



kinward

at Heathbrook

PD STANDARDS

Prepared: April 6, 2026

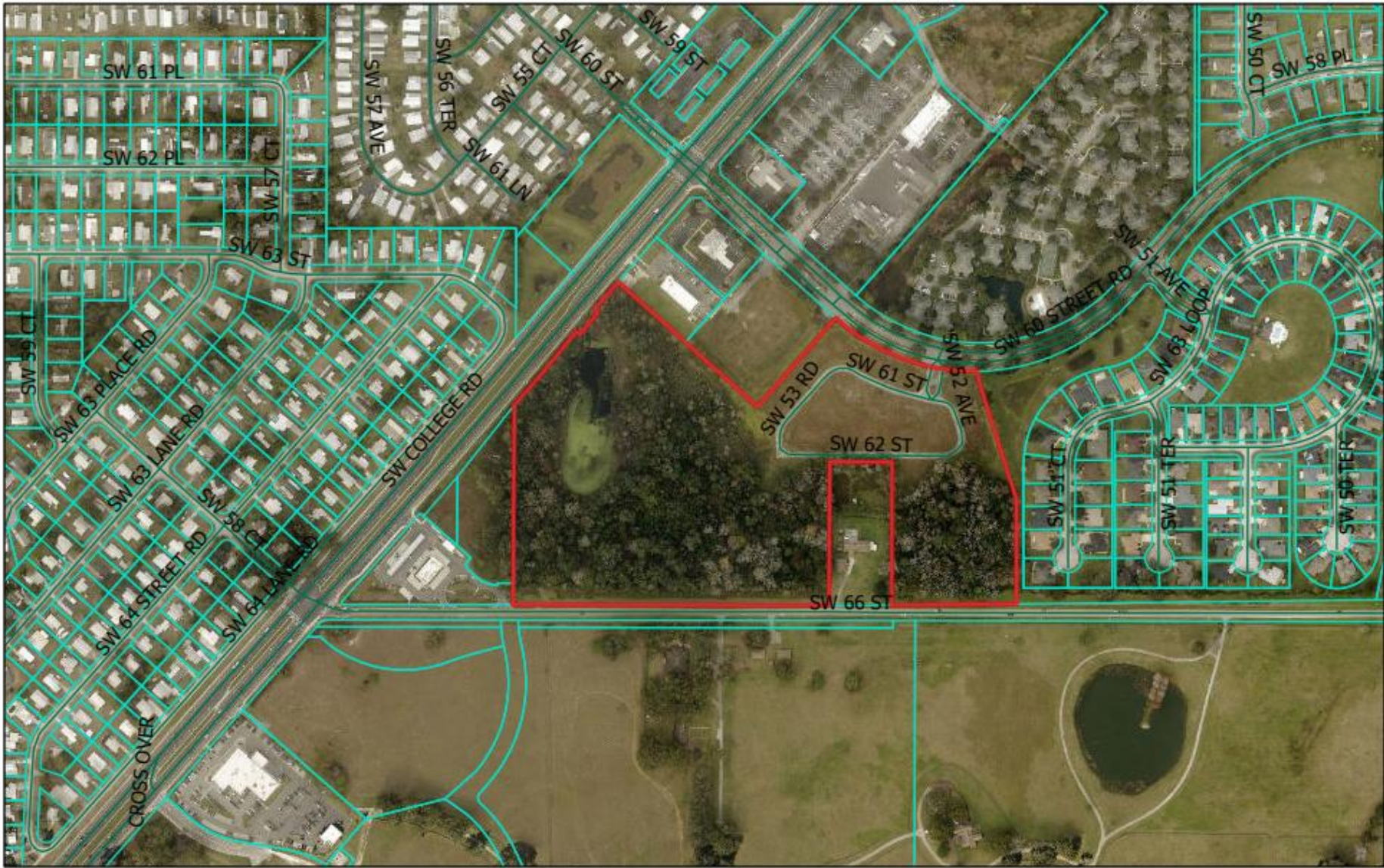


Middleton (Headquarters)
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Middleton, FL 34762

