Development Team

Owner: 
AZ Ocala Ranch, LLC
By: Midwest AZ Management, Inc, and Arizona Corporation, manager
By Scott Seldin, President

Developer: 
AZ Ocala Ranch, LLC
By: Midwest AZ Management, Inc, an Arizona Corporation, manager
By Scott Seldin, President

Legal: 
Gray, Ackerman and Haines, P.A.
Steven Gray, P.A.
125 NE First Avenue, Suite 1
Ocala, Florida 34470-6675
Tel: (352) 732-8121
sgray@gahlaw.com

Civil and Survey: 
Farner, Barley, & Associates, Inc.
Lee Clymer, P.E., Vice President
4450 NE 83rd Road
Wildwood, Florida 34785
Tel: (352) 748-3126
Fax: (352) 748-0823
lclymer@farnerbarlney.com

Planning and Landscape Architecture: 
Greery Pickett
Jamie van Ravensway
7144 E. Stetson Drive, Suite 205
Scottsdale, Arizona 85251
Tel: (480) 609-0009
Fax: (480) 609-0068
jvanravensway@greeypickett.com

Traffic and Circulation: 
Kimley-Horn and Associates, Inc.
Amber Lee Gartner, PE
1823 SE Fort King Street, Suite 200
Ocala, Florida 34471
Tel: (352) 438-3000
Amber.Gartner@kimley-horn.com

Environmental: 
Breedlove Dennis & Associates, Inc.
W. Jeffrey Pardue, CEP, M.S., M.B.A. Senior Vice President
30 E. Liberty Street
Brooksville, Florida 34601
Tel: (352) 799-9488
jpardue@bda-inc.com

Archeological: 
Search Inc.
Michael Arbuthnot
12443 San Jose Blvd, Suite 204
Jacksonville, Florida 32223
Tel: (904) 527-3223
Fax: (904) 379-8592
arbuthnot@searchinc.com
# TABLE OF CONTENTS

1. Introduction ................................................................................................................. 1  
   A. Introduction ............................................................................................................. 1  
   B. History ................................................................................................................... 1  
   C. Vision ..................................................................................................................... 1  
   D. Purpose/Request ................................................................................................. 2  
   E. Document Organization ....................................................................................... 3  

2. Existing Conditions .................................................................................................... 4  
   A. Project Location ...................................................................................................... 4  
   B. Property Description and Photos ......................................................................... 4  
   C. Comprehensive Plan Land Use Designation ......................................................... 4  
   D. Existing Zoning ....................................................................................................... 4  
   E. Current Uses .......................................................................................................... 4  
   F. Topography ........................................................................................................... 4  
   G. Vegetation ............................................................................................................. 5  
   H. Natural Features .................................................................................................... 5  
   I. Access .................................................................................................................... 5  
   J. Existing Infrastructure ............................................................................................. 5  
   K. Site Constraints ..................................................................................................... 5  

3. Proposed Development Plan ..................................................................................... 7  
   A. Comprehensive Plan Amendment .......................................................................... 7  
   B. Planned Unit Development Zoning .......................................................................... 7  
   C. Development Plan ................................................................................................. 7  
   D. Planned Land Uses ................................................................................................. 8  
      D.1 Residential ....................................................................................................... 12  
      D.2 Commercial/Mixed-Use .................................................................................. 12  
   E. Community Amenities ............................................................................................ 12  
   F. Parks and Open Space ............................................................................................. 13  
   G. Circulation and Connectivity ................................................................................ 14  
   H. Habitat Protection .................................................................................................. 15  
   I. Landscape Character .............................................................................................. 16  
   J. Drainage and Storm Water Harvesting .................................................................... 16  
   K. Water Treatment Facility ....................................................................................... 16  
   L. Duke Energy Powerline Corridor ........................................................................... 16  

4. Architectural Character ............................................................................................ 17  
   A. History/Story ........................................................................................................... 17  
   B. Architectural Style/Community Character ............................................................. 17  
   C. Style Characteristics .............................................................................................. 18  

5. General Development Standards ............................................................................ 19  
   A. Residential Standards ............................................................................................ 19  
      A.1 Standard Single Family Residential ................................................................ 19  
      A.2 Non-Standard Single Family Detached Residential ..................................... 20  
      A.3 Standard Single Family Attached Residential ............................................. 23  
      A.4 Multi-Family Residential ................................................................................. 24  
   B. Commercial/Mixed Use .......................................................................................... 24  
   C. Circulation ............................................................................................................. 24
TABLE OF CONTENTS (Continued)

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>C.1 Street Cross Sections</td>
<td>24</td>
</tr>
<tr>
<td>C.2 Non-Standard Street Layout</td>
<td>25</td>
</tr>
<tr>
<td>D. Signage</td>
<td>25</td>
</tr>
<tr>
<td>E. Community Development Standards</td>
<td>25</td>
</tr>
<tr>
<td>F. Community Design Guidelines</td>
<td>25</td>
</tr>
</tbody>
</table>

List of Exhibits

- Exhibit A – Vicinity Map
- Exhibit B – Existing Conditions
- Exhibit C – Site Photos
- Exhibit D – Constraints Map
- Exhibit E – PUD Master Plan
- Exhibit F – Village Plan
- Exhibit G – Amenity Plan
- Exhibit H – Circulation Plan
- Exhibit I – Residential Product Diagrams
- Exhibit J – Street Cross Sections
- Exhibit K – Non-Standard Street Patterns
I. Introduction

A. Introduction

Ocala Ranch is planned as an upscale master planned community for active adults seeking to live an active lifestyle in a resort setting. Tailored to the active lifestyle, this community will feature state of the art recreation facilities, numerous outdoor activities, a nature park, currently home to two bald eagles, a potential horse stable and equestrian facility, and a potential of up to 36 holes of championship golf. Ocala Ranch will create an integrated community with a commercial/mixed-use village, and is envisioned to offer two distinct residential villages, featuring a variety of housing options. The commercial/mixed-use area will include retail, dining, independent and assisted living facilities, as well as higher density active living.

