

# PADDOCK RIDGE EAST PD GUIDELINES BOOK

**PROJECT PUD16-0001**

**LONDON ENGINEERING**

***and Associates, Inc.***

**2201 S.E. 30<sup>th</sup> Avenue, Suite 101**

**Ocala, Florida 34471**

**(352) 690-9551**

Prepared August 3, 2016

Revised September 20, 2016



**SHADE TREES:**  
REQUIRE SHADE TREES FOR THIS DEVELOPMENT MUST FOLLOW REQUIREMENTS OF THE MITIGATION & DEVELOPER'S AGREEMENT WHICH IS MORE STRINGENT THAN STANDARD CITY CODE.

**OPEN SPACE:**

- OPEN SPACE FOR THIS DEVELOPMENT SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS COURTYARDS, STREETSAPES/SIDEWALKS, LANDSCAPED YARDS & PATIOS, EXISTING TREE CLUSTER AREAS, BUFFER, AND OTHER SIMILAR OPEN SPACES. WATER RETENTION AREAS THAT ARE DESIGNED AS AESTHETIC LAKES OR PONDS FOR PASSIVE OR ACTIVE RECREATIONAL USE MAY ALSO BE COUNTED AS OPEN SPACE, AS LONG AS THESE AREAS ARE DESIGNED TO RETAIN A MINIMUM OF THREE FEET OF WATER AT ALL TIMES.
- ANY FENCED WATER RETENTION AREAS, OPEN WATER AREAS BEYOND THE PERIMETER OF THE SITE, PAVED PORTIONS OF STREET RIGHT-OF-WAY, DRIVEWAYS, OFF-STREET PARKING AREAS AND OFF-STREET LOADING AREAS SHALL NOT BE COUNTED IN DETERMINING OPEN SPACE. SIDE YARDS LESS THAN SIX FEET WIDE SHALL NOT BE COUNTED AS OPEN SPACE.
- AS MUCH AS PRACTICABLE, OPEN SPACE SHALL BE CLUSTERED INTO LARGER AREAS. BUILDINGS AND STRUCTURES SHOULD BE CLUSTERED SO THAT THE OPEN SPACE IS USABLE TO THE OCCUPANTS/USERS RATHER THAN MERELY PROVIDING MINIMAL SETBACKS OR SPACING BETWEEN BUILDINGS OR STRUCTURES.
- MINIMUM OPEN SPACE REQUIREMENT FOR THIS DEVELOPMENT WILL BE 30 PERCENT OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT. THIS COMPLIES WITH THE MINIMUM 25% REQUIRED FOR A PD, PLUS 5% ADDITIONAL PER THE MITIGATION AGREEMENT (LATEST AMENDMENT). AT LEAST TEN PERCENT OF OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT ARE DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/USERS OF THIS PD.
- TREES ARE NOT SHOWN. FINAL LANDSCAPE PLAN FOR EACH LOT DEVELOPMENT WILL DETERMINE ACTUAL TREE LOCATIONS PER CURRENT CITY CODE.

**PARKING CALCULATIONS:**

**PHASE 1 PARKING REQUIRED:**

60 BEDS AT 1 SPACE/3 BEDS	=	20 SPACES
16 EMPLOYEES AT 1 SPACE/2 EMPLOYEES	=	8 SPACES
<b>TOTAL REQUIRED</b>	=	<b>28 SPACES</b>

