

RYE RANCH

VISIONING + CONCEPTS

Prepared for Rye Ranch, LLC
April 27, 2022



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EXISTING CHARACTER + INSPIRATION

THE SPIRIT OF RYE RANCH

Rye Ranch has historically been that of an agricultural condition. Open pastures and dense forested edges weave together a landscape adorned with moments of agricultural artifact. This historical spirit of place provides inspiration for the future. Rye Ranch will be a community that builds on this established character by expanding and celebrating natural landscapes and traditional materials, fostering community connections, and providing a bit of the “life on the farm” experience for all.

EXISTING LANDSCAPE CHARACTER



OVERALL VISION + DESIGN PRINCIPLES

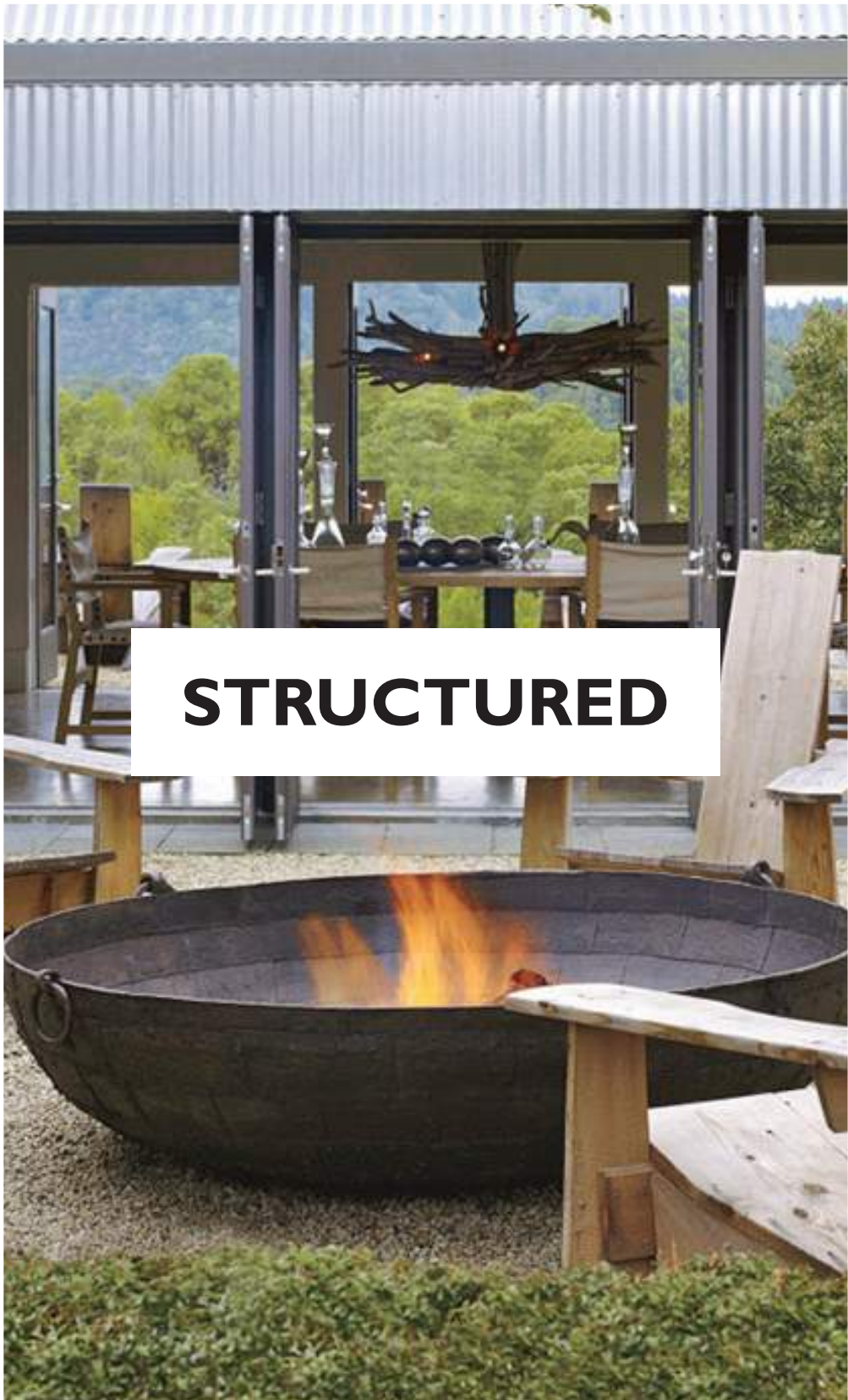


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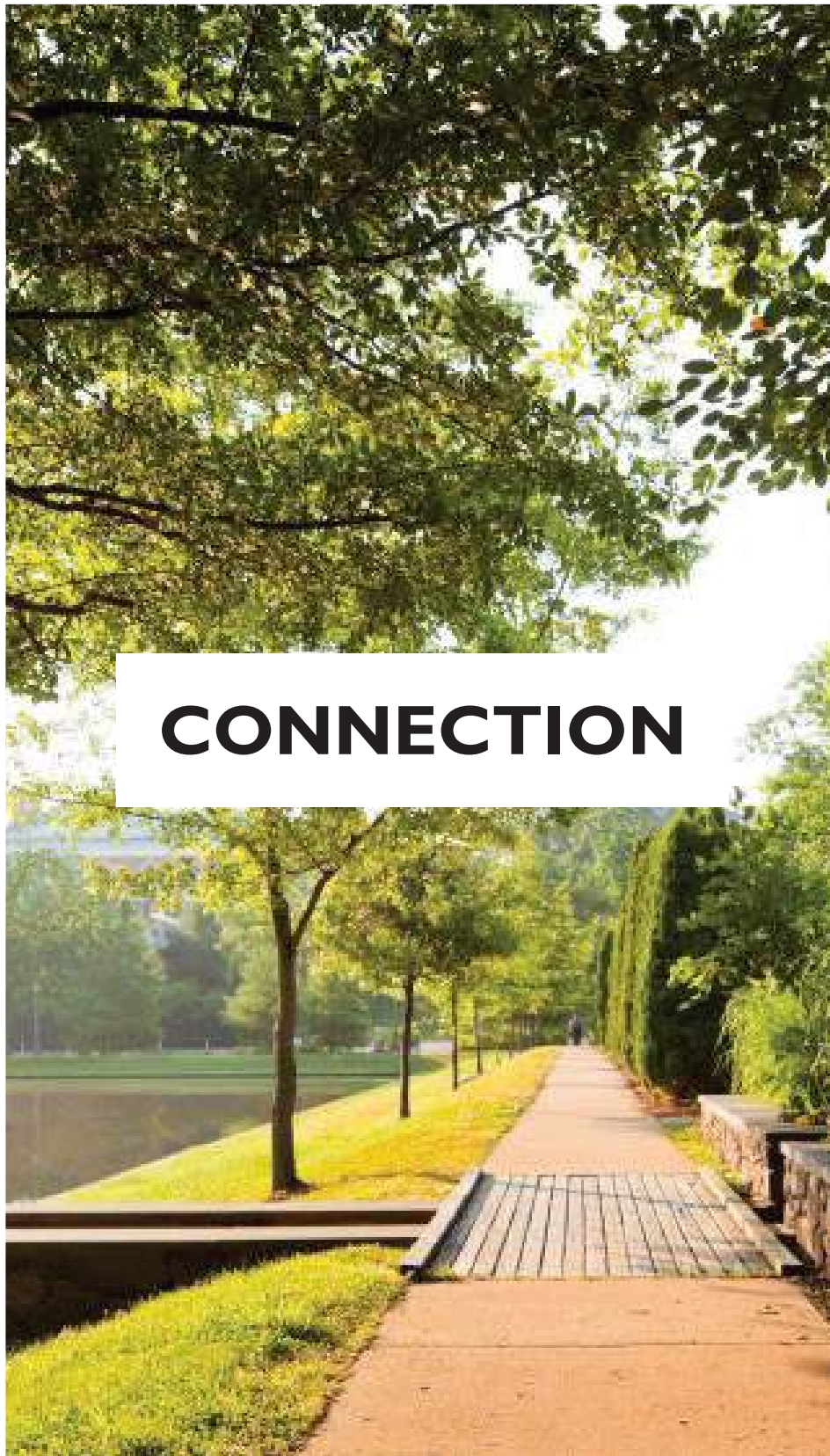
OVERALL VISION + DESIGN PRINCIPLES

The Rye Ranch Visioning package encourages building and development in clean, modern forms which depend upon careful proportions and harmonious surroundings. Owners have the utmost flexibility in planning and building, so long as the design preserves and ensures the unity and vision of Rye Ranch.

