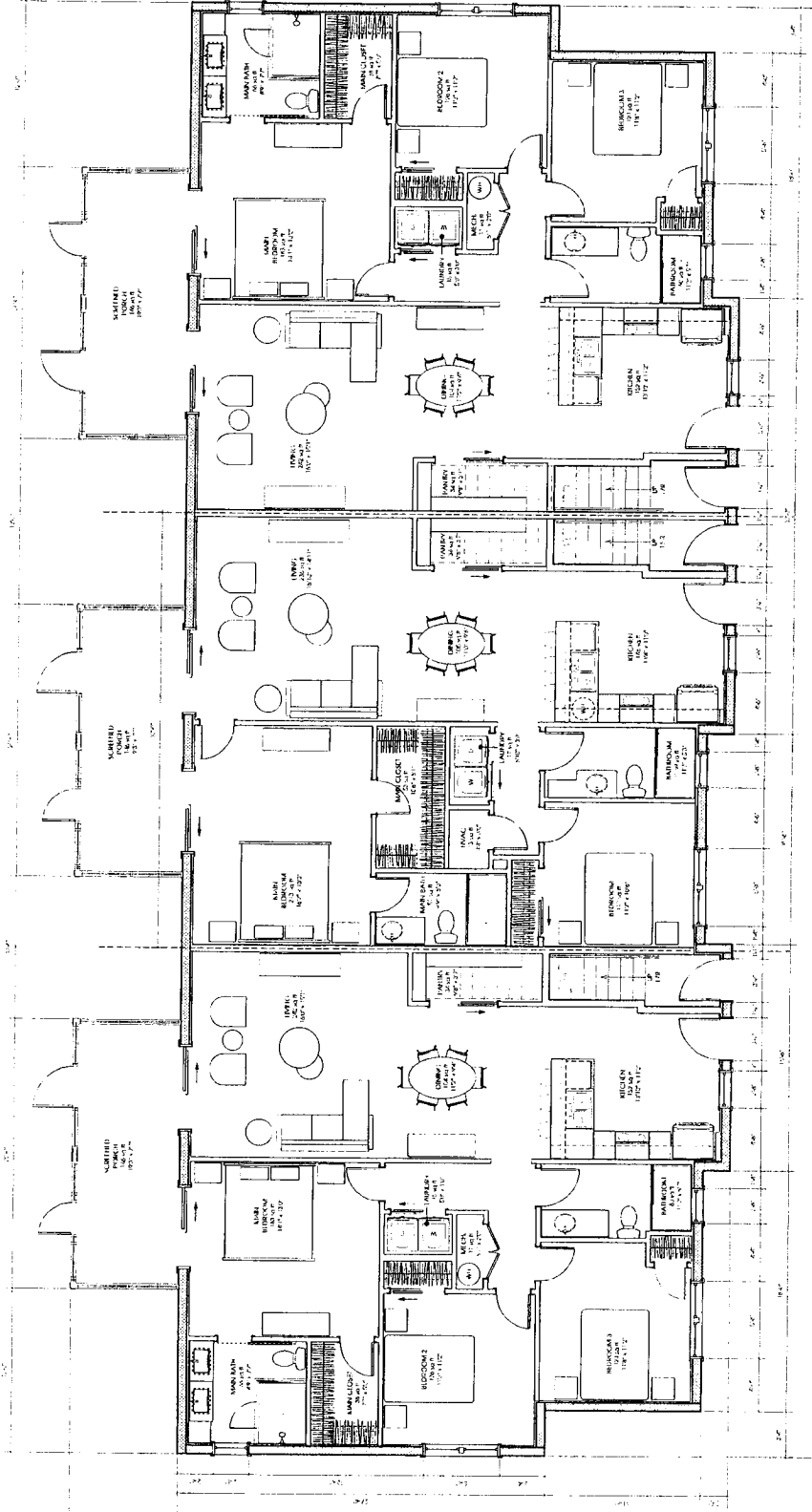
A.7.3 RIGHT SIDE ELEVATION
Scale: 1/8" = 1'-0"



ROJO ARCHITECTURE, INC.
 1001 N. GARDEN AVENUE, SUITE 100
 GAITHERSBURG, MD 20878
 TEL: 301.251.1000
 WWW.ROJOARCHITECTURE.COM

M&S OCALA
 APARTMENT COMPLEX
 PROJECT ADDRESS

PROJECT NO. 2022074434
 DATE 08/20/24
 DRAWN BY ABE
 CHECKED BY ABE
 PROJECT NO. 2022074434



6-UNIT FIRST FLOOR PLAN
 A.4.1 SCALE: 1/8" = 1'-0"

6-UNIT FIRST FLOOR PLAN

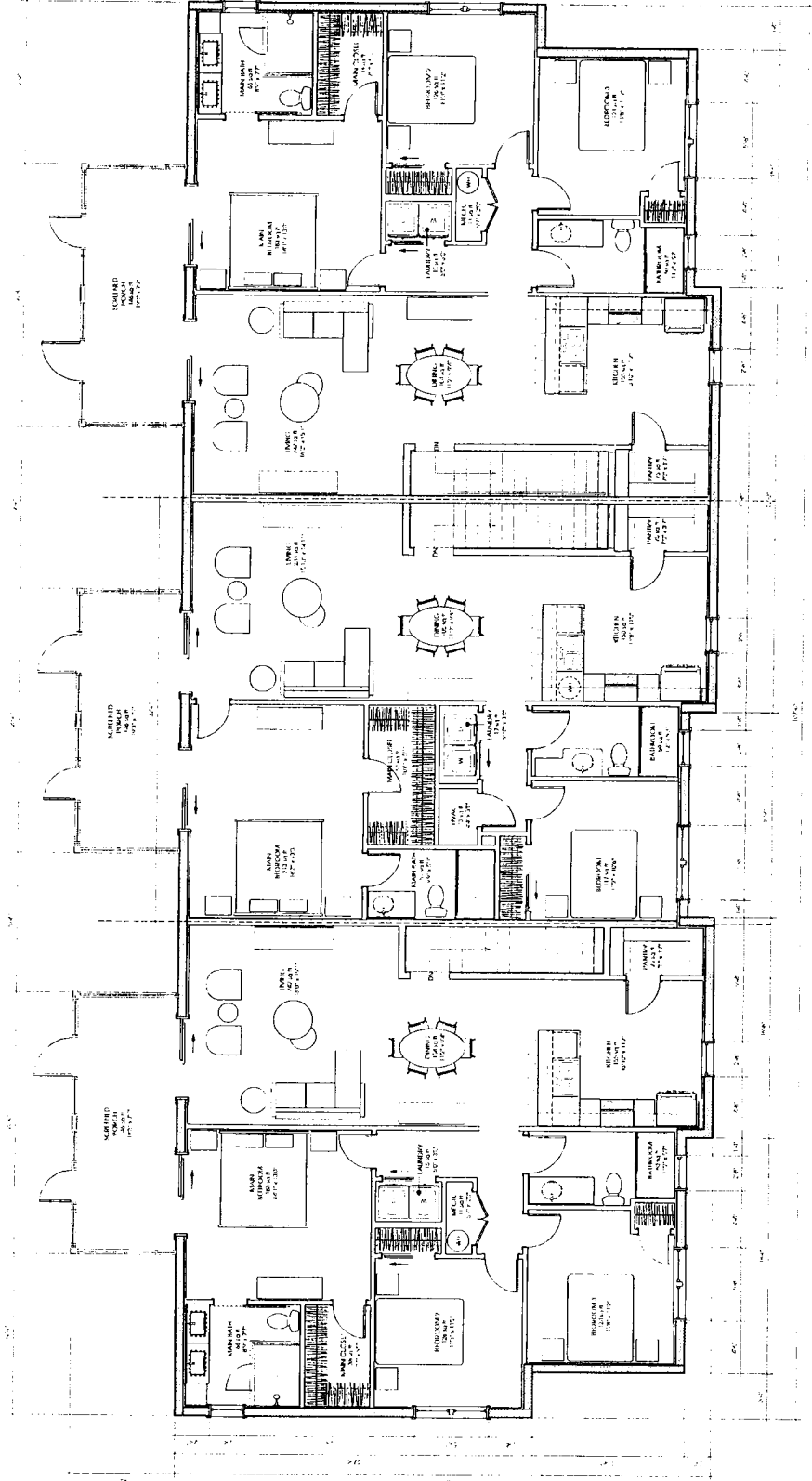
A.4.1



ROJO ARCHITECTURE
 4125 Bluebonnet
 Suite 1000
 Austin, TX 78704
 Tel: 512.453.1111
 Fax: 512.453.1112
 www.rojoarch.com

M&S OCALA
 APARTMENT COMPLEX
 PROJECT ADDRESS

DATE: 11/13/13
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO.: 13-001
 SHEET NO.: 13-001-01



1. 6-UNIT SECOND FLOOR PLAN
 A4.2 SCALE: 1/8" = 1'-0"

6-UNIT SECOND FLOOR PLAN

A4.2

COLOR LEGEND:

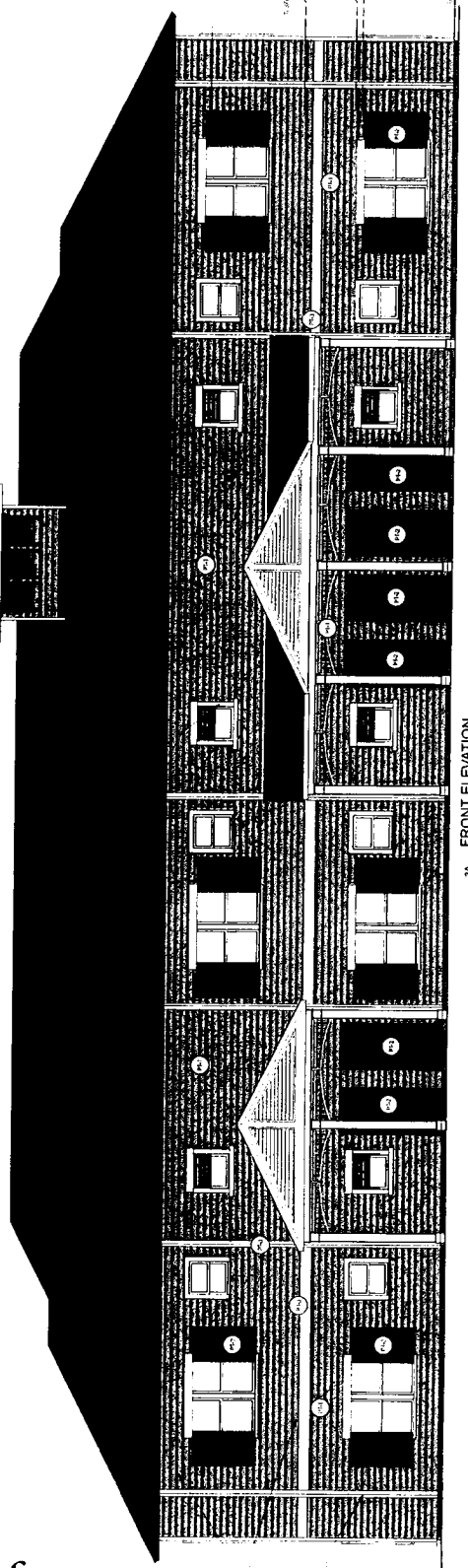
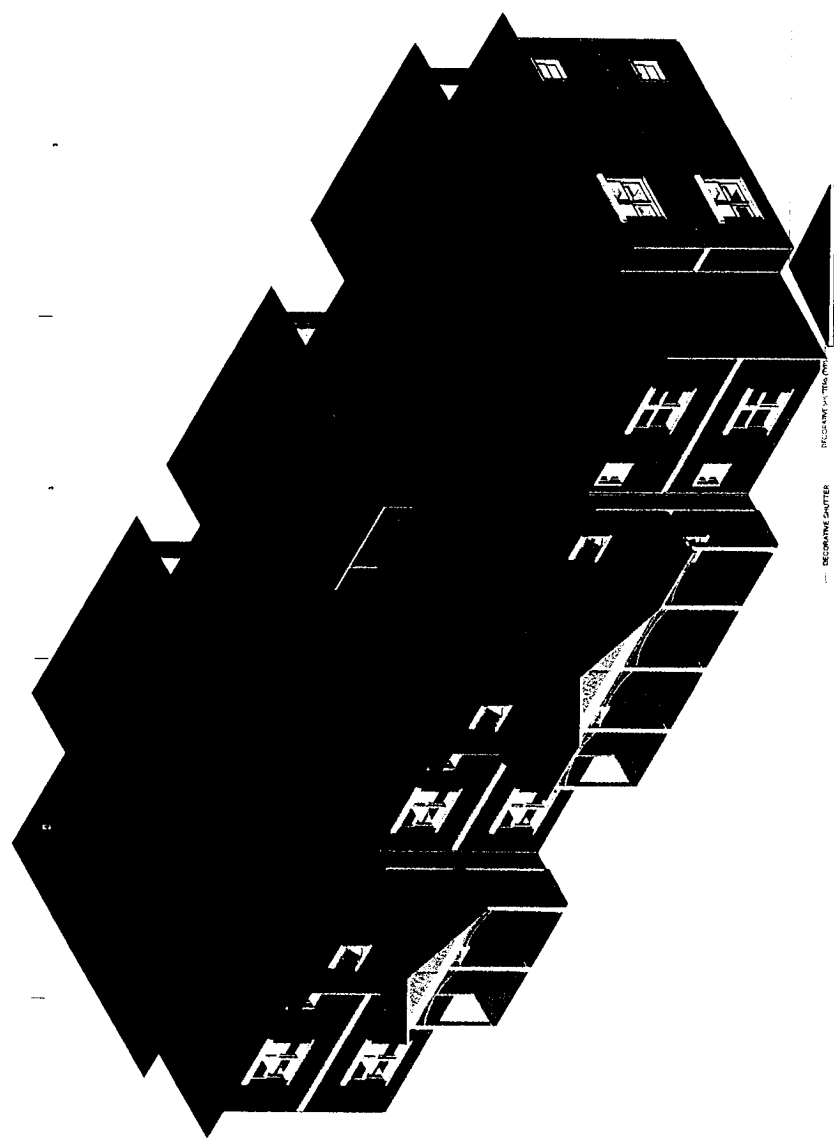
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 ② 3D RENDERING OF BUILDING INTERIOR
 ③ 3D RENDERING OF BUILDING EXTERIOR
 ④ 3D RENDERING OF BUILDING INTERIOR
 ⑤ 3D RENDERING OF BUILDING EXTERIOR
 ⑥ 3D RENDERING OF BUILDING INTERIOR
 ⑦ 3D RENDERING OF BUILDING EXTERIOR
 ⑧ 3D RENDERING OF BUILDING INTERIOR
 ⑨ 3D RENDERING OF BUILDING EXTERIOR
 ⑩ 3D RENDERING OF BUILDING INTERIOR
 ⑪ 3D RENDERING OF BUILDING EXTERIOR
 ⑫ 3D RENDERING OF BUILDING INTERIOR
 ⑬ 3D RENDERING OF BUILDING EXTERIOR
 ⑭ 3D RENDERING OF BUILDING INTERIOR
 ⑮ 3D RENDERING OF BUILDING EXTERIOR
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 ㊽ 3D RENDERING OF BUILDING INTERIOR
 ㊾ 3D RENDERING OF BUILDING EXTERIOR
 ㊿ 3D RENDERING OF BUILDING INTERIOR



CONSULTANT LOGO
 CONSULTANT INFORMATION ABOUT
 HERE TO CLIP/PRINT

**THE KEYS AT
 Ocala II Apartments
 BUILDING C**
 5461 SW 50th STREET
 OCALA, FL 32676

3 BEDROOM - 6 UNIT BUILDING



3A FRONT ELEVATION
 A.7.1 Scale: 1/8" = 1'-0"

Project No. 2022074434
 Architect: ROJO CONSULTANTS, INC.
 5461 SW 50th Street
 Ocala, FL 32676
 Phone: 352.237.7827
 Website: www.rojo.com

ELEVATIONS

A.7.1



ROJO CONSULTANT
 1000 N. UNIVERSITY AVENUE
 SUITE 1000
 ORLANDO, FL 32816
 TEL: 407.251.1000
 FAX: 407.251.1001
 WWW.ROJOCONSULTANT.COM

CONSULTANT LOGO
 EXHIBIT A.7.2 - REAR ELEVATION AND CUT

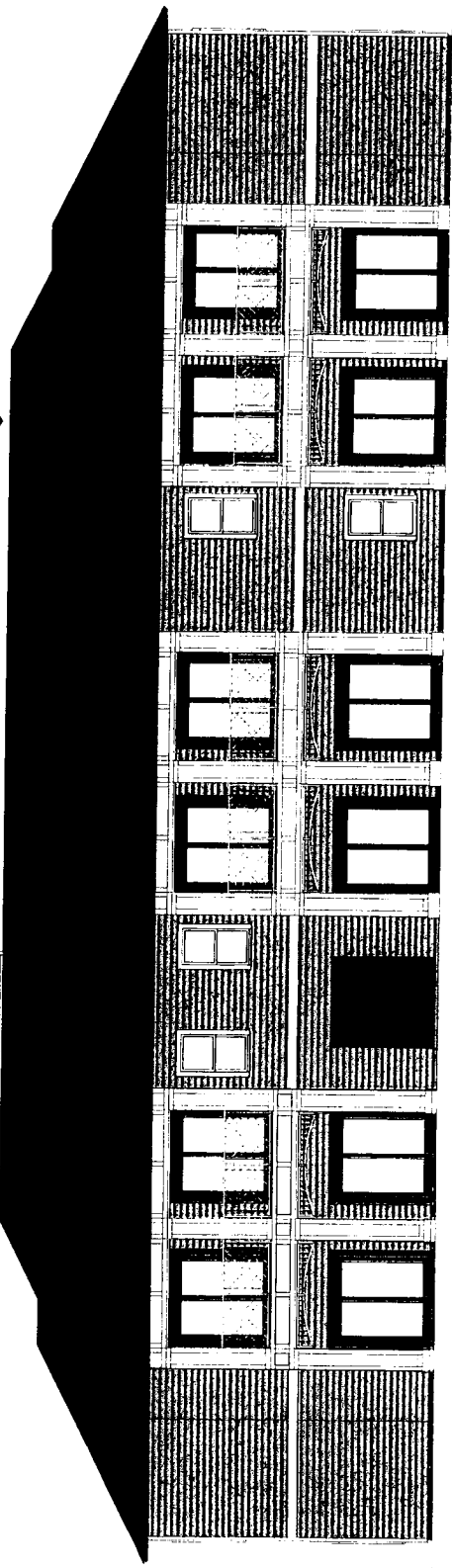
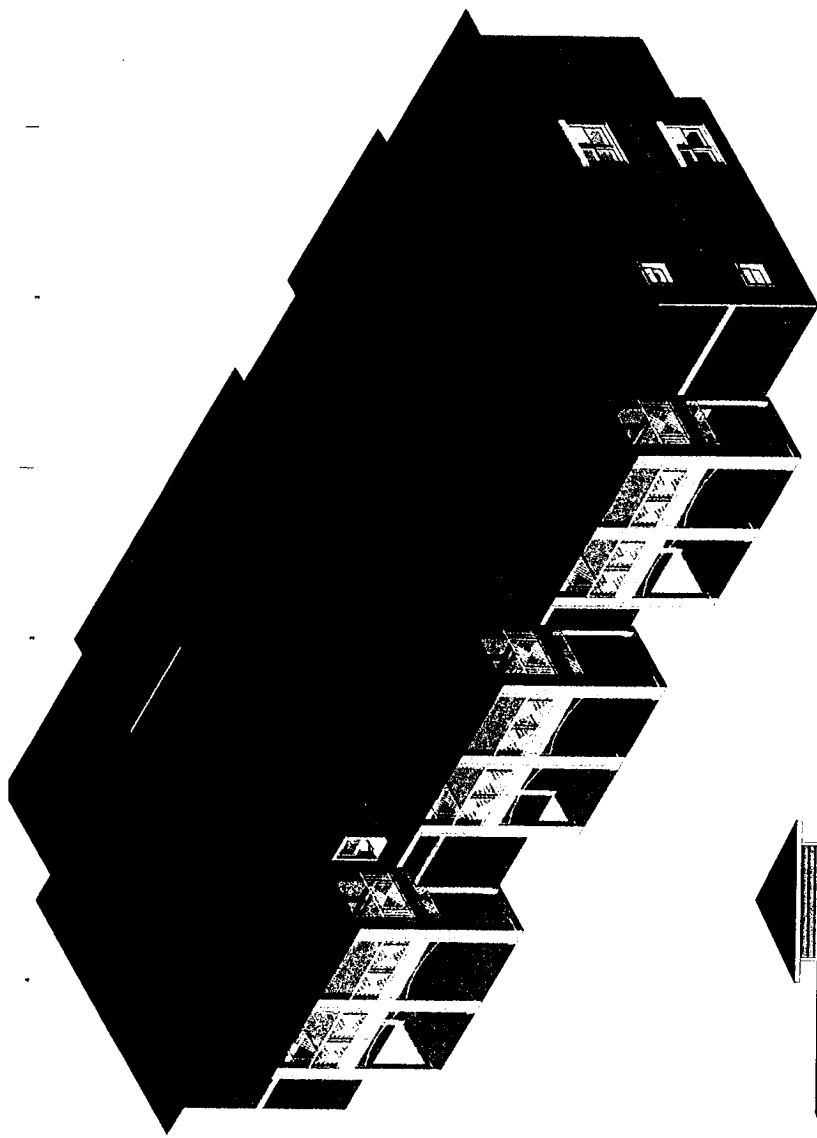
THE KEYS AT
 OCALA II APARTMENTS
 BUILDING C
 5481 SW 44TH STREET
 OCALA, FL 32479

92

DATE: 08/14/2024
 PROJECT: THE KEYS AT OCALA II APARTMENTS BUILDING C
 DRAWING: EXHIBIT A.7.2 - REAR ELEVATION AND CUT
 SHEET: 1 OF 1
 PROJECT: 24-00000000000000000000