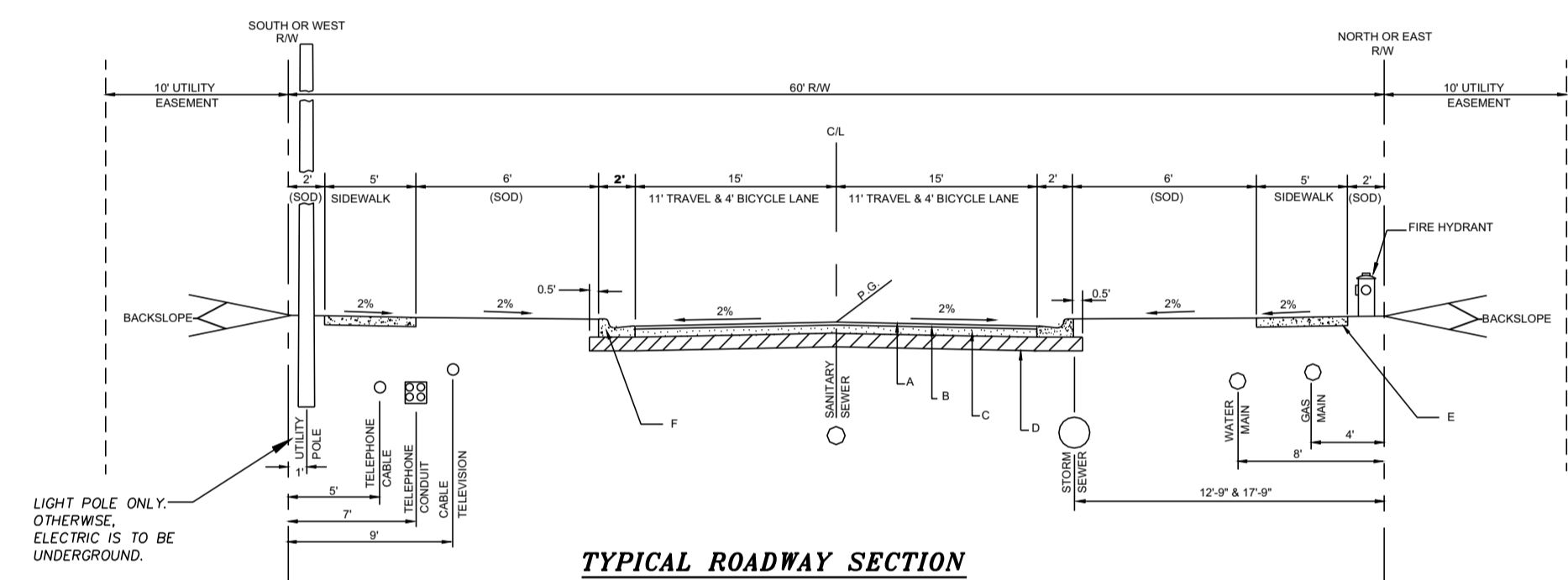
**PHASE 2 PARKING REQUIRED (ON EACH OF FIVE LOTS):**

7,000 S.F. MEDICAL AT 1 SPACE/300 S.F.	=	23 SPACES
14 MEDICAL EMPLOYEES AT 1 SPACE/EMPLOYEE	=	14 SPACES
<b>TOTAL REQUIRED</b>	=	<b>37 SPACES</b>

