

CITY OF OCALA

CITY COUNCIL REPORT

Council Meeting Date: 04/20/21

Subject: PD Plan Amendment

Submitted By: David Boston

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready): Adopt Resolution 2021-20 for an amendment to the Winding Oaks Planned Development (PD) for approximately 960.59 acres located at 4090 SW 66th Street (Case PD20-0007)

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

PROOF OF PUBLICATION:

BACKGROUND:

- Applicant: Cradle Holdings, Inc. & Sequel Holdings Limited Partnership
- Property Owners: Cradle Holdings, Inc. & Sequel Holdings Limited Partnership
- Agent: Tim Haines
- The Winding Oaks PD conceptual plan was amended in October of 2019 to revise the layout. The 2019 amendment proposed a mix of commercial, office and residential uses on +/- 243 acres, +/- 203 acres of agricultural uses and included the Jaguar dealership off of SW College Road.
- This amendment does not include the Jaguar dealership and is proposing mixed-use commercial, mixed-use residential, and residential uses throughout the PD. Also included is an area set aside to continue as a horse farm that may continue to be used for all uses permitted in the A-1 zoning district until it is developed.
- A virtual neighborhood meeting was held via Zoom with 23 attendees to discuss the proposed amendments on August 19, 2020 where the engineering team answered questions.
- After the neighborhood meeting, citizens expressed concern about the preservation of a horse cemetery and a historic home, the John Nerud house, located in the northern portion of the parcel. The engineering team confirmed that they would include the horse cemetery in the 25% open space requirement for the property.
- The Planning & Zoning Commission recommended approval of the requested PD zoning and amendment to the PD Plan by a vote of 4 to 0 at the March 8, 2021 meeting.

FINDINGS AND CONCLUSIONS:

The PD plan amendment is consistent with the Low Intensity future land use classification in the Comprehensive Plan and with existing and planned development in the surrounding area. Staff recommend approval.

FISCAL IMPACT:

N/A

PROCUREMENT REVIEW:

N/A

LEGAL REVIEW:

The ordinance is pending review by the City Attorney, Robert Batsel.

ALTERNATIVE:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- #a: Aerial Map (PDF)
- #b: Case Map (PDF)
- #c: Staff Report (PDF)
- #d: PD Plan (PDF)
- #e: PD Standards (PDF)
- #f: OPZC Minutes 3-8-21 (PDF)
- #g: Public Comments (PDF)

RESOLUTION 2021-20

A RESOLUTION APPROVING THE PLANNED DEVELOPMENT (PD) PLAN WITH ASSOCIATED PD STANDARDS (WINDING OAKS PD) FOR CERTAIN PROPERTY LOCATED AT 4090 SW 66TH STREET IN THE CITY OF OCALA, MARION COUNTY, FLORIDA.

WHEREAS, the ordinance to annex the subject property was introduced at the City Council meeting on February 7, 2017. The public hearing and second reading of the ordinance was held on February 21, 2017, and the annexation was adopted;

WHEREAS, a public hearing on transmittal of the large scale land use map amendment and an associated text amendment to the Florida Department of Economic Opportunity (DEO) was held on March 7, 2017;

WHEREAS, the ordinances to adopt the Low Intensity future land use designation and an associated land use policy were introduced at the City Council meeting on June 6, 2017. The public hearing and second reading of the ordinances was held on June 20, 2017, and the Low Intensity future land use designation was adopted with its associated land use policy;

WHEREAS, the land use policy adopted by City Council on June 20, 2017 requires that the site shall be developed as a Planned Development (PD);

WHEREAS, an application for a Planned Development (PD) rezoning and conceptual site development plan, including PD guidelines, was adopted by City Council on October 17, 2017;

WHEREAS, Ordinance 2019-28 updating the PD zoning district was adopted by City Council on March 19, 2019. This ordinance added a neighborhood meeting requirement, consolidated the PUD and PD zoning districts, and consolidated the conceptual site development plan and final development plan stages into a single PD plan approval process;

WHEREAS, in 2019 a Conceptual plan for the Winding Oaks property was amended to revise the layout and proposed a mix of commercial, office and residential uses on +/- 243 acres and agricultural uses on +/- 203 acres;

WHEREAS, the applicant (Cradle Holdings, Inc.) submitted a PD plan and associated PD Standards book (Case PD20-0007) for approximately 960.59 acres of property located at 4060 SW 60th Street to allow for mixed-use commercial, mixed-use residential, and residential uses throughout the PD, as well as an area set aside to continue as a horse farm that may continue to be used for all uses permitted in the A-1 zoning district until it is developed;

WHEREAS, on March 8, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a 4 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 Winding Oaks PD plan (Exhibit "A") and PD standards book (Exhibit "B").

2. The effective date for this resolution will be April 20, 2021.
3. The approved PD plan and associated PD standards book shall apply following described land located in Ocala, Marion County, Florida, to wit:

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21, EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LAND LYING IN SECTIONS 9 AND 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 9, S.00°31'56"W., 40.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 66TH STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING TWO (2) COURSES, (1.) S.89°00'21"E., 2,643.86 FEET; (2.) THENCE S.88°51'31"E., 1,297.70 FEET TO THE EASTERLY BOUNDARY OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID EASTERLY BOUNDARY S.00°33'30"W., 2,607.30 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, THE FOLLOWING TWO (2) COURSES, (1.) S.00°25'04"W., 150.55 FEET; (2.) THENCE S.00°33'32"W., 1,174.61 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10, N.89°10'47"W., 1,309.46 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE SOUTHERLY BOUNDARY OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, N.89°09'56"W., 1,315.67 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 10, S.00°38'06"W., 1,280.09 FEET TO THE NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID NORTHERLY MAINTENANCE RIGHT OF WAY LINE OF S.W. 80TH STREET THE FOLLOWING SEVEN (7) COURSES, (1.) N.89°53'05"W., 1,313.62 FEET; (2.) THENCE S.00°43'59"W., 7.89 FEET; (3.) THENCE N.89°58'09"W., 2,643.80 FEET; (4.) THENCE N.89°57'43"W., 621.74 FEET; (5.) THENCE S.01°44'53"E., 0.43 FEET; (6.) THENCE N.89°53'40"W., 821.77 FEET; (7.) THENCE N.89°52'09"W., 1,098.87 FEET TO THE EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT CONSTRUCTED RIGHT OF WAY MAP, PROJECT # FY 96/97 43,200-C; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE OF S.W. 80TH STREET, ALONG SAID EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE THE FOLLOWING FOUR (4) COURSES, (1.) N.36°27'25"W., 124.68 FEET; (2.) THENCE N.00°24'51"E., 1,072.30 FEET; (3.) THENCE N.00°28'46"E., 1,466.14 FEET; (4.) THENCE N.00°35'29"E., 1,154.41

FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2521, DATED 06/14/1994 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID EASTERLY RIGHT OF WAY LINE OF S.W. 60TH AVENUE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 THE FOLLOWING THREE (3) COURSES, (1.) N.41°48'13"E., 1,380.20 FEET; (2.) THENCE N.43°22'03"W., 2.96 FEET; (3.) THENCE N.41°48'24"E., 579.14 FEET TO THE AFORESAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET; THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FIVE (5) COURSES, (1.) THENCE N.79°10'56"E., 20.99 FEET; (2.) THENCE S.89°48'30"E., 1,312.50 FEET; (3.) THENCE S.89°48'41"E., 84.99 FEET; (4.) THENCE S.89°47'51"E., 1,278.07 FEET; (5.) THENCE S.89°47'49"E., 1,277.93 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 1,008.97 ACRES, MORE OR LESS.

LESS AND EXCEPT PART 'B' WATER RETENTION AREA:

COMMENCE AT THE POINT OF INTERSECTION OF THE BASE LINE SURVEY OF STATE ROAD NO. 200 AND THE WEST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, SAID POINT BEING 1270.49 FEET N.00°11'53"E. OF THE WEST 1/4 CORNER OF SAID SECTION 9 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 36100-2521; THENCE N.41°33'00"E., ALONG SAID BASE LINE OF SURVEY, 500.79 FEET; THENCE S.47°45'44"E. 99.01 FEET TO A POINT ON THE NEW RIGHT OF WAY LINE OF STATE ROAD NO. 200 AS DESCRIBED AND LOCATED IN PART 'A' ABOVE, SAID POINT BEING 99.00 FEET SOUTHEASTERLY OF AS MEASURED PERPENDICULAR TO SAID BASE LINE AND ALSO BEING THE SOUTHWESTERLY CORNER OF A STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION 30 FOOT STORM SEWER EASEMENT AND MAINTENANCE ROAD RIGHT OF WAY AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE CONTINUE S.47°45'44"E., ALONG THE SOUTHERLY LINE OF SAID EASEMENT 222.93 FEET; THENCE N.85°46'34"E., CONTINUING ALONG SAID SOUTHERLY EASEMENT LINE, 410.43 FEET FOR THE POINT OF BEGINNING: SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 158.16 FEET, A CENTRAL ANGLE OF 52°16'21" AND A CHORD BEARING OF N.16°51'39"E.; THENCE FROM A TANGENT BEARING OF N.09°16'32"W., RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE 144.29 FEET TO THE POINT OF TANGENCY; THENCE N.42°59'49"E. 119.59 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 81.56 FEET, A CENTRAL ANGLE OF 53°07'03" AND A CHORD BEARING OF N.69°33'21"E; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, 75.61 FEET TO A POINT OF NON-TANGENCY; THENCE S.58°17'34"E. 299.45 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 254.02 FEET, A CENTRAL ANGLE OF 72°57'02" AND A CHORD BEARING OF S.39°00'17"W; THENCE FROM A TANGENT BEARING OF S.02°31'46"W., RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 323.42 FEET TO A POINT OF NON-TANGENCY; THENCE S.86°05'47"W. 50.16 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 338.62 FEET, A CENTRAL ANGLE OF 43°57'44" AND A CHORD BEARING OF N.53°56'40"W; THENCE FROM A TANGENT BEARING OF N.75°55'32"W., RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE 259.82 FEET TO A POINT OF NON-TANGENCY AND THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT 25' PARCEL:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY BOUNDARY OF PARCEL 1 WITH THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 200, THENCE RUNNING EASTERLY ALONG THE NORTHERN BOUNDARY OF PARCEL 1 A DISTANCE OF 2010 FEET, THENCE SOUTH 25.0 FEET, THENCE WESTERLY ON A LINE 25 FEET SOUTH OF, AND PARALLEL TO, THE NORTHERLY BOUNDARY OF PARCEL 1 TO THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 200, THENCE NORTHEASTERLY ALONG THE EASTERLY BOUNDARY OF STATE ROAD 200 TO THE POINT OF COMMENCEMENT. SAID LANDS CONTAINING 1.15 ACRES, MORE OR LESS.