The site encompasses approximately 2,082.2 acres of land located in Marion County along the east side of State Road 200. Located approximately ½-mile north of the Withlacoochee River, the property extends generally to the south and east to the approximate SW 100th Avenue alignment. A Duke Energy transmission line and the Sabal Trail gas line cross the northern portion of the property along the SW 150th Street alignment. The Sabal Trail gas line follows the western property boundary south and then east along the northern boundary.

The property is generally unimproved and consists primarily of both forested lands and open grasslands. The southeastern portion of the site is currently home to two bald eagles. The area around the nest will remain undeveloped as to preserve the eagles and their nest. Currently the property is being used for agricultural purposes.

B. History

Ocala Ranch and the immediate area surrounding the site, including the City of Ocala, has a rich history dating back to pre-historic times. The Weeden Island Culture inhabited this area over 1,000 years ago. In the mid-1500s, DeSoto’s trek across the Withlachoochee River took place. The 1800’s saw Seminole Wars, including the Battle of the Withlacoochee. By the late 1800s, homestead American settlement took place under the Homestead Act. Remnants of all of these historically significant time periods have been found near Ocala Ranch.

C. Vision

Ocala Ranch is planned as an upscale community catering to the active adult lifestyle in a resort setting. Ocala Ranch will be a master planned community with luxury homes, abundant open space, well-planned neighborhoods, and world class amenities. The community is envisioned to have two distinct residential villages, offering a variety of housing options, and a commercial/mixed-use village, featuring retail, dining, office, medical office, independent and assisted living, and higher density active lifestyle housing. The City of Ocala, also known as Brick City, and Marion County have a long embraced history of thoroughbred farms and ranching lifestyle. After tragedy struck the City of Ocala in the late 1800s, the City rebuilt and predominantly used brick as a way of preventing fire, which gave Ocala a look unique to the state of Florida, and subsequently became known as the “Brick City”. Ocala Ranch will honor the rich history
of the area by incorporating the equestrian theme and the use of brick throughout the architecture of the community.

Golf, tennis, pickleball, swimming, walking trails, horseback riding, biking, and canoeing are just a small sample of the activities planned for Ocala Ranch residents and guests. The community, catering to an active lifestyle, will have the potential to have up to 36 holes of golf, which would include an upscale golf clubhouse and grill. In addition, Ocala Ranch will offer two resort style recreation centers. These recreation centers will provide a comprehensive package of activities and amenities, including lap and resort pools, spas, fitness facilities, dining, event spaces, and multi-purpose rooms. The recreation centers will be private and for home owners and their guests, while the goal of the golf facilities, if built, will be to be open to the general public, while offering memberships to home owners within the development.

Ocala Ranch is also planned to have a potential horse stable and equestrian facility. This potential facility will have the ability to board horses, provide access to a community wide trail network, and offer the residents and guests of Ocala Ranch the opportunity to enjoy the equestrian lifestyle.

The two planned residential villages may be gated and feature a variety of housing options ranging in size, price, and style. The first village will include a state of the art resort style recreation center and an option for 18 holes of golf. The second residential village may also be gated and provide a variety of housing options. This village will feature the Bald Eagle Park, a state of the art resort style recreation center, a connected open space system which will aim to connect many neighborhoods within this village, and an option for 18 holes of golf. The open space will provide the ability to circulate throughout the village and to the recreation center for those seeking alternate methods of transportation. This village will also provide for larger housing options for those seeking more executive living.

Residential villages will feature well-planned open space and water elements to enhance the visual quality of the community. Enhanced landscaping will showcase the beauty of the local plant material while accentuating the architectural style of the community. Neighborhoods will be planned to take advantage of the natural features of the site, while creating interesting and inviting neighborhoods.

D. Purpose/Request

The purpose of this document is to apply for a PUD zoning classification for the property. This document has been prepared to address the requirements of a PUD application, as well as provide additional information regarding the quality and character of the proposed community. All information required for submitting a PUD application shall be found in this document.
E. Document Organization

This document has been divided into five sections. The first section introduces the project and provides a history of the site and surrounding area, as well as the vision for the community. The second section details the site and its current condition. Section three illustrates the proposed development plan and provides specific information regarding potential amenities, open space, and other key elements of the proposed development plan. Section four describes the architectural character of Ocala Ranch, and Section five addresses specific development standards that shall be approved with this PUD classification.
II. Existing Conditions

A. Project Location

Ocala Ranch is located along State Road 200 (SR 200) in Marion County, Florida. (see Exhibit A – Vicinity Map). The property sits approximately 17 miles southwest of downtown Ocala, just north of the Withlacoochee River. The site is bordered by State Road 200 to the west, existing residential to the north and northeast, permanent open space directly east, and private, undeveloped land to the south.

