

RESOLUTION NO. 25-R-107

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, APPROVING A PLANNED UNIT DEVELOPMENT ON ±837 ACRES FOR OTOW Bay Laurel PUD ‘Melody Preserve’, ZONING CASE NUMBER 250304ZP; PROVIDING AN EFFECTIVE DATE.

WHEREAS, an application for an amendment to a Planned Unit Development was duly filed with the Growth Services Department and considered by the Marion County Planning and Zoning Commission at its meeting on February 24, 2025; and

WHEREAS, the aforementioned application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida, at its meeting on Tuesday, March 18, 2025. Now therefore,

BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. PLANNED UNIT DEVELOPMENT APPLICATION 250304ZP – OTOW Bay Laurel PUD ‘Melody Preserve’, the application requesting approval of a Planned Unit Development, Articles 2 and 4 of the Marion County Land Development Code, as submitted by Gene Losito, Ocala, FL 34471, to amend the overall Bay Laurel PUD to result a total of ±837 acres, including changing ±44.0 acres from General Agriculture (A-1) to Planned Unit Development (PUD) for addition to the Bay Laurel PUD for the Melody Preserve phase consisting of a maximum of 233 dwelling units (age-restricted 1-story detached single-family houses with amenities) on Parcel Account Numbers 35300-000-15 and 35474-000-00, Site Addresses 7945 and 7875 SW 80th Street, Ocala, FL 34481, is hereby approved.

SECTION 2. FINDINGS AND DEVELOPMENT CONDITIONS. The Board of County Commissioners agrees with the recommendation and findings of the Planning and Zoning Commission recommending approval of the Planned Unit Development, and the Board approves the Planned Unit Development subject to the following development conditions:

1. The Bay Laurel PUD is amended to include the Melody Preserve development within the Bay Laurel PUD that is restricted to a total of a maximum of 233 dwellings units (age-restricted 1-story detached single-family houses) and amenities, and amend the Bay Laurel PUD Master Plan to reflect road network changes and revisions of the development standards, consistent with the Marion County Land Development Code, the Bay Laurel PUD Master Plan and Development Standards (Attachment F), Bay Laurel PUD Master Plan (Attachment E), and Melody Preserve Conceptual Plan (Attachment B).

2. The applicant shall provide detailed information and calculations regarding the residential dwelling units from the DRI for this development.
3. Outdoor activities shall be subject to the Marion County Noise Ordinance.
4. As the PUD proposes to incorporate additional lands into the Bay Laurel PUD, all previously granted PUD-specific design waivers and "blanket" OTOW waivers shall be re-requested through the Land Development Code (LDC) Waiver application process to apply to the revised, updated, and expanded PUD.
5. The potential units from the subject ±44 acres Added/Rezoning Parcel's Medium Residential future land use designation shall be surrendered in favor of the OTOW DRI units that are eligible for development under the OTOW DRI, such that there are no additional units in the OTOW DRI.
6. Buffers for Melody Preserve development shall be provided as below and shown in the Melody Preserve Conceptual Plan (Attachment B):
 - a. Buffer along the northern boundary between the Melody Preserve area and the adjacent residential Liberty Village Phase 1 shall be modified to a 20'-wide Type E buffer.
 - b. Buffer along the northern boundary between the Melody Preserve area and the commercial/industrial use shall be modified to a 20'-wide Type A buffer.
 - c. Buffer along the eastern boundary (SW 77th Court) shall be a 15'-wide Type C buffer per LDC.
 - d. Buffer along the southern boundary (SW 80th St) on the north side of the ROW reservation area shall be a modified 15'-wide Type E buffer.
 - e. Buffer along the southern boundary (SW 80th St) adjacent to the existing DRA area shall be Type per LDC.
 - f. Buffer along the western boundary (SW 80th Ave) shall be a modified 15'-wide Type E buffer (in addition to the 20'-wide utility easement along SW 80th Ave).
7. The project Operational Traffic Study shall be completed to the satisfaction of the County Engineer and Growth Services Director prior to obtaining Improvement Plans approval for the Melody Preserve phase, and adequate provision shall be made for the coordination of improvements with the PUD; the Operational Traffic Study shall also include analysis for the design and operation of golf cart use and crossings for SW 80th Ave, SW 80th St, and the SW 80th Ave/SW 80th St intersection.
8. All access point locations will be worked out to the satisfaction of the Development Review Committee during the time of the Development Review.
9. Access to SW 80th Ave shall be subject to approval by the Office of the County Engineer.
10. Additional ROW along the north side of SW 80th St shall be reserved to achieve a minimum total ROW width of 120' for SW 80th St. Upon written request by Marion County, conveyance of the reserved area may be via fee simple in a form acceptable to the County Engineer; some portions of the conveyance may be provided as an easement subject to approval by the County Engineer.
11. SW 80th St shall be realigned at SW 77th Court to match the existing SW 80th St roadway alignment east of SW 77th Court.
12. Sidewalks shall be provided along at least one side of all internal roads within the Melody Preserve PUD, or a sidewalk waiver may be requested for consideration consistent with the LDC Waiver process.
13. Mutli-use Path:
 - a. The multi-use path shall be provided along the north side of SW 80th St, extending east from SW 80th Ave to the Melody Preserve entry roadway into the community; an additional multi-use path exit/entry connection may also be provided into the Melody Preserve community as shown on the Melody Preserve Conceptual Plan.

- b. A multi-use path or sidewalk shall be provided along the north side of SW 80th St extending east from the Melody Preserve entry roadway to SW 77th Ct; however, in lieu of construction the developer may provide for a fee-in-lieu of construction consistent with the LDC subject to approval by the County Engineer.
 - c. The multi-use path(s) shall be provided in the public ROW or with access to the public through an easement.
- 14. The Melody Preserve development shall connect to Marion County Utilities.
 - 15. The developer shall provide a 20'-wide utility easement along SW 80th Ave in addition to 15'-wide buffer along SW 80th Ave.
 - 16. Stormwater review during the Development Review phase will evaluate and determine whether the DRA on the subject property can meet the size and depth requirement to serve the development.
 - 17. 75.6 acres of park/open space shall be provided for the area west of SW 80th Ave for the Bay Laurel PUD. An additional 13.9 acres (20%) of open space shall be provided for the Melody Preserve project area.

