

EXHIBIT B
EMERSON POINTE PHASE 3
PD STANDARDS BOOK

Emerson Pointe Phase III

PD Standards

Prepared For:
HTM Developers LLC

Prepared: August 2024

2024

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Conceptual Site Plan:



Concept Plan

CITY OF OCALA, FLORIDA

SITE DATA

OWNER: HTM DEVELOPERS LLC
 ADDRESS: 1823 E. FORT KING ST SUITE 200
 Ocala, FL 34471
 DESIGNER: TILLMAN & ASSOCIATES
 ADDRESS: 1720 SE 16TH AVE; BLDG 100
 Ocala FL 34471

PARCELS:
 24278-000-01

PROJECT AREA:
 24278-000-01 = 16.43 ± AC.
 TOTAL = 16.43 ± AC.

DENSITY:
 RESIDENTIAL ALLOWED -
 24278-000-01 (16.43 X 5) = 82 UNITS
 TOTAL ALLOWABLE = 82 UNITS

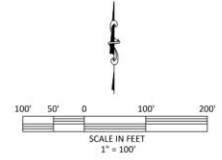
PROPOSED LOTS:
 40' LOTS = 47
 50' LOTS = 25
 TOTAL = 72

LAND USE & ZONING:
 EXISTING LAND USE: NEIGHBORHOOD
 EXISTING ZONING: R-1
 PROPOSED ZONING: PD

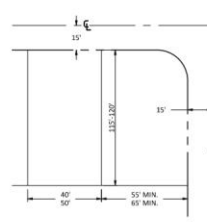
DRA AREA:
 PROVIDED: 2.66 ± AC.

MINIMUM LOT DIMENSIONS:
 WIDTH: 40'
 DEPTH: 115'-120'

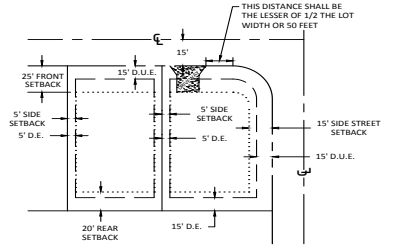
MINIMUM BUILDING SETBACKS:
 FRONT 25'
 REAR 20'
 SIDE/SIDE STREET 5'/15'
 MAX. HEIGHT: 40'



NOTE:
 ALL INTERNAL ROADS WILL BE PRIVATE AND MAINTAINED BY AN HOA.



TYPICAL LOT DIMENSIONS
 N.T.S.



TYPICAL LOT DETAILS
 N.T.S.

OPEN SPACE
 REQUIRED: 6.57 AC (16.43 AC X 40%)
 BEING PROVIDED: 2.21 AC (13.45%)

- ITEMS TO BE DEVIATED FROM CODE REQUIREMENTS:
1. LOT SIZE AND SETBACKS- SEE DEVELOPMENT STANDARDS
 2. RESIDENTIAL BLOCKS- CERTAIN BLOCKS MAY BE LESS THAN 240' IN LENGTH
 3. SIDEWALKS ARE BEING PROPOSED ON ONE SIDE OF INTERNAL ROADS AND ALONG NE 28TH STREET
 4. OPEN SPACE FROM ADJACENT PHASES TO BE COUNTED TOWARDS THIS PHASE OVERALL REQUIREMENT. REDUCTION REQUESTED.

Introduction:

The Emerson Pointe Phase III (PD) comprises 16.43 +/- acres within the City of Ocala located along NE 28th Street. The property is designated Neighborhood within the City of Ocala Comprehensive Plan. This project is intended to be the third phase of an existing development that has been previously approved for a PUD within the unincorporated area of the County. Phases 1 and 2 are currently under review and development is occurring. These phases consist of 62 +/- acres that have amenities that are ample in size to accommodate all three phases. The amenities consist of a clubhouse with pool, playground and two(2) dog parks. The PUD approval allowed for 251 units, and this proposed PD is requesting 72 units. All three phases will be compatible and developed with identical standards to be consistent with appearance. Phase 3 will have connectivity to Phase 1 and 2 as well as NE 28th Street. This will provide for safe and adequate circulation throughout all three phases.

The PD Plan for Emerson Pointe Phase III 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 Emerson Pointe Phase III 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: Emerson Pointe Phase III Avenue Land Use Classification

Land Use	Intent
Neighborhood	Detached Single Family Residential lots

Phasing:

NA

Overall Guiding Principles:

The Emerson Pointe Phase III 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.
- Homes shall include architectural features that provide visual interest and recognize local character as well as be compatible with previous phases.
- 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.
- Homes shall be organized to group the functions away from the public view from public streets. HVAC equipment, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping.
- 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.
- Each single family residence built shall have a garage in the design.