ALSO LESS AND EXCEPT JAGUAR - LANDROVER OF OCALA:

(PER OFFICIAL RECORDS BOOK 6728, PAGE 1041)

A PORTION OF LAND LYING IN SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21, EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 9; THENCE ALONG THE EAST BOUNDARY OF THE NORTHEAST 1/4 OF SAID SECTION 9, S.00°31'56"W., 40.16 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.W. 66 STREET PER MARION COUNTY BOARD OF COUNTY COMMISSIONERS ENGINEERING DEPARTMENT MAINTENANCE MAP AS RECORDED IN ROAD MAP BOOK 2, PAGES 37 THROUGH 41, INCLUSIVE OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET THE FOLLOWING FIVE (5) COURSES, (1.) N.89°47'49"W., 1,277.93 FEET; (2.) THENCE N.89°47'51" W., 1278.08 FEET; (3.) THENCE N.89°48'41"W., 84.99 FEET; (4.) THENCE N.89°48'30"W., 1,312.50 FEET; (5.) THENCE S.79°10'56"W., 20.99 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 36100-2521, DATED 06/14/1994 (RIGHT OF WAY WIDTH VARIES); THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE OF S.W. 66TH STREET, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.41°48'24"W., 415.75 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200, S.48°43'58"E., 573.43 FEET; THENCE S.41°16'02"W., 211.13 FEET TO THE BEGINNING OF A NON- TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 19°50'32", AND A CHORD BEARING AND DISTANCE OF N.70°18'23"W., 161.95 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 162.77 FEET TO A POINT OF TANGENCY; THENCE N.80°13'39"W., 150.14 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 370.00 FEET, A CENTRAL ANGLE OF 32°01'52", AND A CHORD BEARING AND DISTANCE OF N.64°12'43"W., 204.16 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 206.85 FEET TO A POINT OF TANGENCY; THENCE N.48°11'47"W., 98.88 FEET TO THE AFORESAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200; THENCE ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF S.R. 200 THE FOLLOWING THREE (3) COURSES, (1.) N.41 °48'13"E., 239.03 FEET; (2.) THENCE N.43°22'03"W., 2.96 FEET; (3.) THENCE N.41°48'24"E., 163.39 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT MARION COUNTY SCHOOL BOARD PARCEL:

(PER OFFICIAL RECORDS BOOK 7196, PAGE 953)

A PORTION OF THE N.W. 1/4 OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE WEST 1/4 CORNER OF SAID SECTION 10; THENCE ALONG THE SOUTH BOUNDARY OF THE N.W. 1/4 OF SAID SECTION 10, S.89°07'24"E., A DISTANCE OF 1644.73 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°52'36"E., A DISTANCE OF 158.53 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE (BEING A 120 FOOT PROPOSED RIGHT OF WAY), SAID POINT BEING THE POINT OF BEGINNING. THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, N.30°08'30"W., A DISTANCE OF 1166.50 FEET; THENCE N.29°51'30"E., A DISTANCE OF 438.57 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF A 120 FOOT PROPOSED RIGHT OF WAY, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 2023.00 FEET, A CENTRAL ANGLE OF 35°53'04" AND A CHORD BEARING AND DISTANCE OF S.48°05'02"E., 1246.40 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE AND PROPOSED RIGHT OF WAY, A DISTANCE OF 1267.01 FEET TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID PROPOSED RIGHT OF WAY, S.30°08'30"E., A DISTANCE OF 200.00 FEET TO A POINT ON AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE; THENCE DEPARTING SAID SOUTHWESTERLY PROPOSED RIGHT OF WAY, ALONG THE NORTHERLY RIGHT OF WAY LINE OF S.W. 49TH AVENUE, S.59°51'30"W., A DISTANCE OF 763.78 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT S.W. 49TH AVENUE AS DESCRIBED IN OFFICIAL RECORDS BOOK 6933, PAGE 1892, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

PHASE 3, RIGHT OF WAY

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN SECTION 9 AND SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST OF THE TALLAHASSEE BASE MERIDIAN, MARION COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST;

THENCE, SOUTH 89°00'43" EAST, ALONG THE NORTH LINE OF SAID SECTION 10, A DISTANCE OF 971.97 FEET; THENCE, LEAVING THE NORTH LINE OF SAID SECTION 10, SOUTH 00°59'17" WEST A DISTANCE OF 87.09 FEET TO THE SOUTH LINE OF SW 66th STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL;

THENCE, BEARING SOUTH 87°23'32" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 162.65 FEET TO A POINT; THENCE, LEAVING SAID SOUTH LINE, BEARING SOUTH 46°20'21"

WEST, A DISTANCE OF 5.95 FEET TO A POINT; THENCE, BEARING SOUTH 02°36'28" WEST, A DISTANCE OF 169.52 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,988.00 FEET, A CENTRAL ANGLE OF 01°09'09", A CHORD LENGTH OF 39.99 FEET, A CHORD BEARING OF SOUTH 03°11'02" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.99 FEET TO A POINT; THENCE, BEARING SOUTH 18°34'43" WEST, A DISTANCE OF 53.48 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,975.00 FEET, A CENTRAL ANGLE OF 10°47'19", A CHORD LENGTH OF 371.34 FEET, A CHORD BEARING OF SOUTH 10°39'16" WEST; THENCE, SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 371.89 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,148.00 FEET, A CENTRAL ANGLE OF 43°48'34", A CHORD LENGTH OF 1,602.69 FEET, A CHORD BEARING OF SOUTH 37°57'13" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,642.41 FEET TO A POINT; THENCE, BEARING SOUTH 59°51'30" WEST, A DISTANCE OF 1,162.73 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,018.00 FEET, A CENTRAL ANGLE OF 59°17'48", A CHORD LENGTH OF 1,996.51 FEET, A CHORD BEARING OF SOUTH 30°12'36" WEST; THENCE, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,088.48 FEET TO A POINT; THENCE, BEARING SOUTH 00°33'42" WEST, A DISTANCE OF 889.42 FEET TO A POINT; THENCE, BEARING SOUTH 89°35'51" EAST, A DISTANCE OF 592.39 FEET TO A POINT; THENCE, BEARING SOUTH 00°37'39" WEST, A DISTANCE OF 38.70 FEET TO A POINT ON THE NORTH LINE OF SW 80th STREET; THENCE, BEARING NORTH 89°39'53" WEST, ALONG SAID NORTH LINE OF SW 80th STREET, A DISTANCE OF 1313.58 FEET TO A POINT ON THE EAST LINE OF SECTION 9, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE CONTINUE ALONG SAID NORTH LINE OF SW 80th STREET, BEARING SOUTH 89°53'56" WEST, A DISTANCE OF 396.97 FEET TO A POINT; THENCE LEAVING SAID NORTH LINE, BEARING NORTH 00°06'04" WEST, A DISTANCE OF 27.82 FEET TO A POINT; THENCE, BEARING NORTH 88°06'24" EAST, A DISTANCE OF 397.39 FEET TO A POINT; THENCE, BEARING SOUTH 89°35'51" EAST, A DISTANCE OF 583.47 FEET TO A POINT; THENCE, BEARING NORTH 00°33'42" EAST, A DISTANCE OF 259.04 FEET TO A POINT; THENCE, BEARING NORTH 15°08'09" EAST, A DISTANCE OF 51.66 FEET TO A POINT; THENCE, BEARING NORTH 00°33'42" EAST, A DISTANCE OF 580.76 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,143.00 FEET, A CENTRAL ANGLE OF 59°17'48", A CHORD LENGTH OF 2,120.18 FEET, A CHORD BEARING OF NORTH 30°12'36" EAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 2,217.84 FEET TO A POINT; THENCE, BEARING NORTH 59°51'30" EAST, A DISTANCE OF 1,162.73 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2,023.00 FEET, A CENTRAL ANGLE OF 43°48'34", A CHORD LENGTH OF 1,509.42 FEET, A CHORD BEARING OF NORTH 37°57'13" EAST; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 1,546.83 FEET TO A POINT; SAID POINT BEING THE BEGINNING OF A COMPOUND CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 1,850.00 FEET, A CENTRAL ANGLE OF 13°26'28", A CHORD LENGTH OF 433.00 FEET, A CHORD BEARING OF NORTH 09°19'42" EAST; THENCE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 433.99 FEET TO A POINT; THENCE, BEARING NORTH 02°36'28" EAST, A DISTANCE OF 154.44 FEET TO A POINT; THENCE, BEARING NORTH 44°03'53" WEST, A DISTANCE OF 28.23 FEET TO THE POINT OF BEGINNING.

RESOLUTION 2021-20

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THE ABOVE DESCRIBED PREMISES CONTAIN AN AREA OF 875,199 SQUARE FEET OR 20.09 ACRES, MORE OR LESS. SUBJECT TO ALL EASEMENTS, CONDITIONS AND RESTRICTIONS AS CONTAINED WITHIN THE CHAIN OF TITLE.

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.

This resolution adopted this _____ day of _____, 2021.