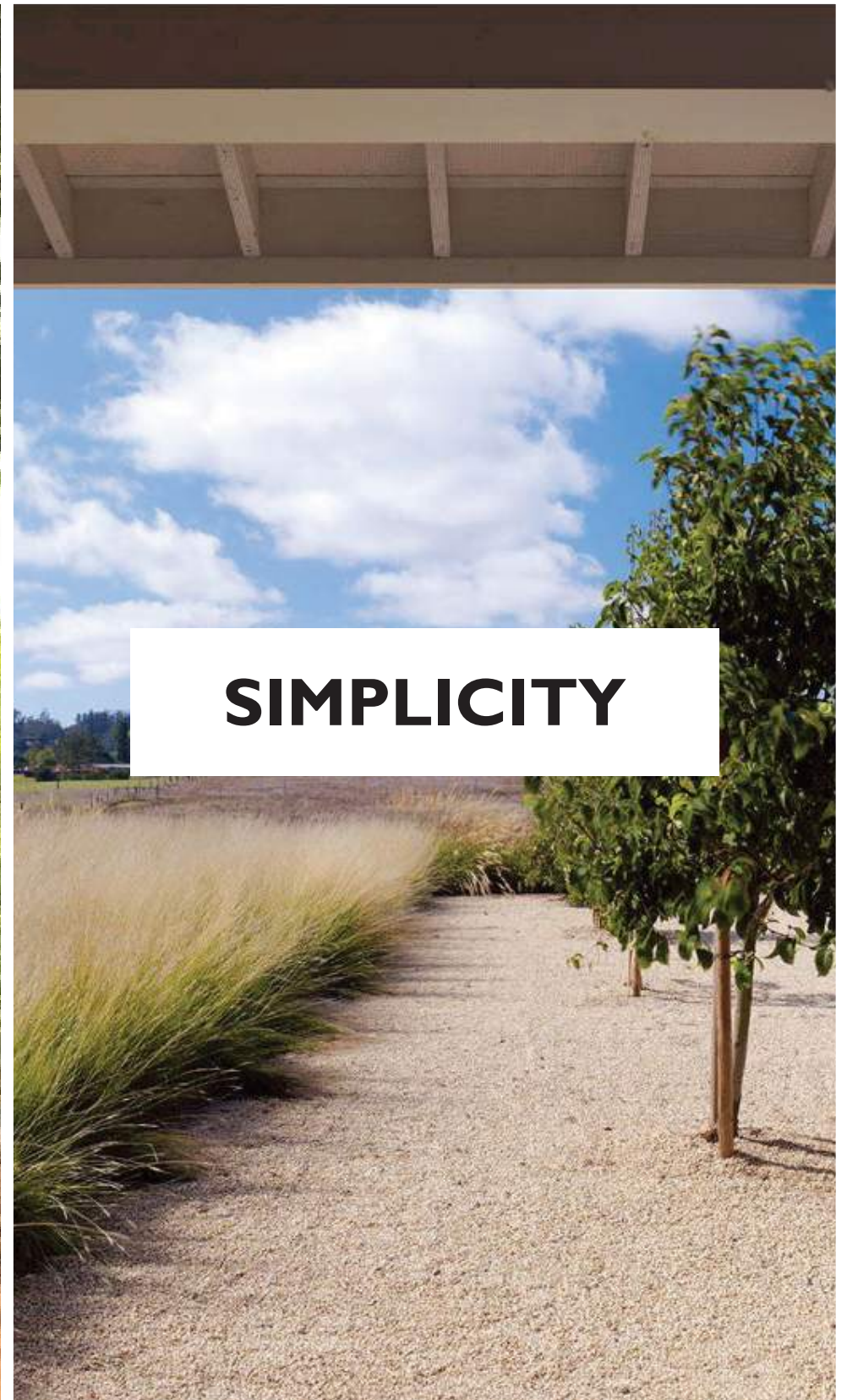
The following diagrams and images illustrate the overarching ideas behind the Rye Ranch Master Plan. These solid planning strategies help create a walkable and comfortable neighborhood that serves both residents and visitors. Centered around the large Regional Park, the public space network and residential neighborhoods work together to form a strong overall vision for Rye Ranch. Natural materials used in modern forms celebrate both the ranch history and current ecology of the site.



STRUCTURED



CONNECTION



SIMPLICITY

OVERALL STYLE + CHARACTER



OPEN SPACE NETWORK

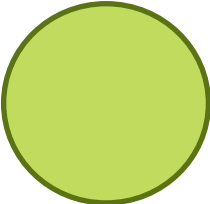
OPEN SPACE

The public realm is what stitches a great community together. Whether it be where people linger and socialize or simply pass through, there is opportunity to provide dynamic experiences throughout Rye Ranch. The central regional park serves as a hub for retail and community events, while smaller community parks provide allow for more passive nature-based recreation. Neighborhood Parks and Playgrounds serve the residential neighborhoods and are connected by an extensive trail system.



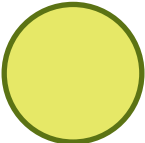
REGIONAL PARK

Public open spaces designed to serve a broad area, providing both active and passive recreation, retail, splash pad, playgrounds, restrooms, and amphitheaters



COMMUNITY PARK

Smaller public parks typically serving residents within a 1-2 mile radius, includes playgrounds, trails, pavilions, and open space



NEIGHBORHOOD PARK

Smaller pocket parks within residential neighborhoods serving residents within a 1/4-3/4 mile radius, typically providing open space and playgrounds.



NEIGHBORHOOD PLAYGROUND

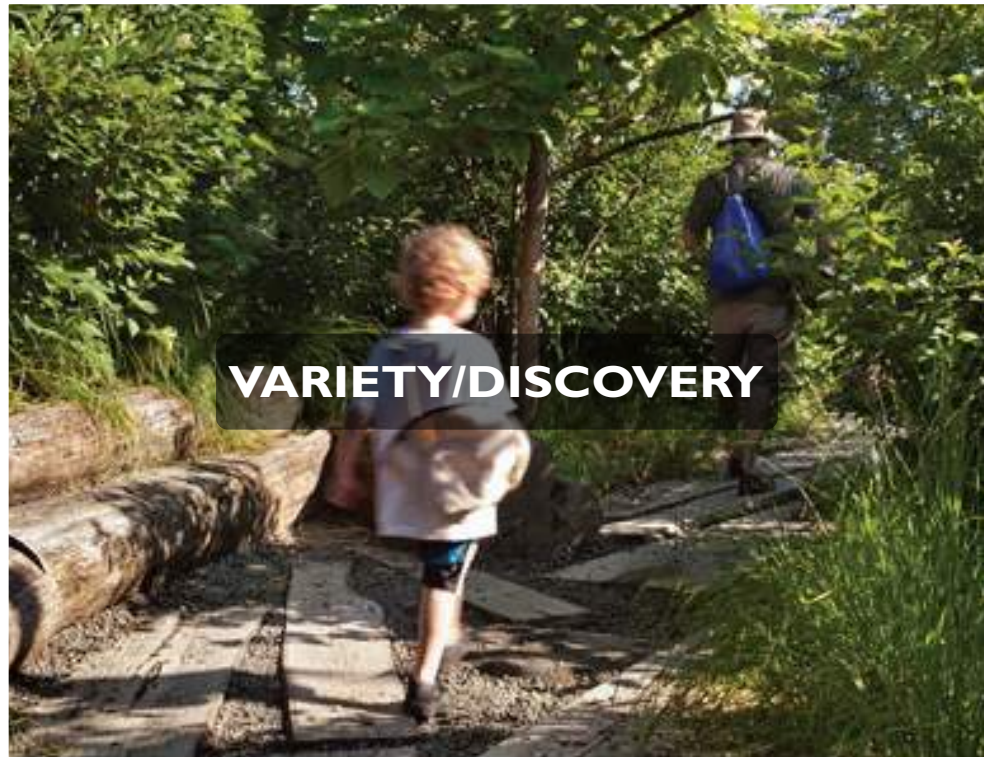
Small playground lots interspersed in residential neighborhoods.



8'-12' MULTI-USE TRAIL



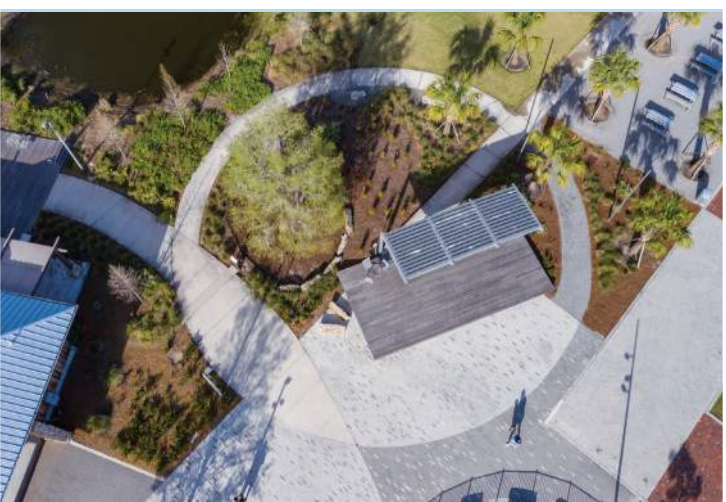
OPEN SPACE - DESIGN PRINCIPLES



PARK PROGRAM

REGIONAL PARK PROGRAM

- Nature Play
- Splash Pad
- Event Lawn
- Stage/Pavilion
- Fitness Trail
- Plaza Gathering Spaces
- Dog Park
- Sport Courts/Fields



