

TRANSWESTERN NORTH PLANNED UNIT DEVELOPMENT STANDARDS

Prepared for:

TDC Deltona Land, LLC

Prepared by:

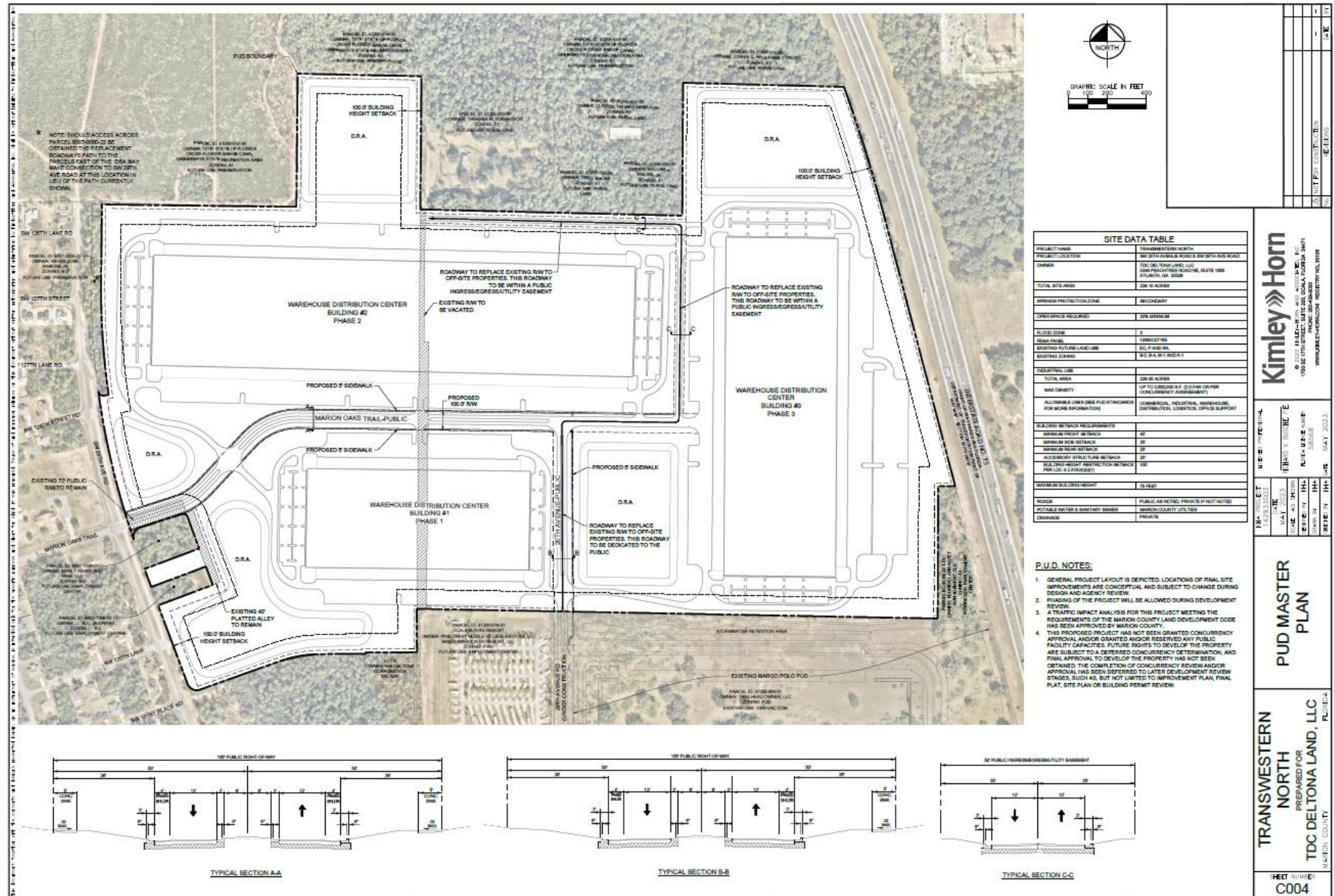
Kimley-Horn and Associates, Inc.

May 2023



1700 SE 17th Street, Suite 200
Ocala, Florida 34471
352 438 3000

PUD PLAN



INTRODUCTION

The “Transwestern North” is approximately 228.05 acres located in Ocala, Marion County, West of Interstate 75 and North of Highway 484. The Planned Unit Development (PUD) comprises of multiple parcels as illustrated on the PUD Plan. The property is located within an area of the County that includes a diverse mix of existing land uses that support the goals defined in the County’s Comprehensive Plan.