CITY OF OCALA

By: _____
Justin Grabelle
President, Ocala City Council

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

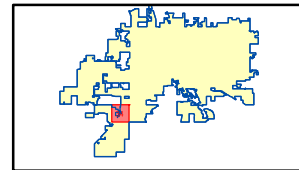
Approved as to form and legality:

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

AERIAL CASE MAP

P&Z MEETING: 3 6.b.a

LOCATION MAP



SEC 34 TWP 15 RNG 21

CASE NUMBER: PD20-0007
PARCEL NUMBER: 35512-001-00, 35512-001-04 & 35512-001-07
PROPERTY SIZE: APPROX 960.48 ACRES
EXISTING LANDUSE: LOW INTENSITY
PROPOSED: CHANGE ZONE TO PD, PLANNED DEVELOPMENT AND TO AMEND THE WINDING OAKS PD PLAN

500

Feet



#: Aerial Map (RES-2021-20 : PD Plan Amendment)

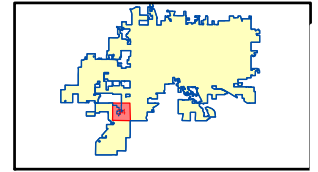
Plotted: 2/9/21 ds

Florida Department of Transportation

ZONING CASE MAP

P&Z MEETING: 3 6.b.b

LOCATION MAP

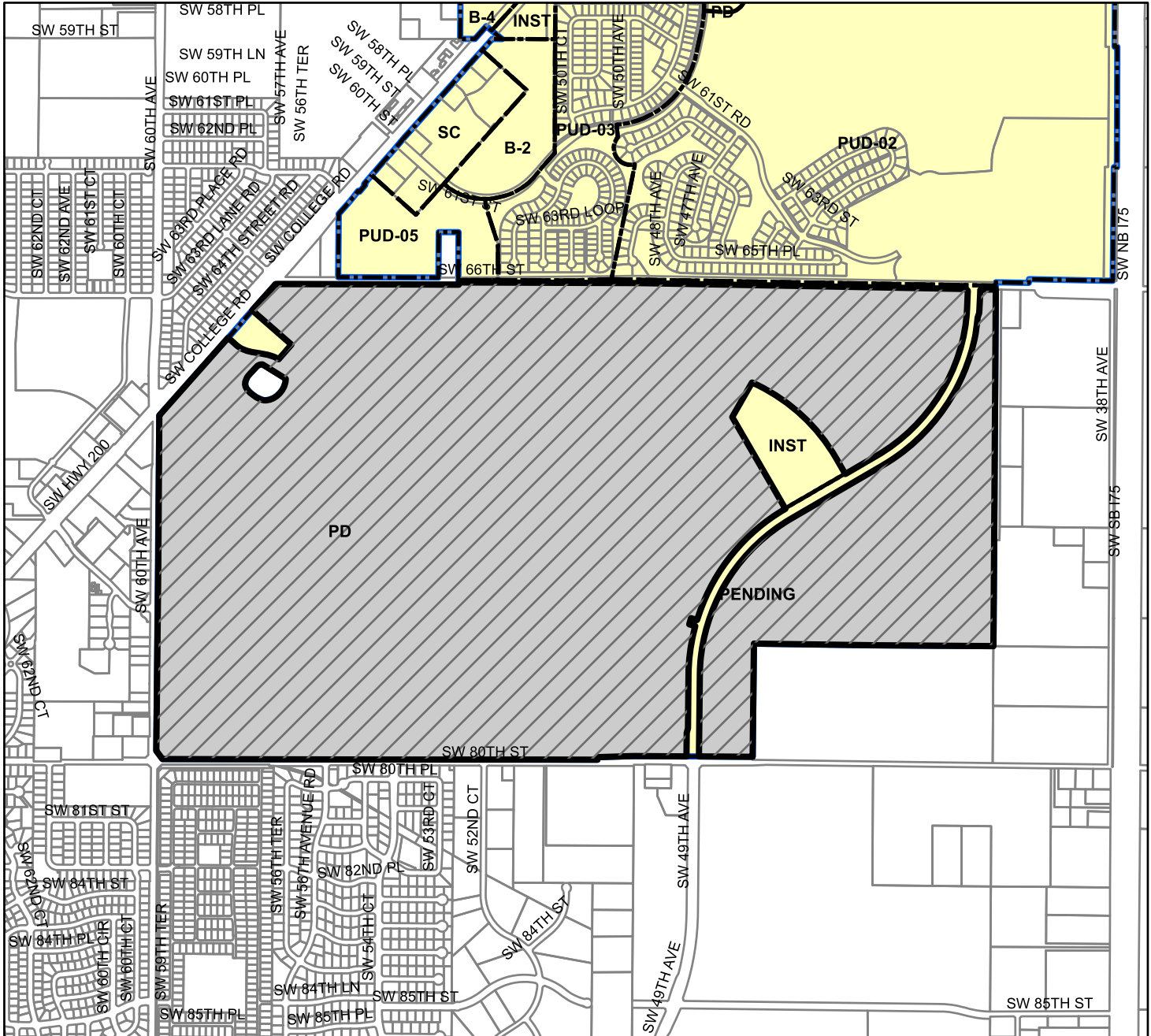


SEC 34 TWP 15 RNG 21

CASE NUMBER: PD20-0007
PARCEL NUMBER: 35512-001-00, 35512-001-04 & 35512-001-07
PROPERTY SIZE: APPROX 960.48 ACRES
EXISTING LANDUSE: LOW INTENSITY
PROPOSED: CHANGE ZONE TO PD, PLANNED DEVELOPMENT AND TO AMEND THE WINDING OAKS PD PLAN

500

Feet



ZONING MAP

Legend

- Zoning Project
- Zoning Boundary
- Parcels
- City Limits

#: Case Map (RES-2021-20 : PD Plan Amendment)



Planning & Zoning Commission

March 8, 2021

Case No. PD20-0007

Planning Comments

Applicant: Cradle Holdings, Inc. & Sequel Holdings Limited Partnership

Agent: Tim Haines

Property Owner: Cradle Holdings, Inc. & Sequel Holdings Limited Partnership

Project Planner: Laura Mauriello

PD Plan Amendment

Acres: ~960.59
 Parcel(s)#: 35512-001-00, 35512-001-04 & 35512-001-07
 Location: 4090 SW 66th Street
 Existing use: Horse farm & single-family residential
 Future Land Use: Low Intensity

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Commercial (County)	B-2 (County)	Vacant
	Low Intensity	PUD-05	Vacant
	Commercial (County)	A-1 (County)	Single-family residential
	Neighborhood	PUD-03	Single-family residential
	Neighborhood	PUD-02	Single-family residential
	Low Intensity	PUD-02	Vacant
East	Low Residential (County)	A-1 (County)	Warehouse / Single-family residential / Vacant
	Medium Residential (County)	A-1 (County)	Vacant
South	Medium Residential (County)	PUD (County)	Vacant
	Public (County)	A-1 (County)	Vacant
	Medium Residential (County)	A-1 (County)	Single-family residential
	Low Residential (County)	A-1 (County)	Single-family residential
	Public (County)	R-1 (County)	Drainage retention area / vacant
	Medium Residential (County)	R-1 (County)	Single-family residential / vacant
West	Commercial (County)	B-2 (County)	Medical office / multi-family residential / specialty retail / pharmacy
	Public (County)	A-1 (County)	Drainage retention area
	Commercial (County)	PUD	School / medical office / business and professional office / construction service establishment / veterinarian office / specialty retail
	High Residential	R-4	Single-family residential

#: Staff Report (RES-2021-20 : PD Plan Amendment)

Background

- The Winding Oaks PD conceptual plan was amended in October of 2019 to revise the layout. The 2019 amendment proposed a mix of commercial, office and residential uses on +/- 243 acres, +/- 203 acres of agricultural uses and included the Jaguar dealership off of SW College Road.
- This amendment does not include the Jaguar dealership and is proposing mixed-use commercial, mixed-use residential, and residential uses throughout the PD, as well as an area set aside to continue as a horse farm that may continue to be used for all uses permitted in the A-1 zoning district until it is developed.
- A virtual neighborhood meeting was held via Zoom with 23 attendees to discuss the proposed amendments on August 19, 2020 where questions were answered by the engineering team.
- After the neighborhood meeting, citizens expressed concern about the preservation of a horse cemetery and a historic home, the John Nerud house, located in the northern portion of the parcel. The engineering team confirmed that they would include the John Nerud house and the nearby horse cemetery in the 25% open space requirement for the property.

Staff Recommendation: Approval of the PD rezoning & plan amendment

Basis for Approval

The PD rezoning and plan amendment is consistent with the Low Intensity future land use classification in the Comprehensive Plan and with existing and planned development in the surrounding area.

Factual Support

1. The proposed PD plan amendment is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Objective 5:** The City shall plan and promote diverse mixed-use centers offering convenient shopping and services easily accessible by neighborhood residents wishing to either walk, ride a bicycle, use public transit, drive motorized vehicles, or utilize other viable mobility options.
 - b. **Policy 6.3: Low Intensity:** The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.
 - c. **Policy 10.3:** The City will encourage the creation and establishment of pathways to create bicycle and pedestrian connections between neighborhoods, commercial centers, employment centers, mixed-use centers, and the High Intensity/Central Core.

- d. **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.
 - e. **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, and to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service Impact Analysis

Transportation: Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Electric: The property is in the Ocala Electric Utility and Sumter Electric service territories.

Potable Water: Service is available.

Sanitary 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-hour storm event.¹

Solid Waste: During the development review process, fees will be determined and shall be due and payable within 30 days of initiation of permanent electric service.²

Fire Service: To maintain adequate fire protection services in the City, an impact fee will be required during the development review process.

Schools: Development on this property would be served by Hammett Bowen Elementary, Liberty Middle, and West Port High. An elementary school will be developed on the INST, Institutional, parcel owned by the School Board. This parcel is excluded from the proposed PD, but it is integrated into the proposed development and has frontage on the extension of SW 49th Avenue. There has been overcrowding at each of the three schools serving this property in recent years and localized overcrowding currently exists at Liberty Middle School. Over recent years, more residential projects have been approved in this area and are actively developing. Adequate capacity exists at the districtwide level, however, there exists localized overcrowding in certain areas. Development of this project will likely contribute to localized overcrowding of these schools.

