

EXHIBIT B
GREEN FAMILY DECLARATION OF TRUST
PD STANDARDS BOOK



Boyd Development NE 25th Avenue

PD Standards

Prepared For:
Boyd Development

Prepared: June 2024

2024

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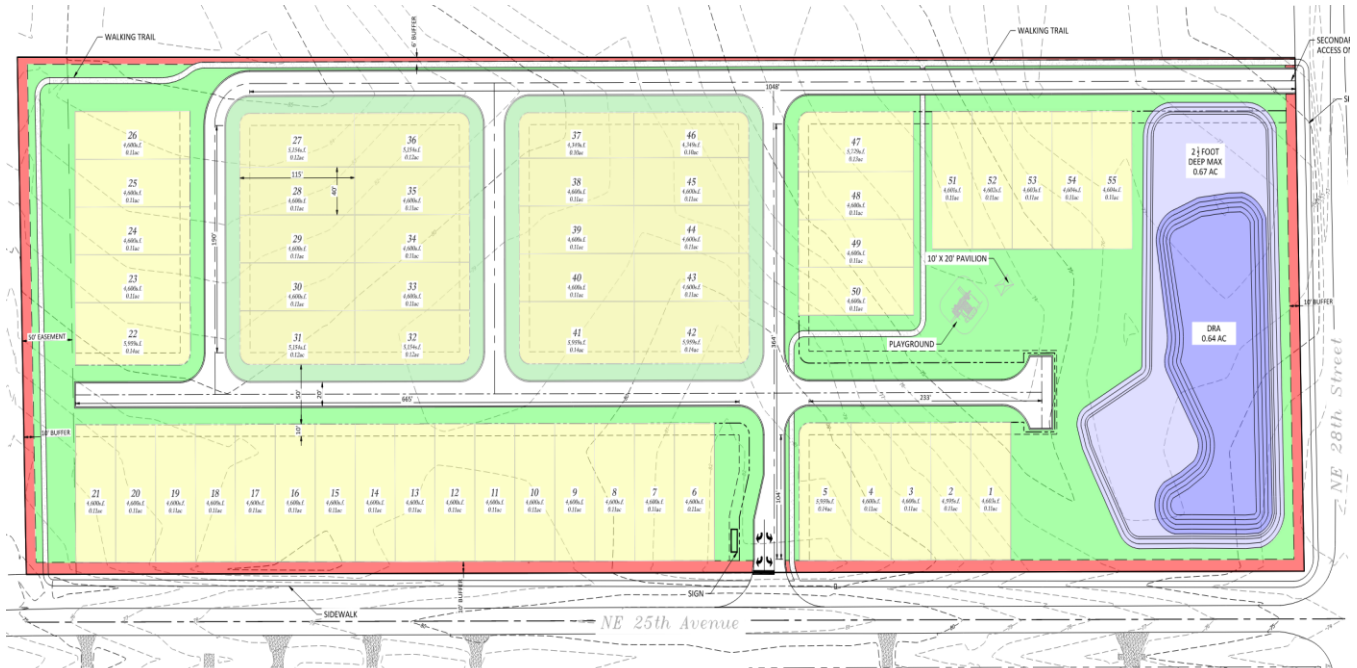
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Conceptual Site Plan:



North



Phasing:

NA

Introduction:

The Boyd Development NE 25th Avenue (PD) comprises 12.61 +/- acres within the City of Ocala located along NE 25th Avenue just north of NE 28th Street. The property is designated Neighborhood within the City of Ocala Comprehensive Plan.

The PD Plan for Boyd Development NE 25th Avenue provides a blueprint for the preferred 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 Neighborhood Future Land Use classification. In compliance with the City's PD requirements, the Boyd Development NE 25th Avenue 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 scope and provides the land uses and density/intensity envisioned within the project.

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, the City's overall vision for the area and similarly situated activity. 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 Neighborhood Future Land Use classification of the city's adopted Comprehensive Plan. The project is designed to provide adequate and compatible housing for this area.

Table 1: Boyd Development NE 25th Avenue Land Use Classification

<u>Land Use</u>	<u>Intent</u>
Neighborhood	Detached Single Family Residential lots

Overall Guiding Principles:

The Boyd Development NE 25th Avenue PD consists of residential single-family dwellings. The following standards are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- Architecture shall be of a similar style and level of quality as the examples shown on page 10 of this document.
- Buildings shall include architectural features that provide visual interest and recognize local character.
- 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 complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to provide detached single family homesites.
- 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. HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping.
- Each individual homesite will utilize individual waste receptacles for garbage pick-up.
- 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.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway areas may 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. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorists.
- 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.
- Streetlights, if required, will be added at a one-time charge to the customer. Estimated costs will be provided as part of the actual electrical service design (Sec. 70-621)
- Electric utility infrastructure and service provisions shall follow the policies and procedures in accordance with the City of Ocala Code Ordinances, Sec. 70-541 through Sec. 70-720.