ELEVATIONS

A.7.2



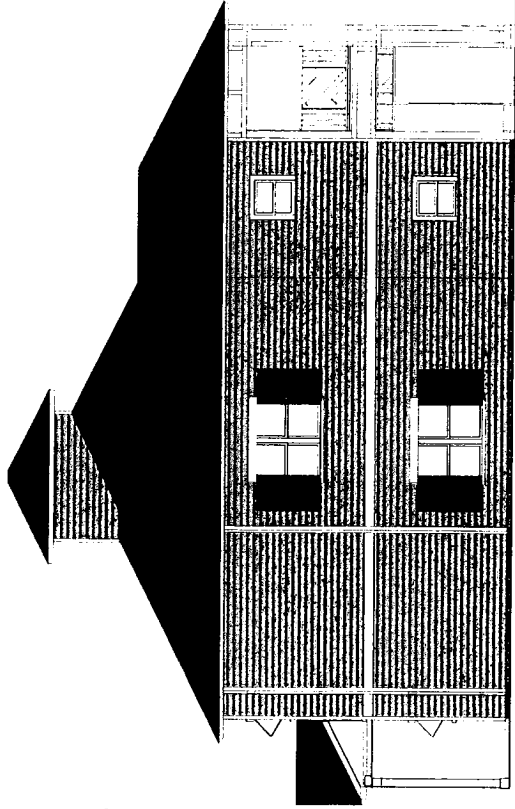
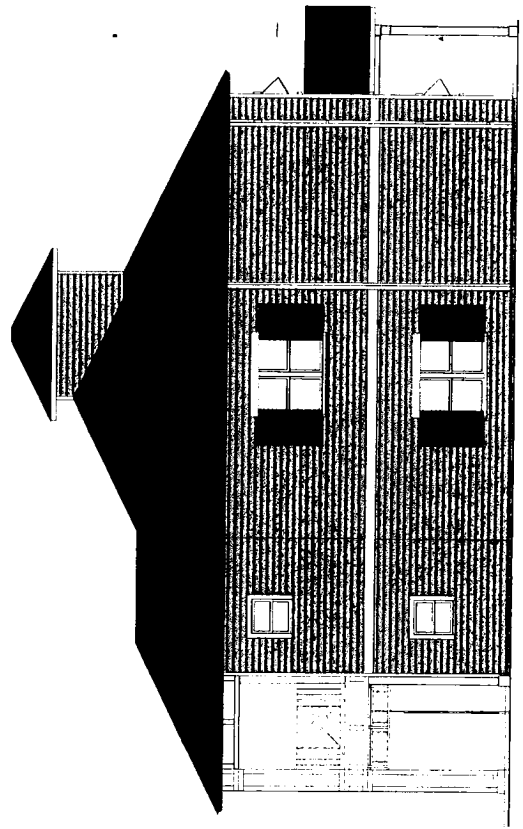
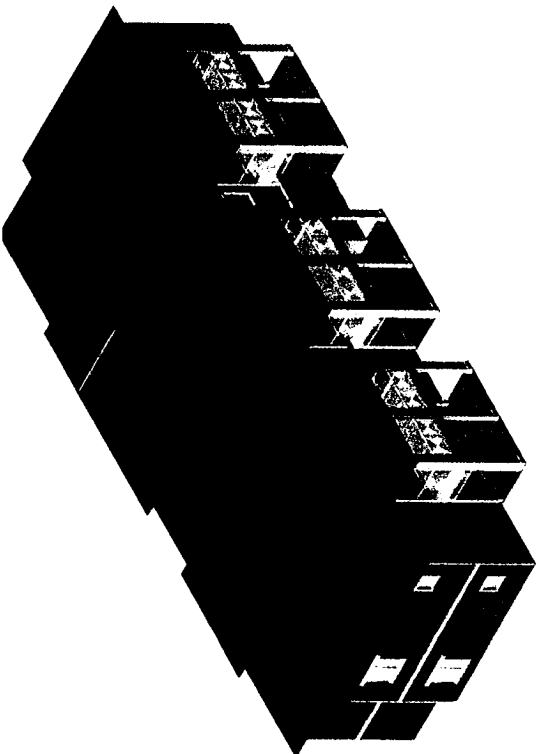
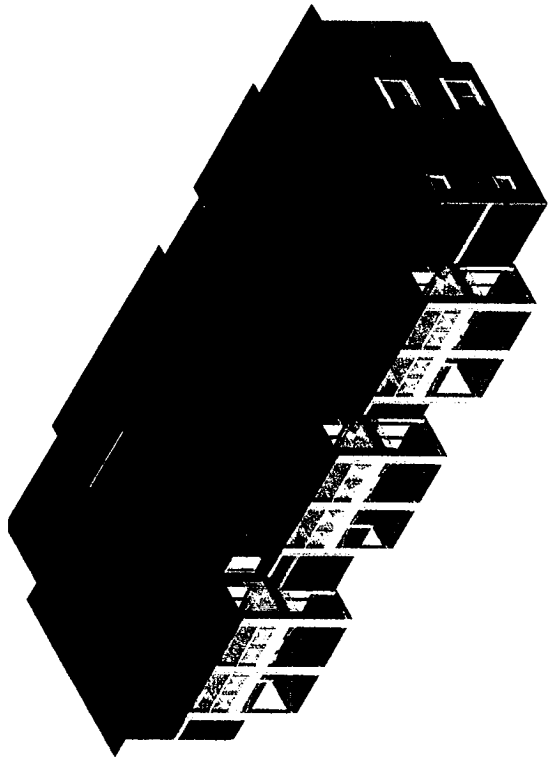
A.7.2 REAR ELEVATION
 1/2" = 8'-0"



ROJO CONSULTANT
 ARCHITECTURAL & INTERIOR DESIGN
 1715 S.W. 10TH AVENUE, SUITE 100
 MIAMI, FL 33135
 TEL: 305.375.1111
 WWW.ROJOCONSULTANT.COM

CONSULTANT LOGO
 UPHOLD EXCELLENCE IN DESIGN
 DESIGN WITH PURPOSE

THE KEYS AT
 OCALA II APARTMENTS
 BUILDING C
 565 SW 60TH STREET
 OCALA, FL 34476



PROJECT: THE KEYS AT OCALA II APARTMENTS BUILDING C
 ARCHITECT: ROJO CONSULTANT
 DATE: 08/2024
 DRAWING NO: A.7.3
 SCALE: 1/8" = 1'-0"

ELEVATIONS

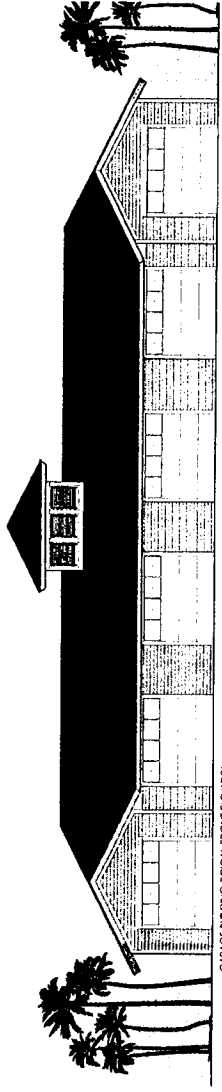
A.7.3 LEFT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

A.7.3 RIGHT SIDE ELEVATION
 SCALE: 1/8" = 1'-0"

A.7.3

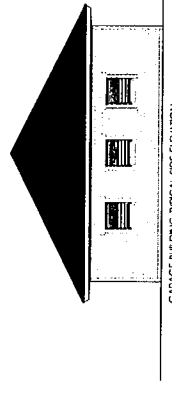


ROJO ARCHITECTURE
 11111 S. UNIVERSITY AVENUE, SUITE 100
 AUSTIN, TEXAS 78748
 TEL: 512.476.1111
 WWW.ROJOARCHITECTURE.COM

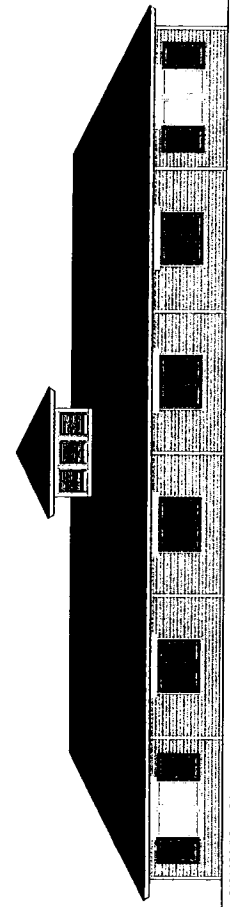


GARAGE BUILDING TYPICAL FRONT ELEVATION

M&S OCALA
 APARTMENT COMPLEX



GARAGE BUILDING TYPICAL SIDE ELEVATION



GARAGE BUILDING TYPICAL REAR ELEVATION

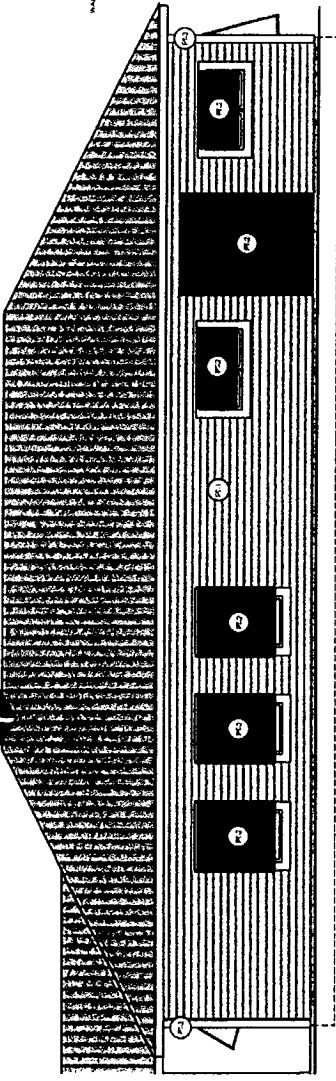
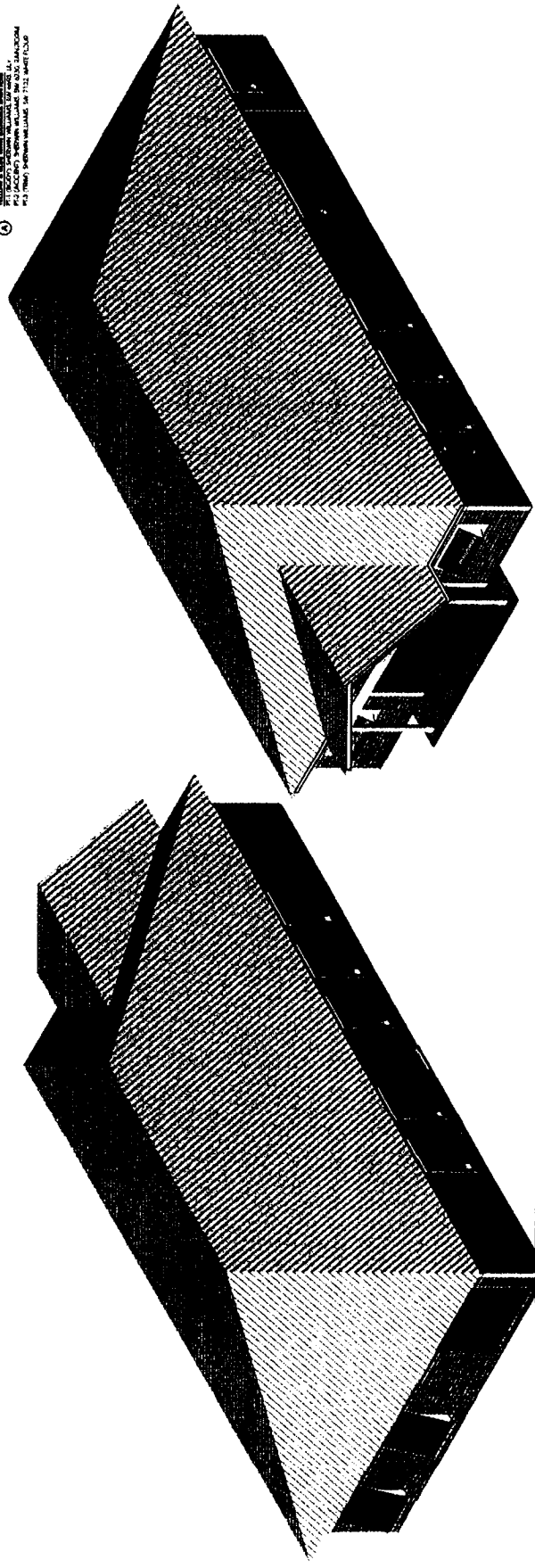
DATE: 11/11/2022
 DRAWING NO: 2022074434-03
 PROJECT: M&S OCALA
 SHEET: 03 OF 03