B. Property Description

The site encompasses approximately 2,082.2 acres of forested and open grasslands. Ocala Ranch features an irregular boundary, and the site generally extends to the southeast from State Road 200. Most of the forested area is located in the western portion of the site, while the remainder of the site is relatively void of significant vegetation (see Exhibit B – Existing Conditions). Two bald eagles currently nest in the southeastern area of the site in a large pine tree. The site contains few wetland and unstable soil areas, and is void of rock formations or outcroppings. The site and surrounding areas enjoy a rich history. A thorough archaeological study has been completed for the property and none of the findings were found eligible for listing in the National Register of Historical Places. See Exhibit C – Site Photos for photos of the site taken at specific locations.

C. Comprehensive Plan Land Use Designation

The current Marion County Comprehensive Plan Land Use Designation is Rural Land as defined by the Marion County Comprehensive Plan.

D. Existing Zoning

Ocala Ranch is currently zoned Agricultural per the Marion County Zoning Ordinance.

E. Current Uses

The property is currently being used as an active grazing pasture and hunting area, and occasionally for row crops. Historically, the site has been in agricultural rangeland for cattle, pine plantations, sod production, and row crops.

F. Topography

The site itself is relatively flat. Elevation predominantly ranges from 50 to 55 feet above sea level, with locally isolated low and high points as low as 41 feet above sea level to as high as 63 feet above sea level.
G. Vegetation

Vegetation on the site varies from location to location. The northwestern portion of the property contains the most vegetation, in the forms of large tree groupings consisting of a mix of coniferous (longleaf pine) and oak trees (xeric oak). Trees are found in limited number throughout the rest of the site, with the predominant vegetation consisting of cropland and pasture land.

H. Natural Features and Wildlife

The property is relatively void of significant natural features. A small number of wetlands are located on the site with some of them containing water on a permanent basis. The most significant features of the property include the bald eagles which nest in a large pine tree in the southeastern area of the site.

I. Access

Current site access is provided via SR 200, which is the only major roadway with direct access to the property. A portion of the eastern boundary of the site is defined by SW 110th Avenue, and an unmarked dirt road borders the property along a portion of the northern boundary in the southeastern portion of the site. Both of these roads are local roads and are not suitable for primary access locations.

J. Existing Infrastructure

The site is currently served by Duke Energy with electricity. Other than power, there is currently no water, sewer, cable, or other utilities available on the project site.

K. Site Constraints

Although the site is relatively unencumbered, a number of constraints do exist on the property and have been considered during the planning process for Ocala Ranch. Those constraints are described below and are shown on Exhibit D – Constraints Map.

Power Lines: The most prominent constraints are the powerlines that cross the property in the northwest portion of the site (See Exhibit D – Constraints Map). These powerlines are located within a Duke Energy Power Line Easement, which will remain within Ocala Ranch. Specifically, there are two powerlines located within this 295-foot easement, including numerous towers supporting the lines.

Sabal Trail Transmission Line: The Sabal Trail underground natural gas pipeline crosses the northeast portion of the site adjacent and parallel to the power line corridor in a 50-foot easement. At the northeastern boundary of the property, the gas pipeline follows the boundary of the property to the east.
Wetlands: Approximately seven acres of wetlands have been identified within Ocala Ranch. See Exhibit D – Constraints Map for specific locations of wetlands.

Unstable Soils: The property has been mapped and surveyed for unstable soils conditions. See Exhibit D – Constraints Map for specific locations.

Bald Eagles: The bald eagles nest will be protected from development. The bald eagle is protected by the United States Fish and Wildlife Service and the area around the nest is subject to the USFWS National Bald Eagle Management Guidelines.

Archaeological Findings: A Phase I Cultural Resource Assessment Survey (CRAS) has been completed for Ocala Ranch. Several new cultural resources were discovered, in addition to the five previously recorded archaeological sites. The new sites and five previous sites were evaluated and determined not to be eligible for listing in the National Register of Historical Places.

All of the above items have been documented and noted. (see Exhibit D – Constraints Map). The items listed above have been carefully studied and considered during the planning of Ocala Ranch.
III. Proposed Development Plan

A. Comprehensive Plan Amendment

Ocala Ranch is seeking to amend the Comprehensive Plan Designation of Rural Land to Rural Community.

B. Planned Unit Development Zoning

Ocala Ranch is seeking to obtain PUD zoning for the entire property. The property is currently zoned as agriculture.

C. Development Plan

Ocala Ranch will be an upscale master planned community for active adults. The conceptual master plan (see Exhibit E – PUD Conceptual Master Plan) illustrates the proposed conceptual plan for the community. The community is envisioned to have two residential villages and a commercial village (see Exhibit F – Village Plan). Each village features a well-planned roadway network, comprehensive open space system, and numerous amenities. Primary access will be provided off of SR 200 through the commercial village. The main community road will be a feature of the community by providing generous landscape areas along the side of the road with enhanced landscaping, providing a true parkway setting. Roundabouts will be used to facilitate traffic flow at major intersections throughout the community. Roundabouts provide the ability to create additional scenic landscaping opportunities and the ability to safely accommodate traffic flow at intersections without a traffic signal.

As the main community road turns south, an extensive open space area has been established to provide an additional buffer from adjacent existing development. Eventually the main road terminates into a roundabout. This roundabout provides access into both communities. A planned open space/ recreation area has been located adjacent to the roundabout in between these two residential villages. Should the golf courses be built, this open space/ recreation area may be utilized for the golf clubhouse.

Once within each village, a smaller scale main community road with wide landscape areas and enhanced landscaping has been planned. These village loop roads serve as the unifying element of each village and set the tone for the quality of the development.