The PUD Plan for “Transwestern North” provides a blueprint for the preferred development patterns, design qualities, and transportation systems, for this project.

Consistent with requirements for a PUD Plan, these PUD Standards establish project objectives that are appropriate for planning. It is expected that during review for “Transwestern North”, the following activities will take place:

1. Major Site Plans and/or Preliminary Plats will be prepared and submitted through the Marion County development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current Marion County procedures.
2. Updates to the Standards may be amended if needed to reflect the design of the tract.
3. Changes or adjustments to the Standards contained in this document will be submitted by the developer and subject to review and approval by the Marion County development review process.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the County’s Planned Unit Development (PUD) district and Employment Center Land Use classification. In compliance with the County’s PUD requirements, the PUD Plan is comprised of several components intended to provide assurance that the development of the property complies with the requirements of the County’s Comprehensive Plan and Land Development Code. The PUD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared to encourage and regulate the commercial and industrial 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 the PUD Plan.

The PUD Plan identifies and graphically depicts the Planning Area and provides the land uses and density/intensity allowable as set forth in the Marion County Comprehensive Plan. The “Allowable Uses have been noted in Table 1 and the Proposed Uses in Table 2 below to further identify respective design standards and other guiding principles.

Table 1: Allowable Uses Within the PUD

Future Land Use Classification	Generalized Land Use	Allowable Uses
Employment Center (EC)	Office and Commercial (B-1 to B-5)	Permitted uses compliant with Section 4.2.17 (Neighborhood Business; B-1), 4.2.18 (Community Business; B-2), 4.2.19 (Specialty Business; B-3), 4.2.20 (Regional Business; B-4) and Section 4.2.21 (Heavy Business; B-5) of the Marion County Land Development Code.
	Light Industrial (M-1) Heavy Industrial (M-2)	Permitted uses compliant with Section 4.2.27 (Light Industrial) and Section 4.2.28 (Heavy Industrial) of the Marion County Land Development Code.
	Residential (R-1 to R-4)	Permitted uses compliant with Section 4.2.9 (Single Family Dwelling; R-1), Section 4.2.10 (One and Two-Family Dwelling; R-2), Section 4.2.11 (Multiple-Family Dwelling; R-3), and Section 4.2.12 (Mixed Residential; R-4) of the Marion County Land Development Code.
	Public, Recreation, Campgrounds, and Recreational Vehicle Park (P-RV)	Permitted uses compliant with Section 4.2.25 (Recreation Vehicle Park) of the Marion County Land Development Code.

Table 2: Proposed Uses Within the PUD

Future Land Use Classification	Generalized Land Use	Proposed Uses
Employment Center (EC)	Heavy Business (B-5)	Permitted uses compliant with Section 4.2.21 (Heavy Business; B-5) of the Marion County Land Development Code with the exception of: Amusement Park Heliports Monuments, memorials Outdoor Shooting Facility Adult Entertainment Sewage Treatment Plants Garbage Transfer Station
	Light Industrial (M-1) Heavy Industrial (M-2)	Permitted uses compliant with Section 4.2.27 (Light Industrial) and Section 4.2.28 (Heavy Industrial) of the Marion County Land Development Code with the exception of: Mortuary Adult Entertainment Residual Composting Sewage Treatment Plants Sprayfields Concrete Batch Plant Slaughterhouses Asphalt Plants Explosive Manufacturing Paper or Pulp Mills Smelting or Refining

OVERALL GUIDING PRINCIPLES

This PUD Master Plan is intended to allow a cohesive blend of commercial and residential uses across the property. Each development Tract within the PUD will develop into a safe, attractive, sustainable, connected, and economically viable use.

This land use is intended to provide for a central regional area that allows for a mix of business, enterprise, research and development, light to moderate intensity commercial and industrial, and employment activities. It also allows for a mix of residential uses that can support the commercial and industrial area and provide transitions to surrounding uses and less intense land uses. This land use designation will allow for mixed use buildings. The density range for residential units shall be up to twelve (12) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP). The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, or display windows.
- The street network should be safe and interconnected and should support multiple modes of travel. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Drive access and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height and shall be used adjacent to existing residential. Light fixtures may allow for additional elements such as non-commercial banners or hanging planters.

Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries.

- All site improvements shall ensure the minimum requirements are met per NFPA1 Chapter 18 for fire department access and water supply. All commercial structures shall comply with minimum requirements of the Florida Fire Prevention Code.
- Buildings exceeding 20,000 square feet shall comply with the minimum requirements of the Building Public Safety Minimum Radio Signal Strength.