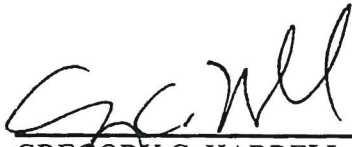
SECTION 3. COMPLIANCE/REVOCATION. Violation or failure to comply with one or more condition(s) of this Planned Unit Development shall be grounds for code enforcement action and/or repeal, in part and/or total, as related to this Planned Unit Development by the Board at a noticed public hearing.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

DULY ADOPTED in regular session this 18th day of March, 2025.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA**

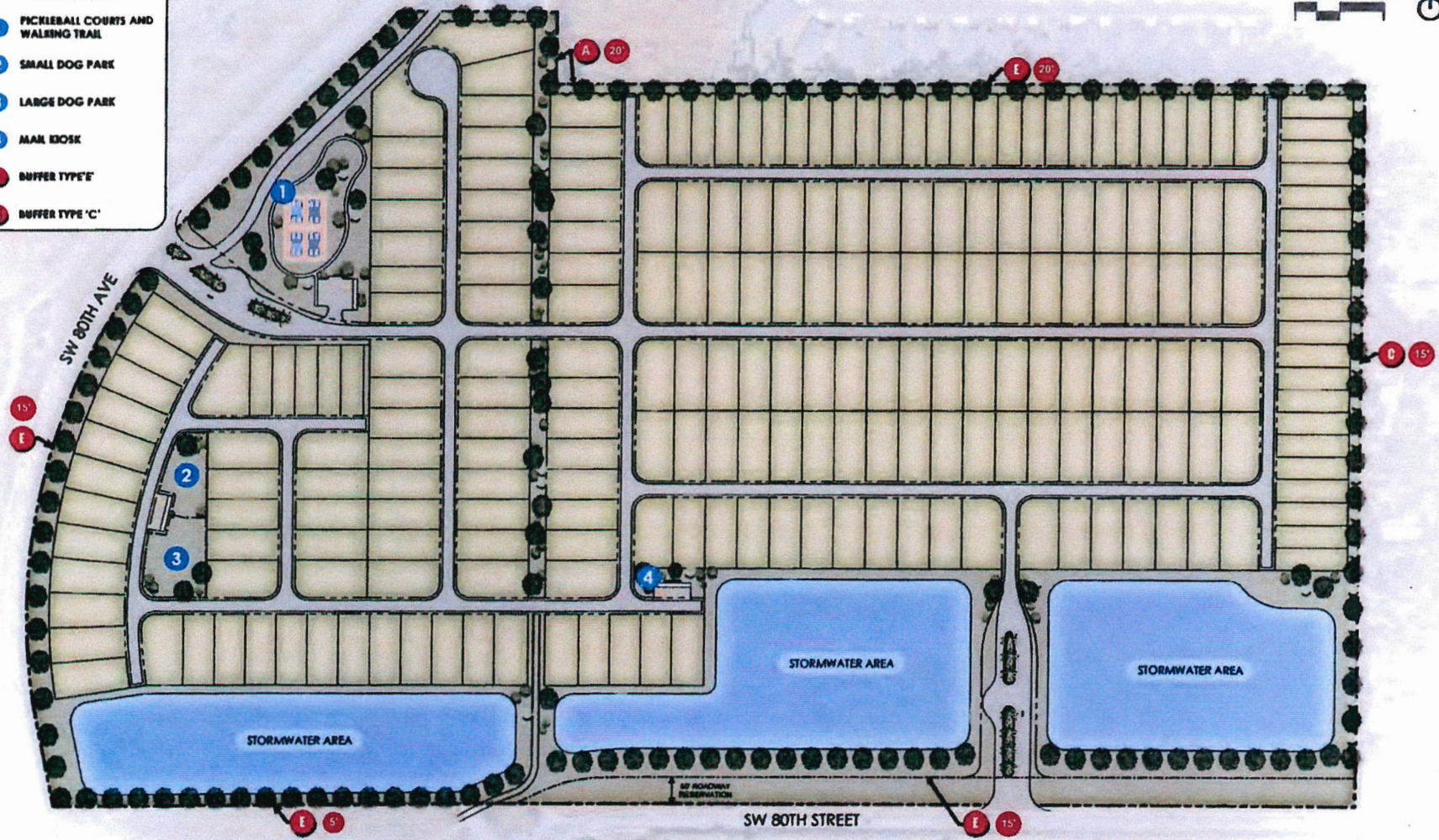


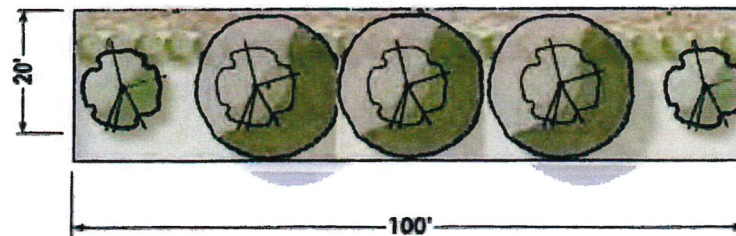
GREGORY C. HARRELL, CLERK



KATHY BRYANT, CHAIRMAN

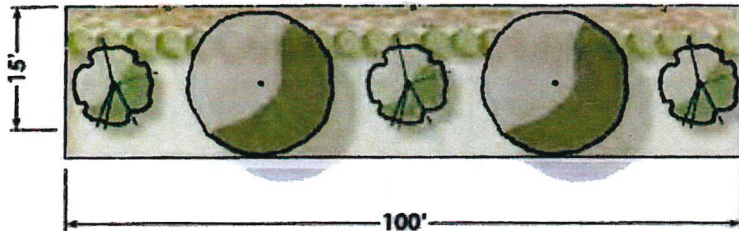
- LEGEND**
- 1 PICKLEBALL COURTS AND WALKING TRAIL
 - 2 SMALL DOG PARK
 - 3 LARGE DOG PARK
 - 4 MAN HOUSE
 - E BUFFER TYPE 'E'
 - C BUFFER TYPE 'C'