Each residential village will feature a variety of amenities for the residents. Recreation centers, parks, trails, and up to two championship golf courses have been planned for Ocala Ranch.

The commercial/ mixed-use area will offer a variety of retail including shopping and dining. This area is planned to be a destination for residents for services such as groceries, cafés, dining, and other similar retail uses. In addition, professional medical offices are planned as part of the commercial area.
Residential uses, specifically the multi-family residential, and independent living and assisted living facilities are included in the commercial/mixed-use area. These types of residential uses are conducive to a more urban environment, directly adjacent to supportive retail and medical uses.

D. Planned Land Uses

Ocala Ranch is proposed to be a mixed-use community consisting of a variety of residential and commercial uses. The list below provides a complete breakdown of all planned land uses within Ocala Ranch. Planned land uses within Ocala Ranch area listed below;

Ocala Ranch Permitted Land Uses

- Accessory uses and structures such as private recreational facilities including swimming pool, archery range, shuffle board, clubhouse, meeting room, and similar facilities needed to support a resort development.
- Adult day care
- Agricultural equipment, tools, implements and machinery – sale retail or wholesale and repair
- Agricultural uses as an interim use (excluding livestock)
- Antiques
- Arcade store
- Archery range
- Art gallery
- Art supplies
- Artisan shops and similar service establishments, retail
- Auction houses (excluding those for animals)
- Auto repair, except body repair, four bay maximum
- Auto detailing, car wash inside building
- Awning and canvas repair
- Awnings sales
- Bakery (commercial)
- Bakery and/or delicatessen
- Bank
- Bar, alcoholic
- Barber and/or beauty shop
- Bed and breakfast inn
- Bicycles and/or bicycle shop
- Blacksmith or farrier shops, retail
- Books and stationary
- Bowling alley
- Business offices, such as, but not limited to physicians, insurance, financial services, real estate, farm management and services
- Camera and photo supply
- Camping equipment
- Child care centers
- Churches, places of worship
- Clothing, clothes alteration
- Clubhouse
- Club, private
- Confectionary
- Construction or contractor yard
- Convenience store, gas station, or car wash
- Dance studio
- Dental office
- Department store
- Detective agency
- Dressmaking
- Drug store
- Dry cleaning, pick-up
- Farm produce; sales, packing, crating and shipping facility, retail of wholesale
- Farmers market
- Fitness center
- Florist shop
- Food catering
- Fruit and vegetable (inside building)
- Fuel oil; sales and storage, retail
- Furniture
- Game arcade, coin operated
- Garden supply
- Gas, bottles
- Gasoline sales, bait and tackle sales
- Gift shop
- Glass and mirror shop
- Golf course
- Golf driving range
- Grocery
- Grocery store for primary use of residents and their guests
- Gymnasium, commercial
- Hardware
- Hobby supply
- Horses or cattle
- Hospital
- Hotel, motel
- Household appliance, repair
- Household appliances, sales
- Household furnishings, sales
- Ice cream
- Insurance office
- Interior decorator
• Jewelry
• Kennel
• Laundry/laundromats
• Lawn mowers, power, sales and repair
• Leather goods, luggage
• Library
• Loan company office
• Locksmith
• Lodge, fraternity, sorority
• Management and administration center
• Meat market
• Medical clinics, occupational rehabilitation centers
• Medical office, dental office
• Medical transport service
• Meeting room
• Model home sales lot or model home complex
• Monuments or memorials
• Museum
• Music school, music shop
• Night club
• Nursing homes, congregate living, physical rehabilitation center, and adult
daycare centers
• Office furniture and equipment
• Offices, business parks
• Optical
• Optical instruments
• Orphanage
• Other non-profit, religious public uses, or government owner and operated
buildings for public purposes.
• Package liquor store
• Paint and wallpaper
• Parking lot
• Parking of commercial vehicles in excess of 10,000 lbs. not used by permitted
business
• Parking of commercial vehicles used for the permitted business purposes as an
accessory use
• Pet supply
• Photographic studio
• Plant nursery, wholesale & retail
• Post office (privately owned & leased facility)
• Pressing and mending, clothing
• Produce, (inside building)
• Professional office
• Public office
• Public parks, recreation building, private club and playground
- Radio, TV, sales and repair
- Recreation building
- Repair and detailing of motor vehicles, recreational vehicles, or trailers
- Repair, watch and jewelry
- Residential dwelling units (for owner or employee)
- Resort dwelling
- Restaurant
- Restaurant, fast food or drive through
- Retail
- Riding academy, dude ranch
- Schools, art business, dancing music
- Schools, public, and accredited private or parochial
- Seafood shop
- Sewage treatment plants with an inflow exceeding 5,000 gallons day
- Shoe store, repair and shine
- Shuffleboard
- Single family attached or detached
- Souvenir, notion, sundry
- Specialty retail
- Sporting goods
- Sports facilities which may include tennis facility, racquet ball facility or swimming club facility
- Storage mini-warehouse
- Supermarket
- Swimming pool
- Swimming pool supplies
- Tailor
- Television, radio, phonograph
- Theater
- Tobacco
- Toys
- Travel agency
- Two-family and multi-family dwellings
- Used merchandise, (inside building)
- Utility company service yards
- Veterinary clinic, domestic/non-domestic
- Veterinary office or clinic (no outside kennel)
- Veterinary office or supplies
- Watch and jewelry repair
- Water supply, treatment and storage facilities which serve 15 or more service connections, or commercial or industrial buildings which are required by the building code to have fire sprinkler systems
1. **Residential**

The majority of Ocala Ranch will consist of residential uses. Most of the residential units will be located within the two residential villages. All residential units planned will be age-restricted. The planned residential uses are broken down into the following, 5,400 single family detached/attached units, 250 multi-family residential units, 216 independent living units, and 150 assisted living units. The total residential unit count shall be 6,016 units. See **Table 1** for a complete breakdown of residential unit counts.