DEVELOPMENT STANDARDS

This PUD is intended to provide for flexibility in design while meeting the County's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. The overall program distribution may be adjusted according to the needs of the development, providing the total densities and intensities included in the PUD Plan are not exceeded. The "Transwestern North" PUD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PUD Plan. These PUD Standards are intended to communicate the general design intent of the project.

Table 3: Development Standards for Commercial, Industrial and Residential Mixed-Use

Standard	Requirements
Tract Size (acres ±)	±228.05 acres
Maximum Lot Coverage (FAR)	2.0, Subject to 3,600,000 S.F. Maximum Project Density
Minimum Front Setback	40'
Minimum Side Setback	25'
Minimum Rear Setback	25'
Accessory Structure Setback	25'
Building Height Restriction Setback Per LDC 4.2.31E(4)(b)(1)	100'
Minimum Lot Size	N/A
Maximum Building Height	Buildings may not exceed 75 feet.
Parking	Parking and loading spaces shall be provided consistent with the requirements for developed uses as listed in Section 6.11.8; however alternative parking and loading standards may be proposed, provided such standards are based on accompanying technical information and analysis provided by a qualified professional. The use of shared parking is encouraged, along with the integration of parking as part of a multi-use structure as provided in Section 4.2.6.D(8).
Signage	Multiple occupancy complex signage is allowed subject to the following conditions: <ol style="list-style-type: none"> 1. Maximum height 30'. 2. Multiple occupancy signs located adjacent to I-75 shall have a maximum height of 45'.

Standard	Requirements
	<p>Onsite identification freestanding signage is allowed for each individual user within the PUD subject to the following conditions:</p> <ol style="list-style-type: none"> 1. All signs shall be ground mounted; no pole mounted signs shall be allowed. 2. Maximum height 30 feet. 3. Maximum of 400 square feet per sign face <p>For all onsite users, all other signage such as wall signs, roof signs, under-canopy signs, incidental signs, etc. shall be allowed per the Marion County Land Development Code, Section 4.4.4(H).</p>
Buffers	Buffers shall be as shown on the PUD Master Plan.
Open Space	20% minimum. See notes and site data on plan.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	All properties resulting from a PUD shall have paved access to paved public or private street right-of-way; however, ingress/egress or cross-access easements may be proposed as an alternative to a right-of-way as part of the PUD, provided all access is paved.