GARAGE BUILDING ELEVATIONS

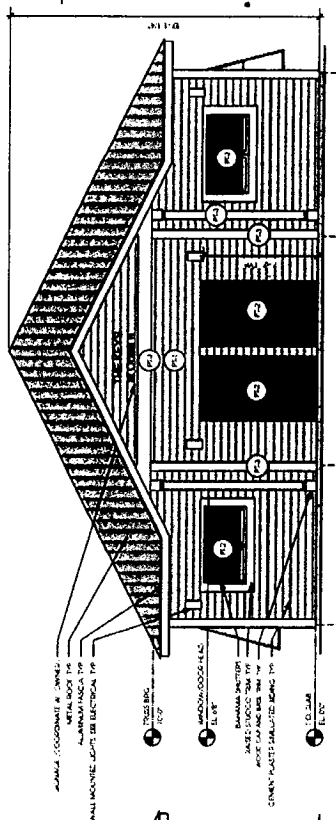
A.7.3

COLOR LEGEND:
 1. METAL BOOD TYP.
 2. ALUMINUM PANEL TYP.
 3. WALL MOUNTED LIGHTS
 4. 1.0. CLARK
 5. 1.0. CLARK

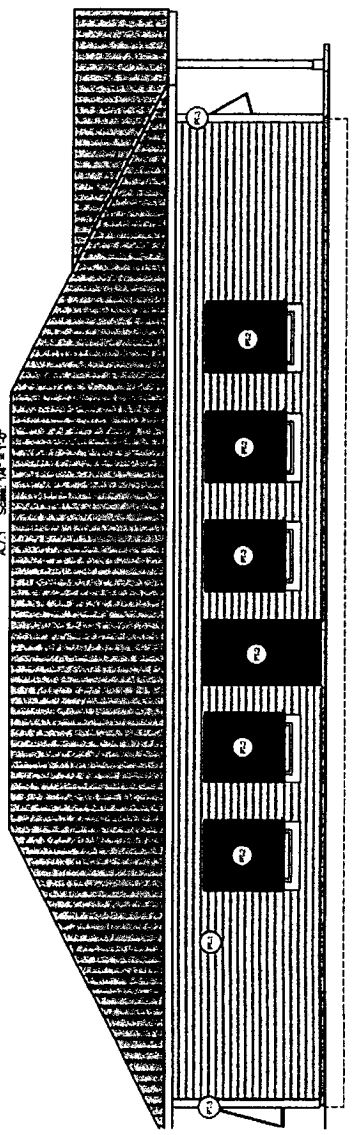
CLUBHOUSE



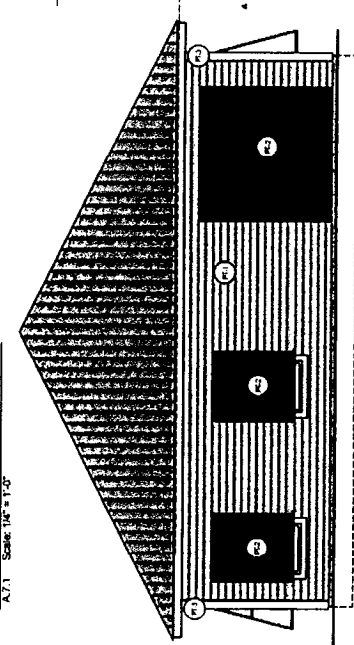
4A LEFT SIDE ELEVATION
A:1/1 Scale: 1/4" = 1'-0"



1B FRONT ELEVATION
A:1/1 Scale: 1/4" = 1'-0"



2B REAR ELEVATION
A:1/1 Scale: 1/4" = 1'-0"



2B REAR ELEVATION
A:1/1 Scale: 1/4" = 1'-0"

ELEVA

A:1

**HEATH BROOK RESIDENTIAL ARCHITECTURAL
AND LANDSCAPE STANDARDS PER RESOLUTION 2018-48
BASED UPON SINGLE FAMILY RESIDENTIAL STANDARDS**

HEATH BROOK MASTER RESIDENTIAL ARCHITECTURAL AND LANDSCAPE STANDARDS

3.0 Foundations: Exposed rough masonry foundations shall be faced with stone, brick or stucco.

4.0 Windows: All elevations must have windows. Windows are encouraged to be vertically oriented with Height 1 1/2 times the width or more except at the side elevations. Windows other than wood must be anodized or electrostatically painted.

- 5.0 **Exterior Walls:** Vertical transitions of dissimilar materials shall be made at an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. All colors must be in contractor submittal package and approved by the DRB. Earth tones and pastels are encouraged in keeping with the overall development.
- 6.0 **Ceiling Heights:** Minimum ceiling height is eight feet with vaulted ceilings. Minimum ceiling height shall be eight feet eight inches for flat ceilings.
- 7.0 **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 measured from finished ground floor to mean height between ridge and soffit.
- 8.0 **Garage:** Each dwelling shall have an attached or detached garage designed for a minimum of two automobiles.
- 9.0 **Driveways:** Driveways shall be a minimum of 16 feet wide and 20 feet deep at the entrance of the garage. Driveways shall be of stable and permanent materials: concrete, cast pavers brick or stone. Minimum car drive way shall be 12 feet asphalt. Loose stone or asphalt driveways are not permitted.
- 10.0 **Accessory Structures:** No structure of a temporary character, storage shed, trailer, tent, mobile home or recreational vehicle shall be permitted on any Lots within the Properties at any time or used at any time as a residence, either temporarily or permanently, except by the Declarant, its affiliates, Declarant's Permittees or Participating Builders during construction. Permanent Accessory Structures shall be permitted in front or side yards, or in setbacks. Permanent Accessory Structures must be used for human habitation and therefore be under air. Plans shall be submitted to the ARB for approval prior to construction. Permanent Accessory Structures not attached to the house must mimic the style of the house and comply with setback restrictions.
- 11.0 **Signs.** No sign of any kind shall be displayed to the public view on any Lot or Common Areas, except as authorized by Declarant or DRB (in locations and in accordance with applicable design standards). Declarant may authorize Declarant, its affiliates, Declarant's Permittees or Participating Builders to place signs on the Properties for advertising purposes during the construction and sales period. No sign of any kind which shall be visible outside the Unit shall be permitted to be placed inside a Unit or on the outside walls of such Unit, or on any fences on the Properties, nor on the Common Areas, nor on dedicated areas, nor on entryways or any vehicles within the Properties, except such as are authorized by Declarant or DRB.
- 12.0 **Pets, Livestock and Poultry.** Each Unit Owner or Occupancy (regardless of the number of joint owners or occupants) may maintain not more than two (2) household pets in his Unit, provided that the pets are not kept, bred or maintained for any commercial purpose and do not become a nuisance or annoyance to other Owners. No reptiles, wildlife, livestock or poultry of any kind shall be kept on any Lot or any Common Area. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit. No household pets shall be permitted to leave excretions on any Common Areas, except areas designated by the association, and Owners shall be responsible to clean-up any such improper excretions. For purposes hereof, "household pets" means dogs, cats and other animals expressly permitted by the Association, if any. Nothing contained herein shall prohibit the keeping of fish or domestic (household type) birds, as long as the latter are kept indoors and do not become a source of annoyance to neighbors. Pets shall also be subject to all applicable rules.
- 13.0 **Commercial Trucks, Trailers, Campers and Boats.** No motorcycle, boat, trailer, camper, travel trailer, recreational vehicle, mobile home, or other powered or non-powered vehicle, other than private passenger vehicle, shall be parked or maintained on any lot or public right-of-way, except in an enclosed garage. No commercial vehicle of any kind shall be permitted on any lot except vehicles owned by the lot owner not exceeding three-quarter tons and must be parked in an enclosed garage; and except vendors providing temporary services to the lot owner. All private passenger vehicles shall be parked within an enclosed garage, unless all spaces for private passenger vehicles, of which there must be two pursuant to Architectural Guidelines, are occupied by a private passenger vehicle, commercial vehicle, recreational vehicle, camper, trailer, or boat. All vehicles parked within the driveway must be in good condition, and

any vehicle, which is unlicensed or cannot operate on its own power, shall not remain in the driveway for more than 24 hours. No major repair of any vehicle shall be made on the lot. Overnight on street parking is prohibited. Restrictions if any, on commercial trucks, trailers, campers and boats (particularly as to the parking or storage thereof) shall be imposed and enforced by the Association; provided, however, that no commercial trucks, trailers, campers or boats shall be parked or stored within the Common Areas if the Association prohibits such parking or storage by regulation or otherwise.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the Owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

- 14.0 **Garbage and Trash Disposal.** No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the applicable governmental authority, trash collection company or the Association (which may, but shall not be required to, provide solid waste removal services) for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All solid waste containers shall comply with the standards adopted by the Association (or the DRB) for such containers (the latter to control over the former in the event of conflict). Garbage containers shall be kept inside garage except for the day of garbage collection.
- 15.0 **Exterior Antennas, Etc.** No Owner shall install any exterior antenna satellite dishes or similar equipment on any Lot, or the Common Areas or Improvement thereon, unless such antennae, satellite dishes and similar equipment are approved by the DRB conform to the conditions and requirements imposed by the DRB. No radio or short-wave operations of any kind shall be permitted to operate on any Common Areas or any Unit. The Declarant may erect an antenna, a master antenna, or a cable television antenna for the use of all the Owners, and Declarant grants and hereby reserves easements for such purposes as more particularly set forth in Article 11. Notwithstanding the foregoing, to facilitate compliance with the Telecommunications Act of 1996, the following provisions apply to installation of DBS, MDS, ITFS, and LMDC dishes less than one (1) meter in diameter, and TVBS antennas:
- 15.1 No payment of any fee shall be required as a condition of installation.
- 15.2 All installations shall be integrated into dwelling design and shall be a maximum of 24" in diameter. All wiring shall be in conduit and painted to match dwelling. Antennas and must be placed on the Lot in a location which is not visible from any street.
- 15.3 The Owner must take reasonable measures to screen the installation. "Reasonable" means an installation that is consistent with the overall landscape standards of Heath Brook Hills.
- 16.0 **Trees, Shrubs and Artificial Vegetation** all plantings shall be from the DRB approved plant list. No tree or shrub, the trunk of which exceeds six (6) inches in diameter, may be cut down, destroyed or removed from any Lot or Common Area without the prior approval of the DRB. All Lots shall, upon completion of a Dwelling Unit and prior to any person occupying the Dwelling Unit, be fully landscaped, grassed and irrigated with 100% coverage in accordance with plans submitted to, and approved by the DRB. The entire yard shall be sodded with grass approved by the DRB. The Owner shall maintain all shrubbery, grass, trees and other landscaping installed on their Lot in a neat, clean, orderly and healthy condition. Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass are specifically prohibited. No artificial grass shrubbery, trees, or other artificial vegetation or landscaping, or potted shrubbery, trees, vegetation or sculptural landscape décor shall be permitted outside the Dwelling unit except that live shrubbery, trees or other vegetation in uniformly designed and attractive pots may be displayed on porches, patios, or at the entrance areas of a Dwelling Unit.

