

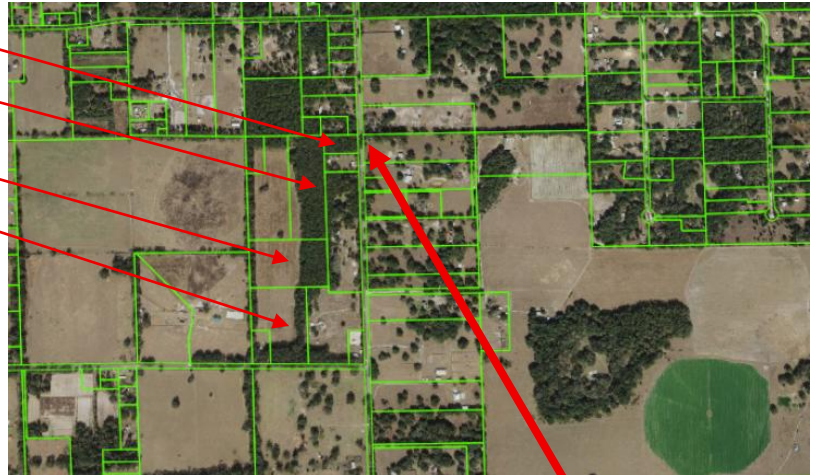
# FLORIDA AGRI-BUSINESS CONTEST

Elizabethtown College   EGR495/ART495 Architecture Studio I   J. Wunderlich PhD

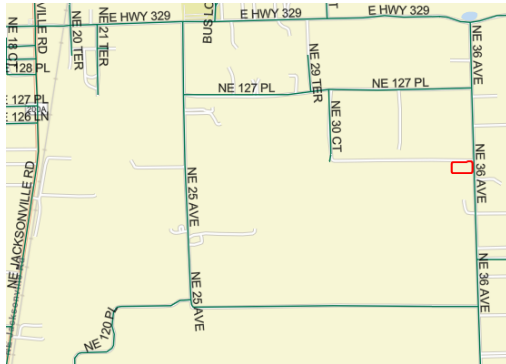
You will be helping develop 50 acres in **Anthony Florida** (in **Marion County**, 20 minutes North of the **city of Ocala**, and near the **small town of Sparr**): Find the other three parcels after you find the first one. The **PARCEL NUMBER** is **08363-000-00** in **ANTHONY FLORIDA**. <https://www.pa.marion.fl.us/PropertySearch.aspx?SearchBy=ParcelR&Parms=08363-000-00>



*"A multi-use farm that maintains its historical focus on agriculture but allows for the development of agri-business through the use of both structures (barn-500 sq foot open space), greenhouse, residential) and agriculture (vineyard, farm to table small crops, horses/cattle). This property is approximately 50 acres with 2/3 of it cleared and the remaining having fairly mature trees. The project will be completed in phases... with the first phase including the building of a 2500 square foot **"barndominium"** and locating an airstream on property. Throughout this phase, we will locate various property amenities (hot tub, outdoor meditation space, hiking/walking trail, etc.) to enhance use of the space. The vision is that in addition to its*

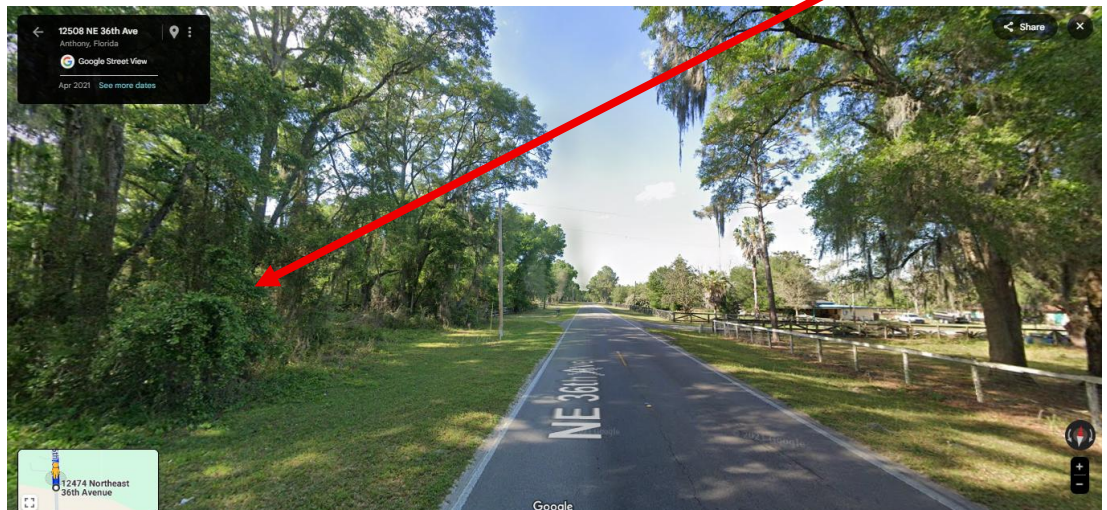


*ongoing use as a farm/agriculture, there is an opportunity to use it as an event space and/or short term rental." ... The site will eventually accommodate short-term summer camps, weddings, conferences, etc.*

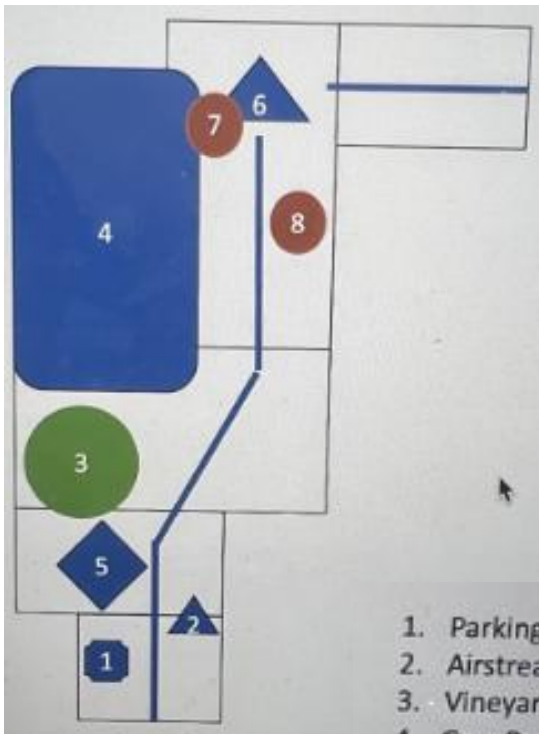


This is **initial Main Entrance**,  
and Access to Electricity

From Google Maps:



From Google Maps: 12474 NE 36th Ave, Anthony, Florida 32617



Preliminary  
Site Map  
Sketch

1. Parking
2. Airstream
3. Vineyard
4. Cow Pasture
5. Greenhouse/Dining Room
6. Barndo
7. Hot Tub
8. Yoga Tent

**ROAD  
FRONTAGE**

Address of overall Development

12474 NE 36th Ave,  
Anthony, Florida 32617

This is **initial Main Entrance**,  
and Access to Electricity

NOTE: No public sewers, so  
Septic Systems need to be  
engineered

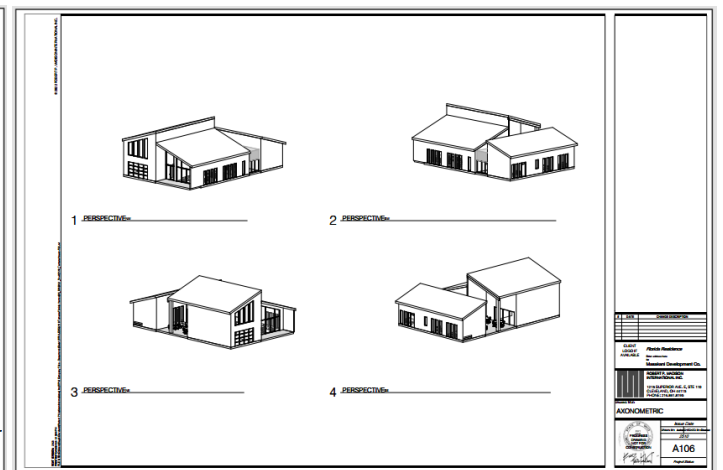
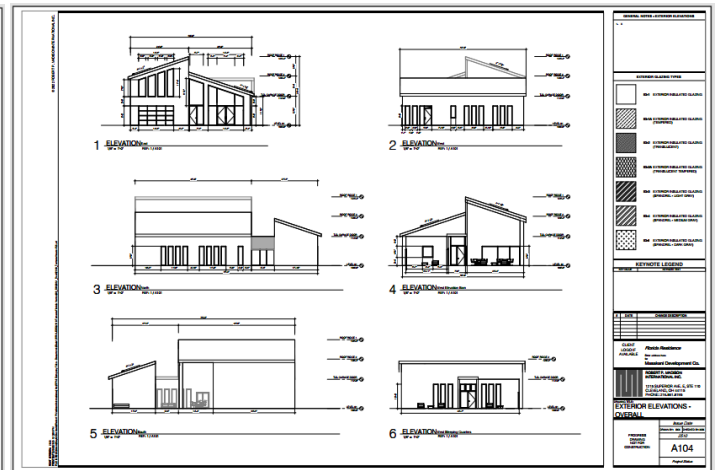
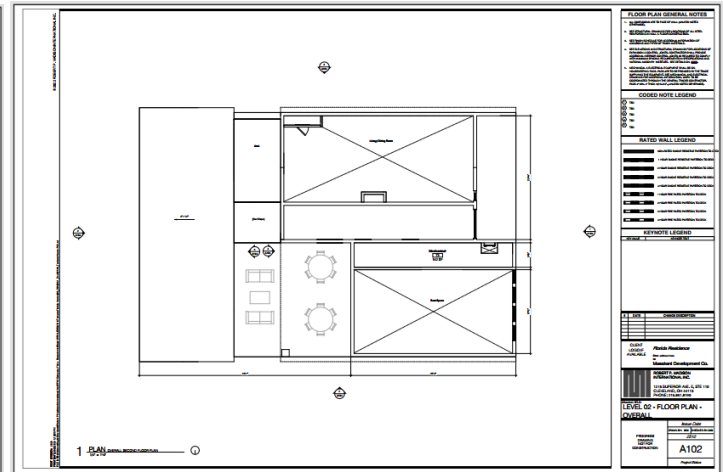
Google Earth:

[https://earth.google.com/web/search/12474+NE+36th+Ave,+Anthony,+FLORIDA+32617/@29.32741991,-82.08924218,18.83052807a,1126.55t/data=CiwIlgokCXjuFjfkSj1AEbF18r45PT1AGUJA8e7wFTAI23Z3wfNIFTAQgIIAToDCgEwQgIIAEoNCP\\_\\_\\_\\_\\_wEQAA](https://earth.google.com/web/search/12474+NE+36th+Ave,+Anthony,+FLORIDA+32617/@29.32741991,-82.08924218,18.83052807a,1126.55t/data=CiwIlgokCXjuFjfkSj1AEbF18r45PT1AGUJA8e7wFTAI23Z3wfNIFTAQgIIAToDCgEwQgIIAEoNCP_____wEQAA)

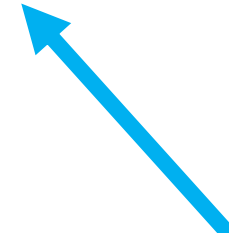
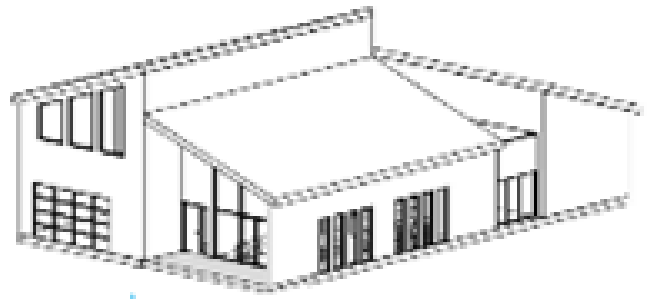
**Eventual Main Entrance**

**Eventual Main Entrance**

<https://users.etaoin.edu/w/wunderjt/Architecture%20Lectures/Barndominium Florida Residence 10 4 25.pdf>



And  
exactly  
25 feet  
from  
property  
line



cow  
pasture  
property  
(neighbor)

Location of Barndominium ("Florida Residence") with FRONT  
facing cow pasture  
And exactly 25 feet from property line of cow pasture property

ArcGIS Web Map



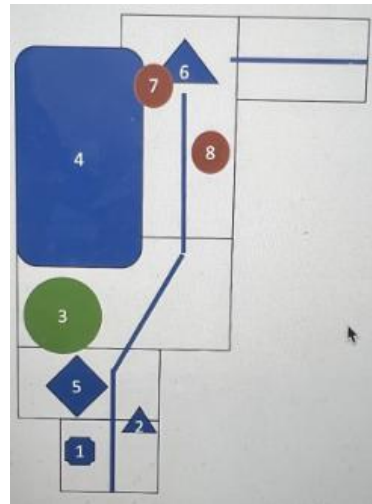
# ASSIGNMENT

**OPTIONAL: Do all of #1 below in Computer Architectural-Modeling software (REVIT or SKETCHUP)**

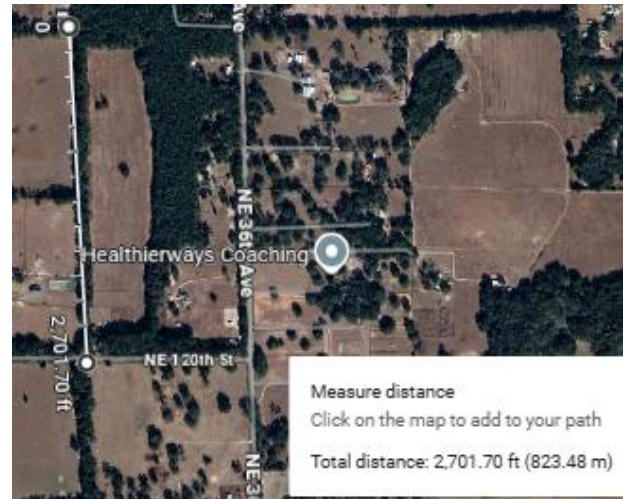
→ REVIT vs. SKETCHUP TUTORIAL [MP4 YouTube](#) by [JJWIV](#)

1. On 20"x30" (3/16" thick) FOAMBOARD supplied to you, create a SITE MODEL appropriate for the climate, culture, and biome. All of the land is zoned "Agricultural". Use the tan CHIPBOARD which is approx. 0.05 inches, corresponding to approx. 4.5 feet ... lets say its 5 feet ... at your scale of 1" = 90'-0" to show elevation changes (i.e., DONT use cardboard since its too thick and would correspond to over 10 feet in elevation change) ... also possibly use clay, plaster, rocks, cement, or any material you wish; plus use glue-guns and model trees and shrubs supplied to you, and green spray-paint and masking tape supplied to you. Create Terrain showing changes in "grade" throughout the site including around large coy pond/lake (as part of large Japanese Garden). Choose how much grade-change you would like across the terrain of your site. Place trees and shrubs throughout site.
  - Show on your site-design all the following, as sketched on this Preliminary Site Map (but to actual dimensions of site, and scaled to fit entire long length (30") of foam board (i.e. 1"= 90'-0", measure distances by right clicking on Google Maps):

