

# PURA VIDA SUBDIVISION

## OCALA, FL.

### PD STANDARDS BOOK



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# PURAVIDA SUBDIVISION

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# 1. INTRODUCTION

The “Puravida Subdivision” Planned Development is comprised of 24+/- acres on two individual parcels. Located within the City of Ocala, the property is abutting NE 19<sup>th</sup> Ave to the east, NE 35<sup>th</sup> Street to the north, and a FPL Easement to the south, and the existing subdivision known as Jasons Landing to the west. The intent of this Planned Development is to create a compact, well-integrated community that will be an inclusive, and diverse neighborhood that provides residential infill with nearby employment centers. The PD features several residential dwelling types, each having various standards that serve as the foundation for the planning and development efforts of the community.

The PD Plan for “Puravida Subdivision” is to provide fee single sale product for a residential property that provides the opportunity for residents with different economic and social needs. The neighborhood includes shared open space that provides a sense of community. The PD Standards will include guidelines for community design and vision of all dwelling units, being single-family detached housing.

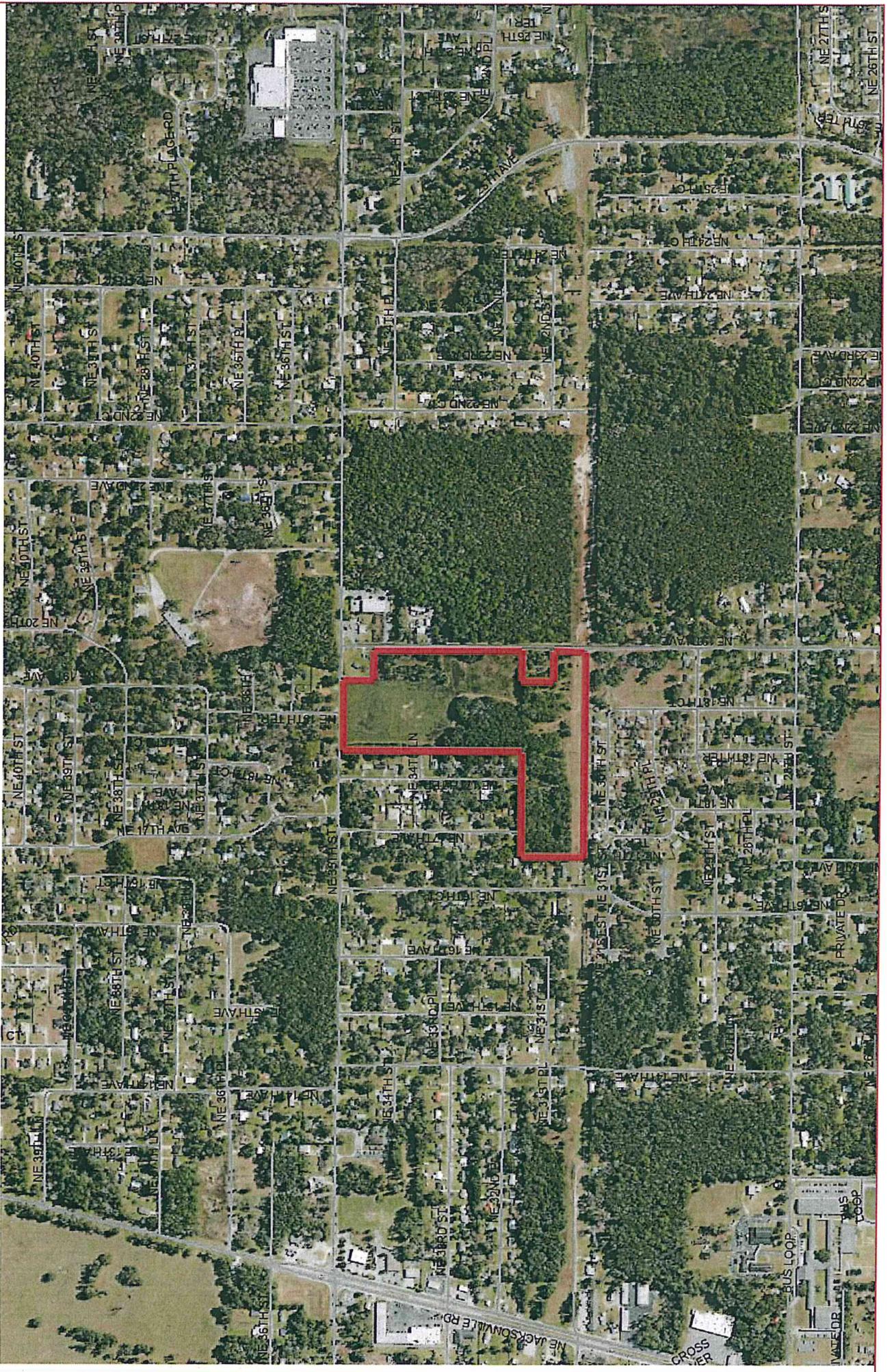
It is expected that during the review and final approval of the PD, the following activities will take place:

1. A neighborhood meeting, which was held on August 2<sup>nd</sup>, 2023, at 5:30 p.m. at 1515 E. Silver Springs Blvd. Suite 132, Ocala, Florida. The objective of this meeting was to discuss the proposed development with surrounding property owners.
2. The PD Plans are to be prepared and submitted to the City of Ocala for development review and approval.
3. Building architectural plans will be prepared and submitted to the City of Ocala building department for review and approval and will be consistent with the City’s PD design standards.
4. As defined in Sec. 122-946, non-substantial adjustments made to the plan sheets can be made with staff approval. Other substantial changes require City Council approval. Any changes to the PD standards require City Council approval.

This PD Plan is intended to provide quality design while supporting the goals outlined in the City’s Comprehensive Plan. The development is consistent with the neighborhood future land use designation and its standards. This document is intended to provide development standards beyond minimum code requirements and minimize impact to the adjacent properties. The site development is mindful of the emphasis on pedestrian connectivity, utilizing safe and inviting design features. The Puravida Subdivision Planned Development provides adequate buffers, setbacks, and development standards to mitigate impact on existing adjoining uses.