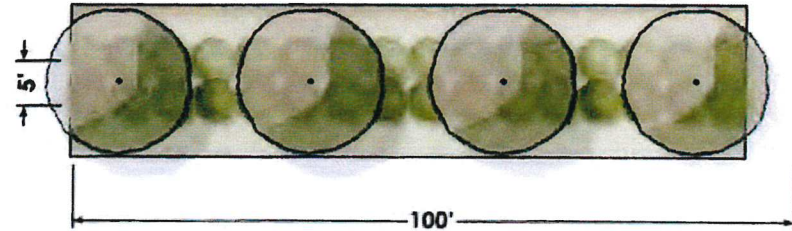


TYPE 'A' BUFFER

NTS



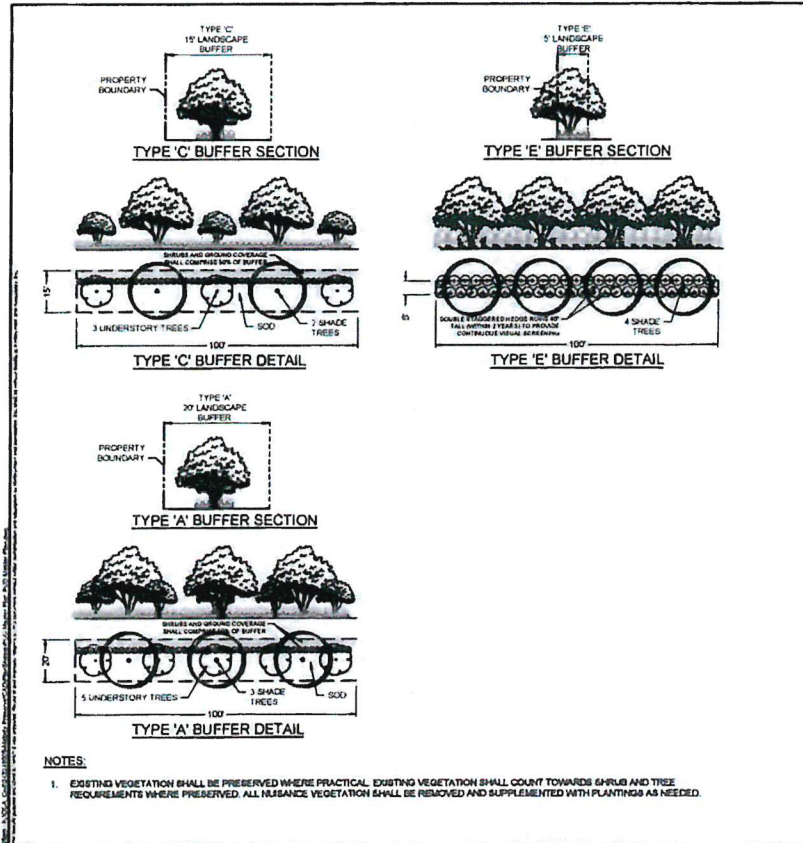
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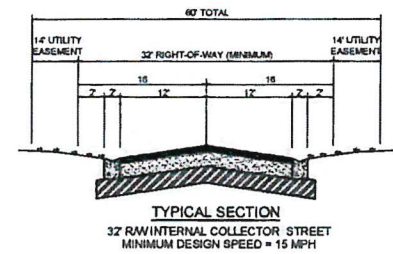
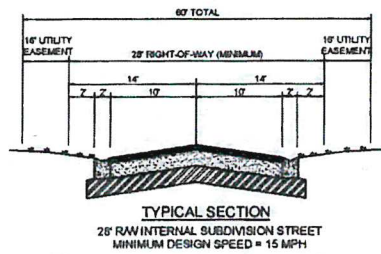
TYPE 'E' BUFFER

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ATTACHMENT E - BAY LAUREL PUD MASTER PLAN (AMENDED 2025)



- NOTES:**
- EXISTING VEGETATION SHALL BE PRESERVED WHERE PRACTICAL. EXISTING VEGETATION SHALL COURT TOWARDS SHRUBS AND TREE REQUIREMENTS WHERE PRESERVED. ALL NUISANCE VEGETATION SHALL BE REMOVED AND SUPPLEMENTED WITH PLANTINGS AS NEEDED.



BAY LAUREL PUD DENSITY TABLE

LAND USE	DENSITY	ACREAGE
RESIDENTIAL (SINGLE FAMILY)	2,502 UNITS	607.1 a
RESIDENTIAL (MULTI-FAMILY)	300 UNITS	44.7 a
AMENITY	N/A	5.1 a
PARK, OPEN SPACE (W/ OF 6TH BOTH AVE)	N/A	79.8 a
PARK, OPEN SPACE (MELODY PRESERVE)	N/A	13.9 a (20%)
ROAD RIGHT-OF-WAY	N/A	43.2a
COMMERCIAL	801,000 SF	47.4 a
TOTAL	2,851	637.0 a
TOTAL UNITS/AC (LESS COMMERCIAL):		3.74 UNITS

NOTES:
 PARK/OPEN SPACE OF 79.8 ACRES, PER PREVIOUSLY APPROVED MARCH 2005 BAY LAUREL PUD MASTER PLAN, WILL BE PROVIDED WEST OF 6TH BOTH AVE.

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Kimley»Horn
 ENGINEERS ARCHITECTS PLANNERS
 1701 N. 17TH STREET, SUITE 100, DENVER, CO 80202
 PHONE: 303.733.8800 FAX: 303.733.8801
 WWW.KIMLEYHORN.COM

APPROVED PROFESSIONAL
GENE BRADY, CIVIL P.E.
 LICENSE NUMBER: 75547
 EXPIRES: 12/31/2025

DETAILS

MELODY PRESERVE
 PREPARED FOR
ON TOP OF THE WORLD COMMUNITIES, L.L.C.
 HANCOCK COUNTY, FLORIDA
 MELODY PRESERVE - IMPROVEMENT PLANS
 SHEET NUMBER
C03

BAY LAUREL PUD MASTER PLAN AND DEVELOPMENT STANDARDS

GENERAL COMMERCIAL AND RESIDENTIAL REQUIREMENTS

Section 1. Definitions for the Bay Laurel PUD:

Accessory Building: A separate structure that is subordinate to and serves the main use of the property; such as, by way of example, a separate garage or storage building, an attached screened enclosure.

Bay Laurel Architectural Review Board (ARB): The Bay Laurel Architectural Review Board of the Circle Square Ranch Master Association, that body constituted by the Developer of Circle Square Ranch 1.) to adopt or amend Master Planning and Development Criteria for the Bay Laurel Planned Development, in writing, and made available to all builders and developers doing business in the Properties, and all Members, Owners and prospective Owners of Units in the Properties, and 2.) to administer the adopted planning and development criteria. The Master Planning Criteria may include any matters considered appropriate by the Master ARB not inconsistent with the provisions of the Circle Square Ranch Master Association Declaration, including but not limited to height, size and placement of improvements, standards for water conservation and design of irrigation systems, and other matters relating, but not limited to, improvements and land uses within the Bay Laurel Planned Development, design, and construction.

Artisan Use: Premises used for the manufacture and sale of arts, crafts, handcrafted items, and handiwork.

Bay Laurel Planned Development: All lands within the Planned Development excluding the lands constituting Melody Preserve.

Block: A subset of a parcel of land designated to be subdivided into lots.

Commercial/Residential Uses: Primarily business uses with some residential uses allowed. Religious institutions are also allowed in this use designation.

Community Uses: Those structures or facilities created for the use and benefit of 1.) residents of a community development district, or 2.) members of a neighborhood association that is subject to the Circle Square Ranch Master Association or Melody Preserve Neighborhood Association, as applicable. Such uses may be held in private, Association, or Community Development District ownership.

Residential (Multi-Family): Residential development with a density of up to 16 dwelling units per acre; religious institutions and limited business uses are also allowed as provided in the General Standards.

Lot: A sub-set of a parcel intended for development or sale that may be described either by platting or by a metes and bounds description.

Residential (Single Family): Residential development with a density of 5.0 dwelling units per acre or less.

Master Association: Circle Square Ranch Master Association, Inc., a Florida corporation not for profit, its successors and assigns.

Melody Preserve: That portion of the Planned Development that is east of SW 80th Ave and identified as residential, containing approximately 71.6 acres.