1. Parking
2. Airstream
3. Vineyard
4. Cow Pasture
5. Greenhouse/Dining Room
6. Barndo
7. Hot Tub
8. Yoga Tent



Preliminary Site Map Sketch:



**NOTE: 2500sf "Barndominium" ("Barndo") – has already been designed and permitted -- and is shown in the UPDATED floor plans and elevation drawings above**

Also locate on your Site Design all of the following:

9. Outdoor in-ground pool next to hot tub
10. Japanese garden with designated areas for meditation and outdoor aerobics (30-people capacity), and a large coy-pond/lake ... locate it near Yoga Tent, and small boathouse next to your large coy pond/lake
11. Hiking trails with exercise nodes (and equipment)
12. Four cottages along hiking trails, each with two bedrooms, two baths, and one kitchen
13. Small petting zoo and Farmers Market building located on top-right (North-East) Parcel ... next to main road
14. 500 sf open-air Barn near vineyard and greenhouse/dining-room
15. Horse-Rink near vineyard and greenhouse/dining-room
16. Gardens (for crops) near vineyard and greenhouse/dining-room
17. An upscale 4-stall Horse-Barn next to Horse-Rink

Also include these new ENVIRONMENTAL ASSETS in this Development

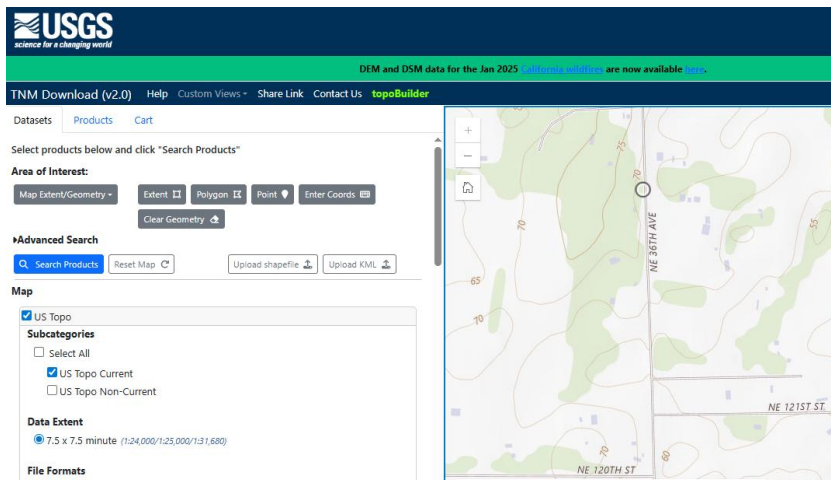
- A. A dedicated small Forest Conservation Area
- B. Identify as many old growth trees as possible and avoid cutting them down for development
- C. Don't disturb natural wooded growth within 25 feet of property lines (and in-general, avoid clearing natural habitats)
- D. A dedicated small Wildlife Management Area
- E. Specify in your accompanying narrative to everything above where you will locate photovoltaics for electricity generation throughout site (to supplement Public Utility)

- **Create driveways up to designated building spots** and label what the building will be at each location. Show approximate building footprints and accurately use a scale derived from putting the actual site dimensions on your foam board i.e., all structures, landscaping, roadways and other infrastructure need to be made to uniform scale.

- **ARCHITECTURAL SKETCHES / RENDERINGS** (in **perspective**: learn, or refresh your memory, from here: <http://users.etown.edu/w/wunderjt/Architecture%20Lectures/Perspective%20Drawing%201.1.pdf>)
2. With your architectural design inspired by the home in this video: [https://users.etown.edu/w/wunderjt/Architecture%20Lectures/IMG\\_Architectural%20Inspiration%20for%20Florida%20Agri-business%20buildings.mp4](https://users.etown.edu/w/wunderjt/Architecture%20Lectures/IMG_Architectural%20Inspiration%20for%20Florida%20Agri-business%20buildings.mp4)  
Create **in Computer Architectural-Modeling software (REVIT or SKETCHUP)**, or by making physical models (1/8" equals 1' - 0" scale and drawn floor-plans), each of the following:
    1. Greenhouse/Dining-Room
    2. Barndominium (exactly as shown in above drawings)
    3. Japanese garden with designated areas for meditation and outdoor aerobics (30-people capacity), and a large coy-pond/lake ... locate it near Yoga Tent, and small boathouse next to your large coy pond/lake
    4. Cottage (1 of 4, just make one model) along hiking trails, each with two bedrooms, two baths, and one kitchen
    5. An upscale 4-stall Horse-Barn next to Horse-Rink
  3. Create your development plan as if you're presenting it in a **LEED "CHARRETTE"** with the **Developer/Owner**, the Chair of the local **Planning Commission**, a **representative from Academia**, a likely **guest** of your development, a local **Real Estate Broker**, the CEO of one of the "pre-qualified bidders" (i.e. of a "**General Contractor**" company). Mention something about the architectural, cultural, and nature "vernacular" of the site, and how you will be honoring that, and the larger surrounding community, and include **POTENTIAL ACADEMIC COLLABORATIONS** with **Elizabethtown College** and the **University of Florida in Gainesville**, 30 minutes from the site (with 55,000 students); a partnership has already been established with the University of Florida regarding the vineyard.
  4. **ESTIMATE EXCAVATION** and sitework required and estimate how many **CUBIC YARDS** of "CUT" or "FILL" dirt will be resulting from your land development. List which heavy excavation equipment will be needed. Also, find some maps of **geotechnical** information, like load **bearing capacity of the soil, potential sinkholes, soil conditions for septic drain fields**, (there's most likely no worry about rock to blast in this part of the United States). Search for **TOPOGRAPHICAL MAPS**; like below ("USGS")
  5. **FLOODING** potential; find **hurricane** flooding maps and also **normal floodplains** for drainage – look for the **Florida State and/or Marion County**, or possibly **Ocala City** environmental Regulatory agency... like we have our STATE "DEP" (Department of Environmental Protection) in Pennsylvania... And although you may not find anything, look for federal environmental maps from the U.S. EPA (Environmental Protection Agency) for potential Superfund sites etc.
  6. **ZONING** -- find zoning maps from for **Marion County**, or possibly **Ocala City** All four parcels are zoned "A-1" Agricultural; Go to [https://library.municode.com/fl/marion\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/marion_county/codes/land_development_code) Then go to "Article 4 ZONING", and read all of "DIVISION 2. ZONING CLASSIFICATION" sections 4.2.1, 4.2.2, and 4.2.3, especially 4.2.3 part "D Development Standards" where (du = Dwelling Unit) .... All of this has been copied and pasted below
  7. **MASTER / COMPREHENSIVE PLANS** -- find long-term growth plans and maps from **Florida State, Marion County**, and possibly **Ocala City**
  8. **DEMOGRAPHICS** (see population growth example below)

**(50% of grade) PAPER (including all above) & Sketches/Renderings:** upload to the Elizabethtown College canvas educational database everything in ONE WORD DOCUMENT  
**(50% of grade) VIDEO (FOUR-MINUTE MAX)** of all the above, and uploaded mp4 file to the Elizabethtown College canvas database

Topographical Map: <https://apps.nationalmap.gov/downloader/#/maps>



**ZONING** -- find zoning maps from for Marion County, or possibly Ocala City. All four parcels are zoned “A-1” Agricultural; Go to [https://library.municode.com/fl/marion\\_county/codes/land\\_development\\_code](https://library.municode.com/fl/marion_county/codes/land_development_code). Then go to “Article 4 ZONING”, and read all of “DIVISION 2. ZONING CLASSIFICATION” sections 4.2.1, 4.2.2, and 4.2.3, especially 4.2.3 part “D Development Standards” where (du = Dwelling Unit) .... All of this has been copied and pasted below:

- DIVISION 2. - **ZONING CLASSIFICATION**

Footnotes:

--- (2) ---Editor's note--- Ord. No. 17-08, § 2(Exh. A), adopted April 11, 2017, amended Art. 4, Div. 2 in its entirety to read as herein set out. Former Art. 4, Div. 2, §§ 4.2.1—4.2.7, pertained to similar subject matter, and derived from Ord. No. 13-20, § 2, adopted July 11, 2013.