- 17.0 **Swimming pools:** Pool decking shall conform to pool industry standards. Pools and spas shall be built in ground and integrated with the house. Pool screen shall follow the form of the dwelling not extend higher than the dwellings roof and shall not be visible from the street. Pool equipment shall be screened by a wall or planting from neighbors and street. Pool equipments shall be located in rear or side yards only. Rear pool edge shall be a minimum of 4 feet from the rear property line for lots from 50 to 89 feet wide and a 10 foot set back for lots 90 feet wide and greater. Pools shall remain in rear yard setback except in courtyard plans.
- 18.0 **Air Conditioning Units:** Air Conditioning units shall be located in side or rear yards of lot. No air conditioning units shall be located in front yards. All units shall be screened from view of neighbors and streets with a wall or plantings. Compressors located in side yards must meet a SPL rating of 85 decibel or less.
- 19.0 **Exterior Lighting.** All exterior lighting shall be designed so as to not disturb neighbors. All exterior lighting shall be subject to prior approval by the DRB.
- 20.0 **Games and Play Structures.** -All game or play structures shall be located at the rear of the Lot and 10 feet from any property line(s) or on the inside portion of corner Lots within the setback lines. All game and play structures shall be screened from view from any street. No platform, doghouse, playhouse, game or play structures of a similar kind or nature shall be constructed on any part of the Lot located in front of the rear (wall) line of any Unit(s) constructed on the Lot, and any such structure must have the prior approval of the DRB.
- 21.0 **Fences and Walls.** The composition, location, color and height of any fence or wall to be constructed on any Lot are subject to the approval of the DRB. The DRB shall, among other things, require that the composition of any fence or wall be consistent with the material used in the surrounding buildings, be harmonious with the style of the house and other fences, if any. All fences shall be constructed of permanent material with a painted finish. Fences shall be a maximum of six feet high along rear and side yards and not extend past a line extending from the front of the dwelling, except in courtyard houses. No chain link or wood fences shall be permitted on any Lot or portion thereof, unless installed by Declarant, its affiliates, Declarant's Permittees or Participating Builders during construction periods or as otherwise approved by Declarant or the DRB.
- 22.0 **Mailbox and Paper box:** Shall be project type and style as selected by DRB.
- 23.0 **Flagpoles:** Flagpoles shall be attached to the house. Only U.S. flags shall be displayed no other flags will be allowed.
- 24.0 **Solar Collectors:** Collectors shall be integrated into the roof design on rear of roof. Color and form of collectors shall harmonize with roofing. No storage tanks shall be permitted on roof. Equipment located on ground shall be located in rear or side yard and screened from street and neighbors with walls or planting. Equipment is not permitted in front yard.
- 25.0 **Tanks:** Tanks shall be underground or in side or rear yards screened from street and neighbors by walls or plantings. Tanks are not permitted in front yards.
- 26.0 **Utilities Connections.** Permanent building connections for all utilities installed after the date hereof, including but not limited to, water, electricity, telephone and television, shall be run underground from the proper connecting points 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 with adjacent residence and screened from view.
- 27.0 **Off-Street Motor Vehicles.** No motorized vehicle may be operated off of paved roadways and drives except as specifically approved in writing by the Association for the purpose of maintenance, construction or similar purposes and except as operated by the Association or its contractors, subcontractors or

designees.

28.0 Golf Carts. The Association shall permit golf carts owned by an Owner to be operated on the private streets of the Common Area, provided all such carts are subject to the same traffic and parking regulations as motor vehicles. The Association may adopt rules and regulations governing the use and operation of golf carts on the Properties.

4.0 Single Family Residential Lots – Landscape Plan Review Criteria

The following landscape criteria will be the responsibility of the individual home builder:

4.1 Site Plan

Scaled drawing which will include the following:

- a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks. A current tree survey with the locations of existing trees must also be included with site plan.
- b. Minimum setbacks as per City of Ocala and HeathBrook Single Family Architectural Standards.
- c. Statement indicating ground floor elevations above existing natural grade. All units shall have one (1) 6" step above the existing grade.

4.2 Landscape Plans

Scale drawings shall include the following:

- a. Location of existing trees, proposed house, porches, pool, garage, driveway, mailbox, and fences with agreeable setbacks.
- b. Location of all proposed plantings with a listing of each plant type and size.
- c. The individual homebuilder shall install one (1) 3 ½" caliper Live Oaks (*Quercus virginiana*) within the ROW at the corner of every other lot throughout the residential pod (referred to as "street Live Oak")
- d. Landscape plans shall have the following minimum:
 - One (1) shade tree (in addition to the street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace the required shade tree. Lots 80' and above shall require two (2) shade trees in addition to the street Live Oaks.
 - Two (2) ornamental trees of a 30 gallon container size from the approved ornamental tree list (caliper, height, and spread per variety). Lots 80' and above shall require three (3) ornamental trees.
 - Complete shrub coverage with 3-gallon shrubs selected from the approved shrub list. All elevations shall receive a continuous hedge with shrubs spaced 3' oc and a minimum of 24" from walls. All garages and carports (side opening) will be screened from adjacent property for the length of the side elevation with approved shrub/screening plants.
 - Front elevations shall have an average depth of 8' with appropriate trees, shrubs and groundcovers to ensure a dimensional layering to transform from lawn area to house wall. (See approved ground cover and other plant material list). Lots

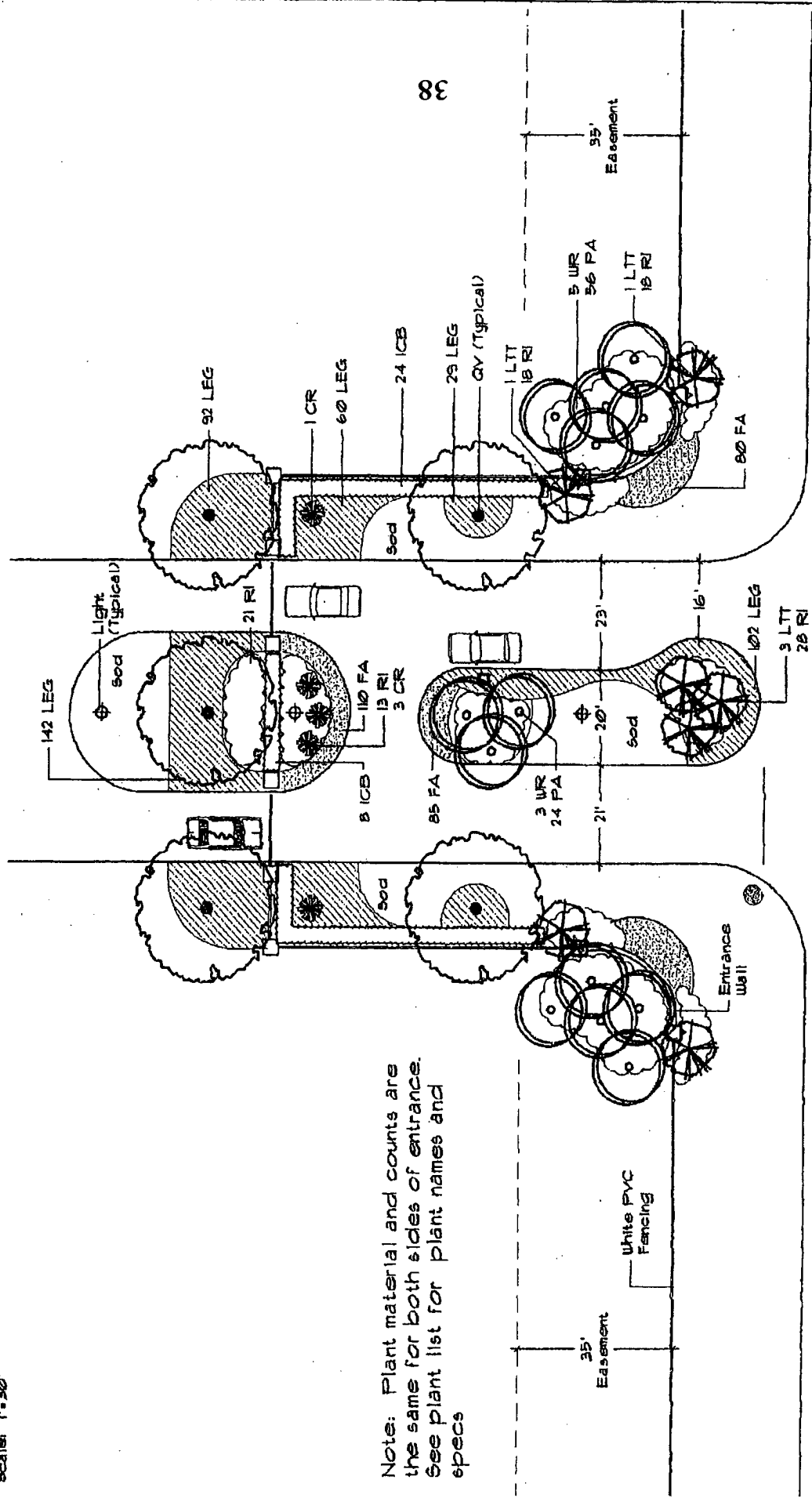
Land Design Group, Inc.

80' and above shall require front elevations to have an average landscape depth of 12'.

Effort should be made to provide both textured and color variations within the plantings to provide contrast and interests to the home landscape.

- All sod shall be St. Augustine 'Floritam' or 'Bitter Blue' for shady locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- The lawn and landscape maintenance will adhere to the guidelines set forth in the *Florida Yards and Neighborhoods*.
- Outdoor lighting should be specified and located on all landscape plans and subject to approval by the Architectural Review Board (ARB).
- 100% of the property, including ROW, shall be irrigated with a fully automatic irrigation system with 100% coverage.
- Location and type of all fences, including the height, style, and material, will be submitted for review. There will be no chain link fence of any kind.
- Mailbox selections must be submitted to the Ocala Trophy Limited Partnership for approval.