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 project site through style, material, and color.
- Signs shall not adversely impact the vision of pedestrians and motorists.
- Secondary emergency access shall have sign indicating this is emergency access only.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown on page 11 or amenities of equivalent value to future residents.

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.

Development Standards:

This PD is intended to provide for flexibility in design while meeting the City's intent for the development of the area. The PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining residential uses.

Land uses shall be in accordance with the Standards of the PD Plan.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards do not conflict with the requirements of the Land Development Regulations, then normal code requirements will apply. *These standards deviate from normal requirements.*

Table 2-1: Development Standards

Standard	Requirement
Lot Size and Setbacks *	See Development Table Below
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance.
Signage	To comply with Section 110-158 of the City Code of Ordinances
Buffers	See concept plan for further details. Material to be used from list provided in this standards packet. Existing trees and vegetation to be preserved as much as possible especially along perimeter of project. Replacement or infill to be determined at site plan process.
Open Space	There shall be a minimum open space requirement of 40 percent of the total gross acreage for single family development in any 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)) Based on map provided on concept, open space to be provided will be 55%+/- . Aggregate open space at 10% will still be met.
Building Materials	25% of the street facing side of a building and signs shall have a minimum of two different but complimentary materials, for example, stucco and flagstone, plus trim, sill, or cap with stone sill or with wood trim. Hardie board panels and lap siding.
Access	Project shall provide at least two accesses to public or private road as generally illustrated on the PD Plan. One shall be declared for emergency purposes and be gated. Will comply with 114-91(d)
Residential Blocks*	Residential blocks may be a minimum of 240', but not exceed 776' in length. Reduction to 190' is requested on certain blocks. LDR Sec 114-95 (b).
Sidewalks*	In lieu of sidewalks being constructed on internal streets the project shall provide a walking trail as depicted on concept plan. Stabilized material to be utilized. Sidewalk to be provided or fee pay in lieu of for frontage along NE 28 th Street and NE 25 th Avenue. This is deviating from Sec. 114-92(b) (c) (d).
Streets	Concept provides adequate circulation and connectivity to adjacent R.O.W. as well as adjacent parcels.

Table 2-2: Development Standards

Proposed Uses	
Category	Uses
SFR	Residential Lots

Proposed Development Standards								
Structure type		Minimum lot			Minimum setbacks			Max Height
		Width	Depth	Area	Front	Rear	Side/corner	
SFR	Principal	40'	110'	4,400 SF	15'	10'	5'/15' (20')*	40'
	Accessory				N/A	5'	5'/5'	20'
	Amenity				15'	10'	5'	20'
<p><u>Principal structure</u> A structure on a lot or parcel which is used, arranged, adapted or designed for the predominant or primary use for which the lot or parcel is or may be used as a home. * Project reserves the ability to allow zero side lot line setback with 10' minimum separation between structures.</p> <p><u>Accessory structure</u> A subordinate building or structure on the same lot that is devoted to the principle structure, such as outdoor storage, carport and pool with enclosure. *Accessory structures only be allowed in the side and rear yard.</p> <p><u>Amenities</u> These standards are not applicable to individual homesite lots. This is intended for amenity area development within common areas.</p>								

Architectural Styles: Single Family Residence

One-story



Amenities:

Amenities proposed are in balance with the number of units being proposed (53). Multiple parks are within the vicinity as well.



Multi-modal Path with stabilized material to be determined at site plan.