PARK PROGRAM

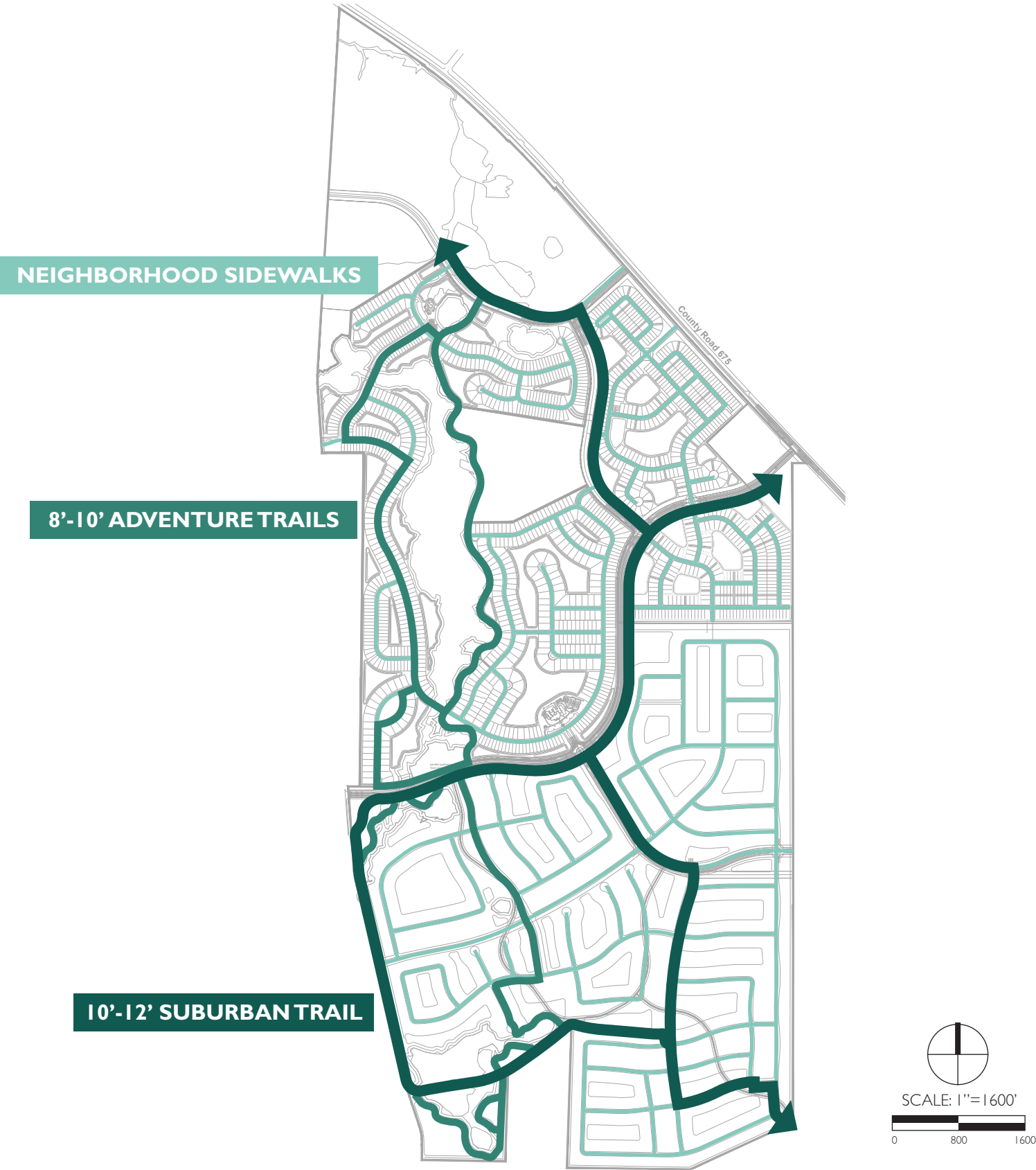
COMMUNITY PARK PROGRAM

- Shade Structure
- Trails
- Open Lawn Space
- Wetland Overlook
- Boardwalks
- Fire Pit/Seating
- Dog Park

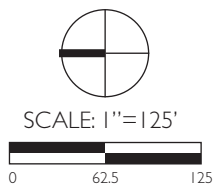
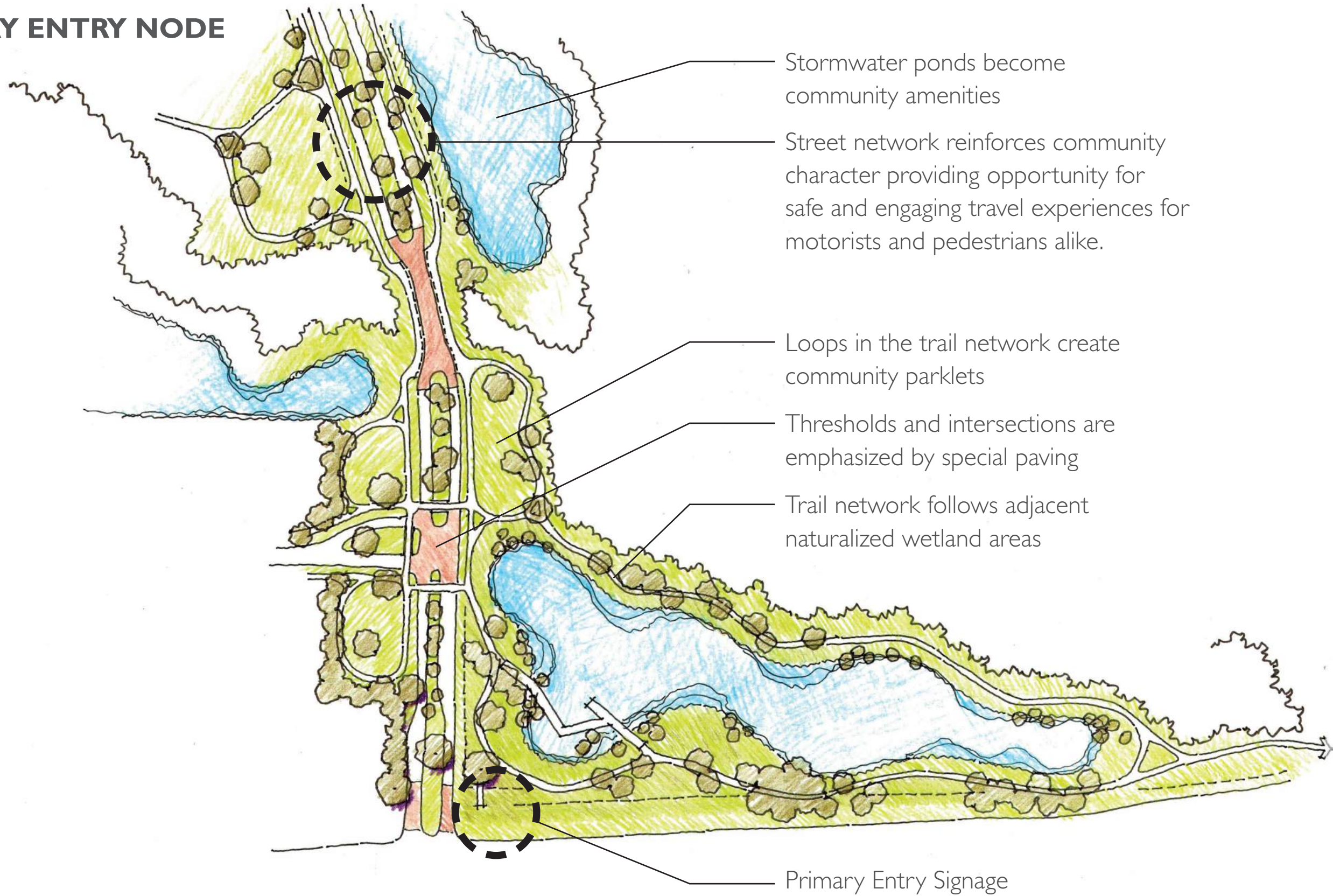