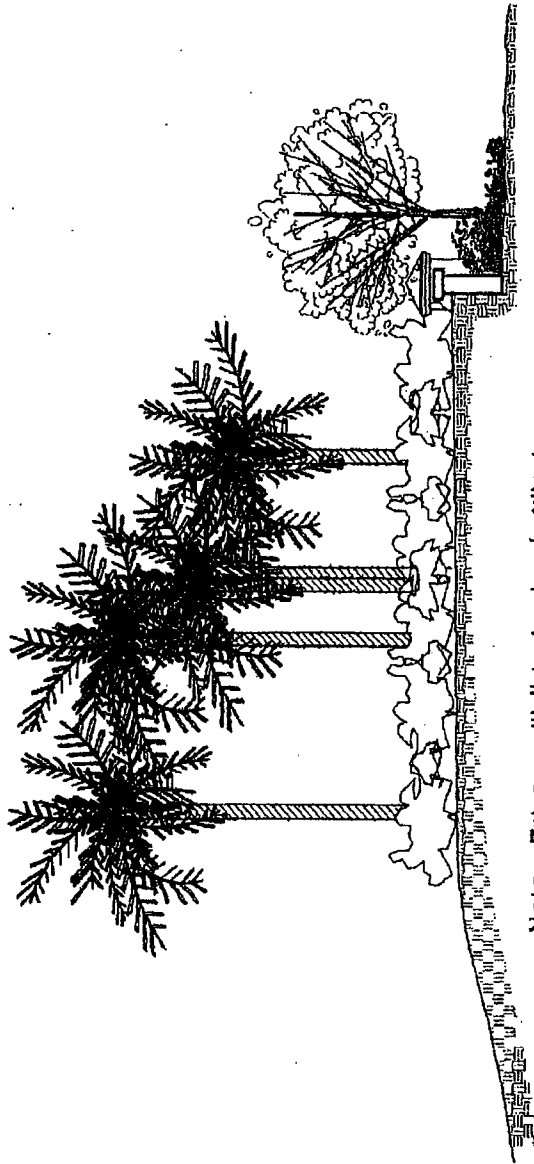
Figure 1
 SF Residential Landscapes Requirements
 Pod Entrance
 Scale: 1"=30'



Note: Plant material and counts are the same for both sides of entrance. See plant list for plant names and specs

TARTAN ROAD

Figure 2
 SF Residential Landscaps Requirements
 Pod Entrance
 Scale: 1"=30'



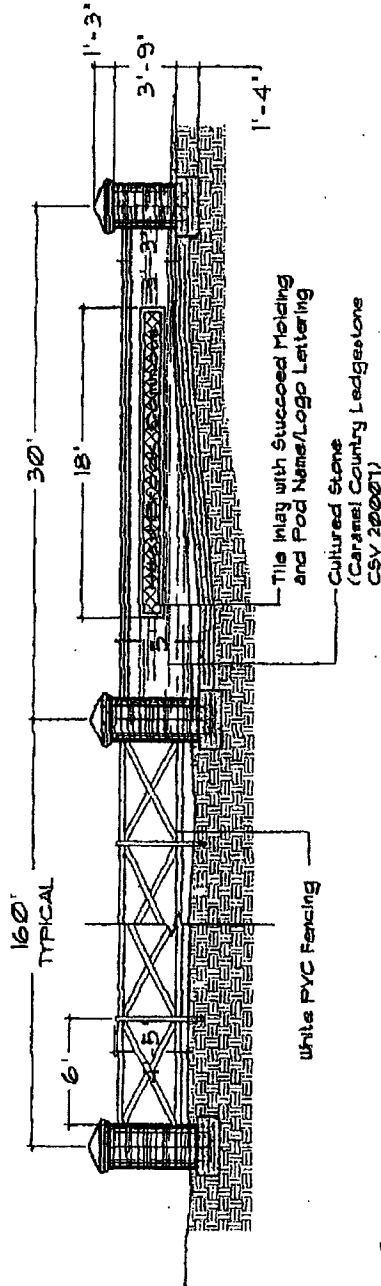
Note: Entrance Wall to be back-filled and landscaped as shown

PLANT LIST

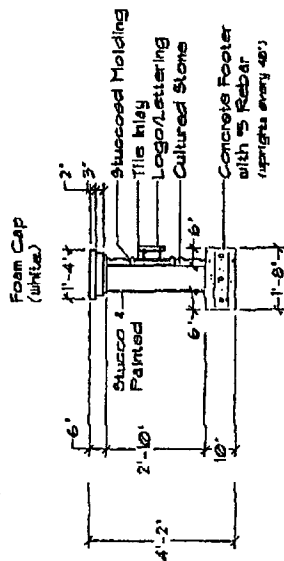
TREES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
1	LT	Liquistum Tree-Type	Liquidum lucidum	8-10' H x 3'-6" W
5	QY	Live Oak	Quercus virginia	8-10' H x 3'-6" W, 3' 1/2' cal min
PALMS				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
3	CR	Swag Palm	Cycas revoluta	8-10' H x 3'-6" W
13	UR	Washington Palm	Washingtonia robusta	6'-11', 3'-10', 3'-14', 4'-12'
SHRUBS, GROUNDCOVERS, AND VINES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
395	FA	Flowering Annulus	Various by Landscaps Architect	4' Pots, Nil 12' OC
56	LT	Dwarf Globe Holly	Ilex cornuta 'Burdockii'	5, 10-24" Cal, 3' OC
984	LEG	Linopse	Liriodendron tulipifera 'Evergreen Giant'	4, full cal, 2' OC
196	PA	Plumbago	Plumbago auriculata	5, 10-24" H, 3' OC
194	RI	Indian Hawthorne	Raphiolepis indica	5, 10" H x 18" W, 3' OC
MULCH				
50	CU	YDS	Fine Bark, Mini-Nuggets, 3' cover in all planted areas	19,000 @ 150 FT
				500
				51 Augustine Floridan

40

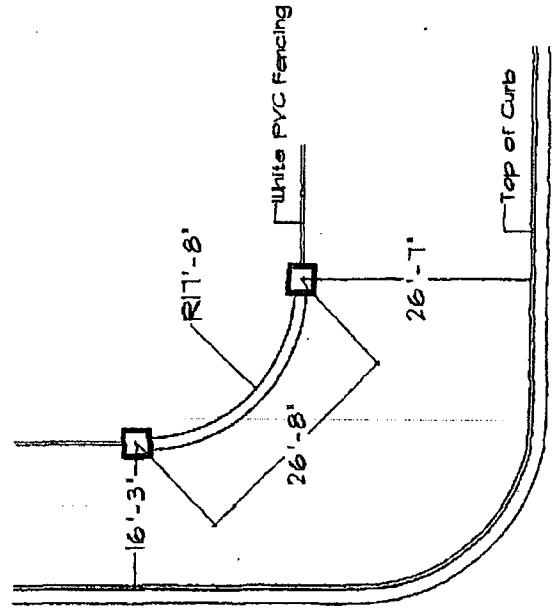
Figure 3
SF Residential Landscape Requirements
Wall & Fence Details



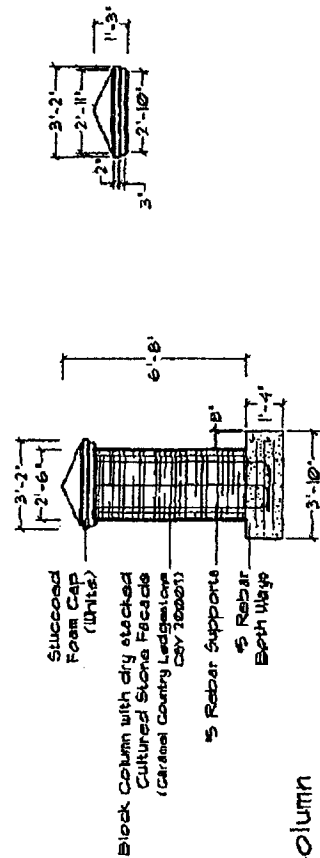
Elevation



Wall Section



Plan



Column
(Typical)

Figure 4
SF Residential Landscape Requirements
Landscape Buffer

Plan

COMMUNITY ROAD



41

Section

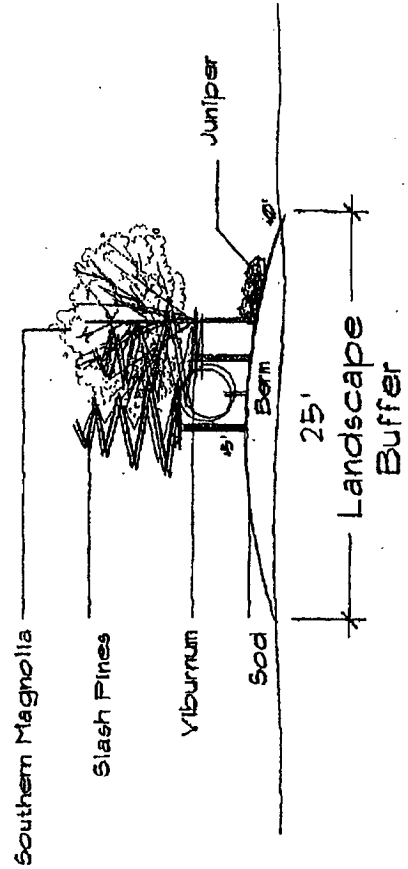


Exhibit "G"

Approved Plant List

SHADE TREES

MG	Southern Magnolia <i>Magnolia grandiflora</i>	#30	9'ht x 4' spr; 1 ½" cal min
QS	Shumard Oak <i>Quercus laurifolia</i>	#30	10-12'ht x 5'spr; 3" cal min
QU	Laurel Oak <i>Quercus virginia</i>	#30	9'ht x 4'spr; 2" cal min
QV	Live Oak <i>Quercus virginia</i>	#30	10-12'ht x 5'spr; 3" cal min
UPD	Drake Elm <i>Ulmus parvifolia</i>	#30	10-12'ht x 5'spr; 3" cal min

ORNAMENTAL TREES

BN	River Birch <i>Betula nigra</i>	#30	10-12'ht x 4-5'spr
CF	Florida Dogwood <i>Cornus Florida</i>	#15	7-8'ht x 3-4'spr
IAF	Fosteri Holly <i>Ilex attenuata</i>	#30	10-12'ht x 3-4'spr
IOEP	East Palatka Holly <i>Ilex opaca</i>	#30	10-12'ht;full; 3" cal min
IVP	Weeping Holly <i>Ilex vomitoria</i>	#30	10-12'ht x 3-4'spr; 3" cal min
LI	Crape Myrtle <i>Lagerstroemia indica</i>	#30	10-12'ht x 5-6'spr; multi-trunk
LT	Ligustrum Tree-Type <i>Ligustrum lucidum</i>	B&B	8-10'ht x 6-7'spr
MS	Japanese Magnolia <i>Magnolia soulangiana</i>	B&B/#30	8-10'ht x 4-5'spr
PC	Bradford Pear <i>Pyrus calleryana</i>	B&B/#30	10'-12'x 5-6'spr

Exhibit "G"

PALMS

BC	Pindo Palm <i>Butia capitata</i>	B&B	clear trunk; 10-12' ht
SP	Cabbage Palm <i>Sabal palmeto</i>	B&B	
WR	Washington Palm <i>Washington robusta</i>	B&B	