Melody Preserve Architectural Review Board (ARB): The Architectural Review Board of the Melody Preserve Neighborhood Association, that body constituted by the Developer of Melody Preserve 1.) to adopt or amend Master Planning and Development Criteria for Melody Preserve, in writing, and made available to all builders and developers doing business in the Properties, and all Members, Owners and prospective Owners of Units in the Properties, and 2.) to administer the adopted planning and development criteria. The Master Planning Criteria may include any matters considered appropriate by the Melody Preserve ARB not inconsistent with the provisions of the Melody Preserve Neighborhood Association Declaration, including but not limited to height, size and placement of improvements, standards for water conservation and design of irrigation systems, and other matters relating, but not limited to, improvements and land uses within Melody Preserve, design, and construction.

Melody Preserve Neighborhood Association: Melody Preserve Neighborhood Association, Inc., a Florida corporation not for profit, its successors and assigns.

Neighborhood Association: Each corporation not for profit, condominium or cooperative association, or other incorporated or unincorporated entity, other than the Master Association, established for the purpose of exercising jurisdiction over and administering a Neighborhood.

Neighborhood: Each separate area of the Properties designated by the Developer as having separate Neighborhood status. Developer may designate any portion of the Properties as a separate Neighborhood or as an addition to a then-existing Neighborhood.

Net Floor Area (NFA): Building area less non-air-conditioned storage space, electrical and mechanical rooms, and other non-air-conditioned spaces.

Parcel: A single, undivided tract intended a) to remain intact and undivided, or b) to be subdivided into blocks and lots in the future by platting or by a metes and bounds description.

Planned Development: Those lands identified within the Bay Laurel PUD Master Plan, which contains two distinct areas: Bay Laurel Planned Development and Melody Preserve.

Public Uses: Uses that are not held in private ownership and are under the ownership or control of a Community Development District (CDD) or other governmental entity and created for the common use and benefit of residents of the CDD or the public. Uses may include schools, auditoriums, libraries, and similar public purpose structures.

Section 2. General Standards.

1. Lots and Buildings:

- a. All lots shall front on a street or square.
- b. Stoops and balconies may encroach into the front setbacks consistent with Table 4.
- c. Two-story office and retail uses may front across the street from residential uses on roads designated as minor collectors internal to the PUD.
- d. Residential structures fronting on a square, park, or other public or community open space may front on at least 60% of the perimeter of the square, public or community open space, or park. Commercial Uses may be permitted on all Lots surrounding public or community open space.
- e. Lot and building standards, road right-of-way widths, parking requirements, and residential lot profiles are provided in Tables 1- 5, and attached drawings.

2. Streets & Alleys:

- a. Streets shall provide access to all tracts, parcels, blocks, and lots.
- b. There may be a continuous network of alleys to the rear of the lots.
- c. Street right-of-way and easement standards are as set forth in Table 2.

3. Parking:

- a. On-street parking directly fronting a lot shall be allowed and shall count toward fulfilling the parking requirement.
- b. The required number of parking spaces may be reduced by demonstrating the possibility of shared parking.
- c. Adjacent parking lots shall have internal cross access connections.
- d. Non-residential off-street parking:
 1. Standards for off-street parking for non-residential uses, including shared parking, phased parking, and loading requirements, and optional grass parking, are as provided in Table 3A.
 2. Parking requirements may be met up to 35% with overflow grass parking.

1. Streets fronting on property designated for a community use may deviate from the street standards provided the change will enhance the community use, as determined by the Bay Laurel Architectural Review Board.
- c. Community Parking:
1. The Developer shall determine the provision of adequate parking for the various types of community buildings or uses based on Table 3A herein.
 2. Off-street parking spaces for community buildings may be located at the rear of the building. Access may be from the front.
6. Commercial/Residential [Not Applicable to Melody Preserve]:
- a. Commercial/Residential Uses are allowed on lots or parcels, primarily for business uses including retail, restaurant, club, office uses, medical, indoor and outdoor entertainment, educational uses, storage facilities, lodging, and artisan, with residential also allowed. Other similar uses may be allowed as approved by the Bay Laurel Architectural Review Board.
 - b. Commercial/Residential Lots & Buildings:
 1. Maximum floor area shall be consistent with Table 1.
 - c. Commercial Buildings:
 1. Commercial buildings shall be set back consistent with Table 1.
 - d. Commercial/Residential Streets & Alleys:
 1. Commercial Use Lots and structures shall front on streets consistent with Table 2. When parallel parking is used it shall be 8 ft. minimum in width and may be on one or both sides of the roadway.
 2. The rear property line of a commercial use lot may abut an alley meeting the standards set forth in Table 2.
 3. Corner radii at the intersection of two rights of way shall not be less than 23 feet. Minimum pavement radii shall be 25 feet for residential and 45' for commercial and industrial.
 4. Commercial driveway access at corners shall be 50 feet from the point of tangency of the right-of-way corner radius.
 5. Minimum driveway spacing shall be determined by the Bay Laurel Architectural Review Board.

7. Commercial/Residential Parking:
 - a. Parking shall be consistent with Tables 3a and 3b.

8. Residential (Multi-Family) [Not Applicable to Melody Preserve]:
 - a. Uses/Structures Allowed: Residential (Multi-Family) uses shall be generally developed in buildings for residential uses, including townhouses apartment buildings. Limited business uses are also allowed, including charitable foundation offices, educational uses, coffee houses, offices, lodging, artisan, and other limited business uses approved by the Bay Laurel Architectural Review Board.
 - b. All of the building area above the ground floor of a building may be designated for residential use. Office and residential uses above the ground floor may be mixed.
 - c. An accessory building is permitted on each lot.
 - d. Residential (Multi-Family) uses may be located adjacent to or across the street from all other land uses, subject to required buffers and building setbacks.
 - e. Residential (Multi-Family) Streets & Alleys:
 1. Residential (Multi-Family) Uses shall front on streets consistent with Table 2.
 2. The rear lot line of a Residential (Multi-Family) lot may abut an alley or access drive meeting the standards set forth in Table 2.
 - f. Residential (Multi-Family) Parking:
 1. Parking shall be consistent with Tables 3a and 3b.
 2. Off-street parking spaces may be located at the rear of the building.

9. Residential (Single Family):
 - a. Uses Allowed: Residential land uses including single family attached and detached homes, artist studios, guest cottages, lodging and other similar uses approved by the Bay Laurel Architectural Review Board or Melody Preserve Architectural Review Board, as applicable. Home occupations are also allowed.
 - b. An accessory building is permitted on each lot.
 - c. Residential (Single Family) Land Allocation:

1. A maximum of two Residential (Single Family) Lots may be consolidated for the purpose of constructing a single building.
 2. Setbacks on consolidated Residential (Single Family) lots shall apply as on a single lot.
- d. Residential (Single Family) Lots & Buildings:
1. The entire side setback may be allocated to one side.
- e. Residential (Single Family) Streets & Alleys:
1. Residential (Single Family) Use Lots shall front on streets consistent with Table 2.
 2. The rear lot line of a Residential (Single Family) use lot may abut an alley a minimum of 18 ft. wide containing a vehicular pavement width of at least 12 ft.
 3. Corner radii at the intersection of two rights of way shall not be less than 23 feet. Minimum pavement radii shall be 25 feet for residential and 45' for commercial and industrial.
 4. Dead end roads less than 150 ft. in length are permissible without a turnaround.
- f. Residential (Single Family) Parking:
1. Shall be consistent with Table 3b.
10. Workplace [Not Applicable to Melody Preserve]:
- a. Uses allowed: Generally, buildings for corporate office, light industry, artisan, warehousing, automotive, and other business and commerce uses approved by the Bay Laurel Architectural Review Board.
 - b. Workplace Land Allocation:
 1. A maximum of two Workplace Use Parcels may be consolidated for the purpose of constructing a single building.
 2. Workplace Use lots, parcels and uses shall generally be grouped together.
 - c. Workplace Streets & Alleys:
 1. Workplace Use lots, parcels and uses may front on streets consistent with Table 2.