**In summary, the Puravida Subdivisions PD will be consistent with the City of Ocala LDC and Comprehensive Plan and will provide quality infill residential development in an area intended for future growth.**

# BOUNDARY AND LOCATION MAP



## 2. EXISTING CONDITIONS

### A. Land Use Patterns

Located in a developing urbanized portion of Ocala intended for residential development as evidenced by the underlying Neighborhood future land use category, the subject property's proximity to E. Silver Springs Blvd and personal service centers provides a great opportunity for residential infill in nearby employment centers. The surrounding development pattern consists of residential development, civic uses, and commercial uses. This emerging area of Ocala also features major public facilities such as schools and utility service centers. Located within the City of Ocala, the property is abutting NE 19<sup>th</sup> Avenue to the east, and NE 35<sup>th</sup> Street to the north. To the south FPL Easement, and the existing subdivision know as Jasons Landing to the west.

The proposed project represents infill development based upon the existing and approved surrounding communities. Please refer to Table 1 below, which provides an inventory of the immediately adjacent Future Land Use Categories, Zoning District, and Existing Land Uses.

### B. Future Land Use

The Property is within the neighborhood future land use category. Under this category, the property can allow 5 dwelling units per acre for single family dwelling.

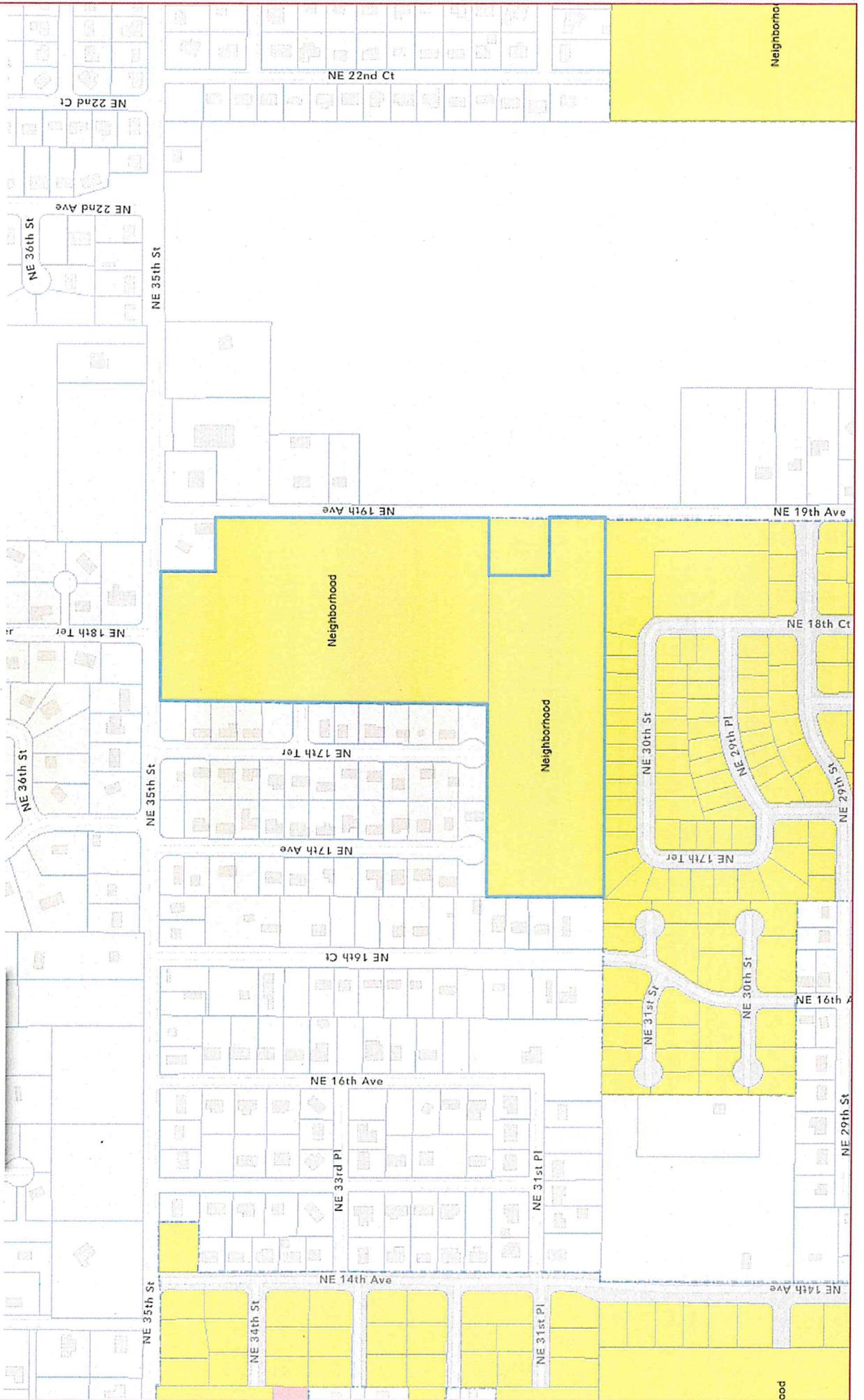
### C. Zoning

The current Zoning is R1A, however, the City of Ocala requires that the site category is to be rezoned to a Planned Development (PD) category, to allow for the proposed use.