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.

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.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise of amenities being developed in the adjacent phases as shown on pages 11 – 13.

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 *	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 * Project surrounded by residential development. Privacy fence being proposed along north and east lines. Privacy fence to be installed shall be 6' in height, made of vinyl, and white or almond in color.	See concept plan for further details. Material to be used from list provided in this standards packet (page 17). 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. Tree Mitigation plan as approved by City will be adhered to during development.
Open Space -Proposed 7.77acres. This is 47.29% of the project. This is in conjunction with other phases that are providing 16.19 acres in addition. The overall project (all phases) to have 30% open space and 5% IOS.	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))
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. All internal roads will be private and maintained by an HOA.
Residential Blocks* Proposed minimum 198+/-' in length.	Residential blocks may be a minimum of 240', but not exceed 776' in length. LDR Sec 114-95 (b).
Sidewalks*	Sidewalks will be constructed along NE 28 th Street and one side of internal roads. This is being consistent with Phase 1 & 2 as approved by the County.

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'	115'	4,800 SF	25'	20'	5'/15' (10')*	40'
	Accessory				N/A	5'	5'/5'	20'
	Amenity				20'	10'	5'	20'

Principal structure

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.

Accessory structure

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.

Amenity

Quality or character of an area and elements that contribute to the overall enjoyment of an area. This may consist of clubhouse, playground, walking trail, or improvements to enhance the open space area.

Open Space for Phase 1 & 2 of Emerson Pointe, which currently resides in Marion County:

<u>OPEN SPACE:</u>	
REQUIRED:	12.57 ± AC. (62.84 X 0.20)
OPEN SPACE :	12.38 ± AC.
DRA:	2.36 ± AC. (9.45 X 0.25)
<u>BUFFERS:</u>	<u>1.45 ± AC.</u>
TOTAL AS SHOWN:	16.19 ± AC.
MINIMUM TO BE PROVIDED:	12.57 ± AC.
TOTAL I.O.S. AS SHOWN:	1.06 ± AC.
MINIMUM I.O.S. TO BE PROVIDED:	0.63 ± AC. (12.57 * 0.05)

MARION COUNTY; A MINIMUM OPEN SPACE REQUIREMENT OF 20 PERCENT, OF WHICH 25 PERCENT OF DRA'S CAN COUNT TOWARDS OPEN SPACE.

Open space for Phase 3 as follows:

<u>OPEN SPACE</u>	
REQUIRED:	6.57 AC (16.43 AC X 40%)
IOS:	0.66 AC (6.57 AC X 10%)
BEING PROVIDED:	2.21 AC (13.45%)

Collectively within all three phases a total of 23.96 acres of open space is being provided. Overall, this is a 30% open space dedication. $79.27/18.4= 30\%$. The County requires only 20% to be open space, with 5% to be IOS. The intent is to allow all three phases to utilize the centrally located amenities. There is a total of 1.06 acres being dedicated to IOS. This is equal to 5% IOS over the entire three phases. $1.06/23.96= 5\%$. Since 80% of the project falls within the County, we feel it is better to be consistent and compatible with those guidelines. This way all three phases will be similar in design and matching neighborhoods.