2. Parcels, lots, and uses may front on thru streets.
- d. Workplace Parking:
1. Parking shall be consistent with Table 3a.
 2. Off-street parking spaces may be located on the side or the rear of the building.

TABLE 1 BAY LAUREL PLANNED UNIT DEVELOPMENT TYPICAL LOT AND BUILDING STANDARDS							
Building Setbacks from right-of-way	Public Use	Community Use	Comm./ Res.	Res. (Multi-Family)	Res. (Single Family Attached)	Res. (Single Family)	Workplace
Front	10 ft.	10 ft.	10 ft.	20 ft.	15 ft.	15 ft.	10 ft.
Side Street	5 ft.	5 ft.	5 ft.	10 ft.	15 ft.	15 ft.	10 ft.
Side	-0-	-0-	-0-	15	0 ft. / 5 ft.	5 ft.	-0-
Rear	10 ft.	10 ft.	10 ft.	20 ft.	20 ft.	20 ft.	10 ft.
Lot Width	-0-	-0-	-0-	Varies	35' or >	35' or >	-0-
Building Height	50 ft	50 ft	50 ft (4 Story)	40 ft (3 Story)	40 ft (2 Story)	40 ft (2 Story)	40 ft (2 Story)
Impervious Coverage	-0-	-0-	80%	80%	80%	70%	70%
Pergolas, Porches, Canopies	5 ft.	5 ft.	5 ft.	20 ft.	15 ft.	15 ft.	5 ft.

Front setbacks shall be increased by eight (8) feet when on-street parking is used.
 Side street setbacks shall be increased by five (5) feet when on-street parking is used.
 Rear setbacks shall be 10 foot for non-structural accessory use.
 Additional typical lot details are provided in the Exhibits. The less restrictive standard shall apply.
 Multi-family Lot Width may vary based on final development plans.

**TABLE 2
INTERNAL ROAD RIGHT-OF-WAY AND EASEMENT STANDARDS**

Street Type	R-O-W	Easement	Roadway Description	Pavement Width	Shoulder	Sidewalk
Alleys	N/A	20'	1-12'	12'	4'	N/A
Local Residential	28'	60'	2-10'	20'	N/A	N/A
Minor Collector	32'	60'	2-12'	24'	N/A	N/A
Arterials	80' to *100'+	NA	4 -12'	48'	NA	Optional

* Parallel Parking

On-street parking may be constructed within an Easement area.

**TABLE 3A
GUIDELINES FOR OFF-STREET PARKING REQUIREMENTS
FOR NONRESIDENTIAL LAND USES**

Required Off-Street Parking Spaces per indicated Area		
Assembly (Public or Community)	1	Per 4 Seats
Assembly operations	1	Per 650 sq. ft. NFA
Assisted or Congregant Living	1	Per 3 beds
Artisan uses	2	Per 1,000 sq. ft. NFA
Bar	1	Per 4 seats
Bowling Alley	3	Per lane
Car wash	5	Per washing lane
Fiduciary institutions	1	Per 300 sq. ft. NFA
Finishing operations	1	Per 650 sq. ft. NFA
Hotel	0.5 10	Per guest room plus Per 1,000 sq. ft. NFA non-room area
Houses of Worship	1	Per 3 seats
Industrial	1	Per 675 sq. ft. NFA
Library	1	Per 300 sq. ft. NFA
Manufacturing	1	Per 625 sq. ft. NFA
Medical Center	1	Per 250 sq. ft. NFA
Neighborhood or convenience center under 100,000 sq. ft. GLA	4	Per 1,000 sq. ft. NFA
Greater than 100,000 sq. ft. GLA	3	Per 1,000 sq. ft. NFA
Nightclub	1	Per 3 seats
Offices	2.5	Per 1,000 sq. ft. NFA
Research	1	Per 1,000 sq. ft. NFA
Restaurant	1	Per 4 seats
Fast-food establishments	1	Per 75 sq. ft. NFA
Retail Store	1	Per 300 sq. ft. NFA
Schools		
Elementary	2	Per classroom
Middle	2	Per classroom
High School	5.5	Per 30 students
Service Station	3	Per work bay
Shopping Center	3.5	Per 1,000 sq. ft. NLA
Self Storage	1	Per 4,000 sq. ft. NLA
Theater	1	Per 650 sq. ft. NFA
Warehouse	1	Per 4,000 sq. ft. NLA
Loading spaces for all commercial, industrial, and warehouse	1	Per 25,000 sq. ft. NFA
Accessible Spaces		Per Standard Building Code

Non-residential parking requirements may be reduced by the Bay Laurel Architectural Review Board or the Melody Preserve Architectural Review Board, as applicable, for shared parking considerations.

Shared Parking:

Shared parking is encouraged to balance the need for adequate parking and use cycles of complementary uses. Shared parking may be considered by the Bay Laurel Architectural Review Board or the Melody Preserve Architectural Review Board, as applicable, and allowed based upon compatible uses and daily use cycles. For example:

- ACLF (ALF): Independent Living Facility; elderly; disabled
- One (1) space per three dwelling units
- One (1) space per four dwelling units with cross easement parking when commercial parking is adjacent

Phased Parking: 65% of the total required parking spaces may be installed in phases subject to:

- e. Site plan shows total number of initial and future needed spaces;
- f. Drainage plan shall provide for adequate drainage for initial and future spaces combined;
- g. Future parking area shall be graded and grassed;
- h. No additional maintenance or performance bond shall be required;
- i. A permanent Certificate of Occupancy shall be issued for the completed phase of construction; and
- j. Parking for disabled persons shall comply with the requirements of the Americans With Disabilities Act and the Standard Building Code.

Grass Parking:

Up to 35% of total parking requirements for commercial, public, or community parking may be comprised of grass parking areas. This option is intended to meet the needs of: 1) overflow event parking; 2) reservation of parking expansion requirements for future commercial development; and 3) employee parking.

Grass parking areas may be installed on a uniformly graded surface compacted to a minimum of LBR 40.

Loading Requirements: Each retail sales establishment requiring a loading access shall have a service drive a minimum of 12' wide and shall be separate from any drive or circulation system used by vehicles of shoppers or emergency vehicles. Loading access drives shall be of sufficient length to prevent the blocking of any public or private drive or street used for vehicular circulation.