- Sec. 4.2.1. - Zoning classifications.

A. Intent and purpose of. In order to regulate the location, height, bulk and size of buildings and other structures; the percentage of the lot, tract, or parcel which may be occupied; the size of lots, tracts or parcels, courts and green spaces; the density and distribution of population; the location and uses of land, buildings and structures for trade, industry, residential, recreation, public activities or other purposes in the unincorporated area of Marion County shall be zoned according to the subsequent sections (Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

- Sec. 4.2.2. - General requirements for all agricultural classifications.

A. Contained in the following sections are the allowed land uses, building and lot standards (including minimum setbacks), other general requirements, and permitted uses specified for all agricultural zoning classifications.

B. Where the setback requirements set forth herein preclude development of the parcel or tract; and where the parcel or tract could be developed in conformance with the zoning code in effect prior to the adoption of this Code; the prior requirements shall prevail.

C. Special requirements for all agricultural zoning classifications:

(1) All setbacks shall be measured from the foundation or wall; however, eaves, roof overhangs, pilasters, chimneys and fireplaces may protrude two and one-half feet into a required setback

(2) No structure or building may be erected, placed upon or extend over any easement unless approved in writing by the person or entity holding said easement

(3) Outdoor ground and building lighting shall not cast direct light on adjacent properties.

(4) The sale, either retail or wholesale, of hay, either locally grown or imported from outside the State of Florida, is allowed as an accessory use on a working farm, as defined in CH 604.50 FS, where hay is already produced and sold. This provision is not permitted in the A-3 zoning classification.

(5) On A-1 zone parcels residential complexes for agricultural employees are allowed as an accessory use and may be clustered provided central water and sewage facilities are provided. Dwelling units may be conventional construction, or manufactured housing.

(6) On legal non-conforming lots or parcels of one acre or less in size or lots up to nine and nine-tenths acres in size, the density per acre limitation for horses, mules, donkeys, sheep, cattle, goats, swine, beefalo and other large farm animals is as follows:

(a) The minimum square footage of contiguous open pasture area, not including the dwelling and the garage (either attached or detached) shall be 9,000 square feet for the first animal and 6,000 square feet for each additional animal.

(b) The total number of such animals that may be kept shall not exceed four per acre except offspring, which may be kept until weaned.

(7) Requirements of the Storage of Manure:

(a) Manure shall not be allowed to accumulate causing a nuisance or hazard to the health, welfare, or safety of humans or animals.

(b) The outside storage of manure in piles (two cubic yards or greater) shall not be permitted within 100 feet of any lot line and/or any residence.

(c) Compliance with Article 5 Springs Protection Zone standards.

D. Permitted Uses:

Accessory use aircraft hangars in approved fly-in communities shall be permitted and include a maximum height of 30 feet.

Beekeeping Operations

Pigeon lofts meeting the requirements of Sec. 4.3.20

Pot-bellied pigs as pets

Silos, not exceeding 100 feet in height

Single-family guest cottage/apartment Refer to Sec. 4.3.18

Yard sales (up to three per year)

E. Owners of properties located on waterbodies considered "non-ESQZ" waterbodies may elect to designate the yard fronting on the waterbody as the new front or rear yard of the property.

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

- Sec. 4.2.3. - General Agriculture **(A-1) classification**.

A. Intent of classification. The General Agriculture classification is intended to preserve agriculture as the primary use. This classification in the Urban Area may be used for agriculture until it is rezoned to another permitted classification.

B. Permitted Uses:

Single-family dwellings

Manufactured buildings (DCA approved residential units)

Manufactured homes

Commercial vehicles utilized for transporting agricultural products raised or produced on the A-1 property of the vehicle owner may be parked on the A-1 zoned property; otherwise see Section 4.3.21.A. and B. for additional options on properties consisting of 5 acres or greater.

General farming, agricultural uses such as aquaculture, fish hatcheries, agricultural crop production including sod farms, agricultural production of livestock and forestry, including horses, cattle or the keeping and raising of ratites such as ostriches and emus

Greenhouse and plant nursery including both retail and wholesale, provided the products sold are raised on premises

Hay sales, refer to Sec. 4.2.2.C (4)

Single family, guest cottage, apartment. Refer to Sec. 4.3.18

Ornamental horticulture, floriculture, and nursery products retail, wholesale

Poultry farms, hatcheries

Public park, or other public recreational use or building

Racetrack, non-motorized, non-commercial for training only

Silviculture

Veterinary office, clinic, or hospital, no outside kennels permitted

C.Special Uses (requiring permit):

Airport, private

Aviaries

Bed and breakfast inn

Cemetery, mausoleum (private)

Church, Places of worship

Dude ranch, riding academy

Feedlots, cattle, hog, lamb, etc.

Gas meter facility and supply lines, high-pressure, except where such permits are pre-empted by state and federal regulations

Kennel

Landfill, construction, and demolition

Motorized Vehicle Racetrack or Practice Facilities shall be defined as: Motorized Vehicle Racetrack or Practice Facility: a place where ATV's, Motocross Bikes, Go Carts, Off Road Vehicles, or any similar vehicles, gather to compete against each other or against time on a tract of land or course constructed or designed for such purpose; A place to train, develop form, techniques or other skills related to competition

Nursery school

Parking of commercial vehicles, see Sec. 4.3.21

Shooting range

School, accredited public, private, parochial

Sewage treatment plants with an inflow exceeding 5,000 gallons per day

Specialty animals

Sprayfields or other type of effluent disposal area when application rate exceeds 5,000 gallons per day, if allowed by law

Storage of explosives

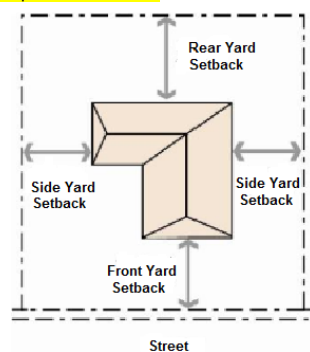
Transportation services solely related to the transport of horses and livestock

Treatment facility for wastewater residuals

Veterinary office, clinic, or hospital, outside kennels permitted

Water wellfields

D.Development Standards:



Maximum Density Permitted: 1 du/10 acres, unless qualifies for the density exceptions provisions in Sec. 4.3.2.