Architectural Styles: Single Family Residence

One-story



Two-story

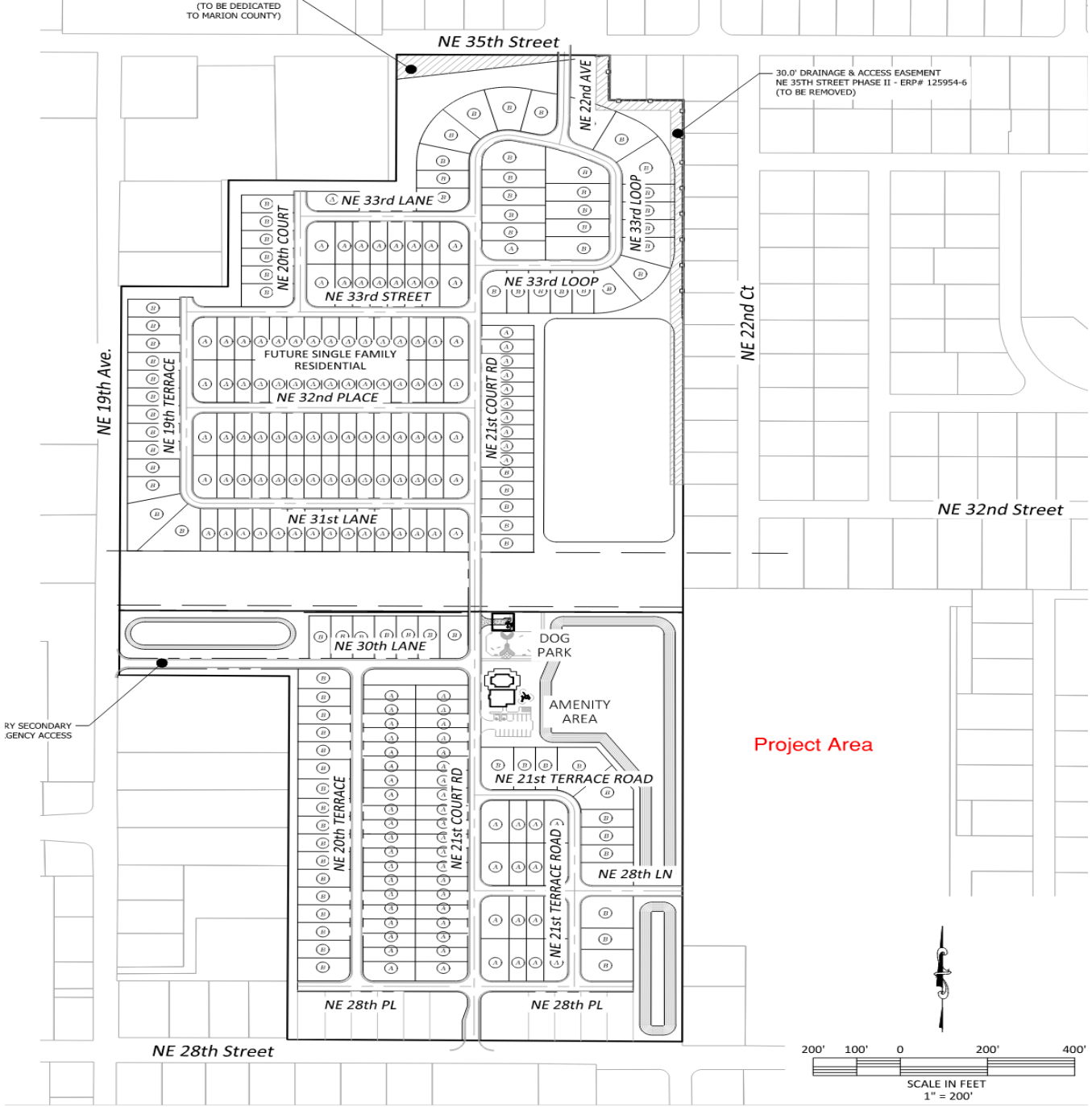