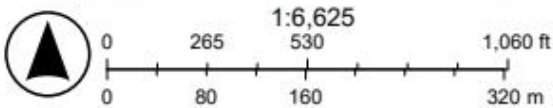
Ocala
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Suite 200
Ocala, FL 34470

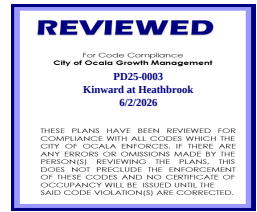
Clearwater
314 S. Missouri Avenue
Suite 101
Clearwater, FL 33756

Kinward at Heathbrook



9/5/2025, 8:31:45 AM





INTRODUCTION

The “Kinward at Heathbrook” Planned Development¹ consists of approximately 32 acres located 5451 SW 66th Street within the City of Ocala (the “Property” or “Planning Area”). The Property is located within an area of the City that includes a mix of land uses, including single family residential, multi-family and commercial, which uses support the goals defined in the City’s Comprehensive Plan.

The PD Plan for “Kinward at Heathbrook” approved simultaneously herewith (“PD Plan”) provides a community feel with amenities that may include, but are not limited to, a dog park, tot lot, green space and a clubhouse with fitness center, management office, maintenance office, and grilling stations. The PD Plan modifies the Planned Development previously known as “Keys at Ocala II,” approved by City Council in 2022, enhancing the design to meet modern demand without increasing intensity or density or reducing amenities available to residents.

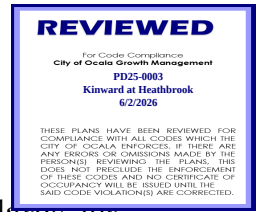
Consistent with requirements for a PD Plan, these PD Standards establish project objectives that are appropriate for planning. Additionally, these PD Standards hereby incorporate those residential guidelines for landscape and architectural standards which are included in the Heath Brook DRI/PD set forth in Resolution 2018-48 recorded at OR Book 6840, Pages 860-920, as amended (collectively the “Standards”). The review and final approval of “Kinward at Heathbrook” includes the following activities:

1. PD Plans have been prepared and submitted to the City of Ocala for development review and comment, followed by revision by the applicant in coordination with staff prior to submission to the Planning and Zoning Commission for recommendation and to City Council for consideration of approval.
2. Building architectural plans will be prepared pursuant to the City’s PD design standards and applicable Heath Brook DRI/PD standards, then submitted to the City of Ocala Building Department for review and approval.
3. Non-substantial adjustments as defined in Sec. 122-946 of the City’s Code of Ordinances may be made upon staff approval. Substantial changes to the PD standards require City Council approval.

These Standards serve as the foundation for the PD Plan, following the provisions of the City’s Planned Development (PD) district and those residential standards set forth in the Heath Brook DRI/PD. This PD Plan is comprised of several components intended to provide assurance that the development of the Property complies with the requirements of the City’s Comprehensive Plan and Chapter 118 and 122 of the Code of Ordinances. The PD Plan and Standards are designed to provide the framework for development within this Planning Area.

These Standards have been prepared to encourage and regulate the residential use of the development, including building and site design elements, which help to ensure the requirements for sound land use planning. The PD Plan identifies the Planning Area, the

¹ Prior to this amendment, the Property was approved for development as a Planned Development known as “Keys at Ocala II.”



land use and density, parking and landscape requirements, and the Standards for development. This application is consistent with the Planned Development zoning standards in Chapter 122, Division 30.

These Standards may be amended from time to time by the Applicant, and/or its designee, with approval by Ocala City Council to reflect changes in market conditions and development approvals. The PD Plan includes standards that have been developed based on the existing site conditions, available infrastructure, market demand for housing, and the City's overall vision for growth in this area.

GUIDING PRINCIPLES

This PD Plan is for a 146-unit gated townhome development with open space and community amenities to accommodate its residents. The following building principles are intended to provide the framework for development and provide for implementation of the overall vision of this development.