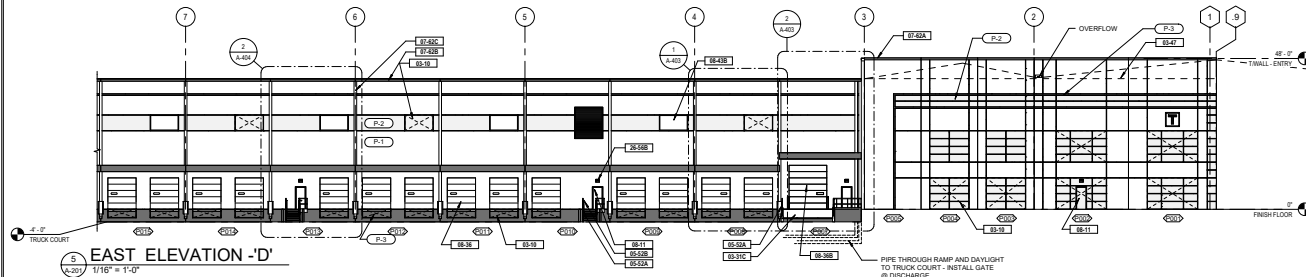
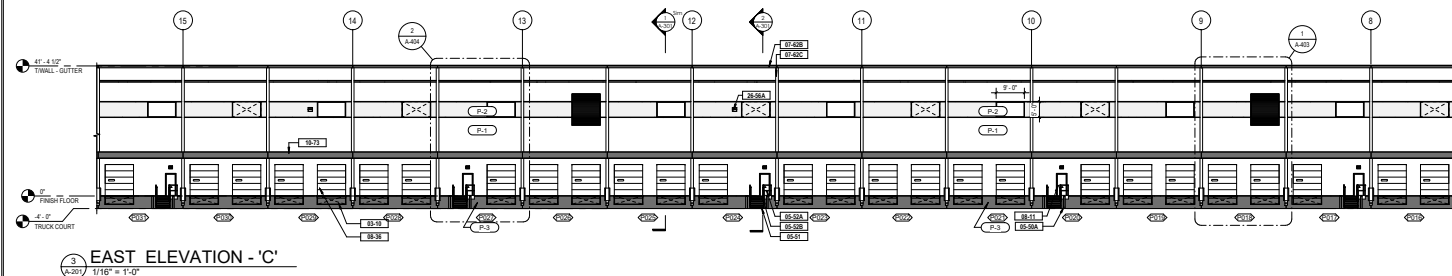
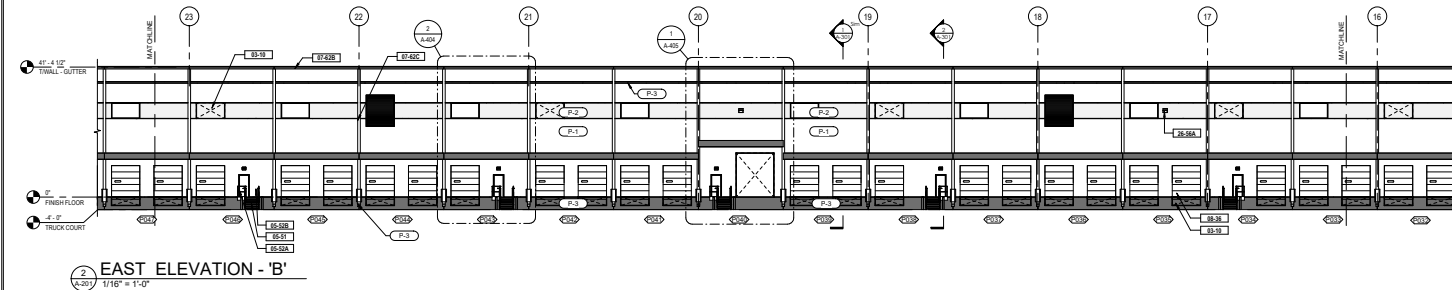
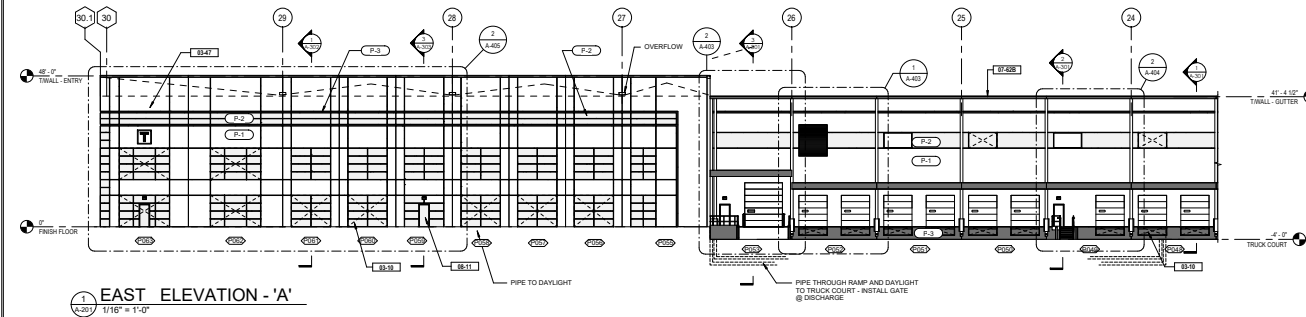
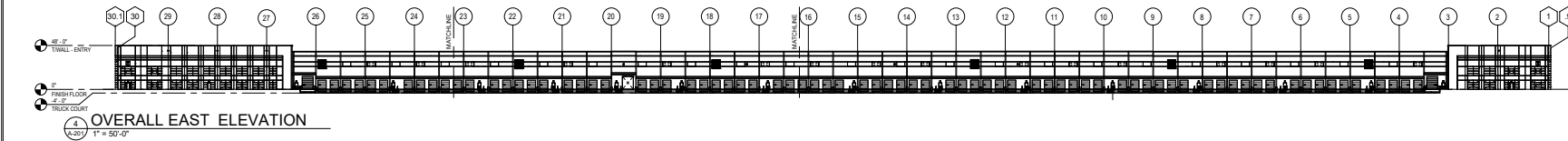
TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALSTRANSWESTERN
DEVELOPMENT COMPANYSCALE: N.T.S.
RANDALL
PAULSON
ARCHITECTSTRANSWESTERN
DEVELOPMENT COMPANYSCALE: N.T.S.
RANDALL
PAULSON
ARCHITECTS

Randall-Paulson Architects, Incorporated 85A Mill Street, Roswell, Georgia 30075 p. 770.650.7558 f. 770.650.7559