Minimum Lot Area: 10 acres

Minimum Lot Width: 150 feet

Maximum Building Height: 50 feet

Maximum Floor Area Ratio: None

E. Setbacks Minimums:

Front Setback: 25 feet

Side Setback: 25 feet

Rear Setback: 25 feet

**F. Accessory Buildings:**

Front Setback: 25 feet

Side Setback: 25 feet

Rear Setback: 25 feet

**G. Accessory Building Housing for Livestock:**

Front Setback: 75 feet

Side Setback: 25 feet

Rear Setback: 25 feet

**H. Accessory Building Housing for Poultry:**

Front Setback: 100 feet

Side Setback: 25 feet

Rear Setback: 25 feet

**I. Pool Enclosures:**

Front Setback: 25 feet

Side Setback: 25 feet

Rear Setback: 10 feet

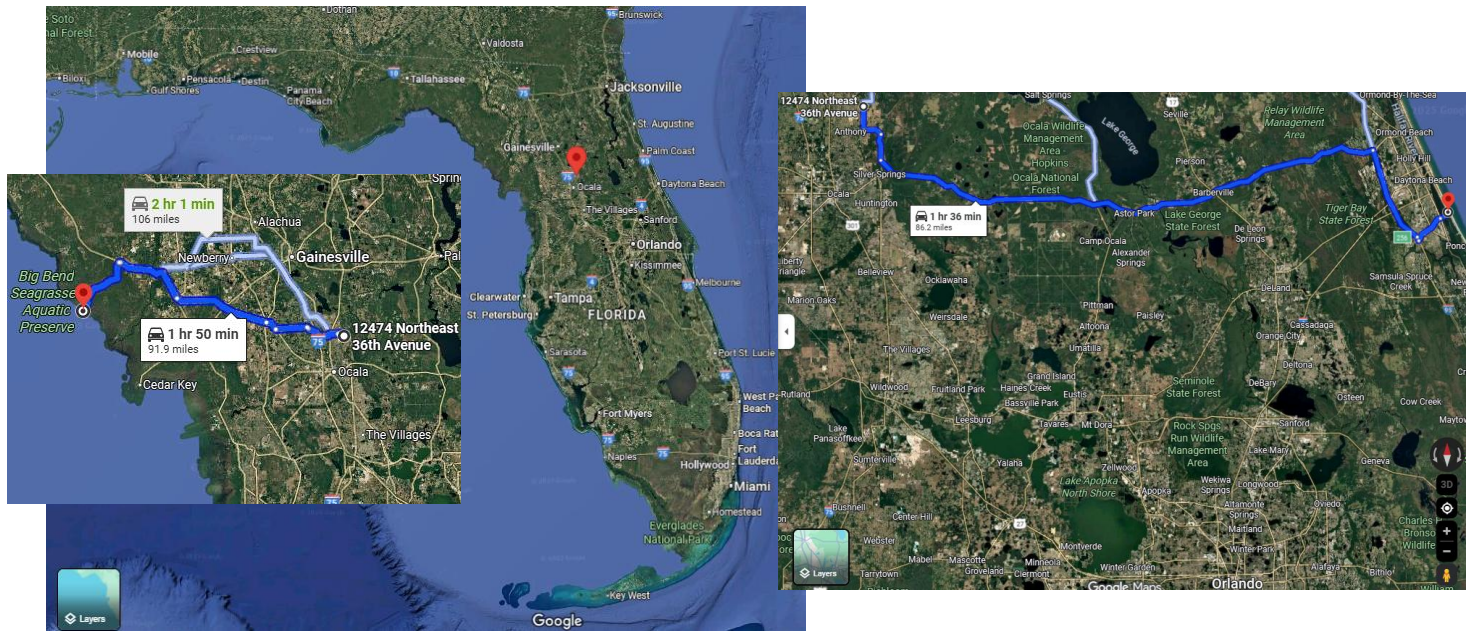
(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

## ANALYSIS OF SURROUNDING AREA

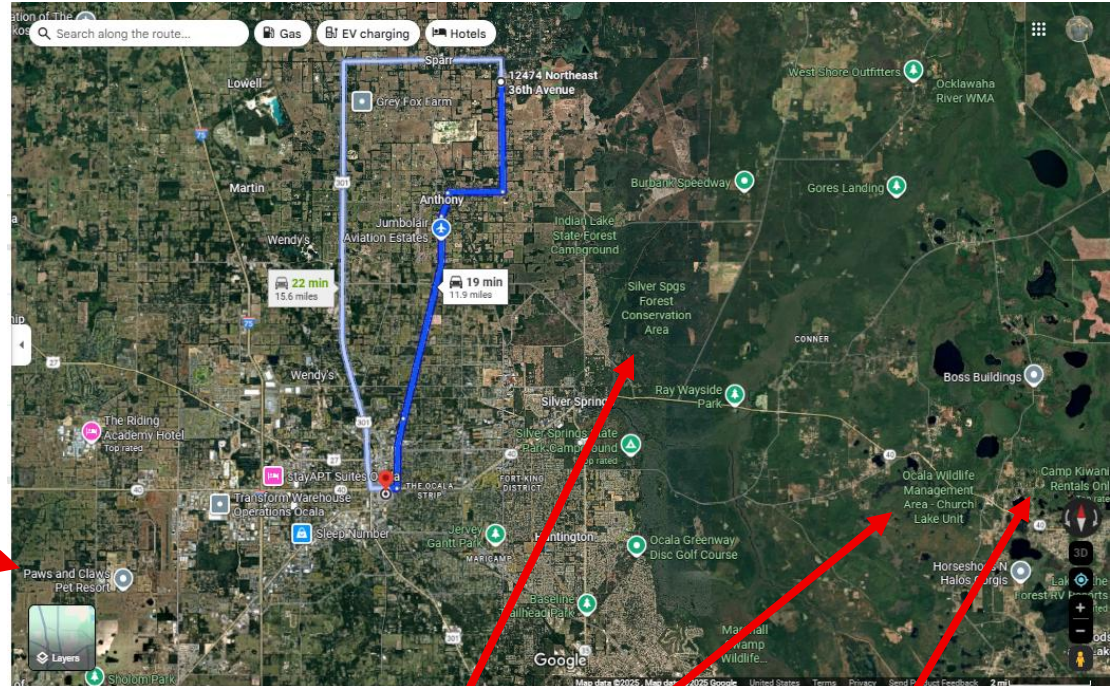
12474 NE 36th Ave, Anthony, **FLORIDA** 32617

[https://www.google.com/maps/place/12474+NE+36th+Ave,+Anthony,+FL+32617/@29.3299496,-82.0910842,1212m/data=!3m1!1e3!4m5!3m4!1s0x88e62f06e6ac89e3:0x5c1453736f45322618m2!3d29.3309382!4d-82.0873863?entry=ttu&g\\_ep=EgoyMDI1MDkwMy4wKXMDSoASAFQAw%3D%3D](https://www.google.com/maps/place/12474+NE+36th+Ave,+Anthony,+FL+32617/@29.3299496,-82.0910842,1212m/data=!3m1!1e3!4m5!3m4!1s0x88e62f06e6ac89e3:0x5c1453736f45322618m2!3d29.3309382!4d-82.0873863?entry=ttu&g_ep=EgoyMDI1MDkwMy4wKXMDSoASAFQAw%3D%3D)

2 hours to beaches to the West, 1-1/2 hours to beaches to the East:



**ANTHONY**, and site are 15 to 20 minutes North of **OCALA**:



**PET RESORT**



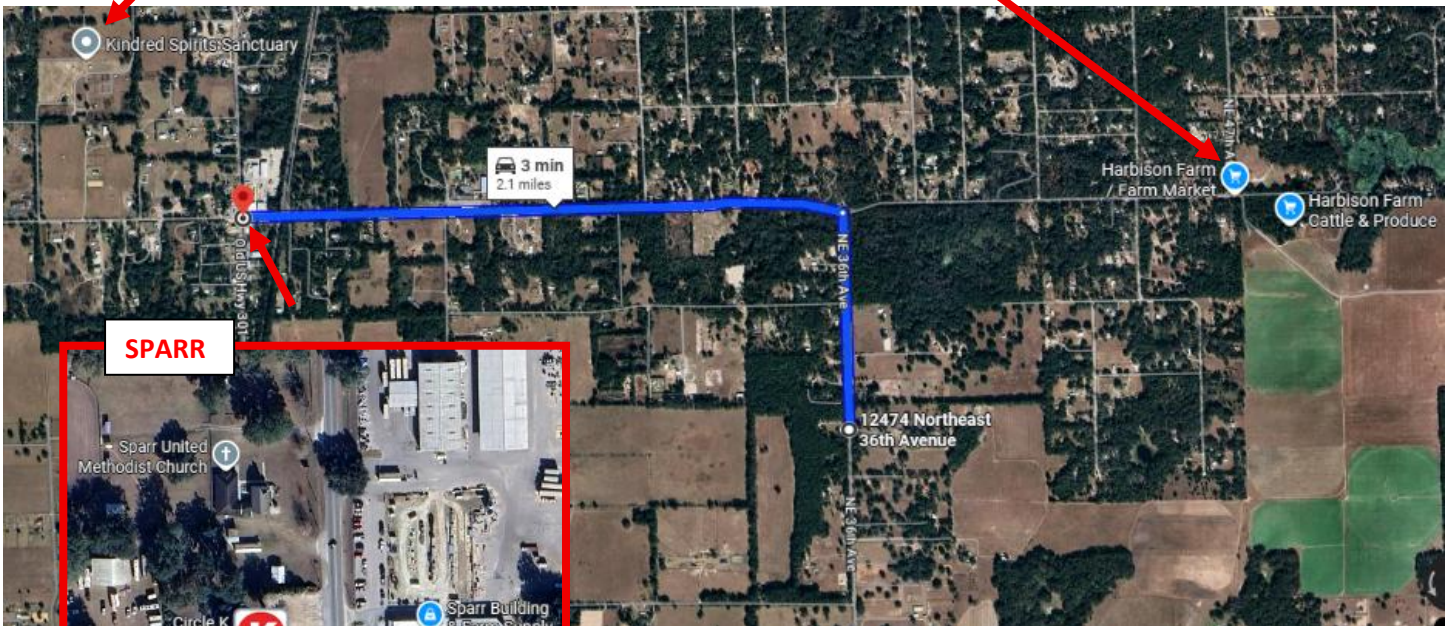
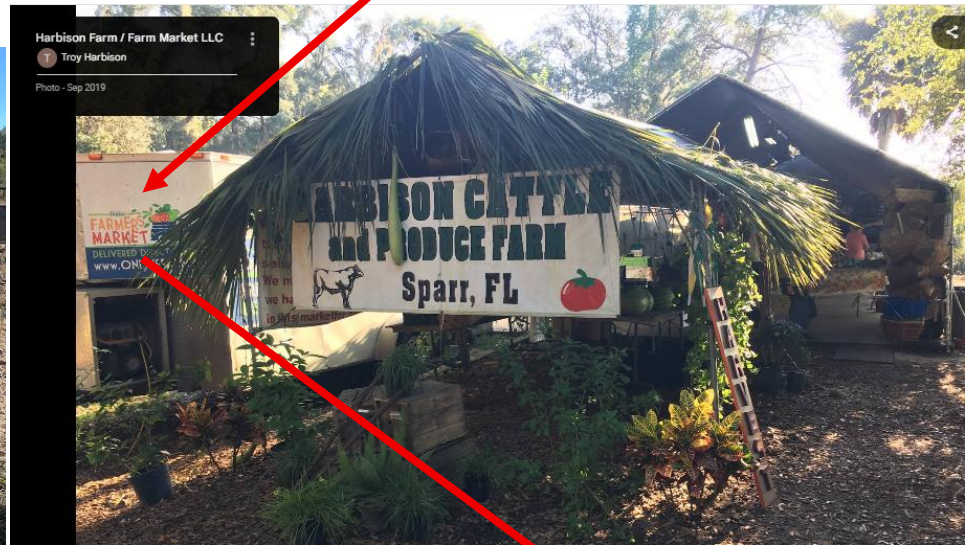
**Forest Conservation Area**  
**Wildlife Management Area**

Campgrounds

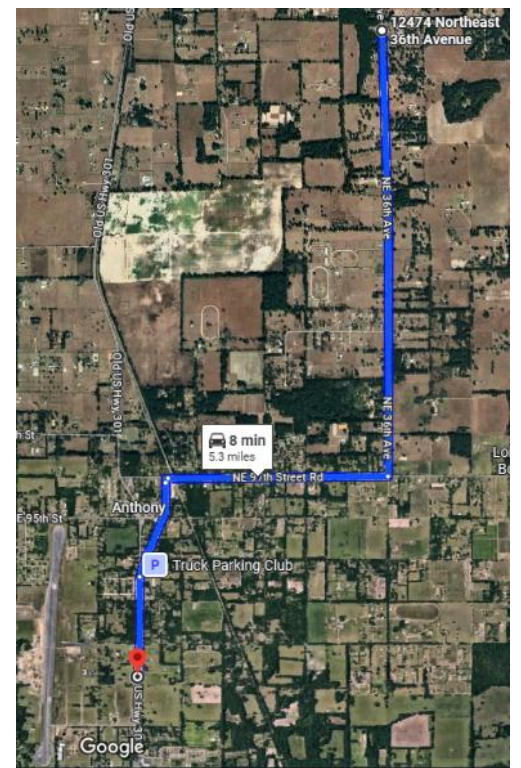
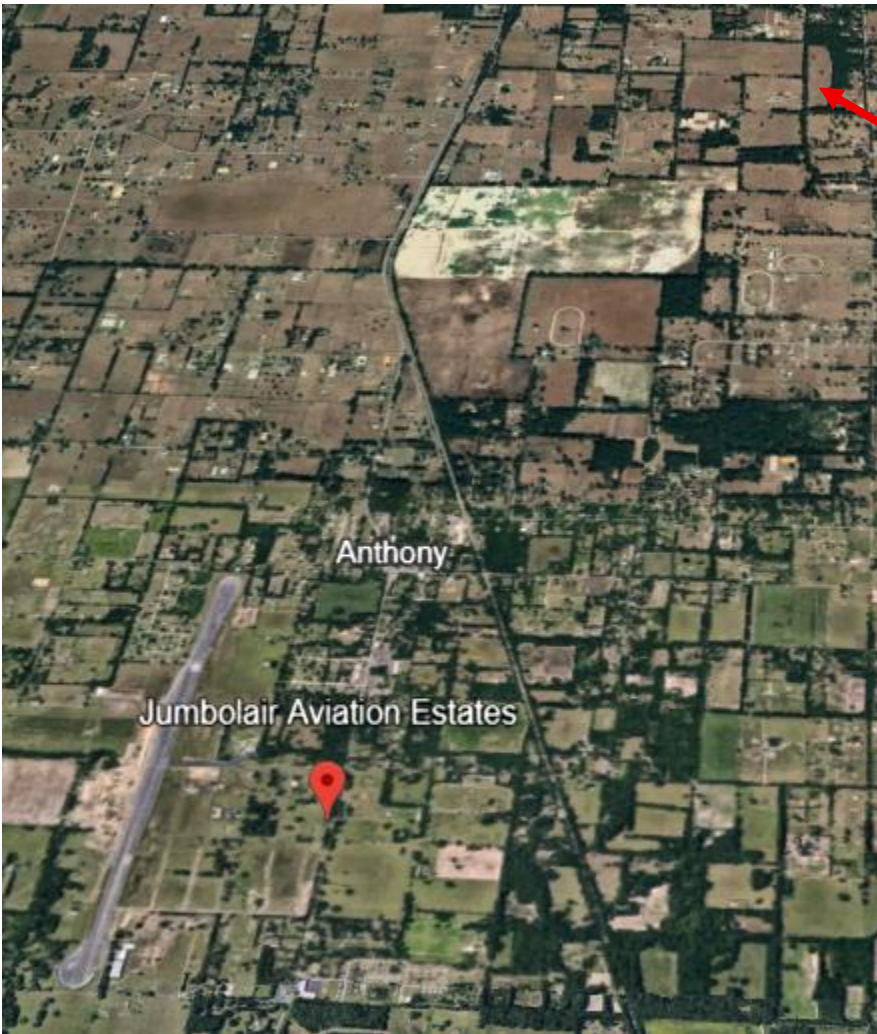
Animal Sanctuary, **RURAL**