- The dwellings will consist of 2-4-bedroom, two-story units with driveways and attached garages.
- Internal private streets will be designed to reinforce safety and ease of traffic flow and pedestrian access throughout the community, and to complement the topography, vegetation or other natural features wherever possible.
- The overall site will be designed to enhance the open space between the dwelling units and the internal streets and provide adequate landscape buffers between the development and the adjoining properties.
- Landscaping shall substantially conform with the Master Landscape and Tree Preservation Plan submitted simultaneously herewith.
- Parking design is set forth in these Standards and the PD Plan.
- The dwelling units will be designed to complement one another with similar design elements and building materials. Typical design is set forth in the elevations and renderings included in Composite Exhibit A.
- Fences installed in locations depicted on the PD Plan shall comply with any applicable requirements set forth in the Master Declaration. The gated entrance shall provide street lighting along the internal roadways to create a safe living environment. The community will provide access to EMS, as well as police and fire rescue, and a secondary access will be constructed for emergency vehicles only along SW 60th Steet / Tartan Road as depicted on the PD Plan.
- Amenities may include, but not be limited to, a tot lot, dog park, fitness center, clubhouse, community pool and central mailbox. Retention areas that do not exceed a slope of 3:1 or a depth of six feet (6') may provide for passive recreation features and be considered open space. Further, retention areas that are

designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space if designed to retain a minimum of three feet of water at all times. (See Sec. 122-942(4)). Clubhouse and community pool design will be substantially similar to the elevations and renderings included in Composite Exhibit A.

- The access driveway to SW 60th Street / Tartan Road shall be a minimum of twenty-four (24) feet wide to provide ease of vehicular traffic in and out of the development.
- Pedestrian and vehicular traffic will be separated by providing sidewalks throughout the development.
- The community entrance sign shall be located within the access driveway median and designed in a manner substantially similar to the rendering included within Composite Exhibit A.
- The development may include an on-site management office open to residents in the community during normal business hours established by Developer.
- Water and sewer services will be provided by the City of Ocala. Electric service will be provided by Sumter Electric Cooperative.

PLANNING AREA GUIDELINES

This PD Plan is intended to provide for quality design while meeting the City's intent for development consistent with "Low Intensity" Land Use Designation and these Standards. This document is intended to provide development standards that go beyond minimum code requirements to enhance the project and ensure compatibility with adjacent properties. Site development should be mindful of the emphasis on pedestrian connectivity utilizing safe and inviting designs features to promote access for walking and bicycling for residents within the community. "Kinward at Heathbrook" provides for appropriate buffers, setbacks and development standards to mitigate impacts to the existing adjoining uses.

These PD Standards are intended to communicate the design standards for the development. Any substantial changes to the PD standards must go through public hearing review. Non-substantial changes to the PD Plan may be administratively approved.

DEVELOPMENT STANDARDS

STANDARDS	LOT
Tract Size (Acres +/-)	32 Acres (MOL)
Minimum Front Setbacks from Interior Roads	20 Feet
Minimum Interior Side Yard Setbacks ²	7.5 Feet (Total of 15 feet between buildings)
Minimum Street Side Yard Setbacks	10 Feet
Minimum Interior Rear Yard Setbacks (including rear-to-side or rear-to corner interactions when applicable)	10 Feet (Total of 20' feet between buildings, not including rear patios)
Minimum Street Rear Yard Setbacks	10 Feet
Minimum Rear Setback to Property Line	10 Feet
Lot Width (Minimum)	15 Feet
Open Space (Minimum)	40% of the total gross acreage. Open space shall include active and passive recreation areas such as courtyards, streetscapes, sidewalks, playgrounds, dog parks, landscaped yards, patios, floodplains, roof areas, and other similar open spaces. Water retention areas designed for passive or active recreation which have a 3:1 slope or less and do not exceed six feet in depth may be counted as open space. Retention areas that do not exceed a slope of 3:1 or a depth of six feet (6') may provide for passive recreation features and be considered open space. Further, retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space if designed to retain a minimum of three feet of water at all times. (See Sec. 122-942(4)). Retention areas may include grass, shade trees, native vegetation, and/or shrubs.

² The development program calls for single-family attached townhomes. For clarity, setbacks referenced herein apply to building setbacks rather than lot boundaries dividing attached units.