Size of Spaces:

- Off-street parallel 8' wide by 22' long
- Off-street angle 9' wide by 18' long

Golf Cart 6' wide by 10' long

Width of Aisles:

	<u>One-Way</u>	<u>Two-Way</u>
30° angle parking	12'	22'
45° angle parking	13'	22'
60° angle parking	18'	22'
90° angle parking	24'	24'

When sidewalks occur in a parking area, parked vehicles shall not overhang the sidewalk unless an additional two (2) feet of walkway width is provided to accommodate said overhang.

TABLE 3B
OFF-STREET PARKING REQUIREMENTS FOR
RESIDENTIAL LAND USES

<u>Residential (Single Family)</u>	<u>Off-Street Parking</u>	<u>On-Street Parking*</u>
2 bedroom or less	1.0	0.5
3 bedroom or less	2.0	0.5
4 bedroom or less	2.5	0.5
5 bedroom or less	3.0	0.5
<u>Residential (Multi-Family)</u>		
1 bedroom	1.5	0.25
2 bedroom	1.5	0.25
3 bedroom	2.0	0.25

*Note: On-street parking is optional and may be used to offset total parking needs of each developed neighborhood.

A covered garage or carport and a minimum 10' x 20' driveway shall count as two (2) parking spaces.

**TABLE 4
TYPICAL RESIDENTIAL LOT PROFILE**

	Description	Front Setback		Description	Front Setback
1.	Accessory uses	15'	6.	Balconies, stoops, or porches, exclusive of roofline overhangs	10'
2.	Back of building (rear yard setback)	Table 1	7.	Side lot setback	Table 1
3.	Easements (utilities)	Table 2	8.	Corner lot side yard setback from right-of-way line	15'
4.	Front setback from road right-of-way	Table 1	9.	Building footprint	varies
5.	Minimum lot depth	75'	10.	On-street parking	Optional

Note: Fences may be allowed pursuant to Bay Laurel Architectural Review Board requirements or Melody Preserve Architecture Review Board requirements, as applicable. Garage setback may be 15 feet from edge of right-of-way; add 8 feet if on-street parking is used; garage setback shall allow a minimum of 18' parking within driveway without blocking sidewalks or overhanging into roadway.

Driveway Access:

a. Driveway Access at Corners

All: Setback 50 feet from point of tangency of the right-of-way corner radius or one-half the lot width, whichever is less.

All Residential: No obstruction to vision shall be constructed, placed, or maintained within a triangle formed by the point of intersection of lot lines abutting a street right-of-way and a distance of 25 feet along the lot lines from the point of intersection.

b. Minimum Driveway Width

Each residential lot shall have a driveway minimum width of 10 feet.

Section 3. Administrative

1. The Marion County Growth Services Director, or their designee as determined by Marion County Administrator, may issue administrative variances for deviations up to ten (10) percent of the criteria contained herein. Variances of greater than ten (10) percent of the criteria contained herein may be approved by the Development Review Committee.

2. Provisions of the Bay Laurel PUD as described herein supersede any conflicting provisions in the Land Development Code of Marion County Florida.
3. The Bay Laurel PUD zoning (the "PUD Ordinance") for the Project authorizes the development of up to 2,951 residential units (2,552 single family and 399 multi-family), associated recreational amenities, and commercial uses in support of the PUD and related residential development.

The Master Plan illustrates the general location of proposed access points, driveways, and other pertinent information. The exact location of structures, lot lines, roadways and other improvements are subject to change through the development process and such modifications do not require amendment of this Agreement or the zoning approval for the Project. Modifications to the exact location of structures, lot lines, roadways and other improvements may be requested by the Developer and approved by the Development Review Committee ("DRC") during review of the site development plans and/or plats for the Project or portions thereof. In the event of a conflict between the terms of this Master Plan and the Marion County Land Development Code, the terms of this Master Plan shall prevail.

DRC is hereby authorized to issue an approval for Improvement Plans within the Project, as and if needed, without further review Marion County Commission. Publication and notification requirements for rezoning shall not apply to minor modifications of this Agreement. Modifications to this Agreement which are not considered minor modifications by the Zoning Director shall require approval of the Marion County Commission following a recommendation from the DRC. Any modification of this Agreement shall require the written consent of the Developer.

4. Amendments and Modifications to the Master Plan which are requested by the Developer may occur during the site plan and plat review processes and will be reviewed as provided in paragraph 3 above. Revisions which meet the intent and purpose of the PUD Ordinance and this Agreement shall be approved by the DRC, during site plan or plat review as long as the substantial integrity of the original Master Plan and the development standards contained herein are maintained.
5. The Project may be developed in multiple phases, at the discretion of the Developer. The Developer will notify the County of proposed phasing changes at the time of site plan submittal(s). Each phase may include temporary support trailers (including but not limited to sales, construction, development and real estate offices) which will be removed upon completion of work in each applicable phase. Infrastructure necessary to support each phase of the Project shall be constructed concurrently with that phase as a condition of platting and/or site plan approval. The final preliminary plat or site Improvement Plan for this Project shall be submitted within fifteen (15) years of approval of the PUD by the Marion County Commission.
6. Development actions required by this Agreement and the PUD Ordinance shall be taken within fifteen (15) years of the effective date of this Agreement. This

Agreement shall remain in effect for fifteen (15) years, or as long as the Project is ongoing, whichever is longer. The Project shall be considered ongoing as long as substantial and good faith progress has been shown by the Developer, or its successors and assigns, conducting construction activities in a regular continuing and orderly manner designed to meet the approved development schedule dates. Building permits and certificates of occupancy may be issued for the Project beyond the effective date of this Agreement if the infrastructure to service those buildings/structures is in place.

7. The Project will include infrastructure to support the proposed uses, including water and wastewater service, drainage, roads, public and private rights-of-way.

The Project is located wholly within the Bay Laurel Center Community Development District water and wastewater service areas or Marion County Utilities. All proposed permanent residential and mixed uses within the Project will be served by central water and sewer.