Zoning

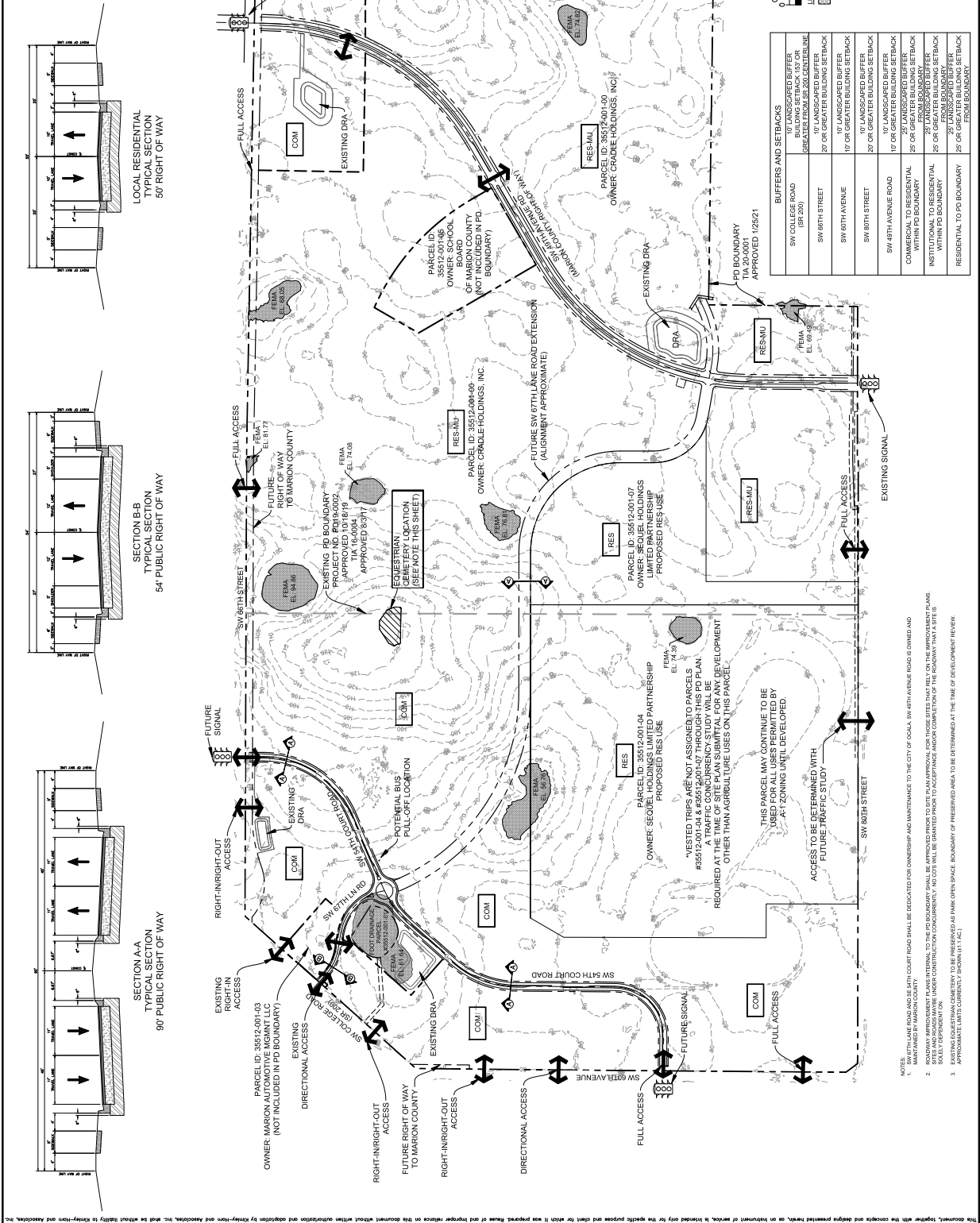
Existing and Requested:

PD, Planned Development: 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.³

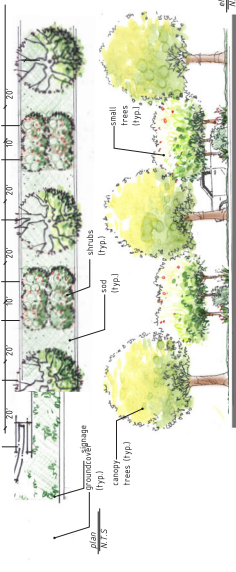
¹ City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

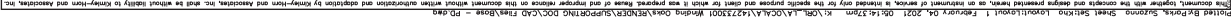
² City of Ocala Land Development Code, Section 114-10, Fees & Section 54-124, Billing and collection.

³ City of Ocala Land Development Code, Section 122-940(a), PD intent and purpose.

[illegible]

IT IS A REQUIREMENT THAT THERE BE A MINIMUM OF ONE LIVE OAK PER 1000' OF FRONTAGE ALONG THE EXTERIOR ROADWAYS (SW COLLEGE RD/SR 200, SW 40TH AVENUE, & SW 66TH STREET). THE LIVE OAKS MAY BE PLACED WITHIN THE BUFFER, OR BEHIND AND CONNECTED TO THE BUFFER LANDSCAPING (I.E. IN A CONNECTED LANDSCAPE ISLAND) WHEN IT IS NOT POSSIBLE TO LOCATE THE LIVE OAK WITHIN THE BUFFER ITSELF.



[illegible][illegible]

NO.	REVISIONS	BY	DATE
1.	ADDED EASEMENTS, ZONING, ADDRESS COMMENTS	C.J.H.	12/15/16
2.	ADDED 2017 FLOOD ZONES	C.J.H.	08/25/17
3.	CITY COMMENTS	M.A.	10/04/17
4.	UPDATE SURVEY AND ADDRESS COMMENTS	A.L.B.	07/30/19

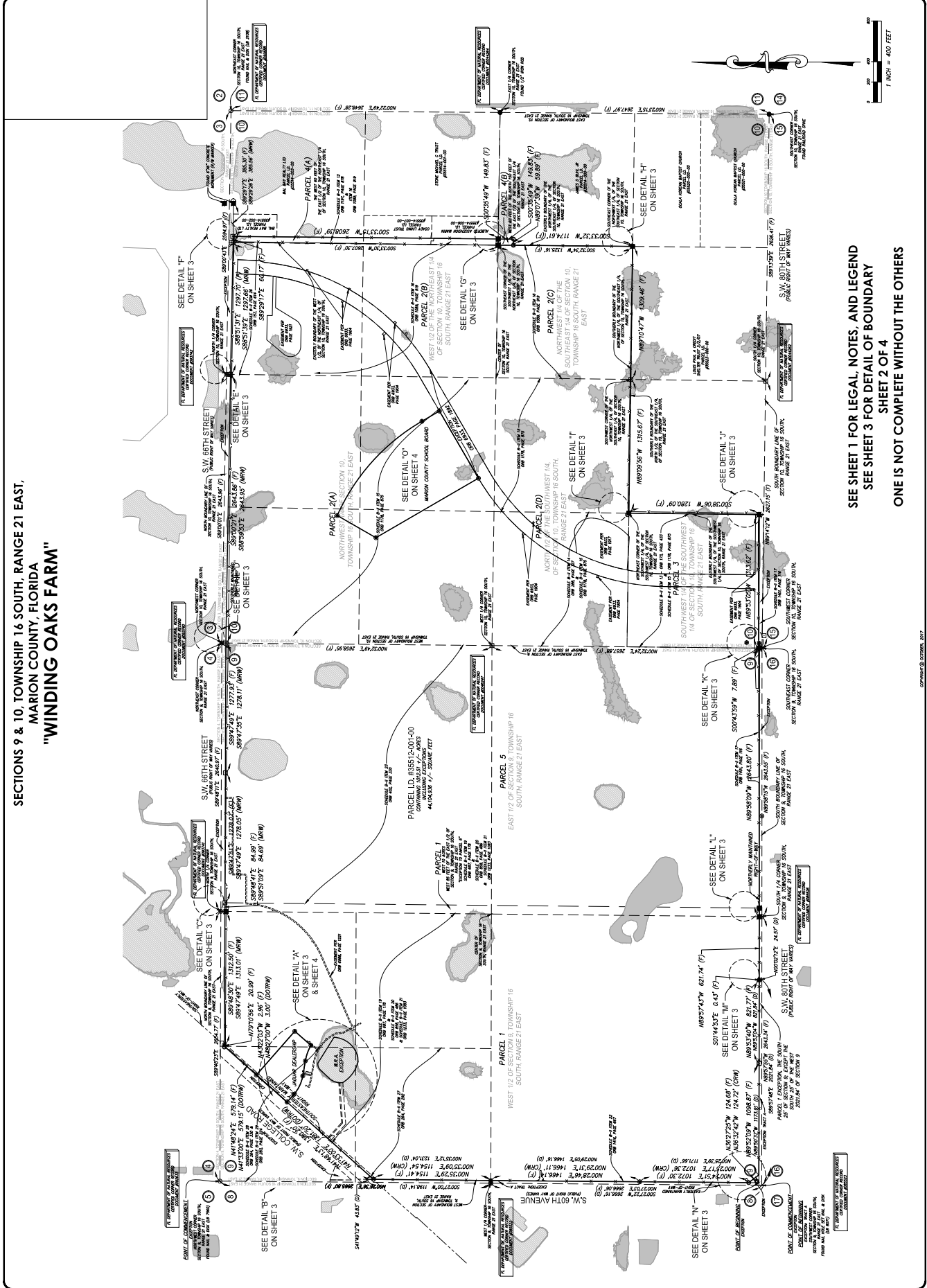
SCALE: 1" = 400'	APPROVED:	CHECKED:	REVIEWED:	DRAWN:
	C.J.H.	C.J.H.	C.J.H.	C.J.H.

JCH
CONSULTING GROUP, INC.
11000 N. UNIVERSITY BLVD., SUITE 100
TAMPA, FL 33613-1000
(813) 988-1000
WWW.JCHCONSULTING.COM

BOUNDARY SURVEY
FOR:
CRADLE HOLDINGS, INC.

FILE: WINDING OAKS FARM
DATE: 12/15/16
DATE: 12/15/16

DATE: 12/15/16
DATE: 12/15/16



NO.	REVISIONS
1.	ADDED EASEMENTS, ZONING, ADDRESS COMMENTS
2.	ADDED 2017 FLOOD ZONES
3.	CITY COMMENTS
4.	UPDATE SURVEY AND ADDRESS COMMENTS

DATE	BY
12/15/16	CJH
02/23/17	CJH
03/04/17	W.A.
07/20/19	A.L.B.

SCALE: VARIES
APPROVED: C.J.H.
CHECKED: C.J.H.
REVISED: C.J.H.
DRAWN: C.J.H.

JCH

CONSULTING GROUP, INC.

11400 N. W. 11th St., Suite 100, Ft. Lauderdale, FL 33304
TEL: (954) 561-1100 FAX: (954) 561-1101
WWW.JCHCONSULTING.COM

LAND DEVELOPMENT, SURVEYING, & ENGINEERING, INC.