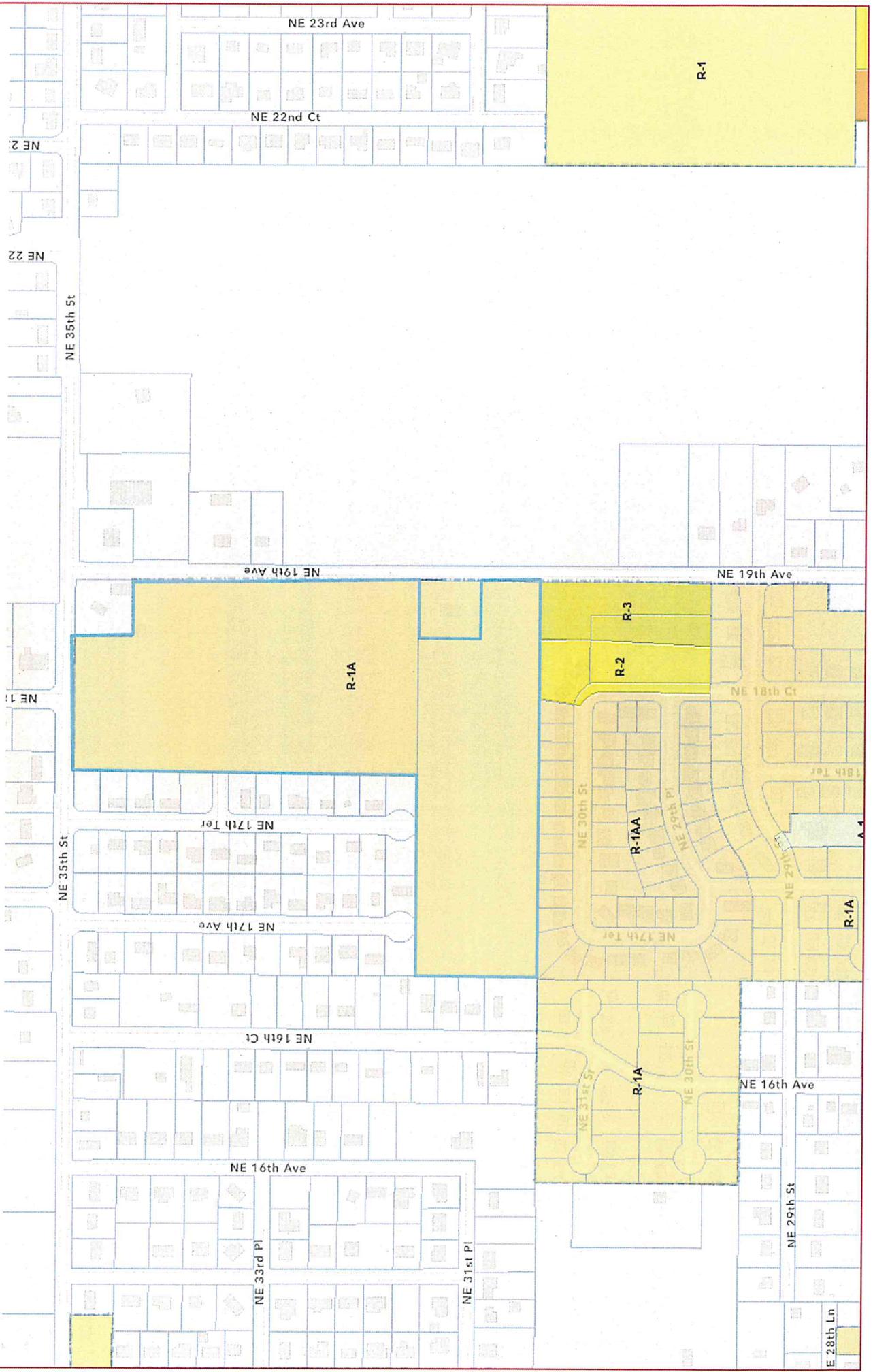
Standards and procedures of Planned Developments are intended to promote flexibility of design and permit planned diversification and integration of uses and structures.

<u>FUTURE LAND USE</u>	<u>EXISTING LAND USE</u>	<u>ZONING DISTRICT</u>	
<b>NORTH</b>	Medium Residential Commercial	R-1 Single-Family Residential B-2 A-1	Woodland Place
<b>SOUTH</b>	Medium (Residential)	R-1AA	Power easement
<b>EAST</b>	Medium Residential Commercial	PUD R-4 B-4 B-2	Vacant
<b>WEST</b>	Medium Residential Public	R1 (Single family dwelling) R-4	Jasons Landing

# FUTURE LAND USE MAP



# ZONING MAP



### 3. DEVELOPMENT INTENT, PRINCIPLES & PROGRAM

#### A. Vision and Intent

The Puravida Subdivision Planned Development intends to provide housing opportunities to accommodate Ocala's growing population and create an affordable residential community. In addition, the variety of housing types for residents with different economic and social needs creates an inclusive, and diverse, development. Open space areas connected by a network of sidewalks and trails in the passive recreational area shall bring the community together and create a desirable place to live.

#### B. Guiding Principles

The development plan provides a residential infill community that is consistent with the surrounding development pattern, including the single-family to the north/northwest, west, and on either side of the cul-de-sac while providing a transition from the zero lot line homes located in the interior and easterly blocks, to allow the development to consists of a cohesive blend of various detached residential home types, in the neighborhood.

The carefully designed concept plan provides transition of density along the edges of the project shared with the similar subdivision Jasons Landing subdivision. Substantial buffers are also provided. The design also features safe interconnectivity for both vehicular and pedestrian networks.

**Overall, the objective of the PD is to develop a safe, attractive, and sustainable community that is signally residential, walkable, and economically diverse.**

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

- . The permitted residential uses within the community will include: single-family detached homes and, single-family detached zero lot line homes.
- . The development will promote an affordable quality neighborhood and encourage a sense of place and community. Different housing types, being single story and two-story designs shall be architecturally integrated in order to give the development a cohesive appearance. A variety of price points will provide housing opportunities for residents with different economic and social needs.
- . The project's architecture shall promote and enhance pedestrian access to public/common spaces. Additionally, the street network should be safe and interconnected, and support multiple modes of transportation including vehicular, bicycle, and pedestrian uses. The roadway network should promote pedestrian activity in a safe and comfortable environment.
- . Building materials used within the community will feature complimentary architectural styles between the various internal neighborhoods to allow for a cohesive development pattern and unified theme.

- Amenities shall include, but not be limited to a passive recreational playground, and dog park area.
- Crosswalks may use enhanced paving markings that are complementary to this community.
- Water and sewer services will be provided by the City of Ocala. Electric service will be provided by Ocala Electric Utility.

**C. Development Program**

The maximum development potential per the enclosed Concept Plan is 100 single detached homes. While the future land use category allows for a maximum of 5 dwelling units per acre. The concept plans shall have 4.29 homes per acre.