PEDESTRIAN NETWORK

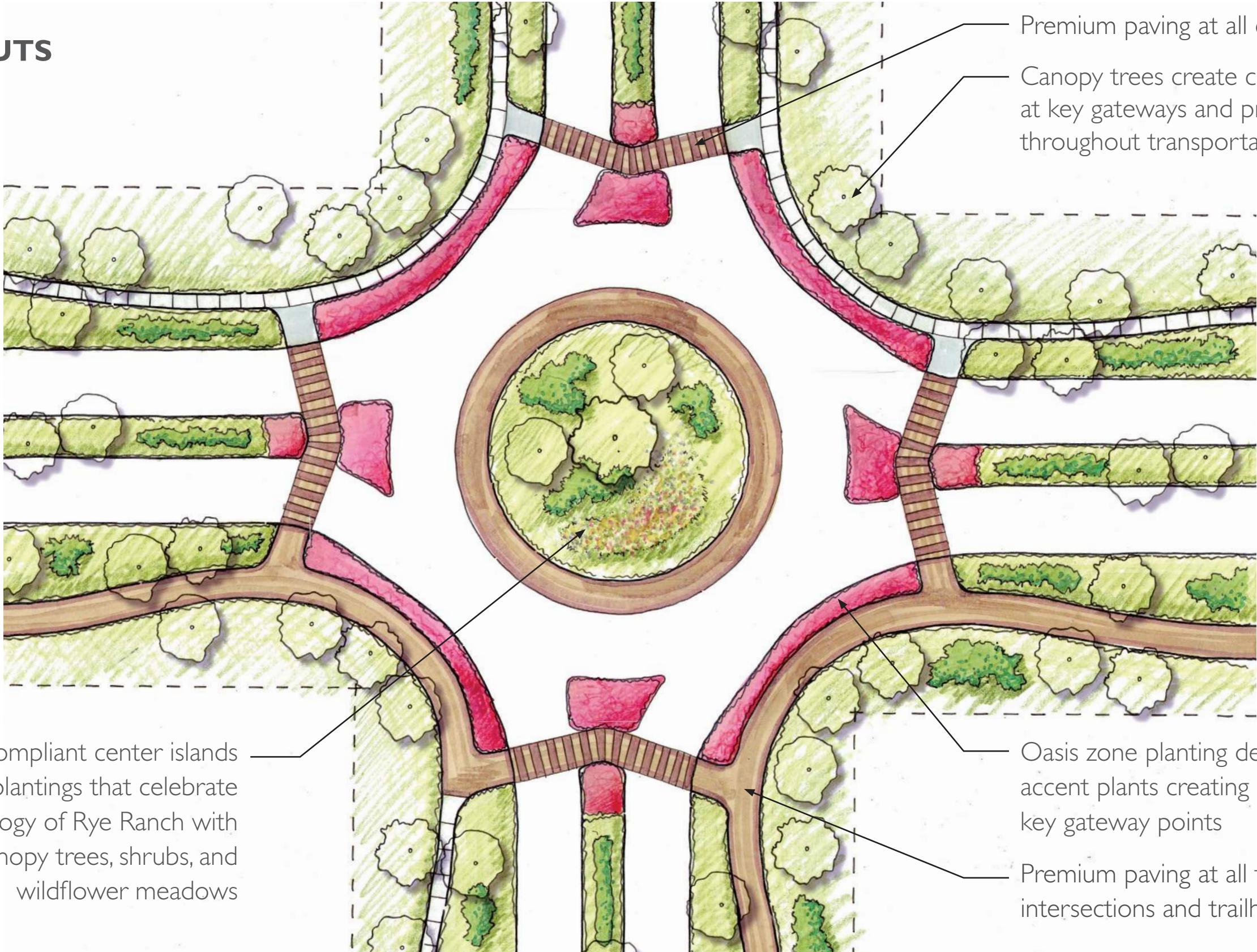
Multiple routes, experiences, and loops provide opportunities for residents to go for a jog, take an evening stroll, or connect with a neighbor. Streets within Rye Ranch are designed to be low-speed and safe for pedestrians and cyclists, providing a grid of walkways for connectivity and ease of access. Complementing these roadways is a trail system that allows an “off road” experience for pedestrians only and follows the Florida State Trail Design Standards.



PRIMARY ENTRY NODE



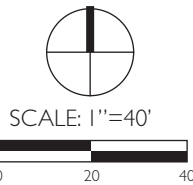
ROUNDAABOUTS



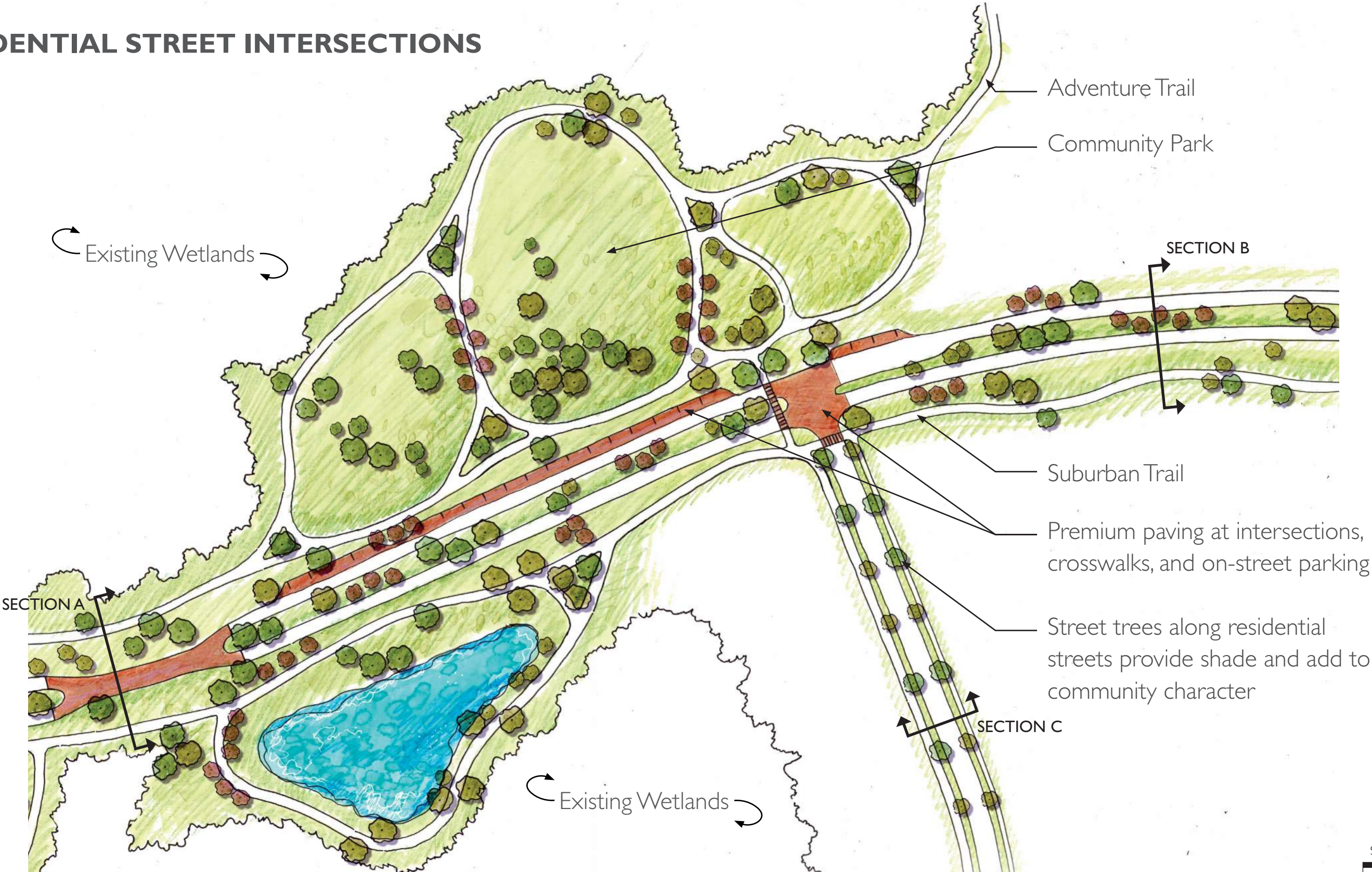
FDOT compliant center islands showcase plantings that celebrate the ecology of Rye Ranch with native canopy trees, shrubs, and wildflower meadows

Oasis zone planting design with accent plants creating interest at key gateway points

Premium paving at all trail intersections and trailheads



RESIDENTIAL STREET INTERSECTIONS



COMPLETE STREETS GUIDELINES

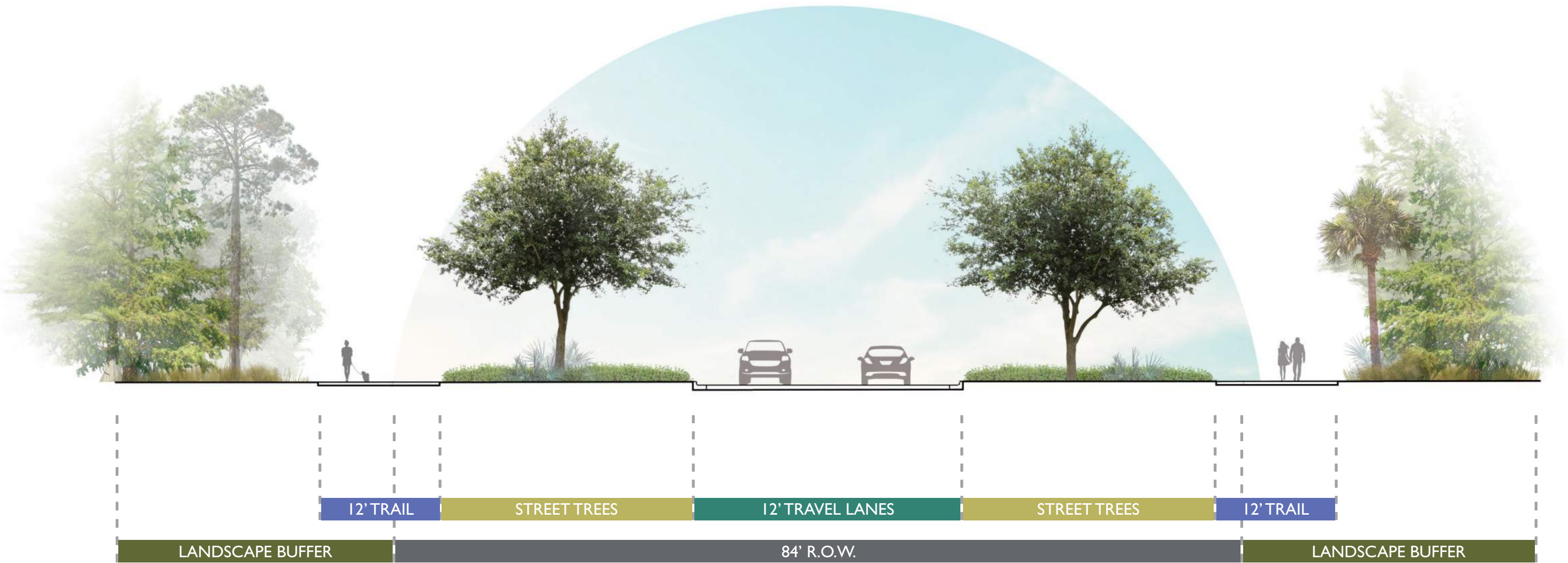


COMPLETE STREETS GUIDELINES

Streets will be design using Complete Streets guidelines and design principles. Users on foot, cycling, and driving will experience a safe and comfortable travel experience unique to Rye Ranch. Areas of special paving, lush native vegetation, and contemporary site furnishings throughout Rye Ranch provide opportunity for daily community engagement as well as special event programing such as street festivals, market days, and holiday celebrations.