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TEL: (954) 561-1100 FAX: (954) 561-1101
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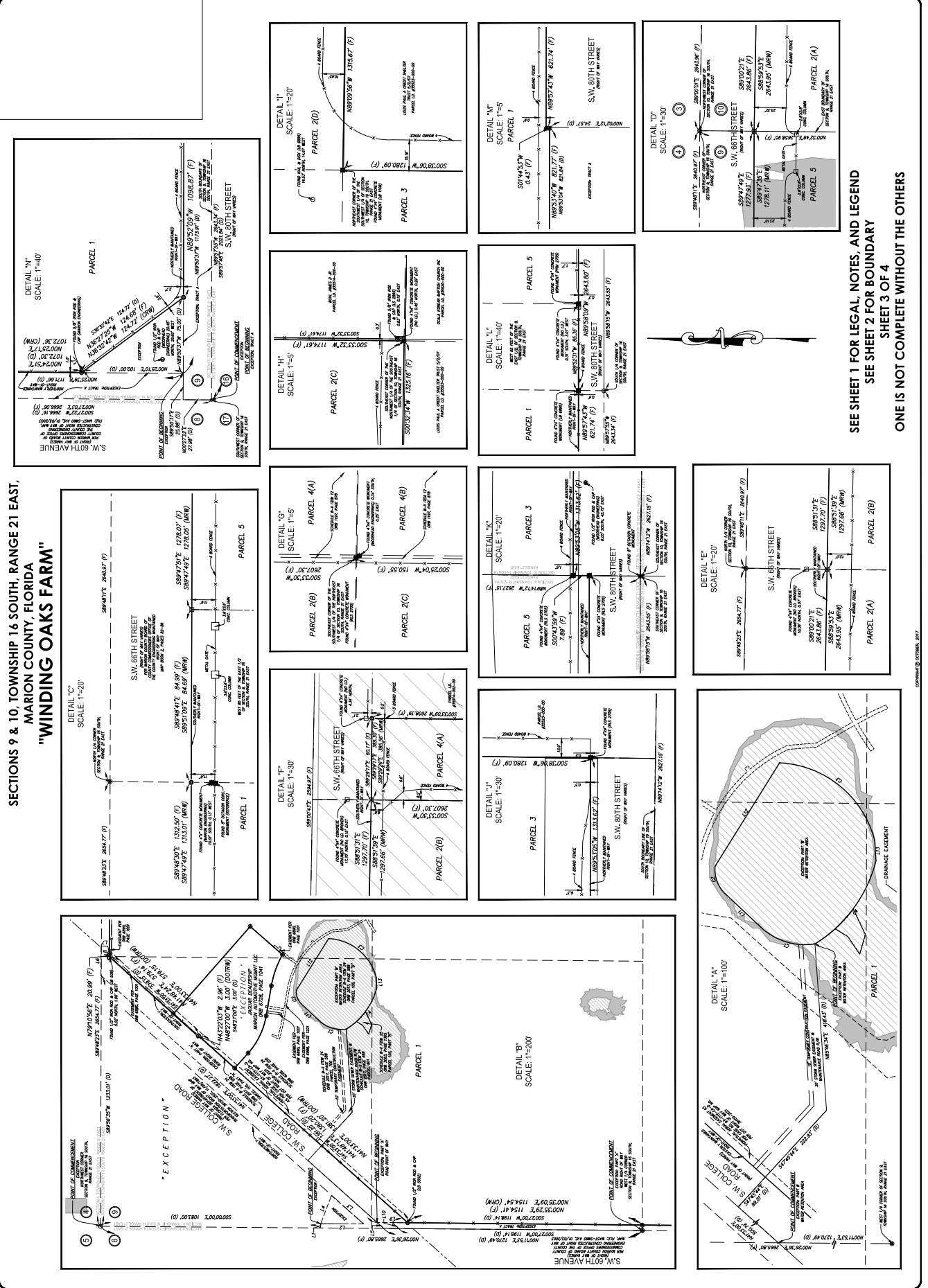
BOUNDARY SURVEY

FOR:

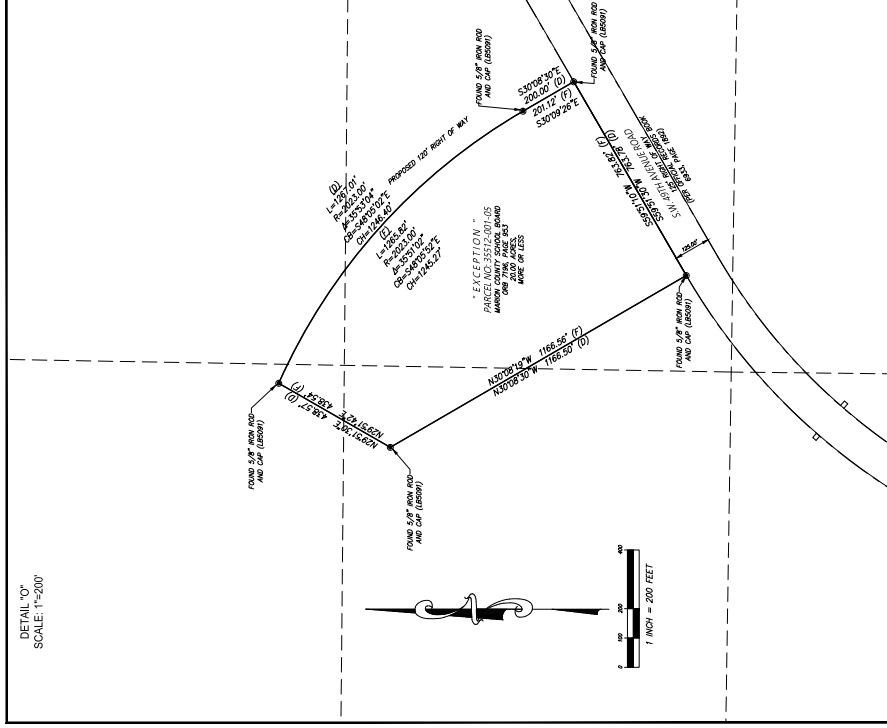
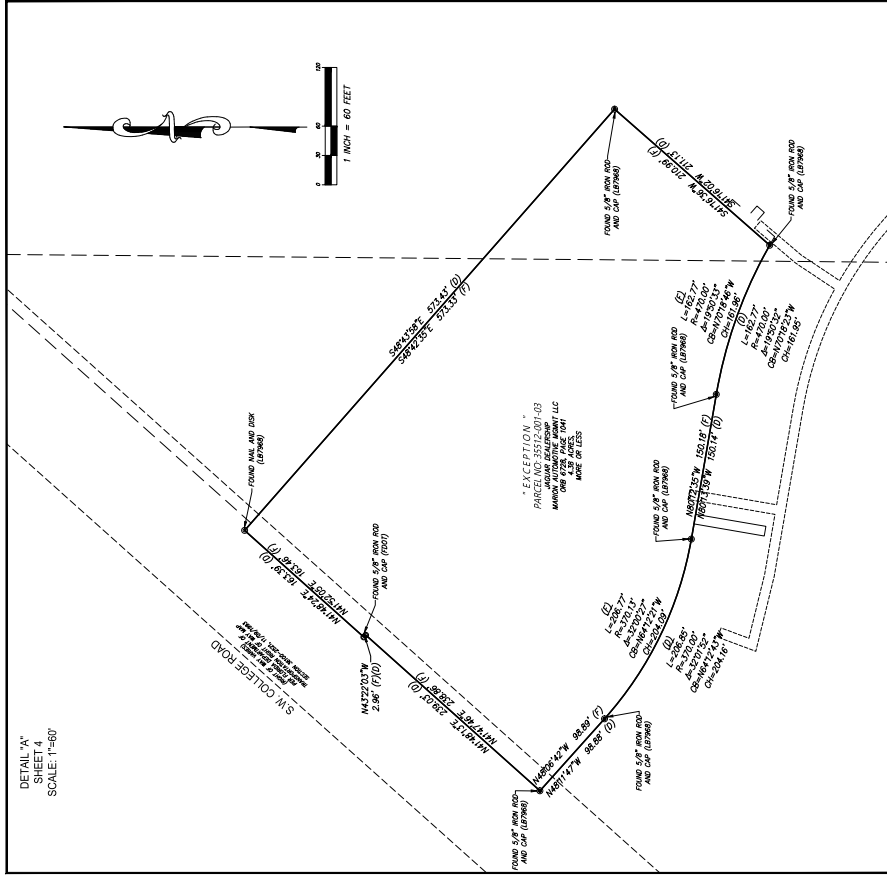
CRADLE HOLDINGS, INC.

REFERENCES:
FILE: WINDING OAKS FARM
LOG: 163605
DWG: 163605PS

SHEET 3 OF 4



SECTIONS 9 & 10, TOWNSHIP 16 SOUTH, RANGE 21 EAST,
MARION COUNTY, FLORIDA
"WINDING OAKS FARM"



SEE SHEET 1 FOR LEGAL, NOTES, AND LEGEND
SEE SHEET 3 FOR DETAIL OF BOUNDARY
SHEET 4 OF 4
ONE IS NOT COMPLETE WITHOUT THE OTHERS

NO.	REVISIONS	BY	DATE
1.	ADDED EASEMENTS, ZONING, ADDRESS COMMENTS	C.J.H.	12/15/16
2.	ADDED 2017 FLOOD ZONES	C.J.H.	08/25/17
3.	CITY COMMENTS	M.A.	10/04/17
4.	UPDATE SURVEY AND ADDRESS COMMENTS	A.L.B.	07/30/19

SCALE: VARIOUS	APPROVED:	CHECKED:	REVISER:	DRAWN:
	C.J.H.	C.J.H.	C.J.H.	C.J.H.

CONSULTING GROUP, INC.
1 AND DEVELOPMENT, SHELBYVILLE, KY 40381
PLANNING, ENGINEERING, SURVEYING, AND DESIGN
P.O. BOX 1000, SHELBYVILLE, KY 40381
TEL: 502/223-1111 FAX: 502/223-1112
WWW.JCHCONSULTING.COM

BOUNDARY SURVEY
FOR:
CRADLE HOLDINGS, INC.

FILE: WINDING OAKS FARM
15-5/62
16-2/13-21

DATE: 1/15/2020
15-5/62
16-2/13-21

Winding Oaks Planned Development

PD STANDARDS

Prepared for:

Cradle Holdings Inc.