The plan’s roadway network provides interconnectivity through the site. Additionally, the proposed development will include a passive recreational park. As required by the Land Development Regulations, the site will exceed the required 40% opens space and it will feature buffers in conformance to the Land Development Codes standards. The development is seeking minor variations and are listed in the table below.

The validity of the approved PD is based on the site plan approval. The Planned Development will be constructed through a series of stages in accordance with market demand. The development will be built out within 10 years of the effective date of the zoning ordinance.

<b>Development Program</b>	
<b>Land Use/ Dwelling Type</b>	<b>Units</b>
Single-Family Sites	52 Units
Single-Family Zero lot line	48 Units

**E. Development Standards and Reg**

The PD Standards are the conclusion of a comprehensive and collaborative planning process designed to provide a framework for the subject property. Any changes to the PD standards must go through public hearing review. Non-substantial changes to the plan may be administratively approved.

Per the provided Concept Plan, the community will consist of single-family detached, and single-family zero lot line detached living facilities, public roads gates shall be optional if approved by the city of Ocala.

Please refer to Table 2 (below) & Table 3 (next page), which provide the development Standards for the Puravida Subdivision PD standards.

The flexible design of the Puravida Subdivision Planned Development intends to provide a high-quality neighborhood that encourages a sense of place and community while considering the City’s vision for development. The Puravida Subdivision PD Standards and supporting documents provide for an affordable standard of development that aims to enhance values and minimize the impacts to the surrounding land uses. The distribution of the residential program may be adjusted according to the needs of the community—provided that the total densities included in the PD Plan are not exceeded. The PD Plan provides adequate buffers, setback, and development standards to mitigate impacts to existing residential uses in the surrounding area.

Driveway variations on the 0 lot lines shall be a minimum 45’ from center of driveway to center of driveway.

Block lengths shall be no less than 300’ and no greater than 600’ with the exception of block C being 277’.

**Table #2 Residential Lot and Set Backs Standards**

Residential Lot Standards	
Dwelling Type	Single-Family Detached
Minimum Lot Area	4,500 sq. ft.
Minimum Lot width	40ft
Maximum Building Height	35ft
*Rear Yard Property Boundary to Building Rear Walls	25ft
Front Setback	23ft
Rear Setback	20ft
**Accessory Structures	5' side / 3' rear
Side Yard Setback	10ft
Side Street Setback	15ft
Zero Lot Line Open Side	10ft

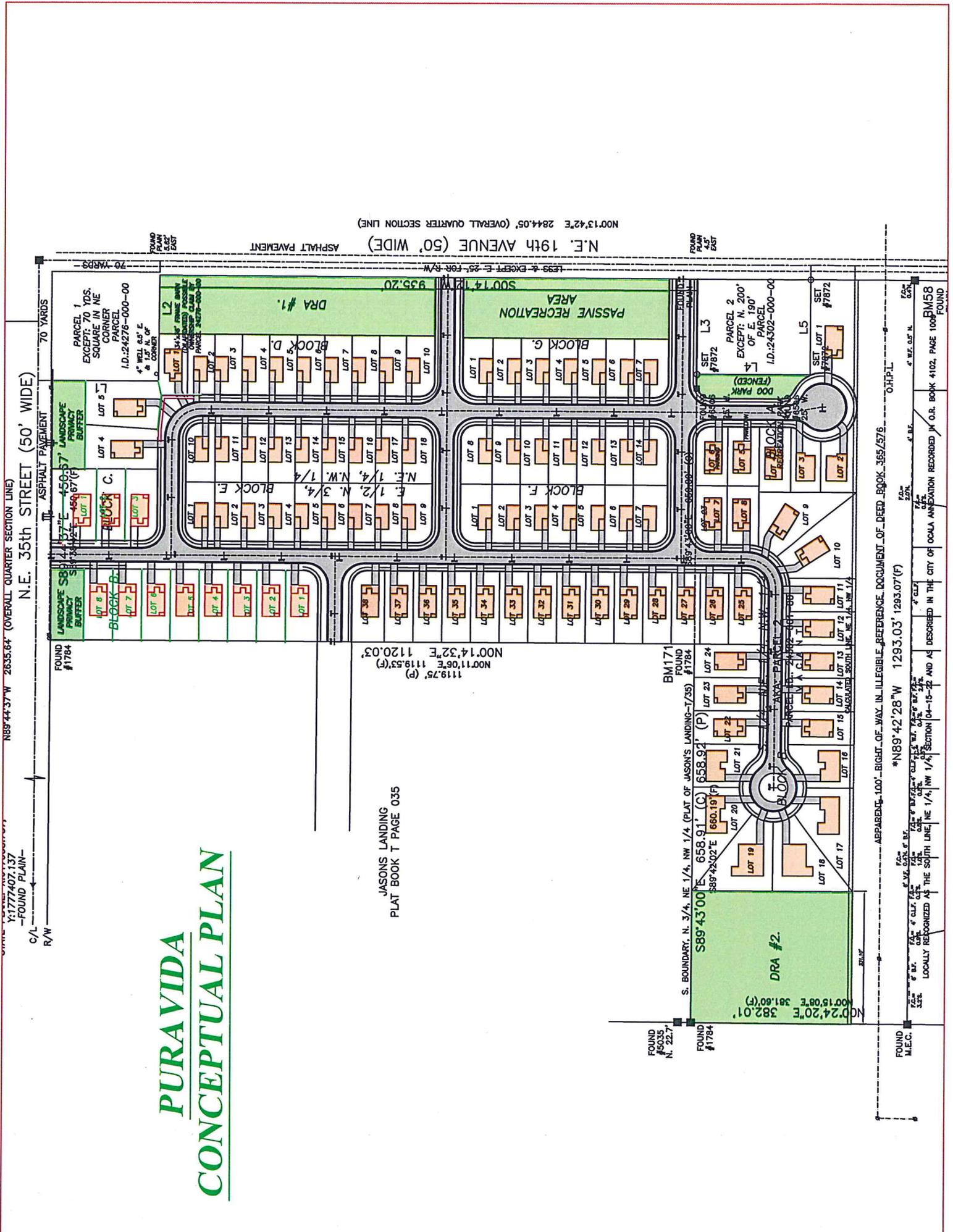
\*Jason's Landing

\*\*Accessory structures uses shall be sheds 80 s.f. max. / 10' height max.