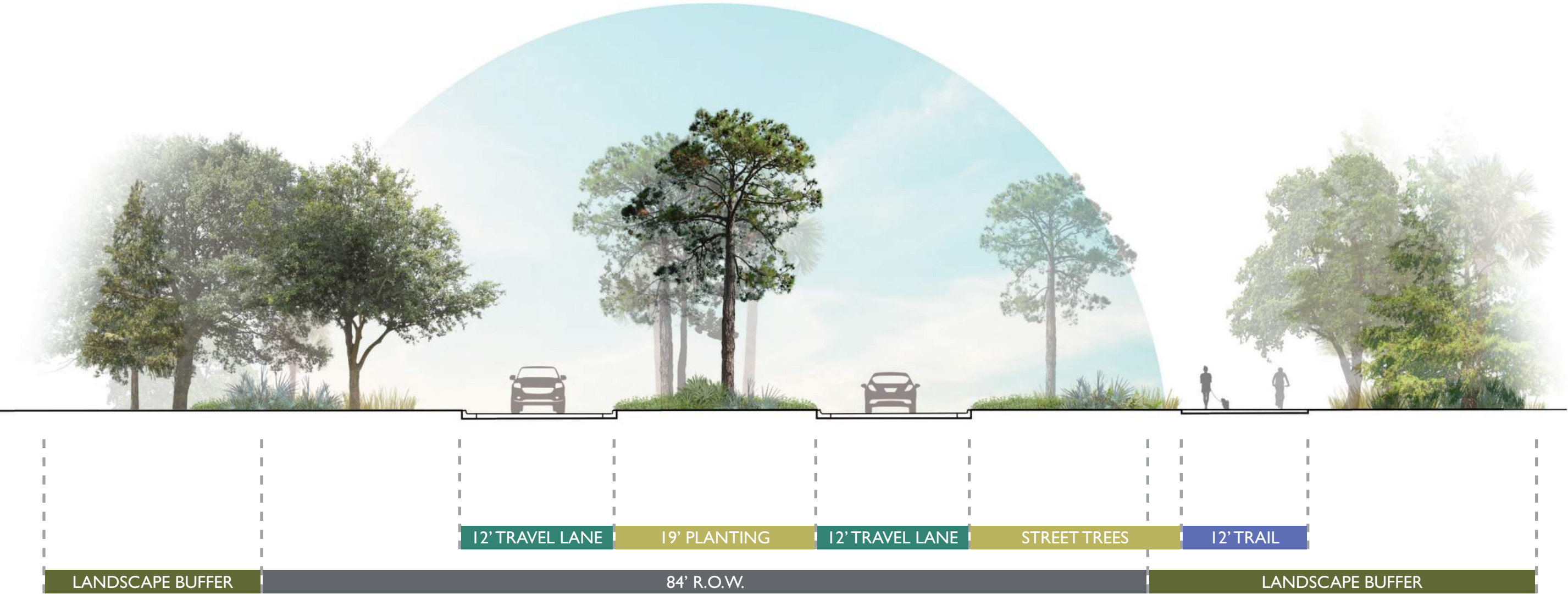
STREET SECTION A

SCALE: 1"=10'



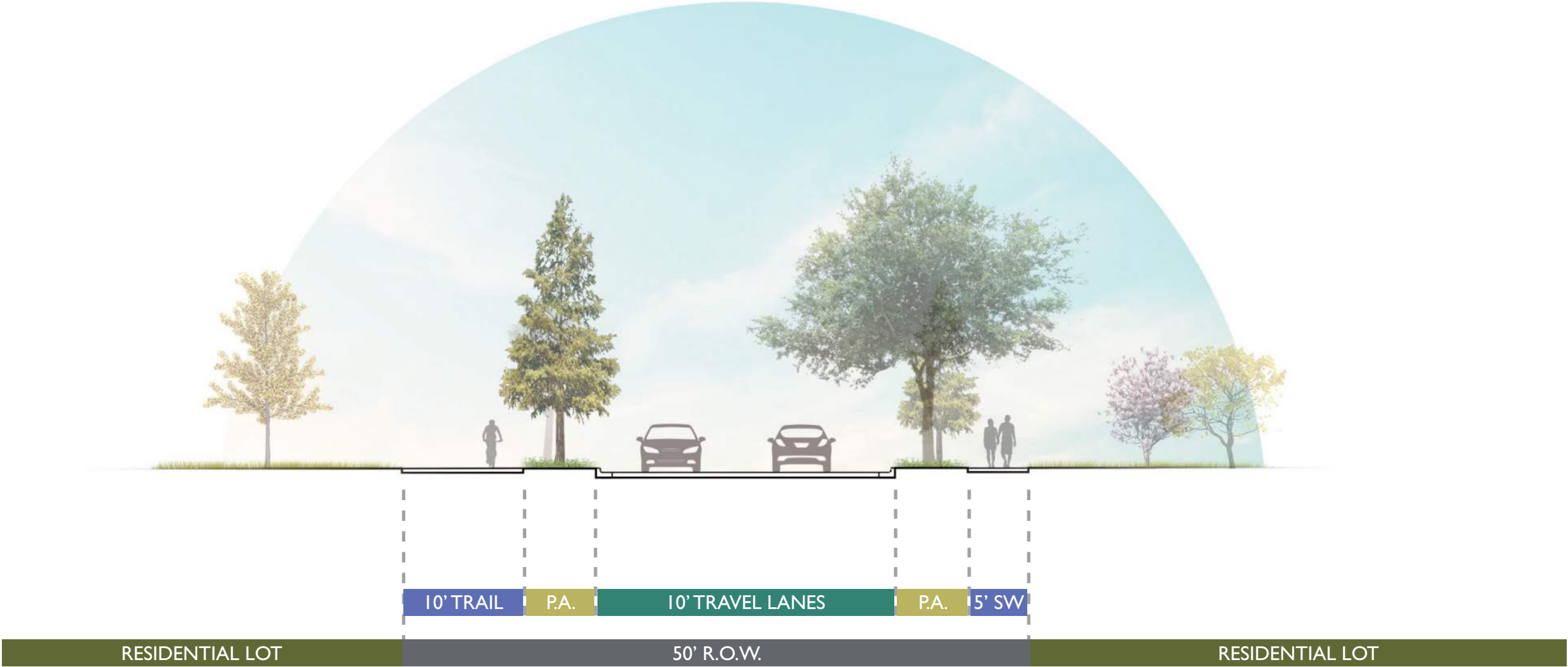
STREET SECTION B

SCALE: 1"=10'



STREET SECTION C

SCALE: 1"=10'