2. **Commercial/Mixed-Use**

In addition to the residential uses, a variety of commercial uses, including retail sales and professional services, are planned within Ocala Ranch. Approximately 115,000 square feet of retail sales and services are planned, along with 20,000 square feet of professional services. See **Table 1** for a complete breakdown of commercial square footage.

<table>
<thead>
<tr>
<th>Use</th>
<th>Type</th>
<th>Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td>Single Family Detached/Attached Units</td>
<td>5,400</td>
</tr>
<tr>
<td></td>
<td>Multi-family Units</td>
<td>250</td>
</tr>
<tr>
<td></td>
<td>Independent Living Units</td>
<td>216</td>
</tr>
<tr>
<td></td>
<td>Assisted Living Units</td>
<td>150</td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total:</strong></td>
<td><strong>6,016</strong></td>
</tr>
<tr>
<td>Commercial</td>
<td>Retail Sales and Service (SF)</td>
<td>115,000</td>
</tr>
<tr>
<td></td>
<td>Professional Services (SF)</td>
<td>20,000</td>
</tr>
<tr>
<td></td>
<td><strong>Sub-total:</strong></td>
<td><strong>135,000</strong></td>
</tr>
</tbody>
</table>

**E. Community Amenities**

Multiple amenities are planned for the residents and guests of Ocala Ranch (see **Exhibit G – Amenity, Parks and Open Space Master Plan**). The community may potentially include up to 36 holes of golf. These potential golf courses would be available to the residents of Ocala Ranch and their guests, as well as the general public. The golf courses, if built, will feature an upscale golf clubhouse with dining in a resort style setting.
Each residential village is planned to have a recreation center. These facilities will be available to the residents and their guests, and will not be accessible to the general public. These facilities will include, but not be limited to, swimming pools, fitness and movement studios, spa facilities, dining, multi-purpose and game rooms, event spaces, tennis, pickle ball, bocce, horse shoes, and other land and outdoor games.

The community will also feature a comprehensive trail and pedestrian network, utilizing the vast open space network. Pedestrian connectivity is a key component to this master planned community. An emphasis has been placed on providing multi-modal transportation network including walking, hiking, biking, canoeing, and golf cart and vehicular circulation.

F. Parks and Open Space

Parks and open space are critical to a successful master planned community. Given that the community is planned as an age-restricted community, typical parks consisting of athletic fields used for activities such as baseball, football and soccer are not ideal. Ocala Ranch will instead provide smaller, more passive parks located throughout the community (see Exhibit H – Amenity, Parks and Open Space Master Plan). These parks will feature shaded seating areas, opportunities for lawn games, horseshoes, and fishing. These parks will be located along pedestrian circulation networks making them easily accessible. Ultimately, parks will be programmed based on community needs at the time of development.

The PUD zoning requires a minimum amount of recreation and green space. Recreation and green space can be a variety of uses including, but not limited to, landscape area, parks, playgrounds, golf courses, bikeways, pedestrian walks, buffer areas, equestrian trails and other similar, approved outdoor recreation areas. The PUD zoning requires a minimum of 350 square feet of recreation and green space per dwelling unit. The planned unit count for Ocala Ranch is 6,016 units, which equates to a minimum of 2,105,600 square feet, or 48.3 acres of recreation and green space. Ocala Ranch will meet or exceed this requirement.

In addition to the recreation and green spaces, Ocala Ranch will preserve sensitive environmental areas, including wetlands and unstable soil areas. Also, a landscaped buffer will be provided along the southern, western, northern, and portions of the eastern boundary where Ocala Ranch borders other developments. This landscaped buffer will be a minimum of twenty (20) feet.

The landscape buffer may be reduced to zero (0) feet if an approximate six (6) foot high wall is installed, with the exception of landscape buffers along State Road 200.

No onsite landscape buffer shall be required between internal parcels or uses.

Existing historical depressions, grading, and drainage areas shall be permitted within the landscape buffer.
Internally, a comprehensive open space system has been planned which will provide open space connectivity throughout the community.

**Bald Eagle Park**

The area around the bald eagle’s nest will remain undeveloped and be used as a nature park. This park will contain walking trails and potentially a few seating areas. This park is intended to give residents an opportunity to view the eagles in their natural habitat.

**G. Circulation and Connectivity**

Main access into the community will be from SR 200 in the northwest portion of the site. A secondary access point has been provided along SR 200 approximately one mile southwest of the main access location. A right-in/ right-out access will also be provided on SR 200 north of the main access within the commercial/ mixed-use area of the project. (see Exhibit H – Circulation Plan). The proposed site access to SR 200 has been conceptually approved by FDOT.

The main entry provides access through the commercial area and is non-gated. The commercial area is available to the general public as well as the residents of Ocala Ranch. The secondary entry is planned to be gated as it directly enters one of the two residential villages. As the main road travels through the commercial/ mixed-use area, a roundabout is introduced to facilitate traffic flow at the intersection of two collector roadways and as a thematic element which is used throughout the community. The main road travels directly south from the roundabout to a second roundabout. This roundabout directs traffic into either of the two residential villages. Each residential village may be gated for residents and guests only. Once through the gates, each village features a main parkway with generous landscaping. These parkways will serve as the unifying element within each village.