**Table #3 General Development Standards**

Standards	Requirements
Parking	Parking shall be in accordance with Chapter 122, Article V, Division 30, and Article VI of the Code of Ordinances.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. The pedestrian and internal wayfinding signage may be provided and shall not be included in the overall site signage calculation. Signage shall be pursuant with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Buffers	Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less

	<p>intensive use, the buffer requirement will adhere to the minimum in section 122-260. Landscaped streetscape buffers shall be ten feet in width along internal common roadways. In order to provided additional compatibility, the single-family homes abutting Jason’s Landing will feature a 10-foot buffer along with landscape hedges, shade trees, and a 6-foot wall or fence.</p>
Open Space	<p>Open space within the proposed development will meet or exceed the 40% requirement as described in the Land Development Code. These areas will include active or passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds nature trails, or similar areas. Additionally, the storm water retention areas throughout the development will be designed as aesthetic lakes or ponds for passive or active recreation use.</p>
Architecture/Building Materials	<p>Building materials shall be established during the PD process. The community will feature complimentary architectural styles between the various internal neighborhoods to allow for a cohesive development pattern and unified theme.</p>
Tracts and Roadway Alignment	<p>Tract acreage and delineation/ boundary may be adjusted at the time of the final development plan for engineering and planning considerations.</p>
Access	<p>The site will feature multiple access points. The two primary access to the development will be from NE 19th Avenue. The secondary access will be located north boundary of the PD on NE 35th Street.</p>
Landscape	<p>Building perimeter plantings, general shade trees and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent plant palette to ensure complimentary and unified design amongst internal subdivision</p>



# PURA VIDA CONCEPTUAL PLAN

JASONS LANDING  
PLAT BOOK T PAGE 035

APPARENTE 100' RIGHT-OF-WAY IN ILLEGIBLE REFERENCE DOCUMENT OF DEED BOOK 365/576 O.H.P.L.

\*N89°42'28"W 1293.03' 1293.07'(F)

LOCALLY RECOGNIZED AS THE SOUTH LINE NE 1/4 NW 1/4 SECTION 04-15-22 AND AS DESCRIBED IN THE CITY OF OCALA ANNEXATION RECORDED IN O.R. BOOK #102, PAGE 1000 FOUND

BM58 FOUND

## 4. ARCHITECTURE

### Overview & Intent

The Puravida Subdivision Planned Development will be a single family detached residential community that strives to incorporate and be compatible with the unique DNA of neighboring architecture styles with forward looking trends and styles that create a strong sense of community while also being sensitive to applicable styles of the surrounding regions. The architecture, whether it's a 2-story single-family or a 1 story single-family residence will share common features, massing, and styles to maintain harmony within the community.

The architecture is envisioned to be a "Florida, Classic", with earth tone colors, traditional façade materials of brick, stone, stucco, and siding. The homes will form a strong sense of place and encourage walkability within the community. Our goal is to have shared community spaces with homes that look out into them creating a safe environment for the community. Abundant windows and treatment are encouraged as well as best practices for environmental design solutions and materials. The design will encourage:

- . Varied forms and massing.
- . Well vegetated designed buffers.
- . Regional type materials.
- . Sloped roofs.
- . Hidden air conditioning units.

### Guiding Principle

- . All lots share a frontage line with a street or cul-de-sac. Main entrances to the building must be on the street.
- . Stoops, open colonnades, and open porches shall not encroach into the front setback.
- . The sides of building facing the street must take on the same architectural character as the front and the same materials.
- . The primary façade is the vertical plane that reinforces the edge of the street and the outdoor room. All façades should be carefully designed with articulation such as porches, balconies, bay windows, loggias, cornices, and should be of a consistent quality of materials to reinforce the character of the primary façade.
- . Long façades are encouraged to be varied to make buildings look like an ensemble of smaller buildings.
- . Provide transition lines to divide the façade.
- . Variation, human scale, and detail in the architecture is encouraged.

## Dwelling Type

The community will consist of single-family detached, and single family zero lot line detached living facilities. A single detached development portion of the community will include a single dwelling intended for a family on a lot of record.

## Building Materials Standards

Building materials shall be determined and reviewed at the time of Site Plan review for development. The community will feature complimentary architectural styles between the various internal neighborhood blocks to allow for a cohesive development pattern and unified theme. All structures shall be block construction, stucco finished, accented with Hardi Board siding, windows encased with shutters, being a "Florida, Classic" style. See building elevations.

### Exterior Materials

- Block exterior walls with stucco finish
- Brick/ Stacked stone/ Hardi Board siding accents optional.
- Windows encased with shutters
- Belly band between floors
- Lower brick veneer skirting
- Earth color tones & trim
- Asphalt Shingles or Metal Panel Roof

# RESIDENTIAL BUILDING ELEVATIONS



-TWO STORY SINGLE FAMILY HOME



-TWO STORY SINGLE FAMILY HOME

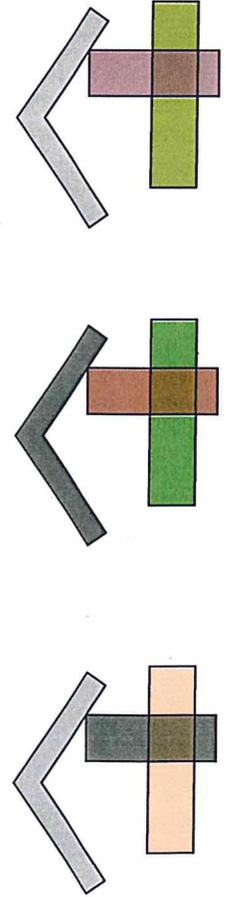


-TWO STORY SINGLE FAMILY HOME  
-ZERO LOT LINE



-ONE STORY SINGLE FAMILY HOME

EXAMPLE OF EARTH COLOR PALETTES



## 5. CIRCULATION

### A. Overview & Intent:

The developer layout design has envisioned the site plan around the community's connectivity and the roadway network. In addition to enhancing vehicular access and circulation, the PD will provide a high level of walkability connecting the neighborhood with public spaces and on-site private recreational amenities. This pedestrian infrastructure will also connect with external public roadways to generate alternative means of transportation to the roads outside the community.