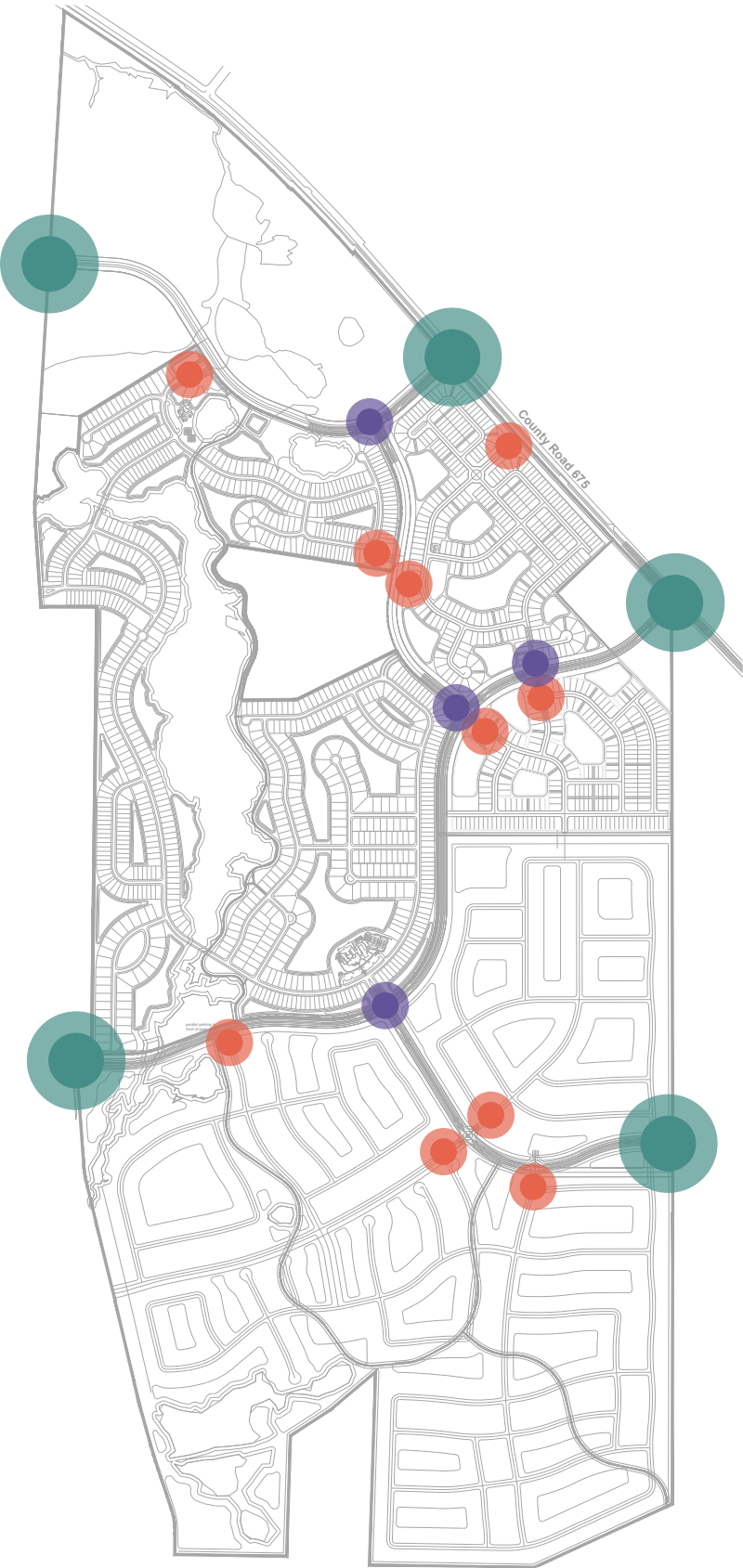
PROJECT SIGNAGE



SIGNAGE LOCATIONS

SIGN KEY

-  PRIMARY MONUMENT SIGN
-  RESIDENTIAL MONUMENT SIGN
-  COMMUNITY DIRECTIONAL SIGN



ARCHITECTURAL GUIDELINES



RESIDENTIAL NEIGHBORHOODS - DESIGN PRINCIPLES



COMMERCIAL + MIXED-USE

Situated just off the Manatee River, the architectural vision for Rye Ranch commercial and mixed-use areas blends Florida vernacular character with clean lines to create a modern ranch aesthetic. The buildings engage with the public realm and focus on the pedestrian experience. The simple rhythm of columns, windows, and door bays will allow flexibility in store front and elevation treatment. Each ground floor is anticipated to be 14'-16' in height with 12'-18' for structure. Office above is envisioned to have 10' floor heights. Elevations shall utilize parapet roofs with canopies and awnings with signing and graphics integral to the building expression; 'sign boxes' shall not be used. Color palette should be largely neutral and provide visual contrast/interest. White and shades of gray should be complemented with pops of subtle accent colors and natural material textures. Detail in the architecture shall be appropriately scaled for the eye level experience. Florida fieldstone, stucco, wood, and metal elements comprise the varying facades to give Rye Ranch a clean and fresh look that echoes the simplicity of the existing farm character.

Mixed Use

- 2-4 levels of office/multi-family residential over commercial/retail take advantage of wetland and park views
- Maximize ground level dining
- Full glass storefronts for street level activity and views
- Architectural arcade creates covered dining and interest
- Simple storefront facade allows flexibility of retail bay width
- Balconies provide interest on simple facades
- Rooftop lounges for views of park

Park Retail/Restaurant/Coffee Shop

- Building(s) create an architectural threshold around the perimeter of the park
- Modern vertical emphasis of glass, Florida fieldstone, pops of color, expressive canopies and signing
- Simple 1.5 story facades
- Garage door or folding door openings to allow indoor/outdoor dining
- Pop-up retail/restaurant: food truck court, container park



MULTI-FAMILY

The architectural vision for Rye Ranch's multi-family residential areas blends traditional farm materials with modern forms in complementary and compatible styles. The simple rhythm of columns, windows, and balconies add architectural interest to the elevation treatment. Elevations for multi-family residential shall utilize metal and parapet roofs with canopies and awnings. Color palette shall be neutral with subtle pops of color. Stucco, wood, Florida fieldstone, and metal elements comprise the varying facades to give the residential units a modern but earthy and elegant feeling that evokes the simplicity of a farm. Modern interpretations of the style are encouraged. Architecture shall address the public realm and encourage walkable connections to the Rye Ranch trail system.

Materials/Configuration

- Metal awnings
- Metal pitched roofs with overhangs
- Parapets at flat roofs
- Bahama shutters
- Stucco walls/stone concrete
- Wood siding
- Cementitious siding
- Balconies provide interest on simple facade
- Square Doric columns
- Decorative ironwork on railings
- Building signage to utilize Rye Ranch branding
- A/C condenser units to be located on building rooftops and screened to provide room for landscape around building perimeter



SINGLE-FAMILY

Single-family developments within Rye Ranch will contribute to and define much of the project identity. They should be well-designed alongside the public realm and contain high quality, functional architecture. The architectural vision for Rye Ranch's single-family residential areas blends traditional farm materials with Florida vernacular architecture in complementary and compatible styles. The simple rhythm of columns, windows, and porches add architectural interest to the elevation treatment.

Single-family houses shall utilize gabled roofs of either standing seam metal roofing or gray shingle. No red/brown shingle roofing shall be used. Material palette shall be simple, functional, and inspired by Florida agriculture. The uses of stucco, wood siding, painted brick, Florida fieldstone accents, and functional shutters are encouraged. Color palette shall be simple and subtle, taking inspiration from the Rye Ranch overall color palette. Earth tones, whites, grays, and subtle accent colors are encouraged. Homes shall engage with the public realm and have access from the front door to the public sidewalk. Homes situated on corner lots or adjacent to public park spaces should embrace the opportunity to share their edges with these spaces, providing two active facades and addressing both sides of the public realm.

Materials/Configuration

- Metal awnings
- Standing seam metal or gray shingle pitched roofs with overhangs
- Parapets at flat roofs
- Stucco walls
- Wood/Cementitious siding
- Porches and windows provide interest on simple facade
- Square columns
- Simple and modern ironwork on railings
- Rear-loaded or recessed parking
- Low fencing, hedges, and/or front stoops to create sense of threshold between public and private space
- Deep front porches and gathering spaces in front yard
- Lead walks from sidewalk to front door



RYE RANCH - ARCHITECTURAL MATERIALS PALETTE



RYE RANCH - ARCHITECTURAL COLOR PALETTE

 <p>SW7021 SIMPLE WHITE</p>	 <p>SW0032 NEEDLEPOINT NAVY</p>	 <p>SW9143 CADET</p>	 <p>SW6194 BASIL</p>  <p>SW2813 DOWNING STRAW</p>
 <p>SW7023 REQUISITE GRAY</p>	 <p>SW7005 PURE WHITE</p>	 <p>SW6429 BAIZE GREEN</p>	 <p>CEDAR STAIN</p>  <p>SW0031 DUTCH TILE BLUE</p>
 <p>SW7502 DRY DOCK</p>	 <p>SW6192 COASTAL PLAIN</p>	 <p>SW6212 QUIETUDE</p>	 <p>SW7020 BLACK FOX</p> <p>TRIM COLORS: SW7005 PURE WHITE SW7020 BLACK FOX SW7023 REQUISITE GRAY</p>



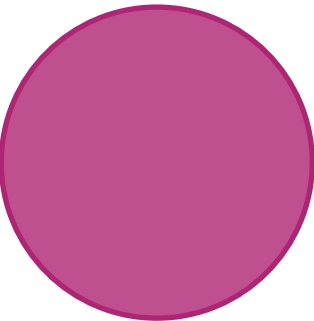


HARDSCAPE MATERIALS

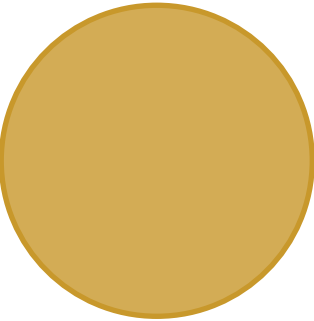


HARDSCAPE BUDGET ZONES

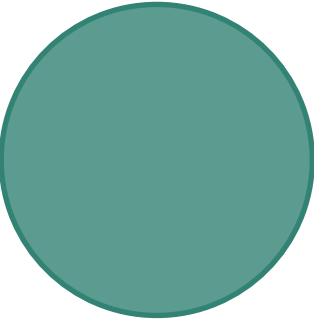
Hardscape palettes are an important element of place-making. Changes in materials signal visitors to take notice of their surroundings and can help define spaces. Breaking hardscape elements down by budget can help to invest dollars in high-use touch points, then use lower-cost materials elsewhere.