SCREEN PLANTS

ID	Dwarf Delcambre Holly <i>Ilex cornuta 'Delcambre'</i>	#3	18-24"oa; 2'-6'oc
IP	Florida Anise <i>Illicium parviflorum</i>	#3	24"-30"oa; 3'oc
JV	Red Cedar <i>Juniperus virginia</i>	B&B	6-8'ht; full
LJ	Ligustrum Hedge <i>Ligustrum japonica</i>	#3	18-24"ht 18-24"spr
MC	Wax Myrtle <i>Myrica cerifera</i>	#15	5-6'ht x 3-4'spr; multi-trunk; full
MG	Southern Magnolia <i>Magnolia grandiflora</i>	#30	9'ht x 4' spr; 1 1/2" cal min
PE	Slash Pine <i>Pinus elliotii</i>	#30	10'12'htx 4-5'spr
PM	Podocarpus <i>Podocarpus macrophyllus</i>	#15	5-6'ht x 18-24"spr
VO	Sweet Viburnum <i>Viburnum odoratissimim</i>	#3	18-24"ht x 18-24"spr

RETENTION POND PLANTS

AR	Red Maple <i>Acer rubrum</i>	#30	8-10ht x 4'spr
BN	River Birch <i>Betula nigra</i>	#30	10-12'ht x 4-5'spr
TD	Bald Cypress	#30	10-12'ht x 6-8'spr

Exhibit "G"

Taxodium distichum

ACCENT PLANTS

CJA	Camellia <i>Camellia japonica</i>	#3	18-24"ht x 12-18"spr
CSQ	Sasanqua Camellia <i>Camellia sasanqua</i>	#3	18-24" ht x 12'-18" spr
CA	Crinum Lily <i>Crinum asiaticum</i>	#7	30-36"ht x 30-36"spr
CH	European Fan Palm <i>Chamaerops humilis</i>	#7	3'ht x 3'spr; triple
CR	Sago Palm <i>Cycas revoluta</i>	#7	30"ht x 30"spr
FJ	Japanese Fatsia <i>Fatsia japonica</i>	#3	24-30"ht x 30" spr
HM	French Hydrangea <i>Hydrangea macrophylla</i>	#3	24-30"ht x 18" spr
LC	Dwarf Gold Lantana <i>Lantana camara</i>	#1	full gal
ND	Heavenly Bamboo <i>Nandina domestica</i>	#7	36-40'ht 8-10canes
PS	Philodendron <i>Philodendron selloum</i>	#3	36"ht x 36" spr
RE	Firecracker Plant <i>Russelia equisetiformis</i>	#3	30-36"; 3' oc
RP	Raphis Palm <i>Raphis excelsa</i>	#7	4'ht x 2-3'spr
ST	Spirea <i>Spirea thunbergii</i>	#3	18-24" oa 3'oc
TF	Windmill Palm <i>Trachycarpus fortunei</i>	#7	3'ht x 3'spr

Exhibit "G"

SHRUBS			
BMJ	Japanese Boxwood <i>Buxus microphylla</i>	#3	15-18"ht x 15-18"spr
ICB	Dwarf Globe Holly <i>Ilex cornuta</i>	#3	18-24"oa; 2'-6"oc
IVN	Dwarf Yaupon <i>Ilex vomitoria</i>	#3	18-24"oa; 3'oc
PA	Plumbago <i>Plumbago auriculata</i>	#3	18"-24"
PT	Pittosporum <i>Pittosporum tobira</i>	#3	18-24"ht x 18-24"spr
RDR	Azalea 'Duc de Rohan' <i>Rhododendrom obtusum</i>	#3	18-24"oa 3'oc
RG	Azalea 'GG Gerbing <i>Rhododendron simsii</i>	#3	18-24"oa; 4'oc
RGT	Azalea 'George Tabor' <i>Rhododendron simsii</i>	#3	24-30"ht x 24-30"spr
RSC	Azalea <i>Rhododendron simsii</i> 'Southern Charm'	#3	24-30"ht x 24-30"spr
RI	Indian Hawthorne <i>Raphiolepis indica</i>	#3	18"ht x 18" spr
ROF	Dwarf Azalea <i>Rhododendron obtusum</i> 'Fashion'	#3	18-24"ht x 20" spr
RRR	Dwarf Azalea <i>Rhododendron obtusum</i> 'Red Ruffles'	#3	18-24"oa
ZF	Coontie <i>Zamia floridana</i>	#3	24"ht x 24" spr

Exhibit "G"

GROUNDCOVERS

AA	Lily of the Nile <i>Agapanthus africanus</i>	#1	full gal
AE	Cast Iron Plant <i>Aspidistra elatior</i>	#1	full gal 5-7leaves
FA	Flowering Annuals	4"pots	full
HC	Algerian Ivy <i>Hedera helix</i>	4"pots	full gal 2-3runners
HF	Holly Fern <i>Cyrtomium falcatum</i>	#1	full
HS	Daylily <i>Hemerocallis spp.</i>	#1	full gal
JP	Parson's Juniper <i>Juniperus parsonii</i>	#1	full gal 14"-16"sp
LEG	Liriope 'Evergreen Giant' <i>Liriope muscari</i>	#1	full; 2'oc
MI	African Iris <i>Moraea iridioides</i>	#1	full gal
NE	Boston Fern <u><i>Nephrolepis exalta</i></u>	#1	full gal
OJ	Mondo Grass <i>Ophiopogon japonicus</i>	4"pots	full quart
TA	Dwarf Jasmine <i>Trachelospermum asiaticum</i>	#1	full gal



THE KEYS AT OCALA II





Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

File #: ORD-2022-43

Agenda Item #: 11b.

Submitted By: Aubrey Hale

Presentation By: Aubrey Hale

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):

Adopt Ordinance 2022-43 for a rezoning from Planned Unit Development, PUD, to Planned Development, PD for approximately 32.22 acres of property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street (Case PD21-0001) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:

Quality of Place.

PROOF OF PUBLICATION:

N/A

BACKGROUND:

- Petitioner: Mize Capital, LLC and Belleair Development, LLC
- Property Owner: Keys at Ocala II, LLC
- This property was originally approved as a 150-unit townhouse development called the Reserve at Heath Brook PUD.
 - The PUD conceptual plan was approved in 2004 and the PUD final development plan was approved in 2007.
- Roads and utility lines were constructed after improvement plans were approved.
- Shortly after these improvements were made, the housing market crashed, consequently development of this property was postponed.
- The existing Low Intensity future land use designation allows up to 18 dwelling units per acre on the property.
- The applicant intends to develop the property into a 146-unit multifamily residential Planned Development with a proposed density of 4.53 units per acre.
- At the April 11, 2022 Planning & Zoning Commission meeting the commission voted to approve the request by a 6 to 0 vote.

FINDINGS AND CONCLUSIONS:

The requested Planned Development plan and zoning district are consistent with the Comprehensive Plan and

compatible with the surrounding area. Staff recommends approval.

FISCAL IMPACT:

N/A

ALTERNATIVE:

- Approve
- Deny
- Table

ORDINANCE 2022-43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM PUD, PLANNED UNIT DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED AT 5451 SW 66TH STREET BETWEEN SW COLLEGE ROAD/STATE ROAD 200, SW 49TH ROAD, AND SW 66TH STREET, OCALA, FLORIDA (CASE NO. PD21-0001) PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulations of the City of Ocala, Florida, as PD, Planned Development:

PARCEL 9 OF HEATHBROOK SOUTH B-2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 INCLUSIVE; AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST,

MARION COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N 00°37'42" E 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAYS 89°25'18" W 1544.34 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAYS 89°25'18" W 436.94 FEET; THENCE N 00°03'12" E 499.53 FEET; THENCE N 89°43'12" W 219.96 FEET; THENCE S 00°03'25" W

499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY N 89°44'43" W 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N 00°29'25 E 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00049'55" AND A CHORD BEARING AND DISTANCE OF N 40024'29" EAT 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAYS 49°42'28" E 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00014'59" AND A CHORD BEARING AND DISTANCE OF N 40°25'02" EAT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 49°27'28 W 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31 FEET, A CENTRAL ANGLE OF 00° 19'14" ANO A CHORD BEARING AND DISTANCE OF N 40°42'09" EAT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, S48°11'23" E652.19 FEET; THENCE N 41°48'37" E 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 42°22'44" AND A CHORD BEARING AND DISTANCE OF S 69°22'46" EAT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF HEATHBROOK SOUTH B-T SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05°44'39" AND A CHORD BEARING AND DISTANCE OF S 14°53'05" EAT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE S 17°45'25" E 356.11 FEET; THENCE S 00°00'12" W 365.81 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 2389-100-009

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from PUD, Planned Unit Development, to PD, Planned Development, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall become effective upon the later of:
Approval by the mayor, or upon becoming law without such approval.

ATTEST:

CITY OF OCALA

By:

By:

Angel B. Jacobs
City Clerk

Ire Bethea Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2022.

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

By: _____
Robert W. Batsel, Jr.
City Attorney

Ordinance No: 2022-43
Introduced: 5/3/2022
Adopted: 5/17/2022
Legal Ad No: 7264846 - 5/6/2022



Applicant: Mize Capital, LLC and Belleair Development, LLC

Property Owners: Keys at Ocala II, LLC

Project Planner: Aubrey Hale

Zoning from: PUD, Planned Unit Development
to: PD, Planned Development

Parcel Information

Acres: +32.22 acres
Parcel(s)#: 2389-100-009
Location: 5451 SW 66th Street
Existing use: Undeveloped with some infrastructure

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Low Intensity	SC, Shopping Center B-2, Community Business	Shopping center Apartments
West	High Residential ^(County)	R-4, Mixed Residential ^(County)	Single-family dwellings
South	Low Intensity Municipal ^(County)	PD, Planned Development A-1, General Agriculture	Horse farm; car dealership Single-family home
East	Neighborhood	PUD-03	Single-family homes

Background:

- This property was originally approved as a 150-unit townhouse development called the Reserve at Heath Brook PUD.
 - The PUD conceptual plan was approved in 2004 and the PUD final development plan was approved in 2007.
- Roads and utility lines were constructed after improvement plans were approved.
- Shortly after these improvements were made, the housing market crashed and this development project was stalled and then cancelled.
- The existing Low Intensity future land use designation allows up to 18 dwelling units per acre on the property.
- The applicant intends to develop the property into a 146-unit multifamily residential Planned Development with a proposed density of 4.53 units per acre.

Staff Recommendation: Approval

Basis for Approval:

The requested zoning designation of PD, Planned Development, is eligible to implement the land use designation of Neighborhood. The PD plan is consistent with the Comprehensive Plan, the land development regulations, and compatible with the surrounding area.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
 - b. Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City’s Land Development Code.
2. The requested zoning designation of PD, Planned Development, is eligible to implement the land use designation of Low Intensity and the PD plan is consistent with chapter 122, article V, division 30 of the City’s land development regulations.
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Level of Service Impact Analysis:

Traffic Circulation

Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement.

Potable Water: Water service is available.

Sanitary Sewer: Sewer service is available.

Stormwater: For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-storm event.¹

Solid Waste: Service is available.

Fire Service: Service is available.

Schools:

CASE # >>>	PD21-0001						
PROJ NAME or Parcel #>	2389-100-009					PROPOSED	ALLOWED
					DWELLING TYPE	PROJECT DWELLING UNITS	
		DISTRICT WIDE		SY 21-22	MFR	146	0
	SCHOOL LEVEL	UTILIZATION	SCHOOL NAME	120th Day Utilization	MFR STU GEN RATE	ESTIMATED STUDENTS	
	E	89%	Saddlewood	103.8%	0.097	14	0
	M	90%	Liberty	111.6%	0.040	5	0
	H	91%	West Port	109.8%	0.043	6	0
	* District Wide Utilization - annual calculation uses most recent 120th Day membership counts for a School Year (SY).						
	^^ XXth Day Utilization - from most recent 20 day interval of membership counts for a School Year (SY).						