### B. Guiding Principles

Substantial walk ability and connectivity throughout the community.

Provide street signage.

Encourage pedestrian support in transit visibility and ensure security.

### C. Access

Main two ingress/egress are provided from NE 19<sup>th</sup> Ave with an additional access point through NE 35<sup>th</sup> Street, providing for safe access not only for future residents but also for first responders. Stop bars and stop signs are set at 14' from the edge of pavement.

### D. Gateways

Gateways are not proposed but are optional in this project.

### E. Sign Standards

Signage shall be based on the proposed use and shall be determined at the Subdivision plan development stage. The pedestrian and internal way finding signage, as applicable, shall be pursuant with the approved PD and subject to Chapter 110 of the Code Ordinances.

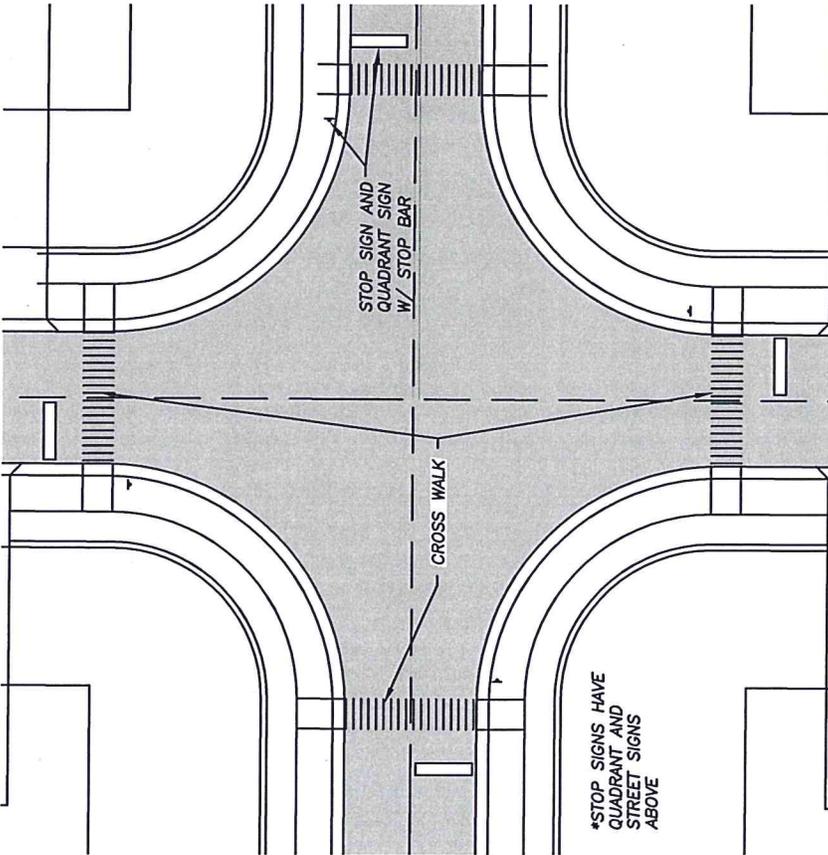
### F. Conceptual Typical Street Sections

All the streets in the Puravida Subdivision PD will have appropriate lighting and landscape planting according to the City of Ocala Code. The neighborhood street is the community's typical road.

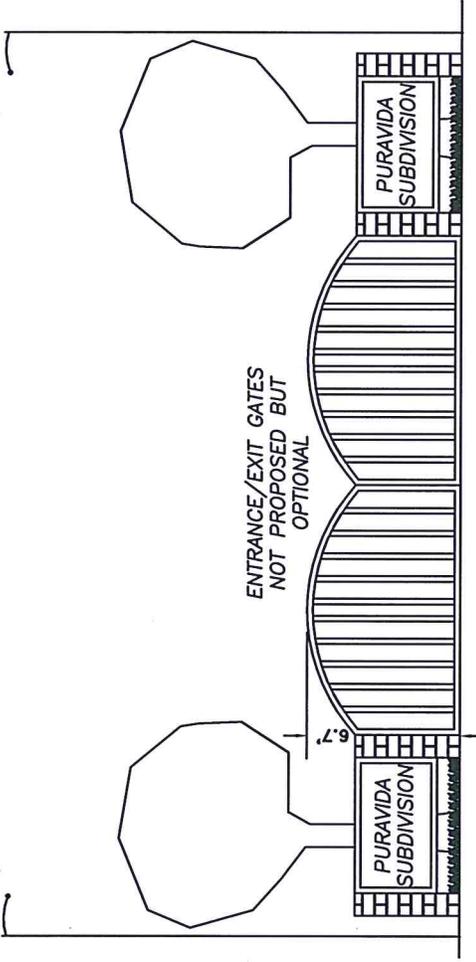
The streets are a 50' ROW, 2-lane road with landscape strip and sidewalk on both sides.