Given the location of Ocala Ranch, and the community’s proximity to downtown Ocala, bus transit stops shall be provided within the commercial/mixed-use area at Ocala Ranch. This will provide residents of the commercial area without access to vehicular circulation to travel to the urban areas of Ocala and other nearby areas served by mass transit systems.

**Emergency Access**

Emergency access has been provided along the eastern boundary of the site along the SW 110th Avenue alignment. The access point is located at the intersection of SW 110th Avenue and SW 155th Street This access is for Emergency Vehicles ONLY and will not be available to the general public, residents of Ocala Ranch, or their guests.
Golf Carts

Community connectivity is a key feature of Ocala Ranch. Residents will have the ability to drive, walk, bike, or golf cart to every area within Ocala Ranch. A dedicated off-street golf cart path will be provided adjacent to all collector and major collector roadways within Ocala Ranch. On-street dedicated golf cart lanes will be provided on minor collector roadways. Golf carts will share the vehicular travel lane on local residential neighborhood streets. The roadway network and roadway cross sections are shown on Exhibit H – Circulation Plan, and Exhibit I – Planned Street Cross Sections.

Bikes, Pedestrians and Trails

Off-street shared-use paths will be provided adjacent to the collector and major collector roadways within Ocala Ranch for bicycles and pedestrians to allow for a variety of options for circulating through the community. Sidewalks will also be provided adjacent to minor collector roadways. A comprehensive trail network has been developed for residents looking for an alternative route within the community. The trail network will utilize the open space network within Ocala Ranch. Trail loops of various lengths will be established for pedestrian use of a specific distance for recreation purposes.

H. Habitat Protection

Ocala Ranch is committed to protecting sensitive habitats in and around the community. As previously stated, over 1,300 acres of undisturbed land that was previously a part of Ocala Ranch has been set aside to remain as permanent open space. The land set aside contains the most sensitive area within the overall project area. This permanent dedication of land demonstrates the developer’s willingness to preserve sensitive open space areas critical to protecting wetlands, natural springs, wildlife, and meaningful open space.

Within areas of Ocala Ranch that are planned for development, other environmentally sensitive areas have been found and shall be protected from development. All wetland and unstable soil areas have been mapped and are to remain as undeveloped.

Tree Protection

Marion County also has adopted a tree protection and replacement program. Ocala Ranch contains areas of forested lands where trees may need to be removed in order for development to occur. Should trees be removed from this area, all provisions of the Tree Protection and Replacement division of the Land Development Code shall be met.

Bald Eagles

The bald eagles currently nesting on-site require extreme care and protection. Ocala Ranch is committed to leaving the area around the eagle’s nest as undeveloped. A minimum of 330 feet in every direction shall be maintained as permanent open space and become a nature park with walking/hiking trails.
I. **Landscape Character**

The character of the landscape planned for Ocala Ranch will aim to showcase the natural beauty of the site, as well as enhance the architectural character of the community. Ocala Ranch will use both native and non-native plant material throughout the community. A balance of landscaping utilizing trees, shrubs, and turf planted in formal and informal patterns will create beautiful scenes with splashes of color and shade to enhance the look of the Community.

The landscaping will meet the requirements of the code by providing Florida-Friendly Landscaping, which aims to conserve water, protect the quality of the groundwater, reduce waste and pollution, create wildlife habitat, and help prevent erosion.

J. **Drainage and Storm Water Harvesting**

Potable water will be provided via an on-site water treatment plant (WTP) that will distribute water for consumer use to the residential and non-residential users. Sanitary services will be provided by Marion County Utilities (MCU), with all wastewater being transmitted to the Oak Run wastewater treatment facility (WWTF) via a master sanitary lift station located on site. Electricity services will be provided by Duke Energy and sufficient power has been confirmed to be within close proximity to the project. The storm ponds utilized on the project may utilize wet retention ponds, dry retention ponds, or a combination of, with the option of using storm water harvesting. The storm ponds will be designed to meet Marion County and Southwest Florida Water Management District (SWFWMD) design criteria.

K. **Water Treatment Facility**

A conceptual water treatment facility is required and planned within Ocala Ranch. The approximate location of the planned facility is shown on Exhibit E – Conceptual Master Plan. The water treatment facility will be designed to meet Marion County Utility specifications and sized to meet project demand flows at buildout plus appropriate fire flow. Wells will be provided onsite to meet Marion County Utility and Florida Department of Environmental Protection criteria.

L. **Duke Energy Powerline Corridor**

As previously mentioned, Duke Energy maintains an easement through Ocala Ranch in the northwest area of the project (see Exhibit D - Constraints Map). This easement contains two overhead powerlines supported by large metal towers. All development, with the exception of road crossings, will remain outside of the power line corridor. However, Ocala Ranch aims to use the land within the easement for community gardening and/or other recreational uses as permitted by the terms of the existing easement.
IV. Architectural Character

A. Story and History

The built environment aims to pay homage to the history of Ocala and the Central Florida area. Rich in History, Ocala and the Marion County area has long been steeped in the tradition of equestrian and ranching. Thoroughbred horse farms bearing the names of Rosemere Farm and Bonnie Heath Farm were two of the first thoroughbred farms in all of Florida, with Bonnie Heath Farm still in operation today. Currently, more than 1,200 horse farms, including roughly 900 thoroughbred farms, can be found in Marion County. As a result, the City of Ocala is one of only five cities in the world that can officially be known as a “Horse Capital of the World”.