**REQUIRED HANDICAP PARKING**  
PER ADA (LATEST EDITION) AND CHAPTER 11 F.B.C.

**TRAFFIC:**  
STUDY PROVIDED SEPARATELY BY KIMLEY-HORN.

**STATEMENT OF VARIATIONS:**  
A. SEC. 114-62(1) RETENTION POND BERM REDUCTION TO 5'-WIDE.



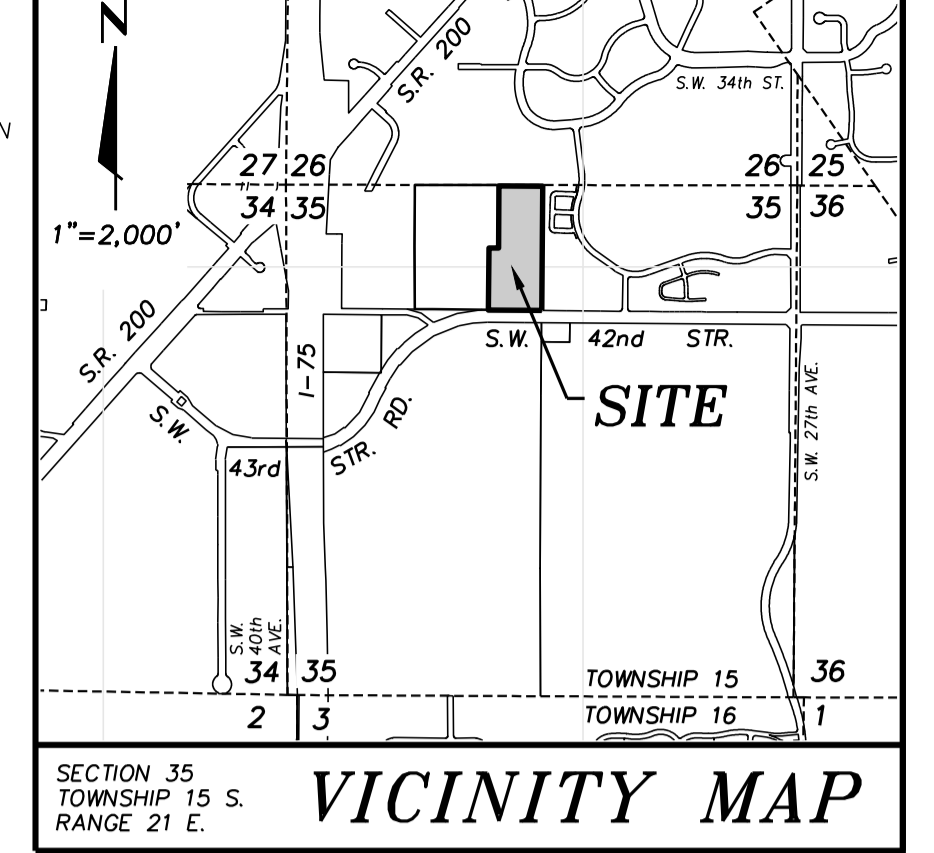
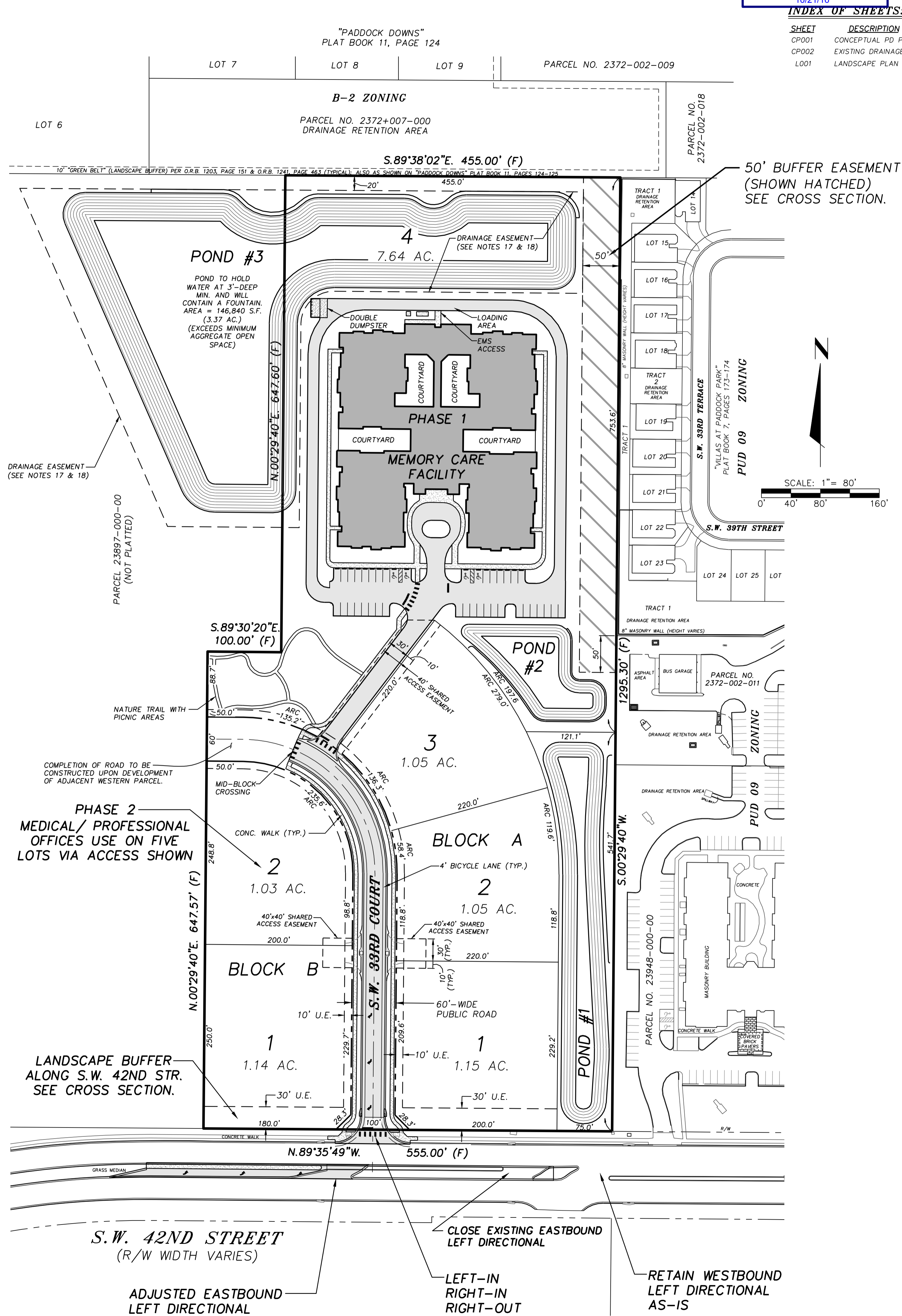
**CROSS SECTION OF BUFFER ALONG S.W. 42ND STREET**

A. PLANT SELECTION PER CITY CODE.  
B. REFER TO NOTE 11 FOR PLAN PREPARATION.

**CROSS SECTION OF BUFFER ALONG "VILLAS AT PADDOCK PARK"**

50' BUFFER EASEMENT - TO REMAIN NATURAL (DO NOT DISTURB, EXCEPT FOR ONE DEAD TREE TO BE REMOVED. REFER TO SITE PLAN.)

Beyond buffer, plant oaks for average 40' spacing (3-1/2" caliper min.) together with other vegetation. Save all existing trees.



**LEGAL DESCRIPTION:**  
BEGIN AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE S.00°29'40"W., ALONG THE EAST BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 1295.30' FEET TO THE NORTH RIGHT OF WAY LINE OF S.W. 42ND STREET, SAID POINT BEING 58.00' FEET NORTH OF, AS MEASURED PERPENDICULAR TO, THE CENTERLINE OF SAID S.W. 42ND STREET; THENCE N.89°35'49"W., ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 555.00' FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, N.00°29'40"E., PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 647.57' FEET; THENCE S.89°30'20"E. A DISTANCE OF 100.00' FEET; THENCE N.00°29'40"E., PARALLEL WITH SAID EAST BOUNDARY, A DISTANCE OF 647.60' FEET TO A POINT ON THE NORTH BOUNDARY OF SAID NORTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE S.89°38'02"E., AND ALONG SAID NORTH BOUNDARY, A DISTANCE OF 455.00' FEET TO THE POINT OF BEGINNING.

SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA AND CONTAINING 15.01 ACRES, MORE OR LESS.

**SITE DATA:**

PROJECT NAME	PADDOCK RIDGE EAST
PROJECT LOCATION	S.W. 42ND STREET
OWNER	BLUE SKY LAND, INC. 2398 S.W. 76TH LANE OCALA, FL 34476 (352) 812-4403
PROPOSED ZONING	PD (PENDING)
EXISTING ZONING	B-2 APPROVED 2-19-13 (CASE ZON12-0011)
EXISTING & PROPOSED LAND USE	LOW INTENSITY
PROPOSED DEVELOPMENT	MEMORY CARE FACILITY MEDICAL & PROFESSIONAL OFFICES
DENSITY PHASE 1	60 BED, 59,696 S.F. = 21.6% LOT 4
DENSITY PHASE 2	35,000 S.F. = ±14.8% ON FIVE LOTS
MITIGATION AGREEMENT	EXECUTED 2-19-13 (1st AMENDMENT) RECORDED 9-12-13 (OR BK: 5925/1459)
PARCEL ACCOUNT NO.	23897-001-00
SITE GROSS AREA	15.01 ACRES
* OPEN SPACE:	REQUIRED (MIN.): 4.50 AC. (30% OF GROSS ACREAGE) AGGREGATE (MIN.): 0.45 AC. (10% OF RED'D OPEN SPACE)
BUILDING SETBACK	ZERO
STREET WIDENING SETBACK	ZERO
MAXIMUM BUILDING HEIGHT	50 FEET ONE-STORY RESTRICTION FOR LOTS 3 & 4, BLOCK A REMAINING LOTS CAN BE ONE OR TWO STORY
ROADS	PUBLIC, WITH WALKS & BIKE LANES
UTILITIES	PUBLIC (UNDERGROUND)
DRAINAGE	PRIVATE, WITH PUBLIC FLOWAGE AGREEMENT
AMENITIES	COURTYARDS, STREETSAPES, NATURE TRAIL, PEDESTRIAN FRIENDLY

\* SEE NOTE 19, AND REFER TO "OPEN SPACE" ITEMS a, THRU e.

**NOTES:**

- ARCHITECTURAL REVIEW SHALL BE REQUIRED IN CONJUNCTION WITH THE DEVELOPMENT OF EACH LOT.
- NO LOTS ARE TO HAVE DIRECT ACCESS ONTO S.W. 42ND STREET.
- NEW ROAD IS TO BE DEDICATED TO THE PUBLIC, TOGETHER WITH ANY UTILITY EASEMENTS.
- ALL UTILITIES SHALL BE UNDERGROUND (122-942). ALL WATER AND SEWER CONSTRUCTION SHALL BE TO CITY STANDARDS.
- IMPROVEMENT PLANS SHALL INCLUDE ALL TRAFFIC CONTROL MARKINGS AND SIGNAGE.
- DEVELOPMENT OF THE BUFFER SHALL ADHERE TO FORMAL SITE PLAN REVIEW (SEE CROSS SECTION). ADDITIONAL BUFFERING MAY BE REQUIRED AT TIME OF PD FINAL DEVELOPMENT PLAN APPROVAL.
- EXISTING TREES (NOT SHOWN) ARE SUBJECT TO THE MITIGATION AGREEMENT (REFER TO SITE DATA).
- AN ARBORIST OR EQUIVALENT HORTICULTURE PROFESSIONAL SHALL EVALUATE THE TREES ON-SITE, DOCUMENT NECESSARY TREE PRESERVATION REQUIREMENTS TO BE PROVIDED AND OFFER GUIDELINES IN THE SITE CLEARING PROCESS TO ASSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN ON THE SITE TO BE SAVED.
- LOADING AREAS AND DUMPSTER PADS TO BE SCREENED PER CITY CODE.
- A UNIFIED SIGNAGE PLAN MUST BE ADDRESSED DURING FIRST SUBMITTAL OF THE FINAL PD PLAN.
- LANDSCAPING, WAYFINDING, AND LIGHTING DESIGN PLANS FOR THE ENTIRE PD ARE REQUIRED TO BE COMPLETED BY A LANDSCAPE ARCHITECT.
- PROJECT SHALL BE UNDER UNIFIED CONTROL OF BLUE SKY LAND, INC.
- A LEGALLY CONSTITUTED MAINTENANCE ASSOCIATION AGREEMENT, FOR IMPROVING AND PERPETUALLY MAINTAINING THE DRAINAGE FACILITIES WILL BE PROVIDED AT FINAL DEVELOPMENT PLAN PURSUANT TO 122-944(c). RESPONSIBILITY WILL BE CONVEYED FROM THE DEVELOPER TO THE HOMEOWNER'S ASSOCIATION AT THE APPROPRIATE TIME.
- A PD DEVELOPER'S AGREEMENT PURSUANT TO SECTION 122-944(d) SHALL BE PROVIDED AT FINAL DEVELOPMENT PLAN SUBMITTAL.
- A TITLE OPINION WILL BE PROVIDED WHEN AVAILABLE.
- IF SEPARATE TRACTS ARE SOLD, TRACTS MUST MEET PLATTING REQUIREMENTS OF CHAPTER 114 (122-942).
- A DRAINAGE EASEMENT AGREEMENT WILL BE RECORDED PRIOR TO APPROVAL OF FINAL PLAT FOR THE SHARED RETENTION POND ON AND ADJACENT TO LOT 4, BLOCK A.
- A PUBLIC FLOWAGE AGREEMENT SHALL BE PROVIDED PRIOR TO APPROVAL OF FINAL PLAT FOR STORMWATER RUNOFF FROM PUBLIC R/W INTO THE PRIVATE RETENTION POND.
- OPEN SPACE INCLUDES COURTYARDS, STREETSAPES/SIDEWALKS, LANDSCAPED YARDS, NATURE TRAILS, AND POND HOLDING 3'-DEEP WATER. OPEN SPACE IS 30% MINIMUM INSTEAD OF THE STANDARD 25% BECAUSE OF THE MITIGATION AGREEMENT, WHICH REQUIRED THE ADDITIONAL 5%.