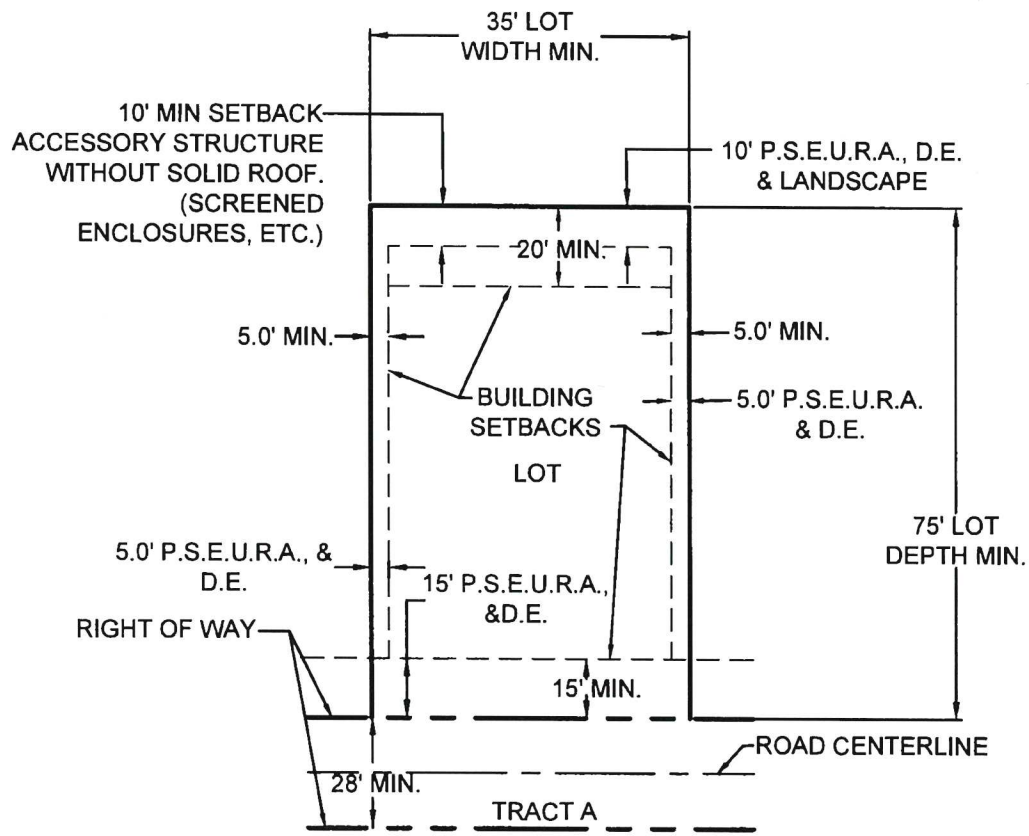
All residential units in the Project shall be required to connect to central water and sewer services prior to issuance of a certificate of occupancy. Temporary private potable wells for any service areas or temporary facilities or trailers shall be permitted until a reasonable time period after central water service is made available to the Project. Temporary on-site sewage treatment and disposal systems for any service areas or temporary trailers shall be permitted until a reasonable time after central wastewater service is made available.

The Project may include a master irrigation system(s) for common landscape area and residential landscape area irrigation. A master irrigation system(s) may utilize water sources as allowed by the Florida Administrative Code, Chapter 40D-2, including, but not limited to groundwater, surface water, reclaimed water, and/or potable water. Appropriate permits will be obtained for consumptive uses of water.

8. The residential component of the Project may contain private, gated neighborhoods. The roads may be privately owned and the Developer may elect to manage and control access. Alternatively, roads may be owned by a Community Development District or dedicated to the public. If dedicated to the public, those roadways shall be consistent with the Marion County Land Development Code. Cul-de-sacs shall not be limited in length; however, cul-de-sacs greater than 2,640 feet in length must provide intermediate turning areas not spaced more than 2,000 feet apart.
9. If any provision of this PUD Master Plan and Development Standards, or its application to any person, entity or circumstances is specifically held to be invalid or unenforceable by a Court of competent jurisdiction, the remainder of this Agreement and the application of the provisions hereof to other persons, entities or circumstances shall not be affected thereby and, to that end, this Agreement shall continue to be enforced to the greatest extent possible consistent with law and the public interest. This Master Plan shall be modified as necessary to maintain the original intent of the Master Plan.

10. The Exhibits listed below and attached hereto are incorporated into this Agreement and are a part of the Agreement upon which the parties have relied.
 - 1 - Standard Single Family Lot Dimensions, Setbacks and Easements Typical Lot Diagram
 - 2 - Standard Single Family Lot Dimensions, Setbacks and Easements Typical Corner Lot Diagram
 - 3 - Standard Alley Loaded Lot Dimensions, Setbacks, and Easements Typical Lot Diagram
 - 4 - Standard Alley Loaded Lot Dimensions, Setbacks, and Easements Typical Corner Lot Diagram
 - 5 - Standard Single Family Attached Lot Dimensions, Setbacks and Easements Typical Lot Diagram

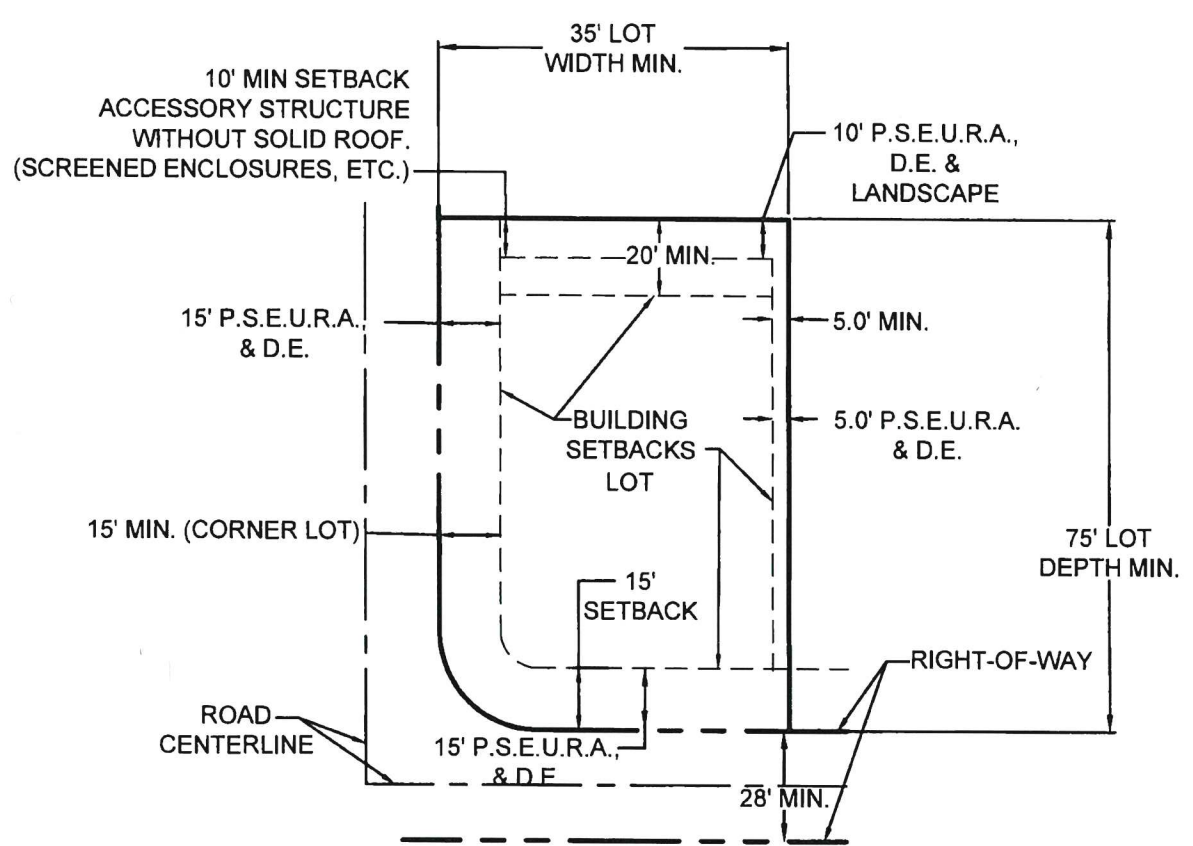
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 XREF'S: laborer - 242248009 bh-address-cad.lBase - 242248009 18148PLAT PH1DEXP 18148EXP PH1 Phase 2 EXP 18148EXP PH1 Phase 3 18148PLAT PH1A-REPLATEXP 18148PLAT PH1B EXP 18148PLAT PH1CEXP xBase - MELODY PRESERVE DrawingData
 This document, together with the concepts and designs presented herein, is an indication of intent, is intended only for the specific purpose and shall be used for such it was prepared. Plans if and proper release on this document without authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**STANDARD SINGLE FAMILY LOT DIMENSIONS,
 SETBACKS AND EASEMENTS**
TYPICAL LOT DIAGRAM