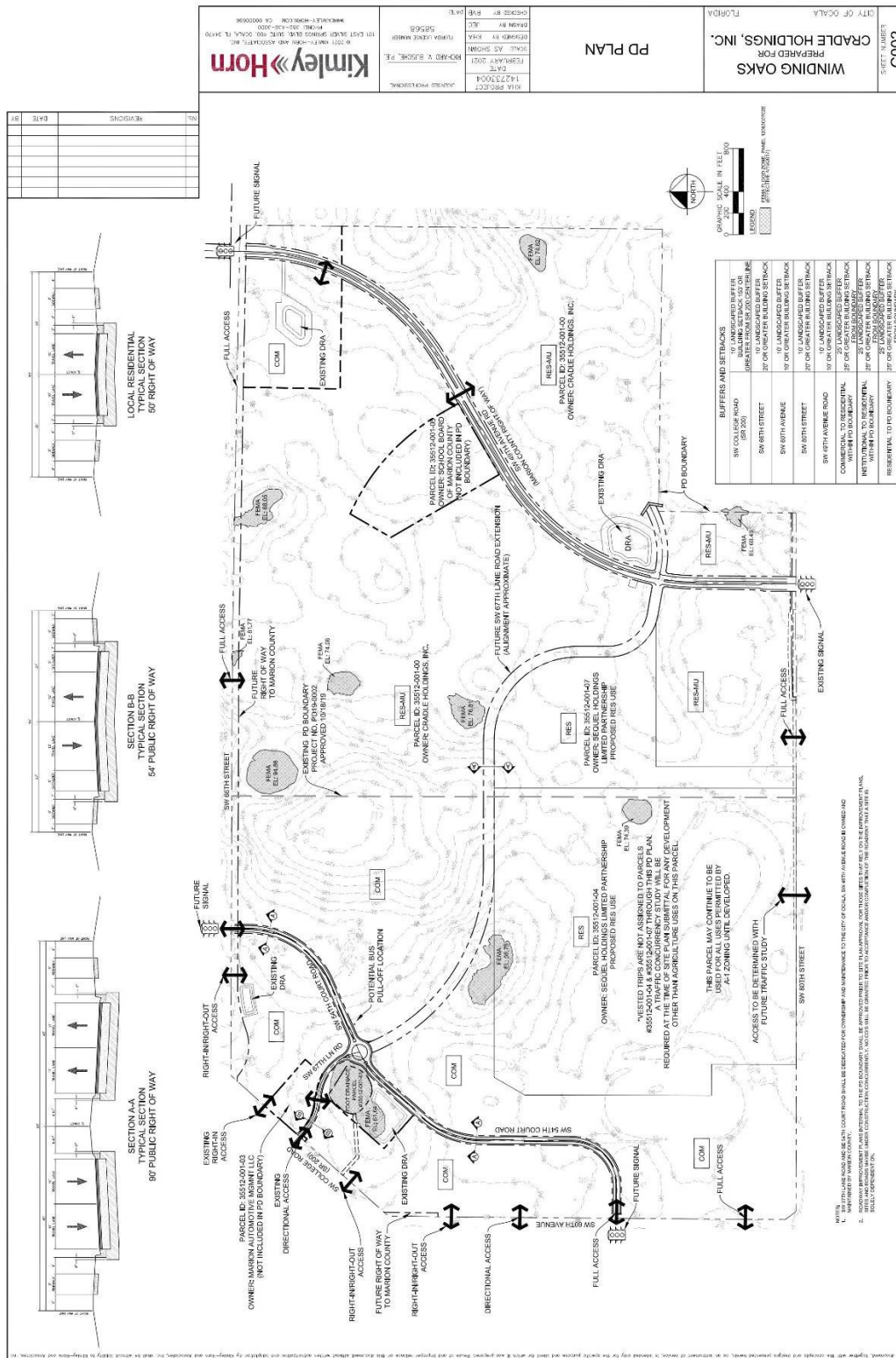
Revised February 4, 2021

Kimley»Horn

101 E Silver Springs Boulevard, Suite 400
Ocala, Florida 34470
352 438 3000

#: PD Standards (RES-2021-20 : PD Plan Amendment)

PD PLAN



#: PD Standards (RES-2021-20 : PD Plan Amendment)

INTRODUCTION

The Winding Oaks Planned Development is comprised of 960.6 ± acres located within the City of Ocala, bordered by State Road 200 and SW 60th Avenue to the west, SW 66th Street to the north, and SW 80th Street to the south. The Planned Development (PD) comprises of the remaining Winding Oaks Farms property annexed into the City of Ocala (Parcels 35512-001-00, 35512-001-04, and 35512-001-07). The property is located within an area of the City that includes a very diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The Winding Oaks Planned Development consists of a diverse development program that allows commercial and mixed use development generally adjacent to State Road 200 and SW 60th Avenue, transitioning to mostly residential uses and supporting neighborhood commercial nodes for the remainder of the PD area.

The PD Plan and PD Standards for Winding Oaks provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

Consistent with a PD Plan, these PD Standards ("Standards") establish project objectives that are consistent with conceptual level planning. It is expected, and encouraged, that during the design of the sub-areas within Winding Oaks the following activities will take place:

1. Site Plans and/or Subdivision Plans will be prepared and submitted through the City of Ocala development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current City of Ocala procedures.
2. Updates to the Standards may be amended if needed to reflect the design of the tract.
3. Adjustments to the Standards contained in this document may be submitted by the developer and approved by the City, per the requirements of Section 122-946 of the Code of Ordinances.

These Standards serve as the foundation for the planning and development efforts of the plan, consistent with the provisions of the City's Planned Development district and Low Intensity Future Land Use classification. In compliance with the City's PD requirements, the Winding Oaks 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 PD Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared and provided to encourage and regulate the commercial mixed-use portions of the development in accordance with this document, including building and site design elements, which will help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and include the PD Plan, delineation and identification of Tracts, and standards for development. This application is consistent with the City of Ocala Low Intensity land use classification and PD zoning district.

The PD Plan identifies and graphically depicts the Planning Areas or "Tracts" and provides the land uses and density/intensity envisioned within each area. The "Tracts" have been noted in Table 1 below to further identify respective design standards and other guiding principles.

These Standards may be amended by the Developer 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 quadrant and similarly situated commercial and mixed-use centers. The PD Plan provides a sustainable mix of land uses both that are compatible internally and with adjacent properties. The standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project's proposed densities and intensities are consistent with the Low Intensity land use classification of the City's adopted Comprehensive Plan. The project is designed to provide appropriate transitions between land uses.

Table 1: Winding Oaks PD Plan Tracts

Tract	Generalized Land Use	Intent
COM	Mixed-Use Commercial	Mixed-use commercial/retail, office and similar uses, including highway commercial uses as generally located along arterial highways or major roadway intersections. Development within this Tract may be in the form of a singular building with one tenant, singular building with multiple tenants and/or series of buildings/lots. Other uses that are allowed, but not required, within this Tract include medical, assisted living, educational and any other use generally consistent with these development types. Residential uses that complement the commercial and similar uses are allowed, but not required, such as multi-family residences, single family residences, and live/work style residences.
RES	Residential	Residential use consisting of single-family detached and multi-family dwelling units. Single-family residential neighborhoods will allow for varying lot sizes to provide opportunity for different economic and social needs. Multi-family neighborhoods will allow for a variety of densities and unit types. This land use allows units such as single family detached, duplexes, townhomes, villas, garden apartments, and multi-family apartments.
RES-MU	Mixed-Use Residential	Mixed-use residential use, primarily consisting of single-family detached and multi-family dwelling units. Retail/commercial uses complementary of the residential neighborhoods are allowed. Single-family residential neighborhoods will allow for varying lot sizes to provide opportunity for different economic and social needs. Multi-family neighborhoods will allow for a variety of densities and unit types. This land use allows units such as single family detached, duplexes, townhomes, villas, garden apartments, and multi-family apartments.

OVERALL GUIDING PRINCIPLES

The Winding Oaks Planned Development is intended to allow a cohesive blend of commercial and residential uses across the property. Each development Tract within the PD will develop into a safe, attractive, sustainable, connected, and economically viable use.

- The commercial uses shall include those uses permitted under the “Low Intensity” future land use category and are envisioned to include highway commercial uses such as car dealerships, heavy retail, shopping centers, gas and convenience stores, pharmacy, sit-down and fast-food restaurants, general retail and office uses and open space uses.
- Those commercial uses within the RES-MU Tract will be complimentary to the residential neighborhoods and will serve the daily needs of its residents.
- Residential uses will follow principles that promote a high-quality neighborhood development and encourages a sense of place and community. These principles include a diversity of housing styles, shapes, and materials to create variety. Different housing types shall be integrated architecturally in order to give the developments a harmonious appearance. A variety of roof heights, pitches and materials are encouraged. Landscaping should link the neighborhoods to other developments and open spaces.

The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- The location and design of surface parking is important in establishing the character of the project. Surface parking shall generally be designed as described in Section 122, Article V, Division 29 and Article VI of the Code of Ordinances.
- Building designs within individual developments or sub-Tracts should complement one another through design and/or use of similar building materials and consistent landscape design.
- The project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.

- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, bicycling, and pedestrian users. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be screened and incorporated into the overall design of the building and landscaping.
- Dumpsters shall be screened; designs and construction materials should complement the primary building.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Full access driveways should be designed to minimize congestion on streets through the use of shared use entry drives at predetermined median openings.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as non-commercial banners or hanging planters. Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries.

DEVELOPMENT STANDARDS

The Winding Oaks PD is intended to provide for flexibility in design while meeting the City's intent for development of the area. The Winding Oaks PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The commercial and other uses are intended to provide convenient access for walking and bicycling for residents of the area. The overall program distribution may be adjusted according to the needs of the community providing the total densities and intensities included in the PD Plan are not exceeded. The Winding Oaks 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 respective Planning Areas or Tracts contained within the Winding Oaks PD Plan.

Table 2: Development Standards for Commercial Use

Commercial Use	
Standard	Requirement
Tract size (acres ±)	No minimum Tract size
Maximum Lot Coverage (FAR)	0.75
Minimum Front Setback	Along SR 200 – 153 feet from centerline All others – 10 feet or greater
Minimum Lot Size	N/A
Maximum Building Height	Buildings may not exceed 5 stories or 60 feet.
Parking	Parking shall be pursuant to Section 122, Article V, Division 29 and Article VI of the Code of Ordinances. Developments may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 122-1016.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian & Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances. The tree motif shown in the PD Plan will be consistent throughout the PD area.
Buffers	Landscaped buffers ten feet in width shall be provided adjacent to SR 200, SW 60 th Avenue, SW 66 th Street, SW 80 th Street and SW 49 th Avenue Road. Landscaped buffers ten feet in width shall also be provided adjacent to the internal common roadways noted as SW 67 th Lane Road, and SW 54 th Court Road.