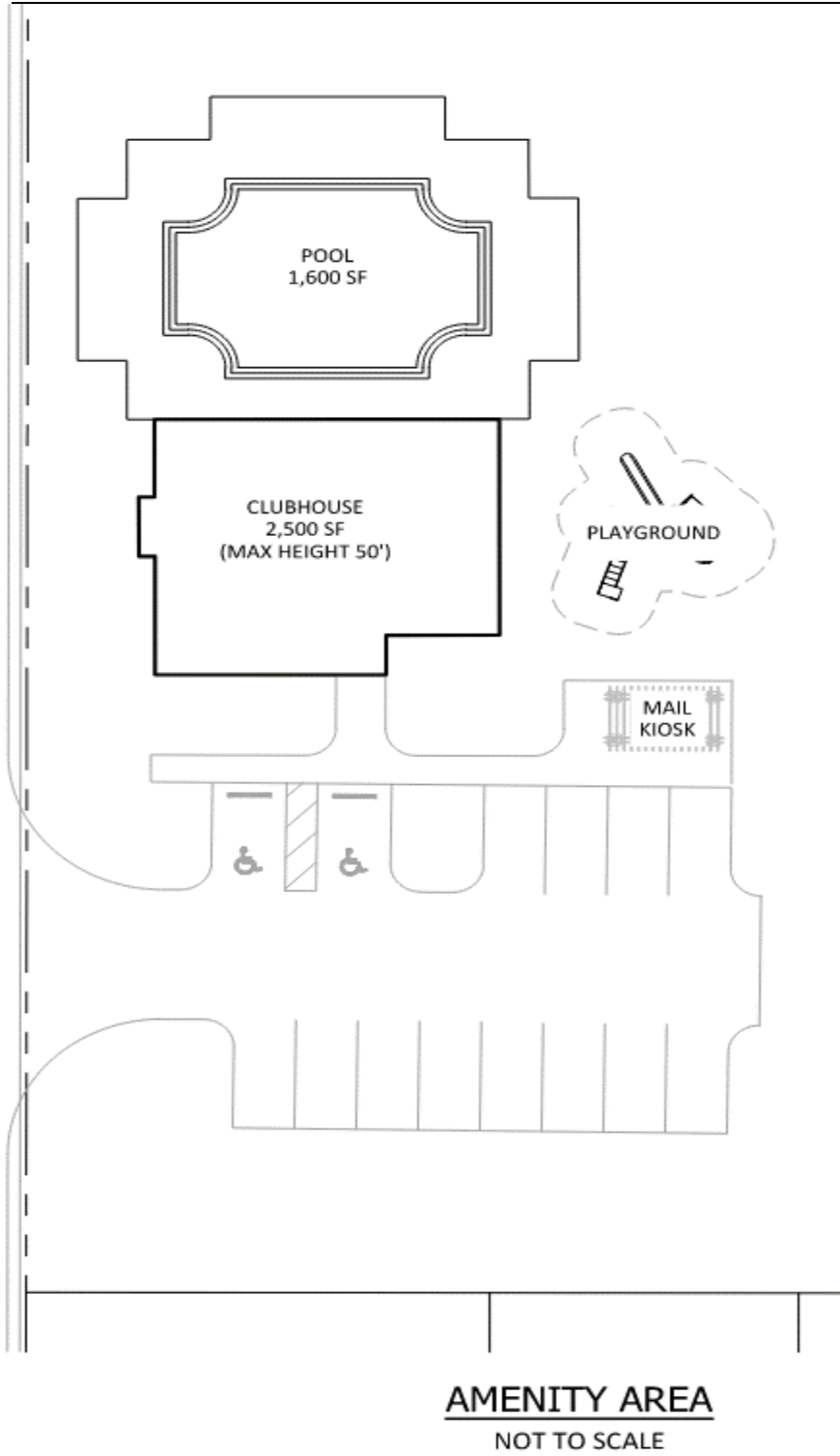
Tillman & Associates

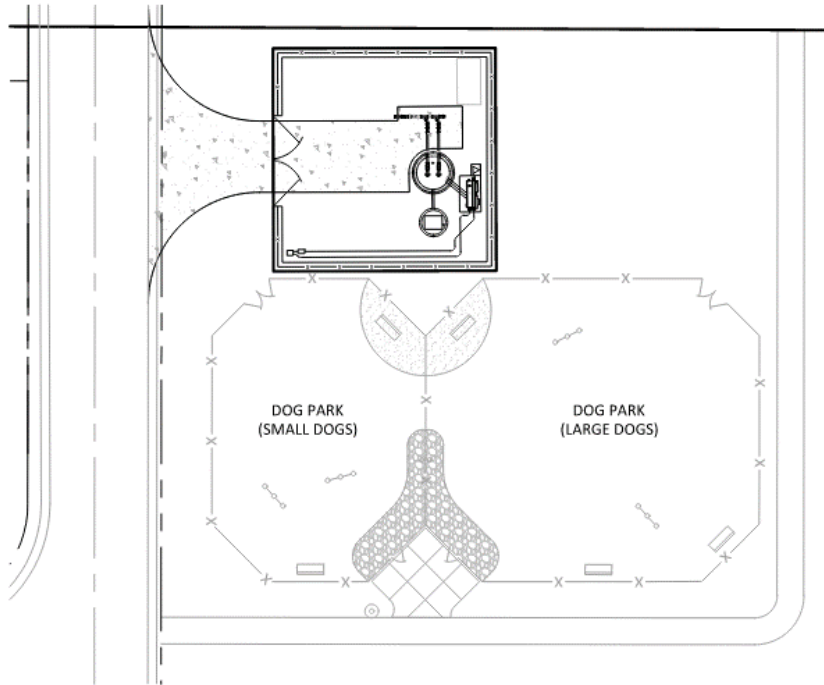
ENGINEERING, L.L.C.