In addition to the equestrian and ranching history, Ocala is also known as the “Brick City”. A devastating fire occurred on Thanksgiving in 1883, destroying most of the downtown area. The City encouraged rebuilding with brick and steel rather than lumber, earning the city the name “The Brick City”, which is known state wide.

B. Architectural Style and Community Character

Ocala Ranch embraces this history and will utilize a “contemporary barn” architectural style, blending the historical structures found locally within the city and county with contemporary elements including brick and steel. This style will translate through all elements of the community, from residential homes to commercial areas, amenity buildings, signage, and monuments.

Contemporary architecture generally refers to “today’s” building styles, which are quite diverse and constantly changing, since it reflects what a variety of architects are creating today. Contemporary style homes and buildings have a distinctive feel due to the way architects have built on the Modern style that broke from the traditional architectural models. The style integrates a wide number of features resulting in homes and buildings that are warm, inviting, and connected with the outdoors.

The contemporary aspect of this style allows for clean lines, simple forms and massing typically found in a ranch or barn setting. This style also allows Ocala Ranch to distinguish itself from other active adult communities in the area.
C. Style Characteristics

The predominant characteristics of the contemporary barn style are listed below.

Massing / Form

- Irregular, asymmetrical facade
- Strong, geometric shapes
- Open floor plan in L, T, H or U shape to embrace the outdoor space
- Flexible layout to adapt to changes is needs
- One or two stories
- Clean lines

Finishes / Details

- Extensive use of natural light
- Large windows
- Clerestory windows
- Skylights

Materials / Colors

- Local or recycled building material
- Concrete, stone, wood, brick, metal
- Green, eco-friendly materials.
V. General Development Standards

The following are specific standards or regulations that have been modified from Code as part of this PUD application. All standards and regulations not listed below shall be governed by the current Land Development Code of Marion County.

A. Residential Standards

Specific standards have been developed for residential development within Ocala Ranch. In addition, standards for specific housing types have also been established (see Exhibit I – Residential Product Diagrams). The following sections contain residential standards that apply throughout Ocala Ranch and to specific residential product types;

- Alleys shall be permitted within all residential areas.
- Use easements shall be permitted within Non-Standard Single Family Residential Areas (Specialty Product).
- Fireplaces, architectural pop-outs, and other similar projections may extend into setback a maximum of three (3) feet.
- Front porches may extend into the front yard up to five (5) feet.
- Covered rear patio spaces may extend to the rear lot line.
- Architectural projections, including fireplaces, are not subject to the building height maximum.
- Where Non-Standard Single Family Residential backs to a body of water, built patio and yard improvements may extend to the water’s edge. In no case shall a residence be nearer than ten (10) feet to any body of water.
- Shared driveways shall be permitted. No more than four (4) units may share one driveway.
- Flag lots shall be permitted.
- Air conditioning units, swimming pool filter pumps, ground level patios, door stops, sidewalks, planter and courtyard walls, and similar structures shall not be considered as encroachments into setbacks.
- Setbacks for all auxiliary structures shall be five (5) feet.
- Rear Pool and enclosure setback shall be one (1) foot (min) for lots adjacent to recreation/open space or golf uses.

1. Standard Single Family Residential

Standard single family residential areas are defined as standard single family homes fronting a local residential street. Alleys shall be permitted in standard single family development. For this type of residential development, the following shall apply;

Minimum Lot Size/Area: 3,500 square feet

Minimum Lot Width: 35 feet

Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW.

Front Yard: 10 feet
Side Yard: 5 feet on each side
Corner Side Yard: 10 feet
Rear Yard: 10 feet, or 5 feet if alley loaded
Maximum Building Height: 30 feet

2. **Non-Standard Single Family Detached Residential (Specialty Product)**

Non-Standard single family detached residential areas are defined as non-traditional single family homes. These types of homes include “four-pack”, “six-pack”, or “eight-pack” product, typically alley loaded with a green court. Other types of homes include “Z-lot”, “Zero Lot Line”, and potentially other forms of single family detached development. All of these types of homes shall be permitted within Ocala Ranch, provided they meet the following standards;

a. **Four and Six Pack Auto Court**
   - Minimum Lot Size/Area: 2,500 square feet
   - Minimum Lot Width: none
   - Minimum Setbacks
     - Front Yard: 10 feet
     - Side Yard: 3 feet
     - Corner Side Yard: 10 feet
     - Rear Yard: 10 feet
     - Auto Court: 5 feet
     - Green Space or Water: 10 feet
   - Maximum Building Height: 30 feet

b. **Four, Six, and Eight Pack Alley Court**
   - Minimum Lot Size/Area: 2,500 square feet
   - Minimum Lot Width: none
   - Minimum Setbacks
     - Front Yard: 10 feet
     - Side Yard: 3 feet
     - Corner Side Yard: 10 feet
     - Rear Yard: 10 feet
     - Alley Court: 3 Feet
     - Green Space or Water: 10 feet
   - Maximum Building Height: 30 feet

c. **Standard Z-Lot**
Minimum Lot Size: 3,500 square feet
Minimum Lot Width: 35 feet
Maximum Lot Line Deviation: 10 feet
Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW.
   Front Yard: 10 feet
   Side Yard: 5 feet on each side, as measured from inner-most lot line
   Corner Side Yard: 10 feet
   Rear Yard: 10 feet, or 5 feet if alley loaded
Maximum Building Height: 30 feet
A minimum three (3) foot wide use easement shall be provided on the adjacent property along the shared property line for access for home repair.