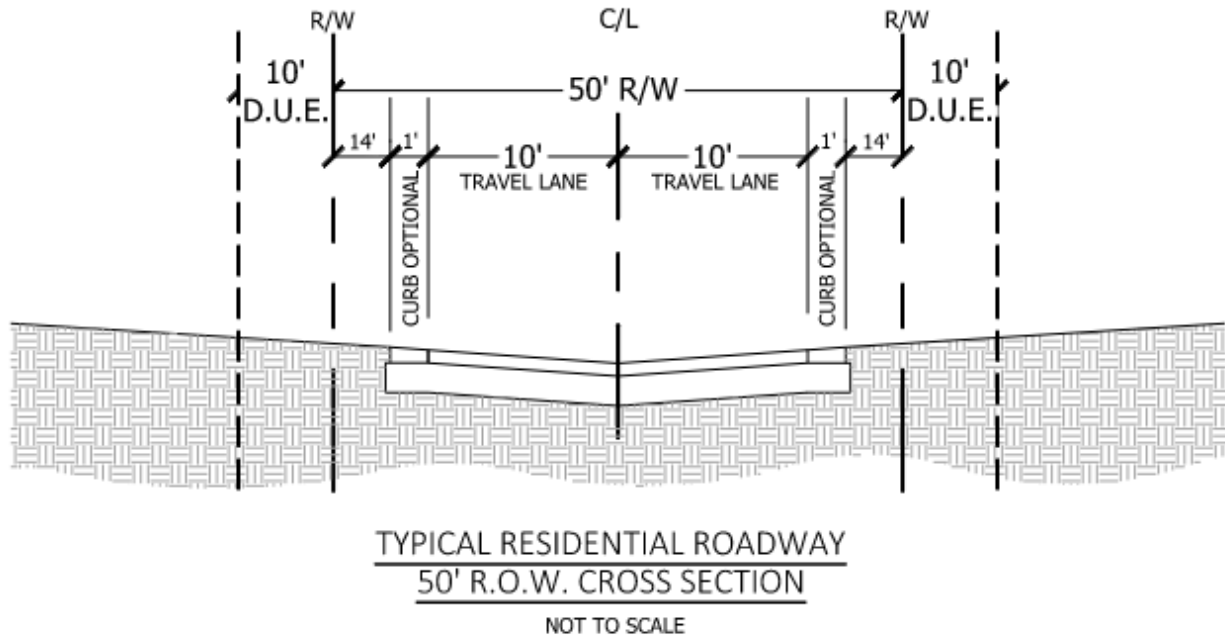


Similar 10' X 20' pavilion with benches

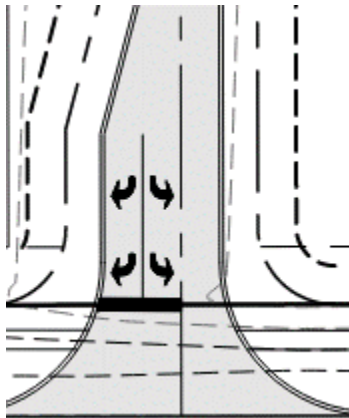
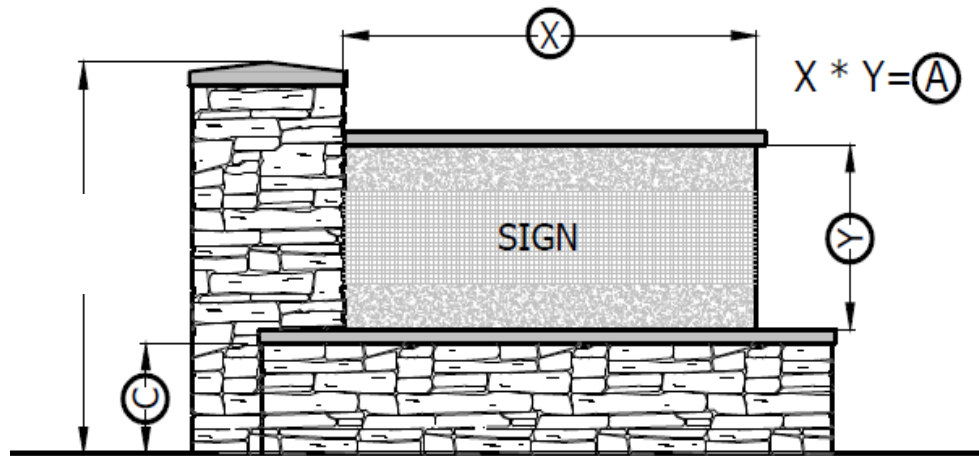


Playground Equipment or Similar

Roadway Section:



Entrance Sign:



Sign to be located on one side of entrance and not within site triangle.

Entrance Sign:

Description

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

Standards

- Monument signs must be set back at least 10' from the 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 = 24 sf each side | | A |
| • Height (max): | 8' | B |
| • Pedestal height (min/max) | 2' / 5' | C |

Number of Signs

- One monument sign at each entry is allowed along street frontage.
- Internal directional signs not to exceed what is allowed per Code of Ordinances

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.

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 'Floritam'	St. Augustine 'Floritam'
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



Exhibit 'A' Legal Description:

A PARCEL OF LAND LYING IN A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF NE 28TH STREET (80 FEET WIDE) WITH THE EAST RIGHT OF WAY LINE OF NE 25TH AVENUE (80 FEET WIDE); THENCE NORTH 00 DEGREES, 01 MINUTES, 58 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE, 1280.54 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 88 DEGREES, 52 MINUTES, 55 SECONDS EAST A DISTANCE OF 432.59 FEET; THENCE SOUTH 00 DEGREES, 06 MINUTES, 34 SECONDS WEST A DISTANCE OF 1280.53 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF SAID NE 28TH STREET; THENCE SOUTH 88 DEGREES, 52 MINUTES, 23 SECONDS WEST, ALONG SAID NORTH RIGHT OF WAY LINE, 429.41 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

ENGINEERING, LLC.

