

# Winding Oaks Planned Development

## PD STANDARDS

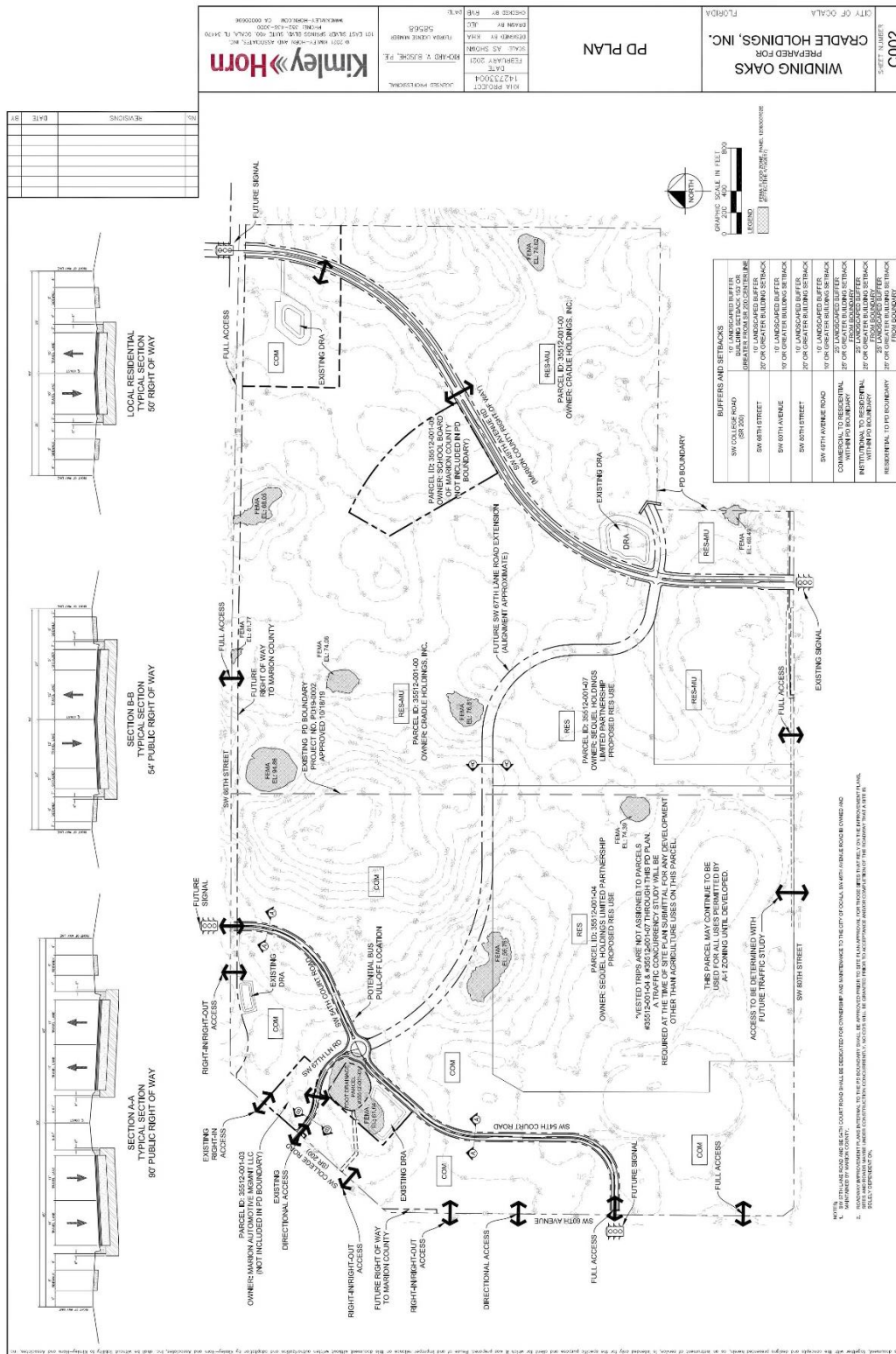
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## PD PLAN



## 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 60<sup>th</sup> Avenue to the west, SW 66<sup>th</sup> Street to the north, and SW 80<sup>th</sup> 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 60<sup>th</sup> 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.
Buffers	Landscaped buffers ten feet in width shall be provided adjacent to SR 200, SW 60 <sup>th</sup> Avenue, SW 66 <sup>th</sup> Street, SW 80 <sup>th</sup> Street and SW 49 <sup>th</sup> Avenue Road. Landscaped buffers ten feet in width shall also be provided adjacent to the internal common roadways noted as SW 67 <sup>th</sup> Lane Road, and SW 54 <sup>th</sup> 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 <sup>(1)</sup> : 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.
Buffers	Landscaped buffers twenty-five feet in width shall be provided adjacent to SR 200, SW 60 <sup>th</sup> Avenue, and SW 49 <sup>th</sup> Avenue Road. Landscaped buffers ten feet in width shall be provided adjacent to SW 66 <sup>th</sup> Street and SW 80 <sup>th</sup> Street. Landscaped buffers ten feet in width shall also be provided adjacent to the internal common roadways noted as SW 67 <sup>th</sup> Lane Road, and SW 54 <sup>th</sup> 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.
<sup>(1)</sup> 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**