Amenities in Phase I & II:

(TO BE DEDICATED TO MARION COUNTY)





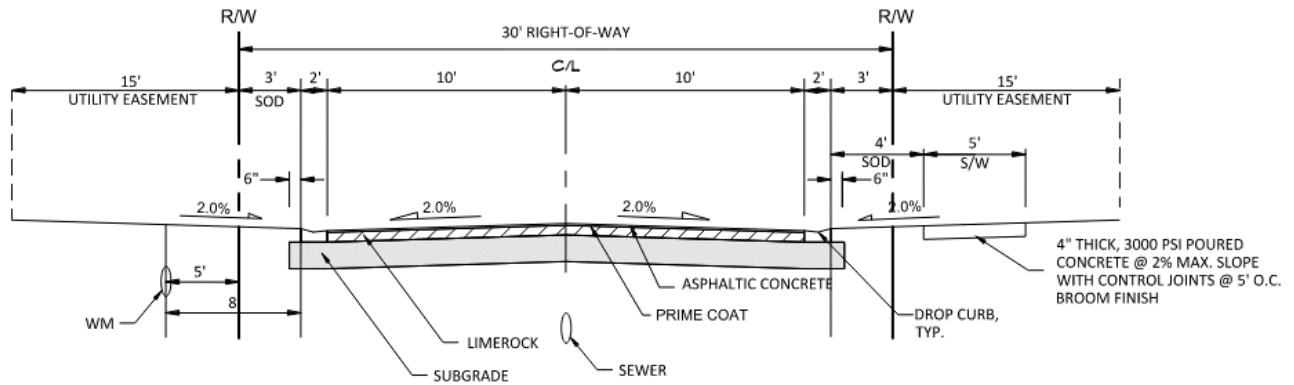


DOG PARK
NOT TO SCALE



Playground Equipment or Similar

Roadway Section:



NOTE: ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

**30' PRIVATE RIGHT-OF-WAY
 ROADWAY SECTION**

N.T.S

- All internal roads shall be privately owned and maintained by a private Homeowners Association.

Entrance Sign:



Job Specifications

QUANTITY:	ONE (1)
Overall Height:	95" (8R)
Overall Width:	144" (12')
Overall Depth:	29" (2'-5")
Total Sqft:	96sf
Illumination:	None
Total Copy Area:	34" x 86" = 20.3sf

SIGN CABINET - Aluminum Construction w/ Structural Attachments

Framed with 0.090 2" SQ. Tubing

COPY - 1/2" FCO Letters

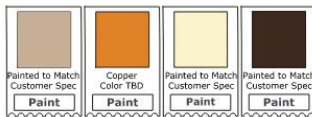
COLORS - See Below

BASE - Aluminum Fabrication w/ Faux Stone Texture 1 1/2" x 1 1/2"
-1/8" Aluminum Angle (Welded Assembly) with a Faux Stone
Aluminum Cap

Materials



Paint Colors



Entrance Sign:

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110 unless otherwise noted in provided sample or language below.

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 copy area maximum = 24 sf each side
- Height (max): **8'**
- Pedestal height (min/max) **22"/ 5'**

Number of Signs

- One monument sign at each entry is allowed along street frontage. Developer reserves the option to not install signage for this phase due to existing signage to be installed at primary entrance of adjacent phase.
- 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:

Legal Description for 24278-000-01:

THE WEST ½ OF THE SE ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FL.

LESS THE SOUTH 40.00 FEET FOR RIGHT OF WAY

AND LESS THE NORTH 250.00 FEET OF THE SOUTH 290.00 FEET OF THE WEST 150.00 FEET FOR WATER RETENTION POND

AND LESS THE NORTHERLY 50.00 FEET OF THE WEST ½ OF THE SE ¼ OF THE NE ¼ TAKEN FOR TRANSMISSION SYSTEM.

ALSO BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE W ½ OF THE SE ¼ OF THE NE ¼ OF SECTION 4, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE S.89 DEGREES 33'09"., ALONG THE NORTH BOUNDARY OF SAID SE ¼ DISTANCE OF 611.60 FEET; THENCE S.00 DEGREES 05'51" W., 1280.79 FEET TO THE NORTH RIGHT OF WAYLINE OF NE 28TH STREET (80' FEET WIDE); THENCE N.89 DEGREES 20'31"W., ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 463.82 FEET; THENCE N.00 DEGREES 10'49"E., 250.00 FEET; THENCE N.89 DEGREES 26'55"W., 150.00 FEET TO A POINT ON THE WEST BOUNDARY LINE OF SAID W. ½ OF THE SE ¼ OF THE NE ¼; THENCE N.00 DEGREES 11' 56" E., ALONG SAID WEST BOUNDARY A DISTANCE OF 1028.83 FEET TO THE POINT OF BEGINNING.