Zoning Classification

Proposed:

A planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare.

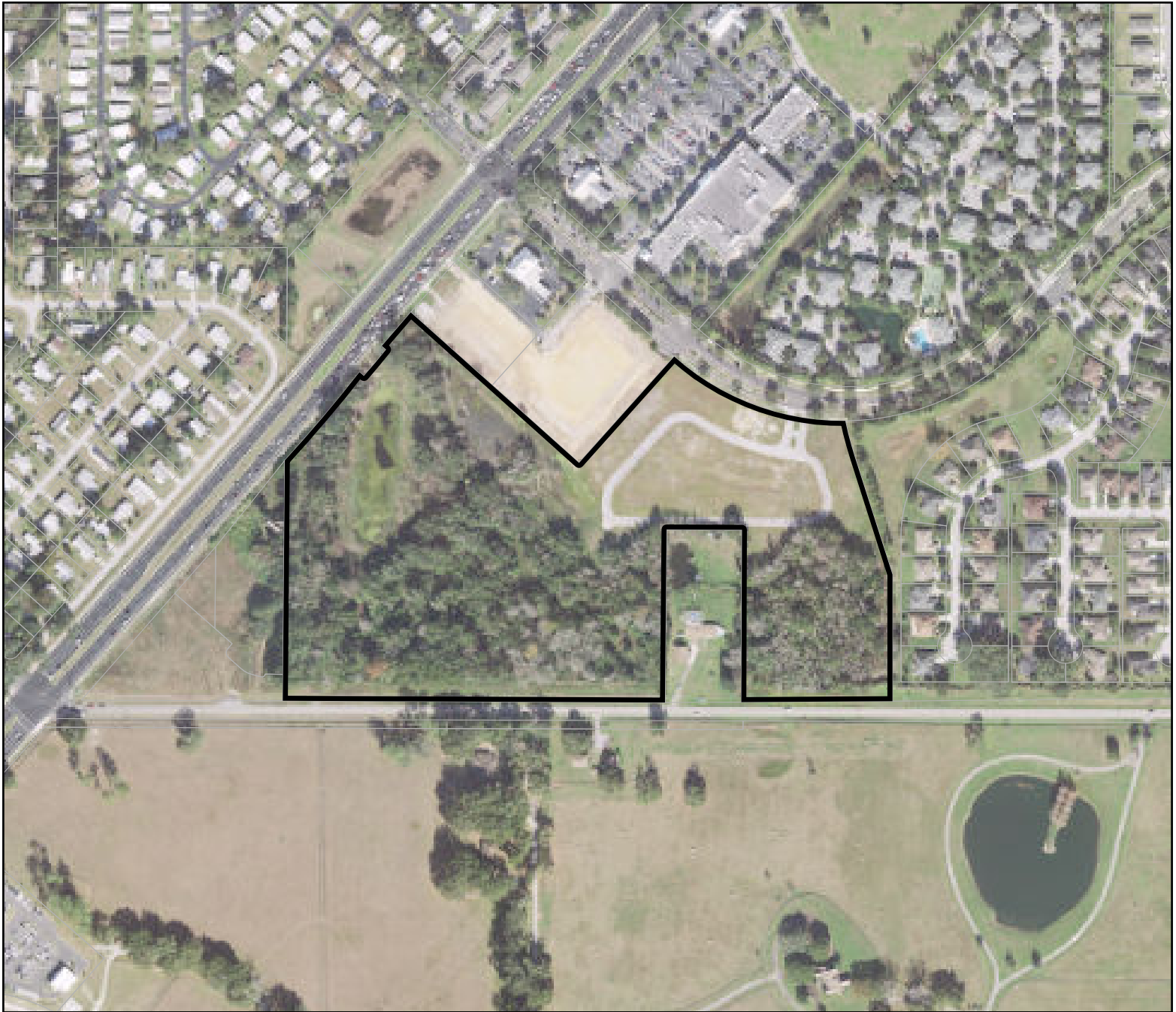
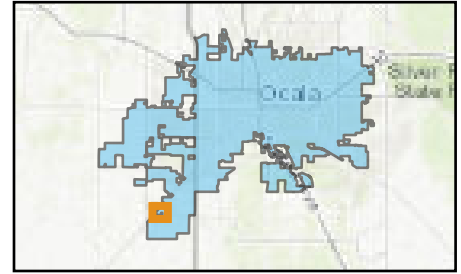
¹Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.

AERIAL MAP

P & Z Meeting: April 11, 2022

Location Map

Case Number: PD21-0001
Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan



Legend

-  Property
-  Parcels

0 295 590 Feet

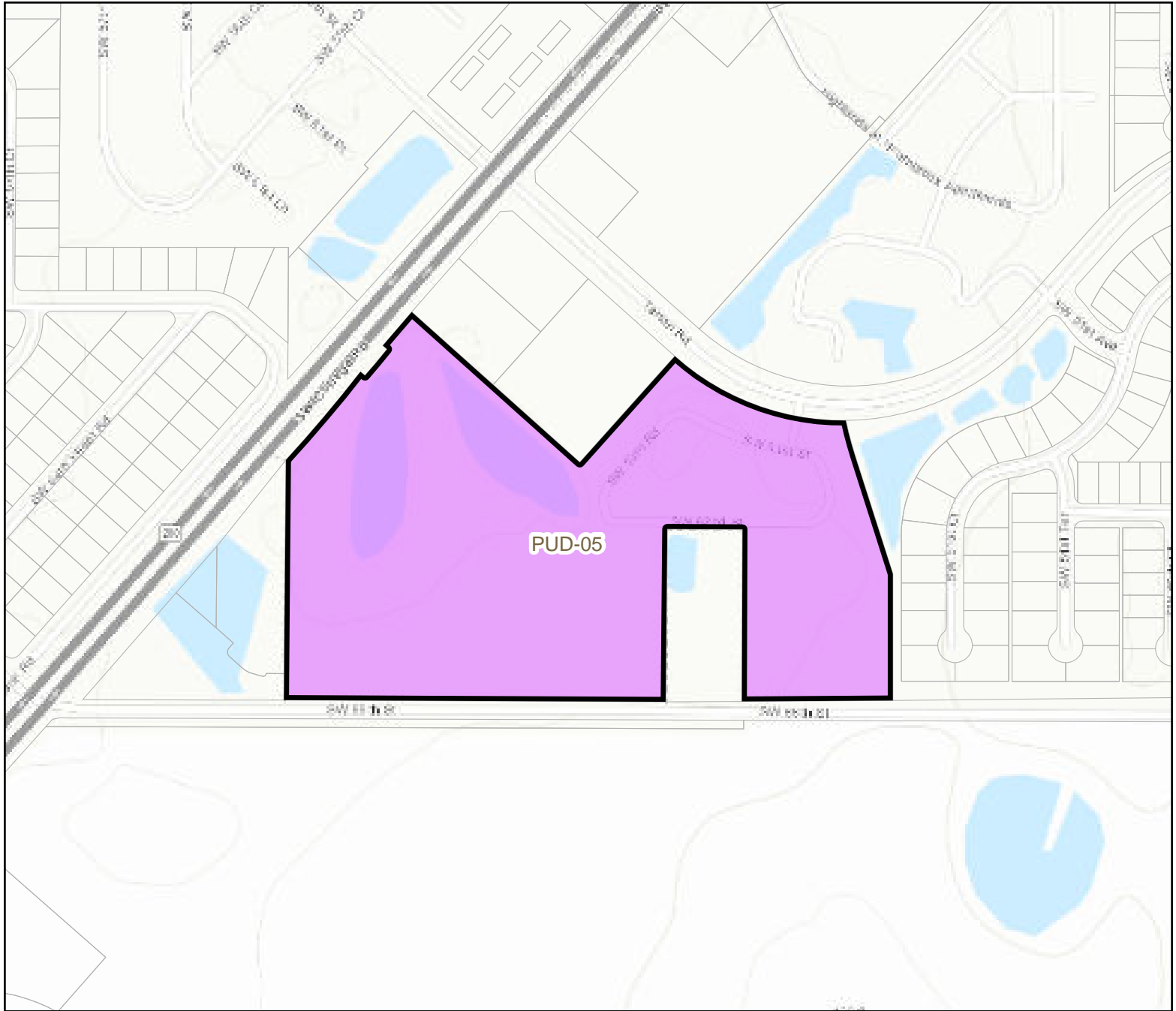
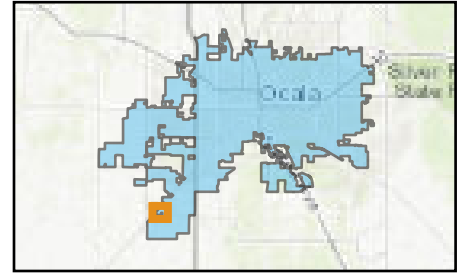


ZONING CASE MAP

P & Z Meeting: April 11, 2022

Location Map

Case Number: PD21-0001
Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan



- Property
- Parcels
- Zoning**
- PUD-05:Planned Unit Development-5 Units
- SC:Shopping Center





Planning & Zoning Commission

Meeting Minutes

Monday, April 11, 2022
5:30 PM

201 SE 3rd St, 2nd Fl
Ocala, FL 34471

www.ocalafl.org

a. PD21-0001

Planner: Aubrey Hale (352) 629-8550

Email: ahale@ocalafl.org

Petitioner: Mize Capital, LLC and Belleair Development, LLC.

Agent: Carlos Yepez

A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan for property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street, approximately 32.22 acres.

Discussion:

Ms. Allison Campbell stated that the conversation continues regarding the continuous additions of multifamily dwellings in the area that are negatively affecting local schools. Mr. Hale confirmed that this project would contribute to overcrowding and the information is included in the staff report.

Carlos Yepez, 6654 78th Avenue, Pinellas, Florida

Public Comments:

Seevanaighee Barnes, 5355 SW 66th Street, Ocala, Fl 34476. Ms. Barnes shared concerns regarding how this project can negatively affect her business that has been in this location for the past 20-years. She would like to know how her business will be protected.

Keller Williams Realtor, Lissette Duran, 4931 SW 56th Street, Ocala, Fl., said that a concern is where the entrance for this project will be located. Aubrey Hale explained that no construction will take place at this point, this is simply a rezoning request.

Laura Savino, 4560 SW 44th Street, she stated she opposes this project for the following reasons – concern of overcrowding of schools, increase in traffic and noise pollution.

Mr. Rus Adams asked for clarification whether this was a change in zoning from PUD to PD, and Mr. Hale confirmed that it was just a change in the zoning and with this change this project will be fewer units.

Rhona Goldbach, 4550 SW 44th Court, stated her opposition to this project, for the same reasons as the other speakers before her.

Ms. Allison Campbell gave a brief explanation regarding the plan Marion County School Board has to address local overcrowding in schools.

A brief discussion ensued among the board and Mr. Yepez regarding buffering requirements.

RESULT: APPROVED PD21-0001
MOVER: Rus Adams
SECONDER: Todd Rudnianyn
EXCUSED: Owen Boone
AYES: Adams, Rudnianyn, Kesselring, Lopez, Malever, Gilchrist