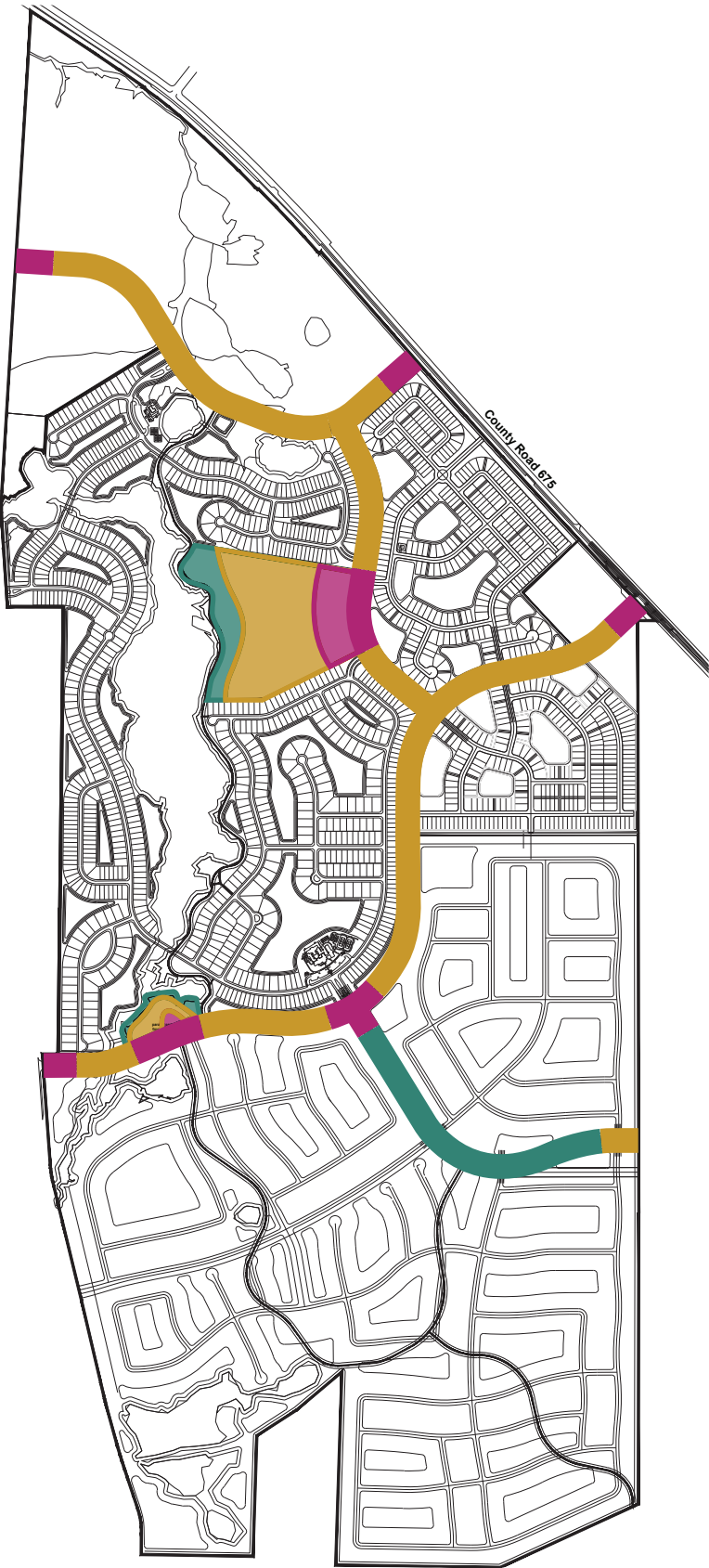
PREMIUM SPACES
With the highest-budget hardscape palette, the premium spaces feel elegant, fun, and highly textured. Specialty paving at thresholds and accents at entry points accentuate gathering spaces.



INTERMEDIATE SPACES
Still elegant yet casual, the intermediate materials encourage a more pedestrian-oriented experience. Crushed stone, comfortable furnishings, and texture help slow traffic down and create a laid-back aesthetic.

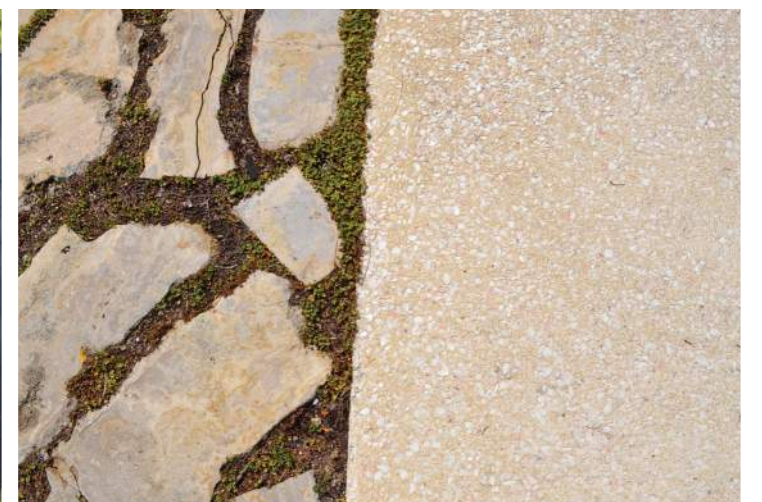


FABRIC SPACES
These hardscape elements occur in the single-family neighborhoods and the pollinator trail. Simple and budget-friendly, these hardscape materials emphasize the homes and natural lakeside scenery.



Premium Spaces

- Crushed coquina paving
- Festoon lighting
- Corten steel planters
- Linear pavers
- Dark rail fencing and stone
- Cut coquina flagstone



Intermediate Spaces

- Boardwalk/Decking
- Decomposed granite
- Fieldstone accents
- Wildflower restoration
- Nature play
- Minimal site furnishings



Fabric Spaces

- Crushed shell roadways/trails
- Broom finish concrete
- Concrete Walls
- Sod/grasses



FURNISHING PALETTE

Furnishings and Lighting

- MMCITE Blocq Bench
- MMCITE Prax Receptacle
- Landscape Forms Harpo Chair
- Fernob Armchair
- Metalco Pic Bull Picnic Table, Color: Wood and Corten Steel
- Grand Effects Legacy Concrete Fire Bowl, Color: Stone Gray
- MMCITE Bollard
- MMCITE LotLimit Bike Rack



Stone Gray



LIGHTING PALETTE

PARK ACCENT LIGHTING

- Festoon Lighting
- Structura Reverse Tilt Bollard
- Structura Reverse Tilt Area Light



STANDARD STREETLIGHT
GE Evolve® EPTC Pole Light



TRAIL BOLLARD
Bega Symmetric Bollard



LANDSCAPE MATERIALS + STANDARDS

LANDSCAPE MATERIALS + STANDARDS

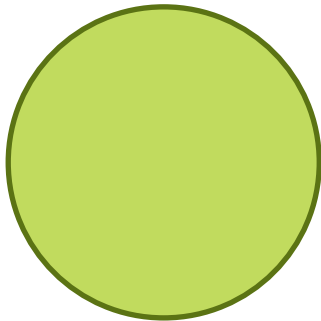
The Rye Ranch landscape standards address streetscape and private lot development plantings to enhance and define the overall community aesthetics. The recommended plant list focuses on Florida Friendly and native species that thrive in Southwest Florida.

LANDSCAPE ZONES

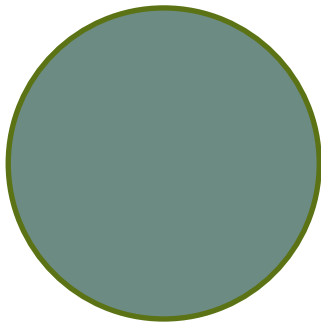
Much of the landscape palette of Rye Ranch is inspired by the native ecology of the site. Canopy trees, grasses, and native species evoke the existing character, while exotic accents are used sparingly in the individual lots and public spaces.



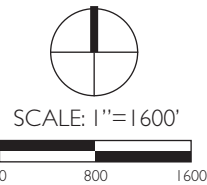
OASIS ZONE
Predominantly native, the oasis zone brings in pops of color with tropical exotic accents. This landscape is manicured and maintained.



TRANSITIONAL ZONE
75% native and 100% Florida-friendly, the transitional zone pays homage to the ecology of the Manatee River region while still being maintained.

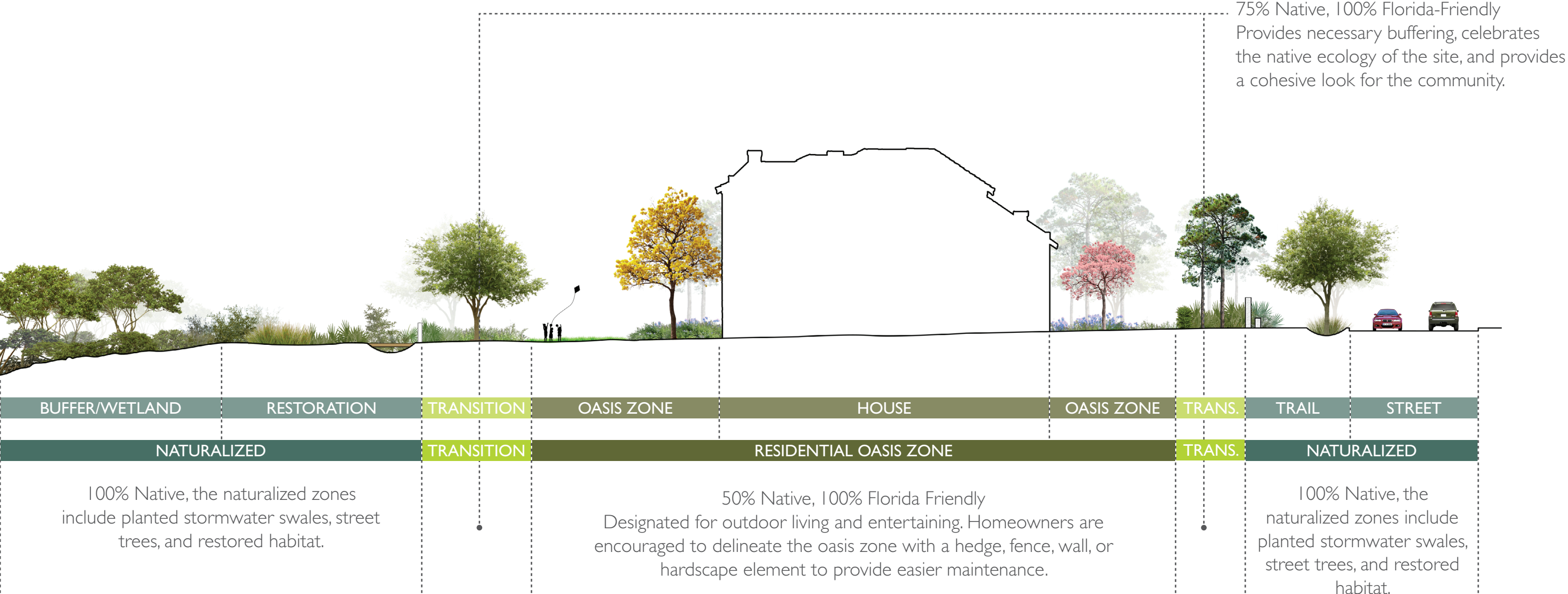


NATURALIZED ZONE
100% native, the naturalized zones adjacent to wetland preserves and ponds serve to provide habitat and ecological services for the community.