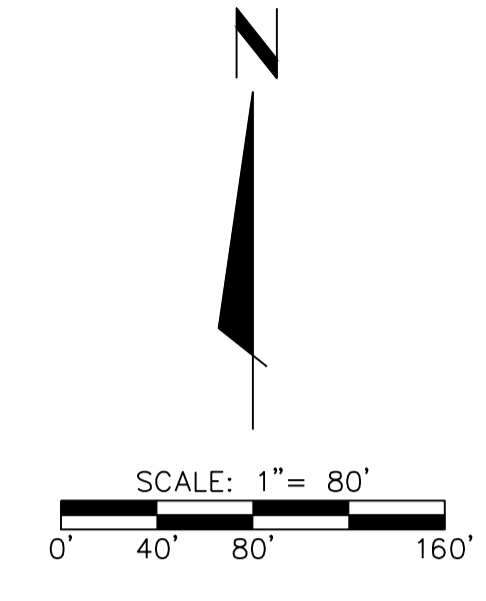
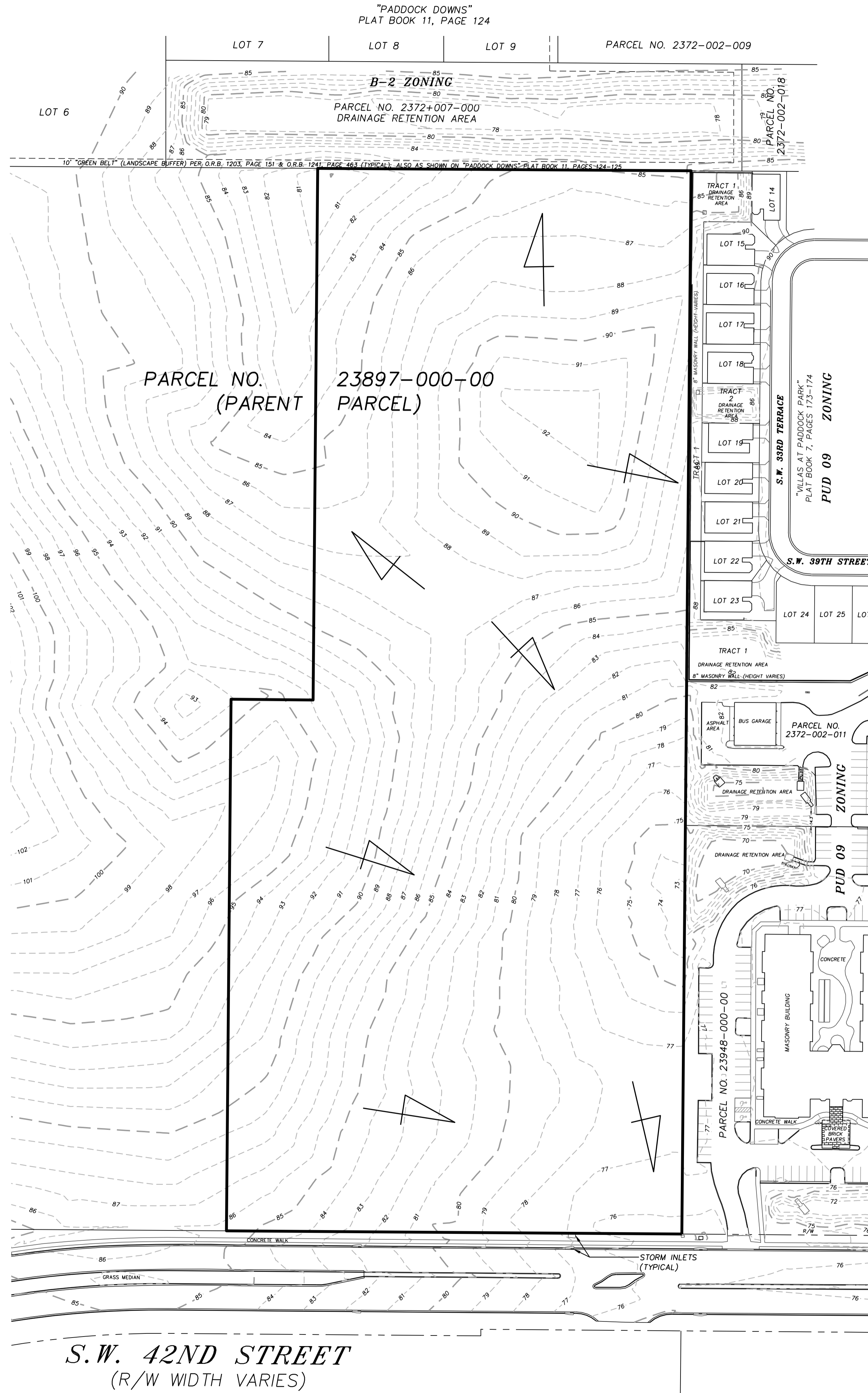
**LONDON ENGINEERING and Associates, Inc.**  
2201 S.E. 30th Avenue, Suite 101 Ocala, Florida 34471  
Phone: (352) 690-9551 Fax: (352) 690-6171  
CERTIFICATE OF AUTHORIZATION #5308  
JOSEPH C. LONDON, P.E. #33694 - JAMESON A. FREDERICK, P.E. #81405