### G. Driveways

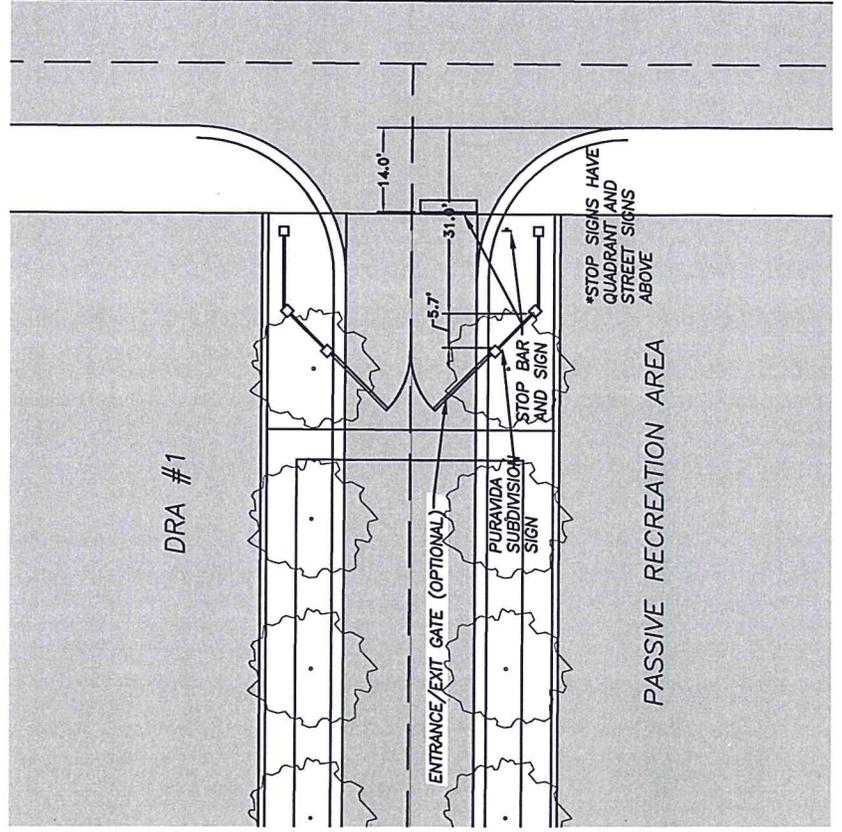
The typical distance between drives on the single-family residential lots 50 and greater shall be 50' from center of driveway to center of driveway, and on zero lot line lots shall 45' from center of driveway to center of driveway. A variance in drive way distances shall be found on the cul-de-sac on NE 31<sup>st</sup> Lane, and corners of Blocks A, C, D, E, F, and G.



**INTERSECTION CONCEPT**



**ENTRANCE AND EXIT GATE CONCEPT**



## 6. PARKS AND BUFFERS

### A. Open Space

The intent for the on-site open space is to maximize usability of these areas for the benefit of future residents and the public. Open space within the proposed development will meet or exceed the 40% requirement as described in Ocala's Land Development Code. These areas will include active or passive recreation areas such as streetscapes/sidewalks, playgrounds, nature trails, or similar areas.

Open space areas are localized within the development and provide recreational use and an area to enjoy the natural environment of the community.

Parks and green spaces will be in the easterly section of the development. These areas shall have minimal infrastructure but rather rely on landscaping and limited seating and hardscape to activate a social space.

A pathways and sidewalk system has been designed to connect these spaces for the user and provide a highly walkable environment through the landscaping and hardscape features.

Dog parks are proposed in the event that this amenity shall be omitted this area shall be used as a buffer being an amenity of passive activity.

### B. Buffers

Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less intensive use, the buffer requirement will adhere to the minimum in section 122-260, or as allowed in the approval of the PD. Buffer elements may include: 6' height wall/fence, shrubs, shade trees, ornamental trees, and landscape berms. Below are examples of a typical buffer configuration that will be applied.

#### **BUFFER TYPE "A" (10' WIDE)**

This 10' wide buffer includes a combination of a 6' height wall/fence, shade trees, ornamental trees, and shrub set up. Lots adjacent to Jason's Landing shall have a 10' wide landscape buffer with 2 shade trees and 2 ornamental trees per 100'.

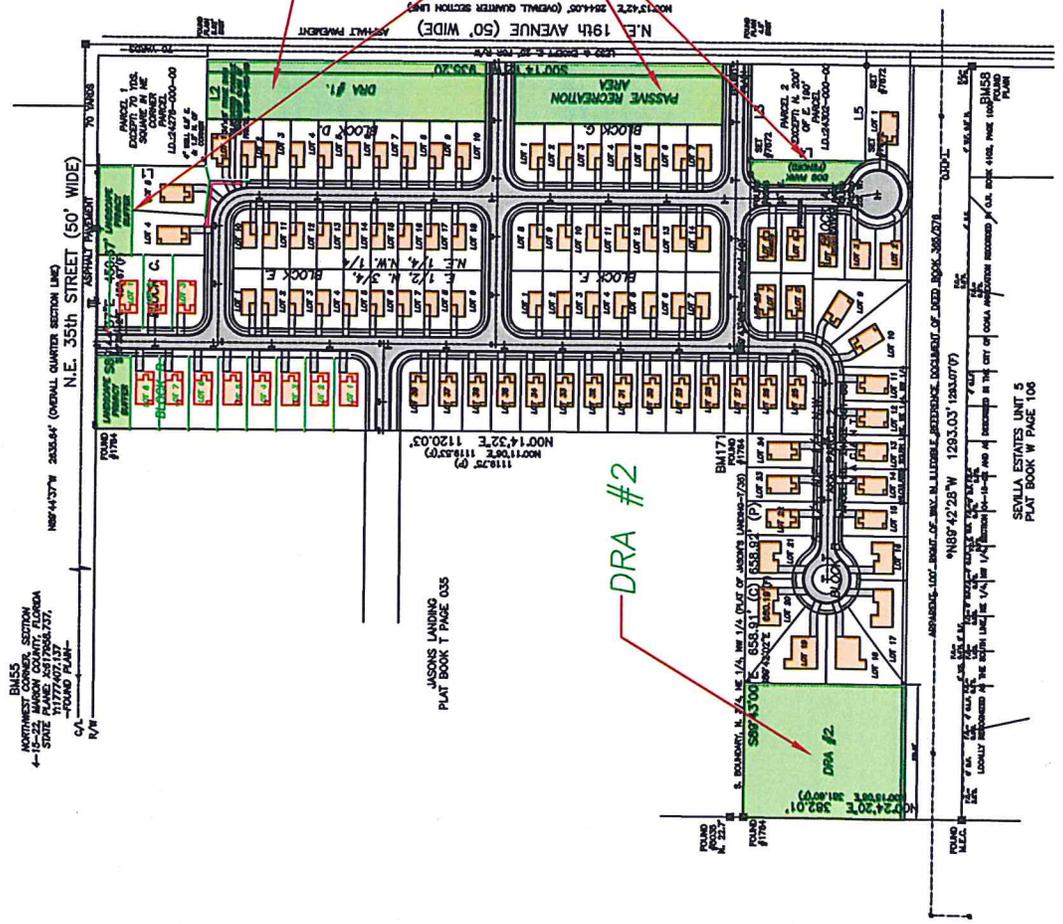
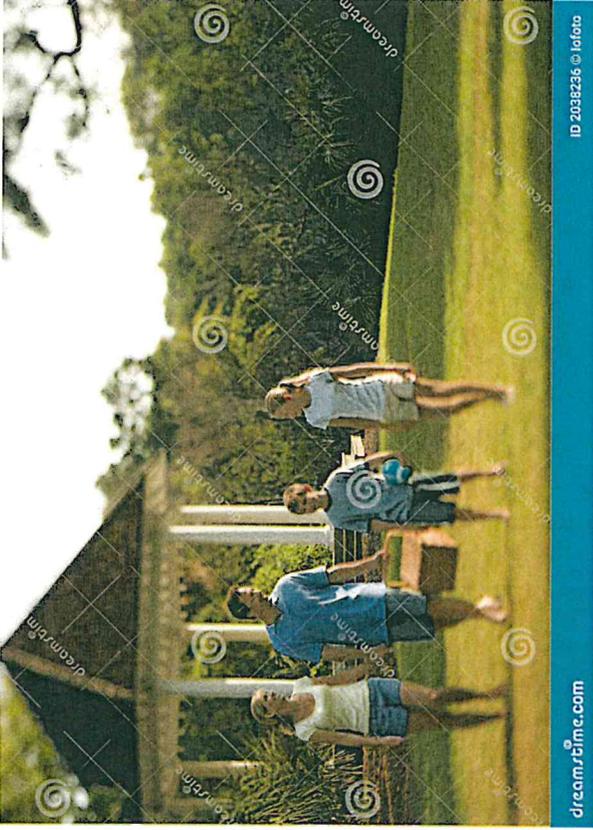
## 7. LANDSCAPE & PLANTING