Farm Market, **RURAL**



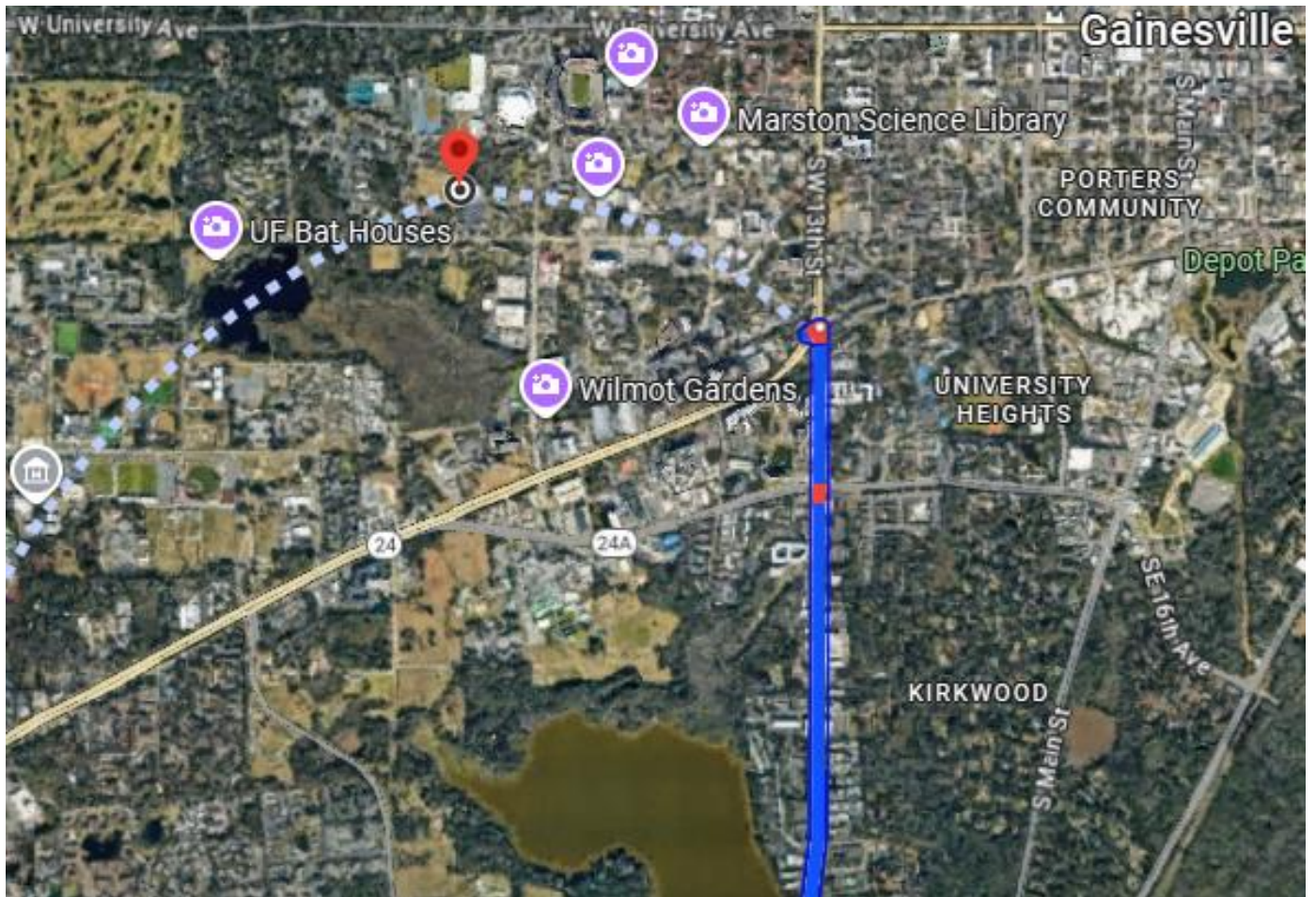
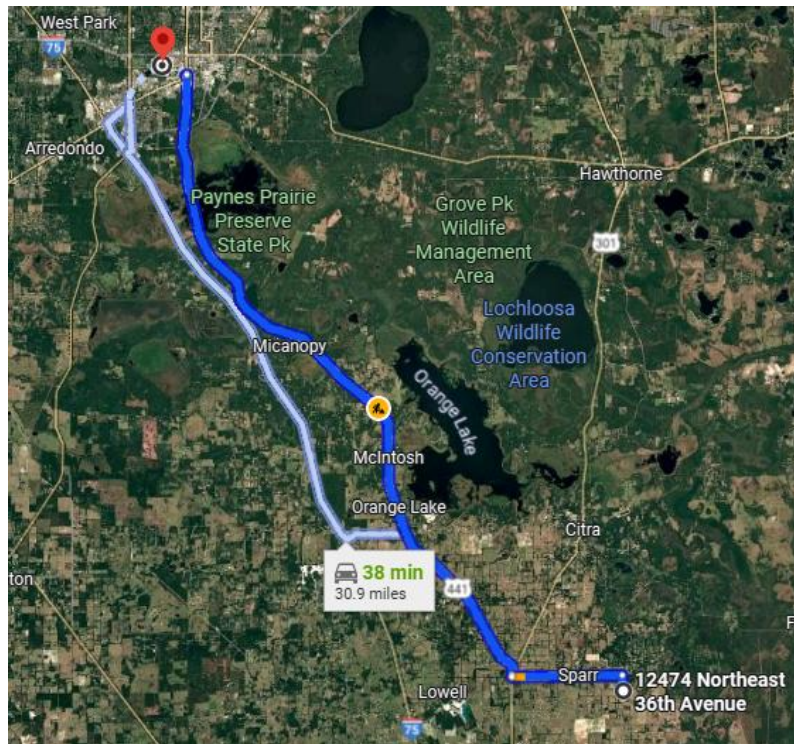
3 minutes from small town of **SPARR**