2 PER CITY	9-16-16	S.A.S.	9-16-16
1 PER CITY	8-12-16	S.A.S.	8-12-16
NO REVISION		BY	DATE
DESIGN	S.J.S.	DATE	8-3-16
DRAW	S.A.S.	PROJECT	16020
CHECK	J.A.F.	FILE	SP328

**CONCEPTUAL PD PLAN**  
**PADDOCK RIDGE EAST**  
CITY OF OCALA

SHEET  
**CP001**





FUTURE DRAINAGE DESIGN TO MEET CITY OF OCALA & SJRWMD REQUIREMENTS.

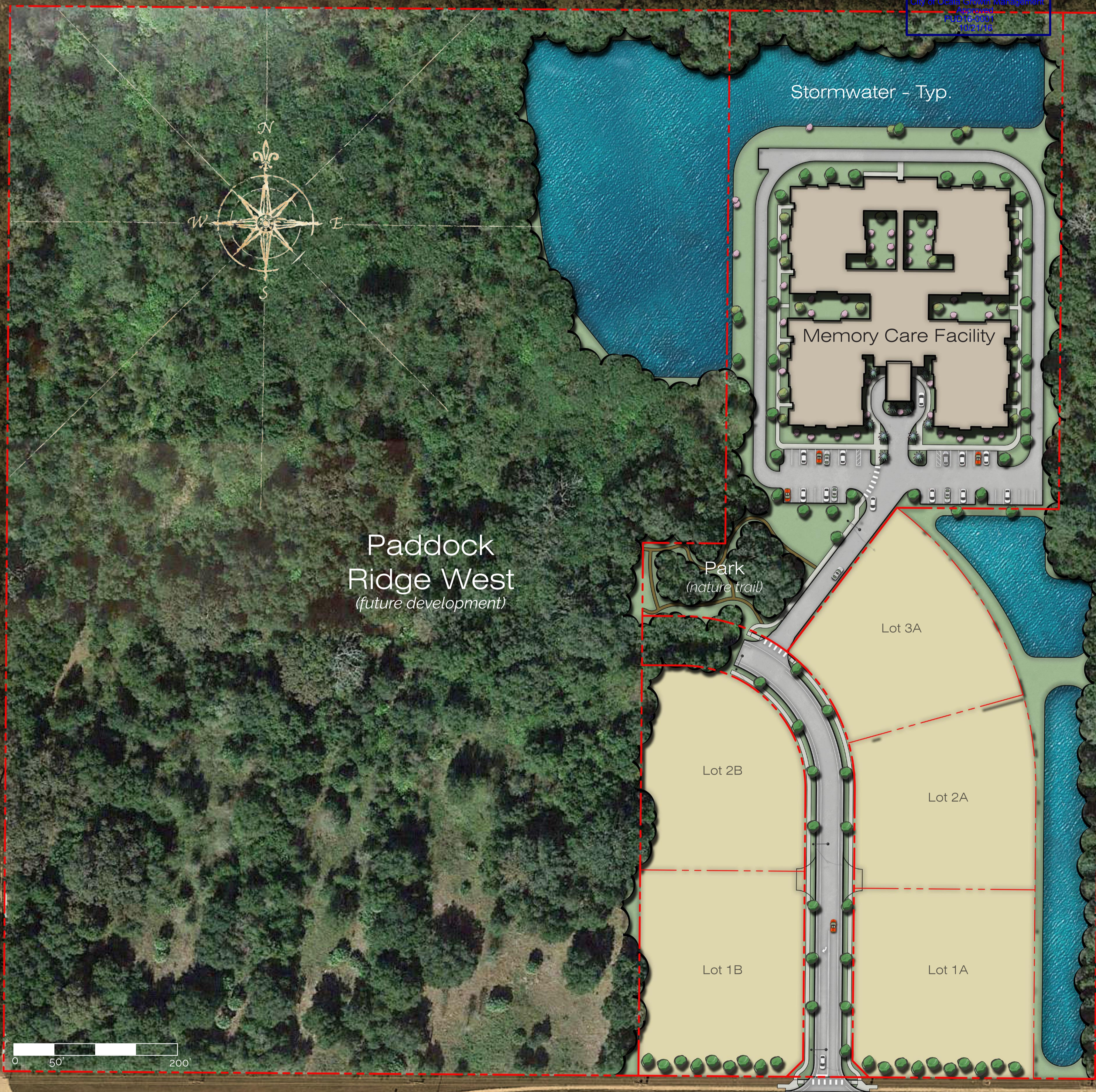
= EXISTING DRAINAGE FLOW

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EXISTING DRAINAGE  
**PADDOCK RIDGE EAST**  
CITY OF OCALA





50' Landscape Buffer / 8' Wall  
(Existing Vegetation to Remain)

Paddock  
Ridge West  
(future development)

Park  
(nature trail)

Memory Care Facility

Stormwater - Typ.

Lot 3A

Lot 2B

Lot 2A

Lot 1B

Lot 1A

The Villas of  
Paddock Park

Hawthorne  
Apartments

SW 42nd. Street

# Paddock Ridge East

conceptual master plan





## Introduction

The Paddock Ridge East Planned Development is comprised of approximately 15 acres located within the City of Ocala along and north of SW 42nd Street. The property is located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The PD Plan for Paddock Ridge East provides a blueprint for the preferred development patterns, design qualities, and transportation systems at a conceptual level that should be encouraged in this medical use development.

Consistent with requirements for a Conceptual PD Plan, these Design Guidelines ("Guidelines") establish project objectives that are appropriate for conceptual level planning. It is expected, and encouraged, that during the design of Final PD Plans for Paddock Ridge East, the following activities will take place:

1. Final PD Plans will be prepared and submitted through the City of Ocala development review process.
2. Updates to building architecture and articulation guidelines will be amended to reflect lot design.
3. Adjustments to the Guidelines contained in this document will be submitted by the developer and approved by the City at a staff-level.

These Guidelines serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's Planned Development (PD) district and Low Intensity Future Land Use classification. In compliance with the City's PD requirements, the Paddock Ridge East 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, Developer's Agreement, and Design Guidelines are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Guidelines have been prepared to encourage and regulate the medical use of the development in accordance with this document, including building and site design elements, which 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 Planning Areas or "lots", and Guidelines for development. This application is consistent with the City of Ocala Low Intensity Future Land Use classification and PD zoning district.

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

These Development Guidelines may be amended by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes guidelines that have been developed based on existing site features, available infrastructure, the City's overall vision for the area and similarly situated activity and employment centers. The PD Plan provides a sustainable land use which is compatible internally and with adjacent properties. The guidelines 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: Paddock Ridge East Lots**

Lot	Phase	Generalized Land Use	Intent
4 Block A	1	Low Intensity	Memory Care Facility with setbacks, buffers and shared access per submitted plan.
1-3 Block A 1-2 Block B	2	Low Intensity	Medical or professional Office (7,000 square feet per acre) with access per submitted plan and site plan review per City Code.

**Overall Guiding Principles**

The Paddock Ridge East PD is for medical land uses including memory care, medical or professional office, and open space uses. Each Lot within the PD will develop into a safe, attractive, sustainable, connected, and economically viable destination. 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 compliment the topography, vegetation, or other natural features of the site whenever possible.
- 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. The perimeter of the project is different than the interior in that the uses have a stronger relationship to the major thoroughfare system. On the perimeter of the project, parking fields between the building frontage and the ROW line are permitted, but shall be the minimum necessary to make land uses economically successful, while ensuring that surface parking is not the dominant and defining design element along SW 42nd Street or the new roadway.
- Building designs within individual developments should complement one another through color, design and/or use of similar building materials. Consistent landscape design is also required.
- The project architecture shall promote and enhance a pedestrian scale and orientation on any facade 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 way finding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but are not limited to canopies, overhangs, recesses, projections, atriums, arches, or display windows.
- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, bicycle, pedestrian, and transit where applicable.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Awnings may be provided but should not interfere with pedestrian movement.
- 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 incorporated into the overall design of the building and landscaping.
- Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.



- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible and economically feasible consistent with specific tenant needs.
- Utilities should be located/buried such that tree installations are possible.
- Access driveways have been designed and are shown to minimize congestion through the use of shared entry drives at predetermined locations.
- Pedestrian and vehicular 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 conflicts.
- Any large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complimentary to the development.
- Public space may be coordinated with water management facilities to provide amenities such as Pond spray fountains. Amenities may also include outdoor 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, and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting must include cut-off features to minimize light pollution on adjacent properties.

### **Planning Area Guidelines**

The Paddock Ridge East PD is intended to provide for a medical use development with flexibility in design while meeting the City's intent for development of the area. The Paddock Ridge East PD guidelines and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. Site development, on all lots regardless of use, must be ever mindful of the emphasis on pedestrian connectivity with safe and inviting design addressing convenient access for walking and bicycling for users of the area. Such emphasis shall be achieved at the PD final development stage. 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 Paddock Ridge East PD Plan provides appropriate buffers, setbacks and development guidelines to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the guidelines of the respective Planning Areas or "Lots" contained within the Paddock Ridge East PD Plan.

This PD Guidelines book is intended to communicate the general design intent of the project. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this book, The City of Ocala may permit such superior design alternative through an administrative review and approval of the referenced project.



**Table 2: Development Guidelines**

Standard	Lot
Tract size (acres+/-)	1 to 7.6
Intensity (minimum and maximum FAR)	0.0 (min), 0.35 (max)
Minimum Front Setbacks (feet)*1	0'
Minimum Lot Size (sq.ft.)	43,560
Building Height	Buildings are restricted to 1 story on lots 3 & 4 Block A. Remaining lots can be 1 or 2 story.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Signage	Signage shall be based on the proposed use.  Pedestrian Signage to be provided as needed.
Buffers*2	Buffers shall comply with 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	30% minimum. See notes and site data on plan.
Building Materials	Building materials shall be determined and reviewed at the time of Final PD Plan Amendment for development of lots.
Building Articulation *3	Building Articulation shall be consistent with the Section 122-923 as applicable.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphic(s) included in the PD Plan including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Lots and Roadway Alignment	Lot acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Lots shall be provided one access to the public road as generally illustrated on the PD Plan. The access points and location may be modified during final development plan.
Buildout	Within 10 years of the effective date of PD Zoning approval.

\*1 = Setbacks shall be measured from the closest edge of the public right-of-way to the main structure of the building. Side and Rear Yard Setbacks shall be provided as part of the Final Development Plan.

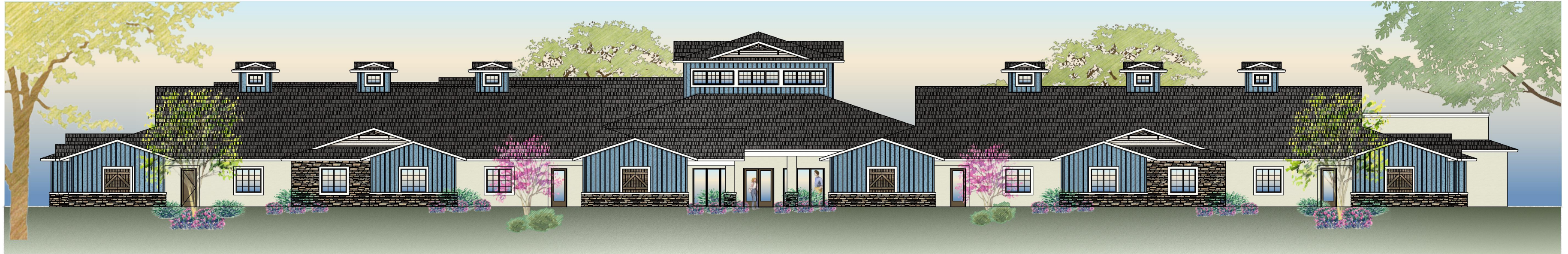
\*2 = Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

\*3 = Articulation and architectural relief may include but is not limited to windows, pedestrian entrances, atriums, awnings, canopies, cupolas, pilasters, or other types of building materials and massing.











**Office Building Construction Examples**

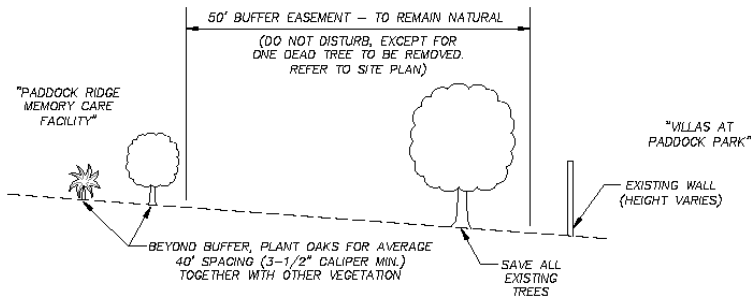
**Lots 3 & 4 of Block A restricted to 1-story**

**Lots 1 & 2 of Block A and Lots 1 & 2 of Block B may be 2-stories**





# Typical Landscape and Parking Lot Buffers



CROSS SECTION OF BUFFER ALONG "VILLAS AT PADDOCK PARK"