PERSPECTIVE RENDERING - STREET VIEW








KEY	TEXT
18-10	ANCHOR BOLT IN CONCRETE TILT PANEL FOR FUTURE OPENING
18-11	EXTERIOR FLOOR FINISH MANUFACTURED TILE AND GROUT
18-12	EXTERIOR CONCRETE EDGELAND. SEE CIVIL DRAWINGS
18-13	CONCRETE SLAB ON GRADE SEE STRUCTURAL DRAWINGS WITH 1% SLOPE RETARDER
18-14	CONCRETE RAMP ON GRADE. SEE CIVIL & STRUCTURAL DRAWINGS
18-15	CONCRETE CAP ON METAL DECK. SEE STRUCTURAL DRAWINGS
18-16	CONCRETE TILT PANEL. SEE STRUCTURAL DRAWINGS
18-17	IF NOMINAL CMU WALL. SEE STRUCTURAL DRAWINGS
18-18	ROOF COLLING. SEE STRUCTURAL DRAWINGS
18-19	IF CONCRETE FILLER GALVANIZED STEEL PIPE BOLLARD TO BE PAINTED SAFETY YELLOW
18-20	ROOF COLLING TO BE PAINTED SAFETY YELLOW
18-21	SHUT MANUFACTURED STEEL ROOF ACCESS LADDER. PAINTED SAFETY YELLOW
18-22	GALVANIZED OPERATIONAL GRATE STAIR AND LANDING. SEE DETAILS
18-23	1" UP 8" STEEL PIPE GUARDRAIL, GALVANIZED
18-24	1" UP 8" STEEL PIPE GUARDRAIL, GALVANIZED
18-25	IF WAREHOUSE MECHANICALLY FASTENED OVER POLYISOCYANURATE (PIR) INSULATION OVER METAL DECK. SEE STRUCTURAL DRAWINGS
18-26	PRE-FINISHED METAL CORNER PAC CLAD - STATE BLUE
18-27	PRE-FINISHED METAL GUTTER PAC CLAD - STATE BLUE
18-28	PRE-FINISHED METAL DOWNPOUT PAC CLAD - STATE WHITE
18-29	PRE-FINISHED METAL CANOPY, 18" ROOF & 6" SLOPE PAC CLAD - STATE BLUE
18-30	3" x 8" ROOF HATCH
18-31	INSULATED YELLOW METAL DOOR & FRAME. SEE DOOR SCHEDULE
18-32	INSULATED OVERHEAD SECTIONAL DOOR WITH 1" HEAVY DUTY TRACK. SEE DOOR SCHEDULE
18-33	INSULATED OVERHEAD SECTIONAL DOOR WITH 1" HEAVY DUTY TRACK. SEE DOOR SCHEDULE
18-34	MEDIUM DUTY CLEAR ANODIZED ALUMINUM STOREFRONT DOORS WITH 1" INSULATED TEMPERED GLASS. SEE DOOR SCHEDULE
18-35	2" CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLAZING. SEE WINDOW ELEVATIONS
18-36	ALUMINUM SHADINGS CANOPY PAC CLAD - STATE BLUE
18-37	2" DEEP BALLAST PREPARED METAL DOCK CANOPY PAC CLAD - STATE BLUE
18-38	DOCK SHOWN. COORDINATE EXACT LOCATION AND HEIGHT WITH PLUMBING ENGINEER
18-39	INTERIOR ROOF DRAIN. SEE PLUMBING DRAWINGS
18-40	PREPARED METAL WALL COVER. SEE MECHANICAL DRAWINGS
18-41	SECURITY WALL PANEL. SEE ELECTRICAL DRAWINGS
18-42	LED PERSONNEL DOOR WALL PANEL. MOUNTED AT 8' 0" A.F.F. TO CENTERLINE OF WALL PANEL. UNLESS NOTED OTHERWISE, SEE ELECTRICAL DRAWINGS

TYPE	DESCRIPTION	GRAPHIC
* 1	1 1/2" x 3/4" V-GROOVE REVEAL	
* 2	6 1/2" x 1/2" V-GROOVE REVEAL	

NOTE: UNLESS NOTED OTHERWISE, ALL REVEAL DIMENSIONS ARE TAKEN TO THE CENTERLINE OF THE REVEAL.
SEE ENLARGED ELEVATIONS VIEWS FOR REVEAL ELEVATION
REVEALS TO BE CONTINUED AT EDGES OF PANEL

PAINT LEGEND				
TAG	KEY	COLOR	MANUF.	LOCATION
P-1		MATCH STONE WHITE PAC CLAD	-	FIELD
P-2		STORM CLOUD	SW 6249	ACCENT
P-3		OUTERSPACE	SW 6251	ACCENT