Storm Drainage Facilities	Berms shall only be required along portions of a stormwater retention / detention facility where existing and/or proposed grade adjacent to such retention / detention facility is lower than the top of bank. Any such berm shall be at least 10-feet in width (rather than 15 feet). To the extent drainage facilities comply with this Section but deviate from standards set forth in Section 114-62(l), the project has been granted waivers from such requirements so long as the design complies with the PD Plan.
Building Height (Maximum)	35 Feet (2-story)
Building Services Area	Buildings shall be designed to promote the utility functions away from public view from the streets when feasible. HVAC equipment, backflow preventors and other utility and service functions shall be incorporated into the overall design of the dwelling units and landscaping.
Parking	Parking shall comply with Article VI of the Land Development Code. In addition, each unit will include a driveway and attached garage.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	An eight-foot (8') double-sided, CMU block with stone veneer monument sign with internally lit acrylic panel and extruded letters will be installed at the entrance of the development. The monument sign will be substantially similar to the illustration on the attached Composite Exhibit A. Street signs will also be installed for pedestrian safety based on applicable requirements of the Land Development Code for Other Residential Dwelling Units and which meet the design standards pursuant to the architectural guidelines (Section 3.5) of the Heath Brook DRI for single family residential use.
Landscaping & Buffers	Buffers shall comply with Section 122-260 except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development and meet the requirements of the Heath Brook DRI/PD for single family residential use. Additionally, general landscaping details are shown on the PUD Landscape Plan submitted

	herewith and on file with the City.
Fencing/Gate	A fence along SW 60th Street / Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance on Tartan Road. A fence or wall at least six (6) feet in height will be constructed along portions of the Property. There shall be no fencing installed around the wetland areas.
Fencing/Gate	A fence along SW 60th Street / Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance on Tartan Road. A fence or wall at least six (6) feet in height will be constructed along portions of the Property. There shall be no fencing installed around the wetland areas.
Exterior Elevations/Renderings	Improvements will be substantially similar to the exterior elevations and photo renderings of the townhomes, clubhouse and pool (some of which are photographs of a comparable clubhouse under construction by applicant in another jurisdiction), monument sign and gated entrance, and wayfinding signage attached hereto as <u>Composite Exhibit A</u> .
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in these PD Standards and Composite Exhibit A attached hereto.
Building Materials	Foundation: Exposed rough masonry foundations shall be faced with stone, brick or stucco. Windows: Windows are encouraged to be vertically oriented. Windows other than wood must be anodized or electrostatically painted. Exterior Walls: Vertical transitions of dissimilar materials shall be made an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. Roof Pitch and Roofing Types: The minimum roof pitch is 5:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measure from finish floor to mean height between the ridge and soffit.

Lots and Roadway Alignment	Building layout along the roadways may be adjusted at the time of formal site plan for minor engineering and planning considerations, subject to City approval. To the extent internal roadways deviate from standards set forth in Sections 114-91 and 114-95, the project has been granted waivers from such requirements so long as the design complies with the PD Plan.
Access	Lots shall provide access to public streets and right-of-way as illustrated on the PD Plan. A secondary access will be constructed for emergency vehicles only along SW 60th Steet as depicted on the PD Plan.
Approved Uses	Townhomes, attached garages, open space and amenities intended for resident use only.
Landscaping	All plantings shall be from the approved plant list set forth in Section 4 of the Heath Brook DRI Landscape Standards and the project shall be landscaped in compliance with the Master Landscape and Tree Preservation Plan set forth herein.
Utilities Connections	All utilities, including water, sewer, telephone, fiber optic, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above-ground installation must be effectively screened and thereby may be excluded from this requirement pursuant to Section 122-942, Code of Ordinances.
Unified Control	Developer, or its successors or assigns, including but not limited to a Homeowners' Association, shall hold unified control over the Development Parcel and any subdivision(s), lots or common areas created within such Parcel.
Phasing Plan	The Project will be constructed in two (2) Phases as illustrated on the attached Site Plan. Phase I will be located on the northern and eastern portions of the Property and consist of 92 units, the clubhouse/management office, community pool, playground, and mailbox area. Phase II will be located on the western portion of the Property and consist of 54 units.