DATE DECEMBER 2024 PROJECT NO. 242248007 SHEET NUMBER 01	BAY LAUREL PUD PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.	SCALE NOT TO SCALE DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA DATE	DESIGN ENGINEER: GENE BRUNO LOSITO, P.E. FLORIDA P.E. LICENSE NUMBER: 75547
			 <small> © 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106 </small>

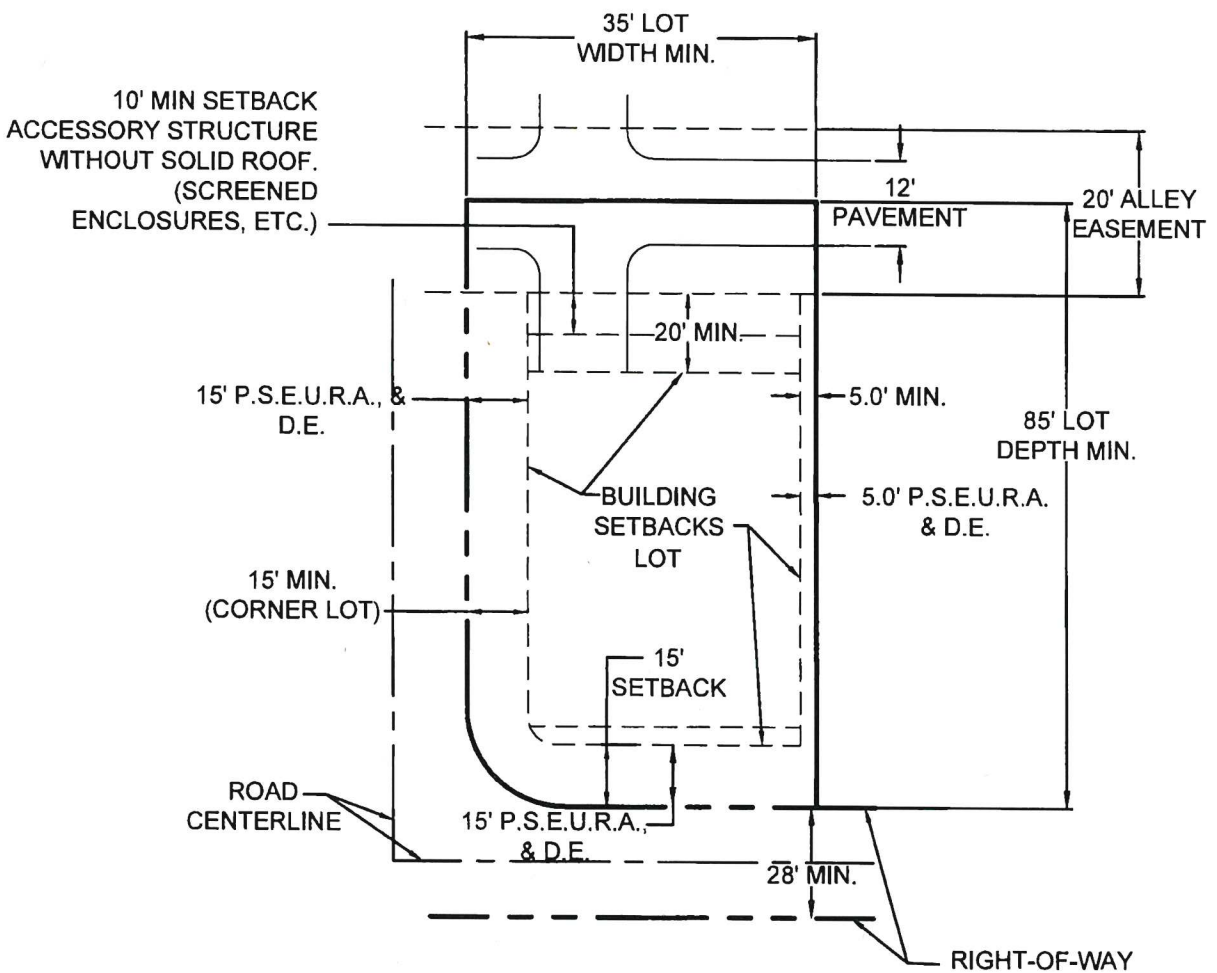
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 This document, together with the conceptual and design presented herein, are an instrument of service, it is intended only for the specific purpose and shall, for which it was prepared. Review of and approval of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**STANDARD SINGLE FAMILY DIMENSIONS,
 SETBACKS AND EASEMENTS**
TYPICAL CORNER LOT DIAGRAM

DATE DECEMBER 2024 PROJECT NO. 242248007 SHEET NUMBER 02	BAY LAUREL PUD PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.	SCALE NOT TO SCALE DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA DATE	DESIGN ENGINEER GENE BRUNO LOSITO, P.E. FLORIDA P.E. LICENSE NUMBER 75547
			 <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, Ocala, Florida 34411 PHONE: 352-436-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108</small>

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 All documents, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and shall be void if any part of it is not prepared, shown of and approved in accordance with the documents, without written authorization and signature by Kimley-Horn and Associates, Inc. and its authorized staff.



**STANDARD ALLEY LOADED LOT DIMENSIONS,
 SETBACKS AND EASEMENTS
 TYPICAL CORNER LOT DIAGRAM**

DATE DECEMBER 2024 PROJECT NO. 242248007 SHEET NUMBER 04	BAY LAUREL PUD PREPARED FOR ON TOP OF THE WORLD COMMUNITIES, L.L.C.	SCALE NOT TO SCALE DESIGNED BY KHA DRAWN BY KHA CHECKED BY KHA	DESIGN ENGINEER GENE BRUNO LOSITO, P.E. FLORIDA P.E. LICENSE NUMBER: 75547 DATE	 <small> © 2024 KIMLEY-HORN AND ASSOCIATES INC. 1700 SE 17TH STREET, SUITE 200 OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35108 </small>
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