d. Z- Lot with Zero Lot Line

Minimum Lot Size: 3,500 square feet
Minimum Lot Width: 35 feet
Maximum Offset: 10 feet
Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW.
   Front Yard: 10 feet
   Side Yard: 0/7.5 feet as measured from inner-most lot line. A minimum of 7.5 feet is required between buildings
   Corner Side Yard: 10 feet
   Rear Yard: 10 feet, or 5 feet if alley loaded
Maximum Building Height: 30 feet
A minimum three (3) foot wide use easement shall be provided on the adjacent property along the shared property line for access for home repair

e. Zero Lot Line:

Minimum Lot Size: 3,500 square feet
Minimum Lot Width: 35 feet
Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW)

Front Yard: 10
Side Yard: 0'/7.5', minimum of 7.5' between buildings
Corner Side Yard: 10 feet
Rear Yard: 10 feet, or 5 feet if alley loaded
Maximum Building Height: 30 feet

A minimum three (3) foot wide use easement shall be provided on the adjacent property along the shared property line for access for home repair.

f. Duplex/Triplex

Minimum Lot Size: 3,500 square feet
Minimum Lot Width: 35 feet

Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW)

Front Yard: 10
Side Yard: 0/10 feet, minimum of 10 feet between buildings
Corner Side Yard: 10 feet
Rear Yard: 10 feet, or 5 feet if alley loaded
Maximum Building Height: 30 feet

g. Townhouse

Minimum Lot Size: 3,500 square feet
Minimum Lot Width: 35 feet

Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW)

Front Yard: 10
Side Yard: 0/10 feet, minimum of 10 feet between buildings
Corner Side Yard: 10 feet
Rear Yard: 10 feet, or 5 feet if alley loaded
Maximum Building Height: 36 feet
3. **Single Family Attached**

Single Family Attached residential applies to such products, but not limited to, duplex/triplex, townhouse, or other type of attached unit. The following standards shall apply to all Single Family Attached product.

a. **Duplex/Triplex**

- Minimum Lot Size: 3,500 square feet
- Minimum Lot Width: 35 feet
- Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW)
  - Front Yard: 10 feet
  - Side Yard: 0/10 feet, minimum of 10 feet between buildings
  - Corner Side Yard: 10 feet
  - Rear Yard: 10 feet, or 5 feet if alley loaded
- Maximum Building Height: 30 feet

b. **Townhouse**

- Minimum Lot Size: 3,500 square feet
- Minimum Lot Width: 35 feet
- Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW)
  - Front Yard: 10 feet
  - Side Yard: 0/10 feet, minimum of 10 feet between buildings
  - Corner Side Yard: 10 feet
  - Rear Yard: 10 feet, or 5 feet if alley loaded
- Maximum Building Height: 36 feet

c. **Other**

- Minimum Lot Size: 2,000 square feet
- Minimum Lot Width: 25 feet
Minimum Setbacks

- Street Side: 10 feet
- Alley: 5 feet
- Green Space or water: 10 feet
- Internal Side Yard: 5 feet on each side
- Maximum Building Height: 30 feet

4. Multi-Family Residential

The following standards shall apply to all multi-family residential areas.

Minimum Setbacks (all setbacks shall be measured from ROW or from back of sidewalk if sidewalk is present and outside of ROW)

- Front Yard: 20 feet
- Side Yard: 20 feet
- Rear Yard: 20 Feet
- Building to Building: 20 Feet
- Maximum Building Height: 45 feet or Four Stories

B. Commercial

All commercial areas shall be developed per the provisions within the Marion County Land Development Code.

C. Circulation

The following has been established to address circulation within Ocala Ranch.

1. Planned Street Cross Sections

Street cross sections, that differ from the standard County Street Sections, have been developed for Ocala Ranch (see Exhibit J - Planned Street Cross Sections). These street sections are planned to be utilized throughout the community. See Exhibit H – Circulation Plan for locations within Ocala Ranch where the streets are planned. Multiple local residential street sections have been included in the PUD zoning application. Builders will be able to utilize any of the included local residential streets sections when developing their neighborhoods.
2. Non-Standard Street Layout

Ocala Ranch is proposing to use non-standard street and cul-de-sac layouts, including one-way streets with expanded medians (see Exhibit K - Non-Standard Street Layout). The goal of these streets is to create additional landscape area within the neighborhood streets which will increase the aesthetic quality of the neighborhoods.

D. Signage

1. Ocala Ranch may include primary and secondary entry wall features and signage at project entrance locations along State Road 200. These entry features may be located within the medians and landscape areas of the Community’s roadways. The entry features are meant to create a sense of arrival, establish the aesthetic character of the community, and provide a portal from the outside world into Ocala Ranch.

2. The community entry signage and monuments shall match the architectural and landscape character of the community

E. Community Development Standards

Although this PUD application addresses certain development standards, the developer reserves the right to prepare a separate Development Standards document addressing more specific development standards as they relate to Ocala Ranch. This document may be prepared and submitted prior to PUD approval, but shall not be approved until PUD approval by County has occurred.

F. Community Design Guidelines

Although this PUD application addresses certain architectural standards, the developer reserves the right to prepare a separate Architectural Standards and Design Guidelines document addressing more specific architectural standards as they relate to Ocala Ranch. This document may be prepared and submitted prior to PUD approval, but shall not be approved until PUD approval by County has occurred.