Building perimeter plantings, general shade trees, and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent plant palette to ensure complimentary and unified design amongst internal neighborhood. Trees shall be planted 15 feet from building and 10 feet from right of way in the front of the proposed lots.

The Puravida Subdivision PD will follow the planting list provided in Chapter 118 of the City of Ocala Code. See definitions and acceptable tree table below.

TREE TYPE	DEFINITION	ACCEPTABLE TREES	
Shade Trees	<p>Shade tree means any tree which shall have a mature crown in the ratio of two feet for every inch of its DBH.</p> <p>Shade trees will attain a combination height and crown spread sufficient to shade large areas.</p>	<p>Bald Cypress                      Elm, Drake                      Elm, Florida                      Hickory                      Loblolly Bay                      Magnolia, Southern                      Magnolia, Sweetbay                      Maple, Florida                      Maple, Red                      Maple, Silver                      Oak, Live                      Bradford Pear                      Crape Myrtle                      Elm, Drake                      Elm, Florida                      Flowering Dogwood                      Fringetree                      Holly, American                      Holly, Dahoon                      Holly, East Palatka                      Holly, Savannah                      Holly, Yaupon                      Ligustrum Tree                      Magnolia, Southern</p>	<p>Oak, Laurel                      Oak, Shumard                      Oak, Southern Red                      Oak, White                      Oak, Willow                      Pecan                      River Birch                      Oak, Willow                      Sweetgum                      Tulip Tree</p>
Ornamental Trees	<p>Tree possessing qualities such as flowers or fruit, attractive foliage, bark or shape.</p>	<p>Magnolia, Sweetbay                      Maple, Japanese                      Palm, Date                      Palm, Pindo                      Palm, Sabal                      Palm, Washingtonian                      Pine, Black                      Pine, Loblolly                      Pine, Longleaf                      Pine, Slash                      Red Bud                      Red Cedar                      Willow, Weeping</p>	
Shrub		<p>Any perennial, low, several-stemmed woody plant that grows to a height of at least two feet.</p>	

# PARK AREAS



DRA #1

PARK AREA

DRA #2



## 8. TREE PROTECTION & MITIGATION

Site development under PD Zoning will follow the Article II, section 118 of the City LDC which regulates the removal and replacement of trees from private property within the city limits to develop, utilize and protect trees as a critical natural resource for the health, safety, and general welfare of the communities. A tree count and inches of tree DBH for mitigation shall list and or be shown on the proposed PD plan where replacement shall be required and the location will incorporate a consistent plant palette to ensure complimentary and unified design amongst internal neighborhoods. All interior landscaping shall be protected from vehicular encroachment by curbing or wheel stops. See note in section 9 under utilities for tree placement from powerline codes.

### Tree Planting Calculations

Total trees required - 120 trees  
Entrance on 19<sup>th</sup> ST - 16 trees  
Trees per lot on front lawn - 100 trees  
Trees in passive recreation area - 13 trees  
Trees in DRA#1 buffer - 10 trees  
Total trees provided - 139 trees

\*Additional trees shall be planted at the rear of homes as appropriately placed and in the 10' buffer abutting Jason's Landing.

### Shade and ornamental tree types:

Shade trees - Live Oak, Southern Magnolia, River Birch, Drake Elm, Red Maple, Bald Cypress, Sycamore

Ornamental trees - Crape Myrtle, Tree Form Ligustrum, Eagleston Holly, Japanese Blueberry, Purple Leaf Plumb, Cabbage Palm

## 9. TOPOGRAPHY, DRAINAGE & UTILITIES

The Puravida Subdivision PD is located within the St. Johns River Water Management District (SJRWMD). The PD is required and intends to provide a stormwater collection facility that will treat and recover the 100yr 24hr storm event. The system is intended to recover the stormwater runoff within 14 days after the event.

Trees and shrubs must be placed a minimum of ten feet from underground transformer boxes and underground electrical lines. Trees that typically grow to 30 feet in height or taller at maturity must be planted at least 30 feet from overhead power lines. Trees that typical grow to a height under 30 feet at maturity must be planted at least ten feet from overhead powerlines with express consent from utility company. Sec 119-101(6)(a)(b)(c).