Open Space	Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Materials	Building Materials for shopping centers and qualifying single retail store developments as defined in 122-3 shall be consistent with the standards included Section 122-923. Building materials for all other buildings shall be determined and reviewed at the time of Site Plan review for development of tracts or sub-tracts.
Building Articulation	Building Articulation for Retail/Commercial uses (single use greater than 35,000 gsf or multiuse with at least one use greater than 25,000 gsf) shall be consistent with the Section 122-923.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics and photographs included in the PD Plan and PD Standards including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Tracts shall provide at least one access to a public or private road as generally illustrated on the PD Plan. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process.

Table 3: Development Standards for Residential Use

Residential Use			
Standard	Residential Sub-Use Requirement		
	Single Family Detached	Single Family Attached/Townhomes	Multi-Family Residential
Minimum Building Setbacks	Front: 20 feet Rear: 10 feet Side ⁽¹⁾ : 5 feet Side Street: 20 feet	Front: 20 feet Rear: 10 feet Side: 5 feet	Front: 20 feet Rear: 10 feet Side: 10 feet
Minimum Lot Area	3,500 sq.ft.	1,500 sq.ft.	720 sq.ft./du.
Minimum Lot Width	35 feet	20 feet	N/A
Maximum Building Height	2 ½ stories or 35 feet	2 ½ stories or 35 feet	5 stories or 60 feet

Residential Use	
Standard	Requirement
Tract size (acres ±)	No minimum Tract size
Parking	Parking shall be pursuant to Section 122, Article V, Division 29 and Article VI of the Code of Ordinances. Developments may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 122-1016.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian & Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances. The tree motif shown in the PD Plan will be consistent throughout the PD area.
Buffers	Landscaped buffers twenty-five feet in width shall be provided adjacent to SR 200, SW 60 th Avenue, and SW 49 th Avenue Road. Landscaped buffers ten feet in width shall be provided adjacent to SW 66 th Street and SW 80 th Street. Landscaped buffers ten feet in width shall also be provided adjacent to the internal common roadways noted as SW 67 th Lane Road, and SW 54 th Court Road.
Open Space	Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Materials	Building materials shall be determined and reviewed at the time of Site Plan review for development of tracts or sub-tracts.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Tracts shall provide at least two access points to a public or private road as generally illustrated on the PD Plan, and in accordance with Code of Ordinances Section 114-91. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process.
⁽¹⁾ For lots narrower than 50 feet in width, the side yard setback may be between 0 feet and 5 feet, provided that in no event shall the separation between dwelling units on adjacent lots be less than 10 feet.	

TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS**Multi-family****Hotel****Retail****Retail****Car Dealerships**

TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS



Gasoline



Restaurant



Retail



Multi-use

TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS



Retail



Restaurant



Assisted Living



Multi-family



Multi-use

TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS



Multi-family



Multi-use



Office



Multi-family



High Intensity Office

Ocala Planning and Zoning Commission Meeting Minutes

March 8, 2021

- b. Approved PD20-0007** a request to zone to PD, Planned Development (Winding Oaks Phase 2),
and to amend the Winding Oaks Phase 1 PD plan, for property located at 4090 SW 66th Street, approximately 960.48 acres.

Petitioner: Cradle Holding, Inc. and Sequel Holdings Limited Partnership
Planner: David Boston

Mr. Boston displayed maps and photos of the property and adjacent properties to the audience while providing staff comments and the following findings of fact [included in a staff report provided to Commission members]:

Background

- The Winding Oaks PD conceptual plan was amended in October of 2019 to revise the layout. The 2019 amendment proposed a mix of commercial, office and residential uses on +/- 243 acres, +/- 203 acres of agricultural uses and included the Jaguar dealership off of SW College Road.
- This amendment does not include the Jaguar dealership and is proposing mixed-use commercial, mixed-use residential, and residential uses throughout the PD, as well as an area set aside to continue as a horse farm that may continue to be used for all uses permitted in the A-1 zoning district until it is developed.
- A virtual neighborhood meeting was held via Zoom with 23 attendees to discuss the proposed amendments on August 19, 2020 where questions were answered by the engineering team.
- After the neighborhood meeting, citizens expressed concern about the preservation of a horse cemetery and a historic home, the John Nerud house, located in the northern portion of the parcel. The engineering team confirmed that they would include the John Nerud house and the nearby horse cemetery in the 25% open space requirement for the property.

Factual Support

1. The proposed PD plan amendment is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:
 - a. **Objective 5:** The City shall plan and promote diverse mixed-use centers offering convenient shopping and services easily accessible by neighborhood residents wishing to either walk, ride a bicycle, use public transit, drive motorized vehicles, or utilize other viable mobility options.
 - b. **Policy 6.3: Low Intensity:** The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special

District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

- c. **Policy 10.3:** The City will encourage the creation and establishment of pathways to create bicycle and pedestrian connections between neighborhoods, commercial centers, employment centers, mixed-use centers, and the High Intensity/Central Core.
 - d. **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.
 - e. **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, and to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service Impact Analysis

Transportation: Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

Electric: The property is in the Ocala Electric Utility and Sumter Electric service territories.

Potable Water: Service is available.

Sanitary 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-hour storm event.ⁱ

Solid Waste: During the development review process, fees will be determined and shall be due and payable within 30 days of initiation of permanent electric service.ⁱⁱ

Fire Service: To maintain adequate fire protection services in the City, an impact fee will be required during the development review process.

Schools: Development on this property would be served by Hammett Bowen Elementary, Liberty Middle, and West Port High. An elementary school will be developed on the INST, Institutional, parcel owned by the School Board. This parcel is excluded from the proposed PD, but it is integrated into the proposed development and has frontage on the extension of SW 49th Avenue. There has been overcrowding at each of the three schools serving this property in recent years and localized overcrowding currently exists at Liberty Middle School. Over recent years, more residential projects have been approved in this area and are actively developing. Adequate capacity exists at the districtwide level, however, there exists localized overcrowding in certain areas. Development of this project will likely contribute to localized overcrowding of these schools.

Zoning

Existing and Requested:

PD, Planned Development: 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.ⁱⁱⁱ

Basis for Approval

The PD rezoning and plan amendment is consistent with the Low Intensity future land use classification in the Comprehensive Plan and with existing and planned development in the surrounding area.

Discussion:

Amber Gartner, Kimley-Horn, 101 East Silver Springs Boulevard, Suite 400, Ocala, FL, said she is here on behalf of the applicant. The petitioner proposes to integrate those eastern 400 acres into the overall PD and make it one consistent development. Internal roadways and connections will be constructed. A portion of the property is going to be maintained as agricultural equine operations. There is another land owner Sequel Holdings who has purchased a portion of the property and plans on maintaining it for the near future as training facilities for the equine operations. We are supportive of this application and are working with staff to meet the conditions set for the project. She added that she would be happy to answer any questions.

James Bucholz, 75 SW 38th Avenue, Ocala, FL, said that his property is to east between this property and I-75. He said that it looked like the Master Landscape plan showed that there was landscaping along his property. He asked for clarification on whether a berm

or landscaping was going along his property. Mr. Boston responded there is a landscape buffer requirement along the perimeter of the site. It would not be a berm and it would be on the applicant's side of the property line to buffer any more intense uses they develop to make sure there is no impact on the properties to the east. Mr. Bucholz requested that a marker be put up recognizing the Williams family plot because the land was originally owned by Mr. Williams. He and his family were buried in that cemetery. I am not sure if their bodies were removed before the horse cemetery was put in place. If not, then the horse cemetery is on top of the Williams family plot. Commissioner Adams advised him to get any information that he has documenting these facts to the City and if this proves to be documentable then they may include this information.

There was no comment from Commissioners or public.

RESULT:	APPROVED
MOVER:	Andy Kesselring
SECONDER:	Todd Rudnianyn
AYES:	Kesselring, Rudnianyn, Ferro, Adams
EXCUSED:	Gilchrist, McCall

ⁱ City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

ⁱⁱ City of Ocala Land Development Code, Section 114-10, Fees & Section 54-124, Billing and collection.

ⁱⁱⁱ City of Ocala Land Development Code, Section 122-940(a), PD intent and purpose.

Re: Housing Development Project at Winding Oaks Horse Farm

David Boston <dboston@Ocalafl.org>

Mon 10/26/2020 12:13 PM

To: judydelk@embarqmail.com <judydelk@embarqmail.com>; Arthur Roy <arthurwroy@yahoo.com>

Cc: 'Tammy Gantt' <tgantt@ftboa.com>; Laura Mauriello <lmauriello@Ocalafl.org>; Hill, Stewart <Stewart.Hill@kimley-horn.com>; 'Amber.Gartner@kimley-horn.com' <Amber.Gartner@kimley-horn.com>; Mohammed.Murad@kimley-horn.com <Mohammed.Murad@kimley-horn.com>

Thank you both, I appreciate the follow-up information. Every additional piece of information helps.

From a cost perspective, it's certainly easier to maintain the cemetery. I don't know what condition the house is in or who would maintain it. My suggestion is that an individual or an organization should volunteer to purchase the house from the property owner at a price that they agree to and maintain the house over time if the property owner is not interested in maintaining the home. Maintaining a historic house is really a labor of love, so that will be better than someone maintaining the house because they're required to, which will likely ultimately result in the home falling into a state of disrepair and being torn down.

For the cemetery, the challenge is delineating the boundaries. Any additional information you have regarding the boundaries or approximate boundaries of the cemetery will be extremely helpful.

The developers will have a 25 percent open space requirement to meet on the property. The property covered by their Planned Development is 960.59 acres. That means they'll need a minimum of 240.15 acres of open space. It seems very reasonable to me that part of that open space be used to preserve historically significant sites, but we'll need to work out the details. That means we'll need to know exactly where they are, how they'll be maintained, and by who. I am cc'ing the project planner on my staff, Laura Mauriello. I am also cc'ing the developer's engineering firm so that we can start discussing this matter collaboratively.

Amber, Stewart, and Mohammed---please consider this notice that we're making a staff comment to include the John Nerud house and nearby horse cemetery in the required open space per sec. 122-940(a)(1) and sec. 122-942(a)(4) of the LDC. We'll include it in plans in the next cycle, but I wanted to give you notice beforehand. My sec. 122-940(a)(1) reference ties to the first principle of the Ocala 2035 Vision Plan, which states "Ocala is a community of natural and man-made beauty. Ocala celebrates and builds on its rich history by protecting our natural and cultural resources and given long-term continuity to our community's physical character and design." My sec. 122-940(a)(1) reference also ties back to Goal II, Objective 1, Policies 1.1, 1.2, and 1.3 of the Future Land Use Element of the City's Comprehensive Plan, which state:

GOAL II: To preserve and protect Ocala's historic and architectural resources.