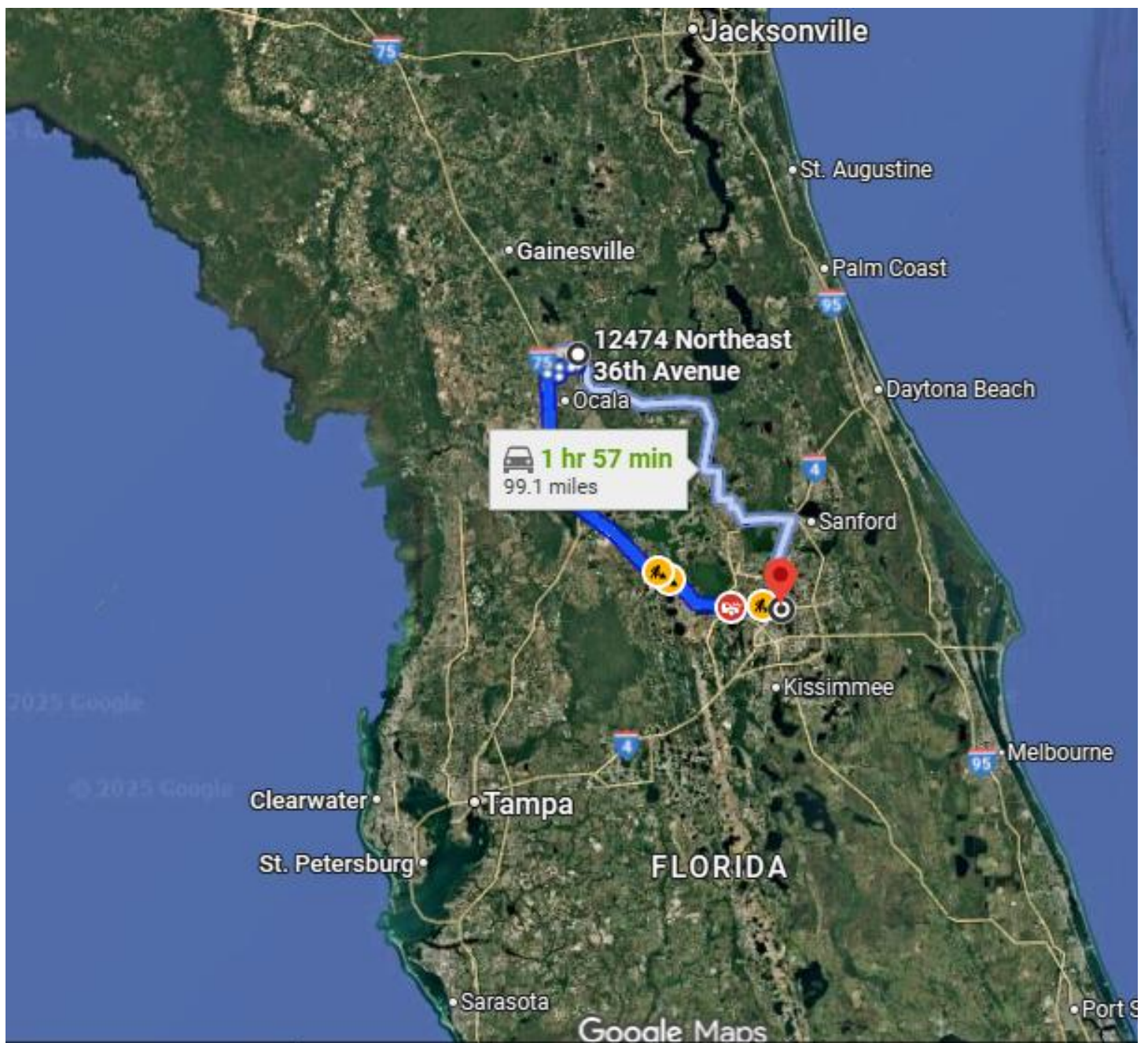
Jumbolair Aviation Estates (**POSH**), in Anthony



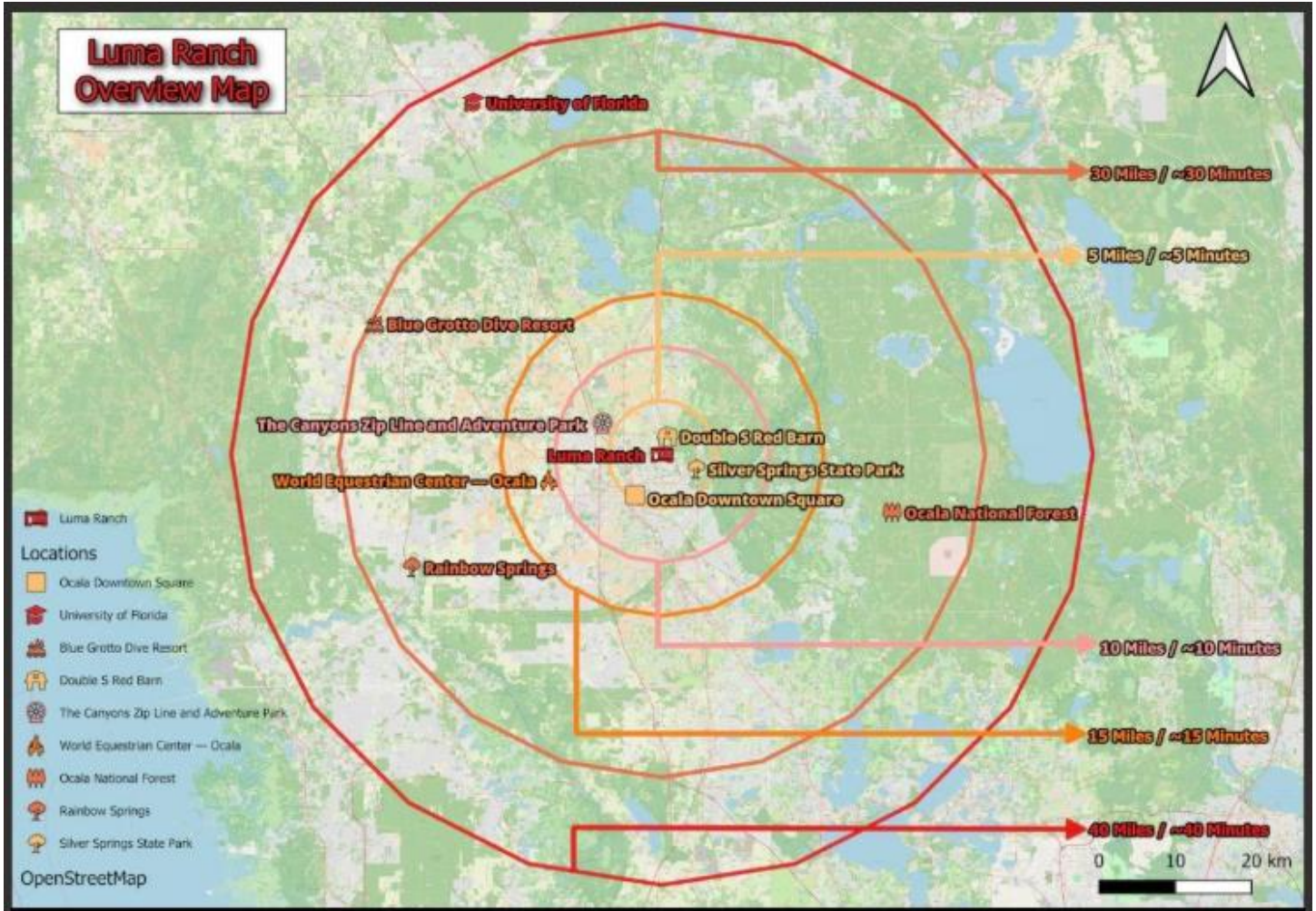
**38 minutes South of Gainesville (population 148,720) and  
The **University of Florida** (55,000 students)**



## Two hours North of Orlando



## "Luma Ranch" is location of this Development



# Population Growth (Demographics)

Percent Change in Metropolitan Statistical Area Population:  
July 1, 2022-July 1, 2023