REVIEWED

For Code Compliance
City of Ocala Growth Management

PD25-0003

Kinward at Heathbrook

6/2/2026

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY ERRORS OR OMISSIONS MADE BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

Platting	The Property will be platted as lots upon which townhomes will be constructed.
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COMPOSITE EXHIBIT A - TOWNHOUSE RENDERING



COMPOSITE EXHIBIT A - CLUBHOUSE AND POOL RENDERING



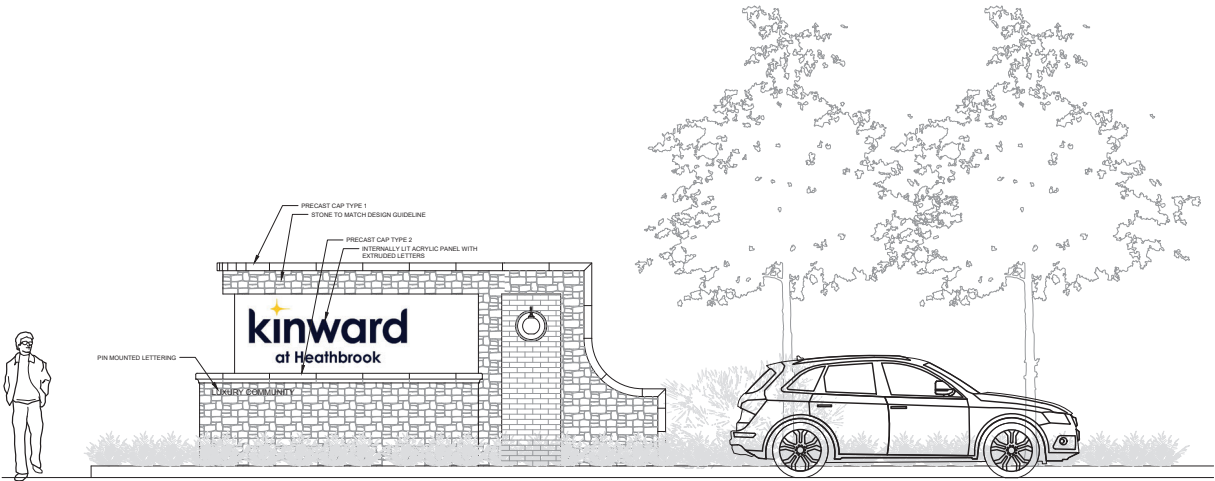
COMPOSITE EXHIBIT A – COMPARABLE CLUBHOUSE AND POOL UNDER CONSTRUCTION



COMPOSITE EXHIBIT A – COMPARABLE CLUBHOUSE AND POOL UNDER CONSTRUCTION



COMPOSITE EXHIBIT A - MONUMENT SIGN AND GATED ENTRANCE

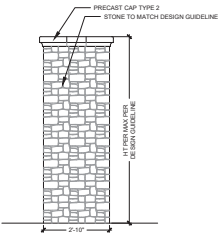


ELEVATION

1

MONUMENT SIGN

3/8" = 1'-0"

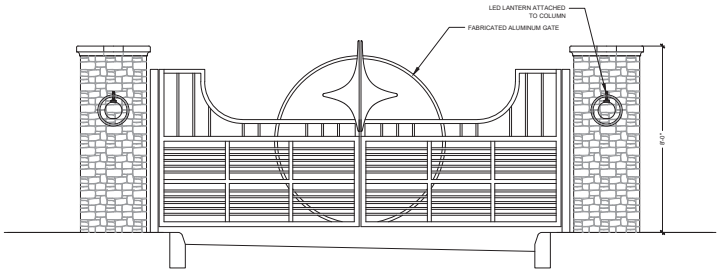


ELEVATION

2

COLUMN

3/8" = 1'-0"



ELEVATION

3

VEHICULAR GATE

3/8" = 1'-0"

COMPOSITE EXHIBIT A - SIGNAGE