OBJECTIVE 1: The City shall heighten appreciation of Ocala's historic and cultural heritage.

Policy 1.1: The City shall survey communities within the city limits to identify historic resources for designation of future districts.

Policy 1.2: The City will continue to strengthen public/private partnerships for the purpose of historic preservation.

Policy 1.3: The City will identify and protect archeologically significant sites.

Laura, would you please save this exchange as a pdf and attach it to the case in TRAKiT?

Thank you and best wishes,

David Boston, Ph.D., AICP
Planning & Zoning Manager
City of Ocala Growth Management Department
 201 SE 3rd Street, 2nd floor, Ocala, FL 34471
 352-629-8243 | dboston@ocalafl.org



From: Arthur Roy <arthurwroy@yahoo.com>

Sent: Monday, October 26, 2020 9:51 AM

To: judydelk@embarqmail.com <judydelk@embarqmail.com>; judydelk@embarqmail.com <judydelk@embarqmail.com>; David Boston <dboston@Ocalafl.org>

Cc: 'Tammy Gantt' <tgantt@ftboa.com>

Subject: RE: Housing Development Project at Winding Oaks Horse Farm

#: Public Comments (RES-2021-20 : PD Plan Amendment)

David,

The statute is section 106 of the National Historic Preservation Act of 1966.

Art

[Sent from Yahoo Mail on Android](#)

On Mon, Oct 26, 2020 at 9:44 AM, judydelk@embarqmail.com
<judydelk@embarqmail.com> wrote:

Sorry, something must have happened to the connection just now.

The sound quality was poor, so Tammy just called and caught me up on what I couldn't hear well enough. I thought our archaeologist who is on the board of the Marion County Museum of History and Archaeology had given Mr. Roy the statute number we discussed about the 50 year historic significance issue. But I'll find out about that statute when I can track our young man down by phone, as he is out of state on a dig.

As a member of both the Marion County Historical Assn, Inc d/b/a/Marion County Museum of History and Archaeology and the Marion County Historical Commission (advisory board to the Board of County Commissioners), I am sure we can get letters of recommendation from both those bodies to voice support for these projects. Also, I'm sure other historic groups in the vicinity would offer at least recommendations, if not actual monetary support, HOPS, North Marion Historical Research Society, etc. Thank y'all for your interest and efforts. I'd hate for a developer to bulldoze and dig up everything with their usual heavy-handed manner, and give lip service to "Oops, my bad, here's the fine, now can we get finished?"

Please let me know from here what I may do to help.

Judy Delk

(352) 237-1000

judydelk@embarqmail.com

Marion County Historical Commission

Marion County Museum of History and Archaeology

From: judydelk@embarqmail.com <judydelk@embarqmail.com>

Sent: Monday, October 26, 2020 9:01 AM

To: 'David Boston' <dboston@Ocalafl.org>; 'Arthur Roy' <arthurwroy@yahoo.com>

Cc: 'Tammy Gantt' <tgantt@ftboa.com>

Subject: RE: Housing Development Project at Winding Oaks Horse Farm

I only got Mr. Boston's voicemail just now.

Judy Delk

352-237-1000

From: David Boston <dboston@Ocalafl.org>

Sent: Friday, October 23, 2020 2:45 PM

To: Arthur Roy <arthurwroy@yahoo.com>

Cc: Judy Delk <judydelk@embarqmail.com>; Tammy Gantt <tgantt@ftboa.com>

Subject: Re: Housing Development Project at Winding Oaks Horse Farm

Hi Mr. Roy,

Ok, I'll send an invite now. Looking forward to talking with you next week.

Have a nice weekend!

David Boston, Ph.D., AICP

Planning & Zoning Manager

City of Ocala Growth Management Department

201 SE 3rd Street, 2nd floor, Ocala, FL 34471

352-629-8243 | dboston@ocalafl.org

#: Public Comments (RES-2021-20 : PD Plan Amendment)



From: Arthur Roy <arthurwroy@yahoo.com>
Sent: Friday, October 23, 2020 2:38 PM
To: David Boston <dboston@Ocalafl.org>; David Boston <dboston@Ocalafl.org>
Cc: Judy Delk <judydelk@embarqmail.com>; Tammy Gantt <tgantt@ftboa.com>
Subject: Re: Housing Development Project at Winding Oaks Horse Farm

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

OK...yes...please send the link to Tammy, Judy and myself.

Thanks
[Sent from Yahoo Mail on Android](#)

On Fri, Oct 23, 2020 at 2:27 PM, David Boston
<dboston@Ocalafl.org> wrote:

Hi Mr. Roy,

Let's plan to meet at 9 am Monday morning on Microsoft Teams if that works for you. If you're not familiar with Teams, it works just like Zoom and it doesn't require you to install any software. I can send you a link and the link will open the meeting in a browser window if you don't have Teams installed on your computer.

Thanks & best wishes,

David Boston, Ph.D., AICP
Planning & Zoning Manager
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
352-629-8243 | dboston@ocalafl.org



From: Arthur Roy <arthurwroy@yahoo.com>
Sent: Friday, October 23, 2020 9:00 AM
To: David Boston <dboston@Ocalafl.org>
Cc: Judy Delk <judydelk@embarqmail.com>; Tammy Gantt <tgantt@ftboa.com>
Subject: Re: Housing Development Project at Winding Oaks Horse Farm

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr Boston,

Due to time constraints on Monday, an in person meeting is not possible.

If you want to schedule a Zoom meeting at 9, that will work.

Also, we are available after 2PM on Tuesday for a visit to the farm if you get us permission from the owner.

Thanks

Art Roy

On Thursday, October 22, 2020, 05:09:42 PM EDT, David Boston <dboston@ocalafl.org> wrote:

Hi Mr. Roy,

I've reached out to the property owner's representatives and they haven't heard from the owner regarding the request to meet on site. We can't meet on someone else's property without their permission. Let's plan on meeting at the Growth Management office instead, unless we hear differently before next Monday. I am available to meet with you at 9 am next Monday if you would like to

If so, please confirm and I'll reserve a room for us. Our office location is in my signature: 201 SE 3rd Street, 2nd floor, Ocala, FL 34471. It's the second floor of the Electric Utility building downtown, next to City Hall. We could also schedule a phone call or a virtual meeting if you would prefer.

Thank you and best wishes,

David Boston, Ph.D., AICP
Planning & Zoning Manager
City of Ocala Growth Management Department
201 SE 3rd Street, 2nd floor, Ocala, FL 34471
352-629-8243 | dboston@ocalafl.org



From: Arthur Roy <arthurwroy@yahoo.com>
Sent: Thursday, October 22, 2020 4:34 PM
To: David Boston <dboston@Ocalafl.org>; David Boston <dboston@Ocalafl.org>
Cc: Judy Delk <judydelk@embargo.com>; Tammy Gantt <tgantt@ftboa.com>
Subject: Re: Housing Development Project at Winding Oaks Horse Farm

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Boston,

Tammy, Judy and myself would like to meet with you Monday morning at 9AM at the site so you can see the location of both the house and cemetery.

Can we meet you at the entrance where the former office building is next to the Jaguar dealership on 200?

Thanks

Art Roy

[Sent from Yahoo Mail on Android](#)

On Thu, Oct 22, 2020 at 1:01 PM, David Boston
 <dboston@Ocalafl.org> wrote:

Hello Mr. Roy,

Thank you for sending me this information and for participating in the neighborhood meeting. I think that's a great idea. This is a tradition I know very little about and would like to learn more so that we can ensure this is handled with care.

I will coordinate with the property owner about having a meeting on site. Otherwise, we can always meet in our office or via Teams, or another online conferencing option that you prefer. I would like to meet as soon as we can. I'm available tomorrow afternoon, Monday morning, or Tuesday afternoon after 2.

Thank you and best wishes,

David Boston, Ph.D., AICP
 Planning & Zoning Manager
 City of Ocala Growth Management Department
 201 SE 3rd Street, 2nd floor, Ocala, FL 34471
 352-629-8243 | dboston@ocalafl.org



From: Arthur Roy <arthurwroy@yahoo.com>
Sent: Thursday, October 22, 2020 12:08 PM
To: David Boston <dboston@Ocalafl.org>
Cc: Judy Delk <judydelk@embarqmail.com>; Tammy Gantt <tgantt@ftboa.com>
Subject: Housing Development Project at Winding Oaks Horse Farm

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Boston,

My name is Arthur Roy and I live in the Health Brook Hills development next to Winding Oaks farm.

Last month, I was on a Zoom public hearing for the proposed housing development on the former horse farm.

The meeting was facilitated by the consulting firm of Kimley-Horn for the developer.

Participants had the opportunity to raise questions and concerns about the project.

I raised concerns about 2 items.

First was preserving the house Mr. John Nerud lived in as the farm manager, breeder and trainer of such great horses as DR. FAGER, INTENTIONALLY, TA WEE, etc to name a few.

He was also the founding director of the Breeders Cup.

Click this link for more info on Mr. Nerud: [John A. Nerud](#)

John A. Nerud

Nerud, who was born on a ranch in Minatare, Nebraska, worked as a rodeo cowboy, groom and most notably as a trai...

And click on this article from the Ocala Star Banner the week after he died in 2015 to read of what impact he had in making "Ocala the Horse Capital of the World": [John Nerud helped build Horse Capital of the World](#)

John Nerud helped build Horse Capital of the World

Carlos MedinaCorrespondent

John Nerud, who died last week at age 102, is remembered locally as one of the architects who laid the foundatio...

The second concern is protecting the Horse Cemetery on the property by keeping it intact where it lies now..

#: Public Comments (RES-2021-20 : PD Plan Amendment)

Reports list as little as 14 with up to 23 horses buried at the farm. A few of them, mostly the champions listed above, are buried. Other are buried in the tradition of Head, Heart, and Hoof.

The earliest of these burials occurred in late 60's with the latest possibly in early 2000's.

We, the FTBOA AVP Tammy Gantt, Judy Delk who sits on the board of directors of the Marion County Historical Commission and myself would like to meet with you soon, preferably at the site, to view the above 2 locations to see where in the plans they are located and what options we may have in preserving this rich history in Ocala.

Please feel free to respond by email or you can call me at my numbers below.

Thanks,

Art Roy
352-509-4011 (H)
508-320-1514 (C)