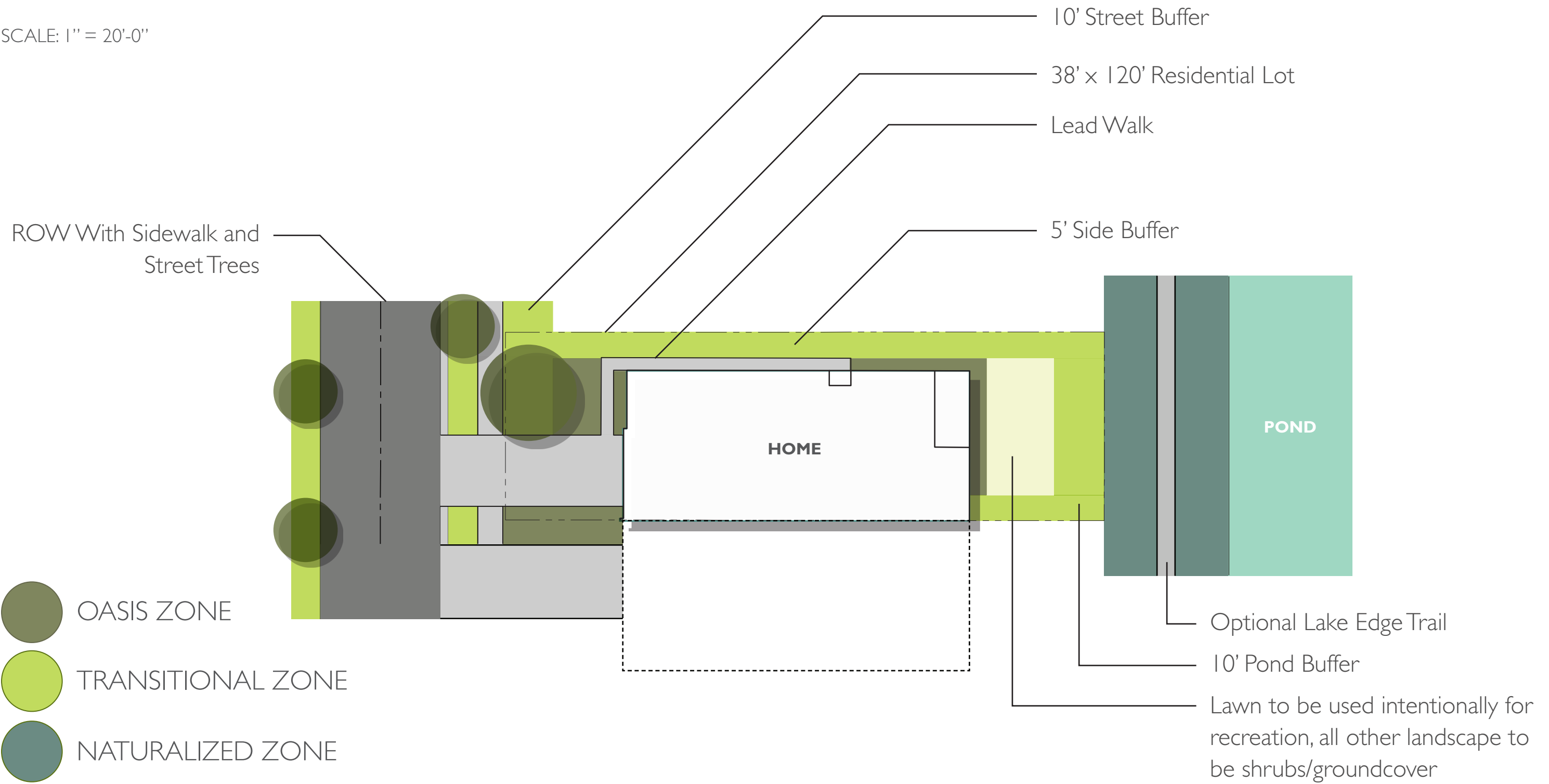
RESIDENTIAL LOTS

The residential lots within Rye Ranch have little to no existing tree coverage due to the agricultural nature of the site. This has both benefits and drawbacks. Little existing vegetation gives the homeowner great flexibility when positioning their home and designing their outdoor space. However, homeowners will need to consider additional planting due to the lack of shade and natural vegetation.



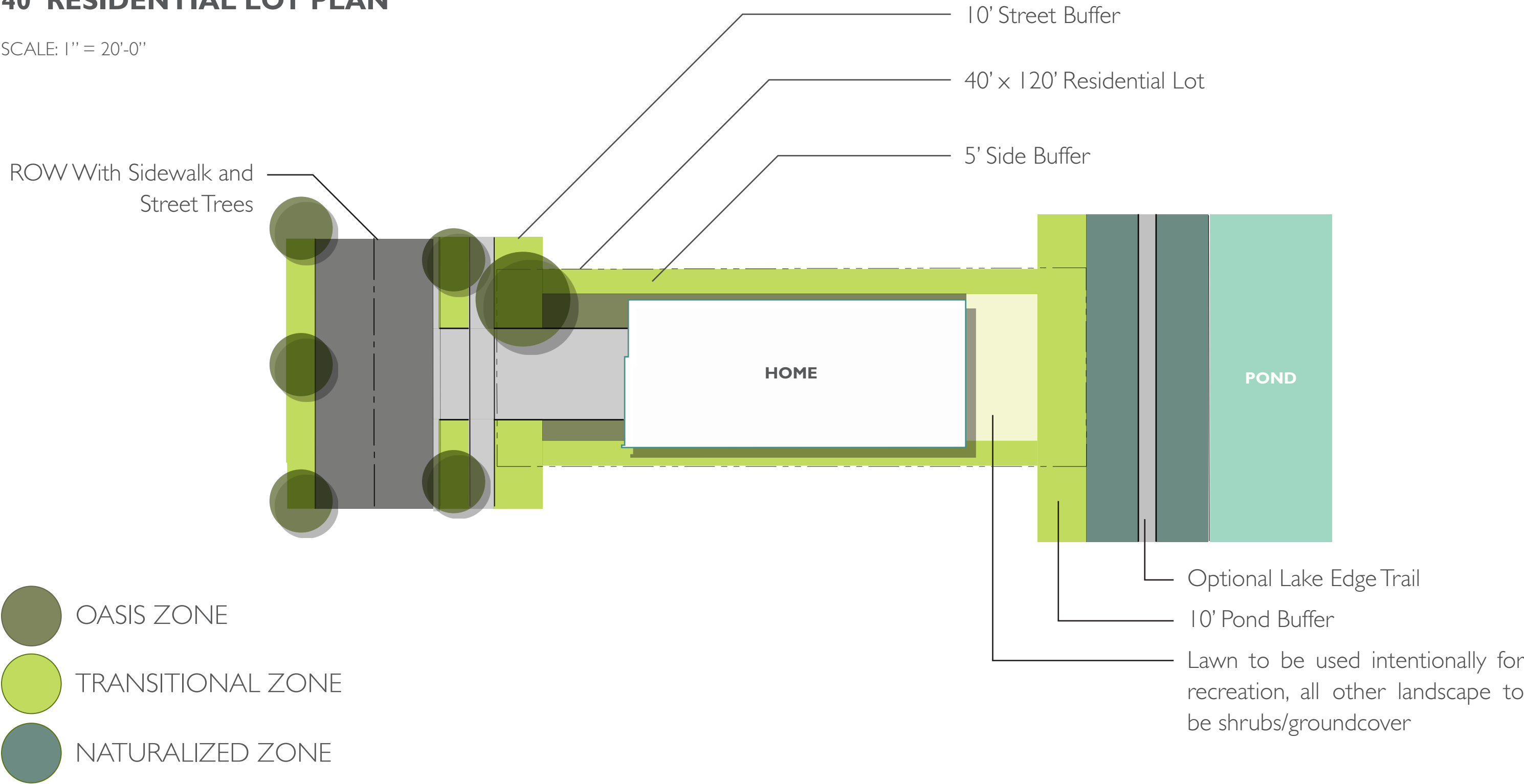
VILLA RESIDENTIAL LOT PLAN

SCALE: 1" = 20'-0"



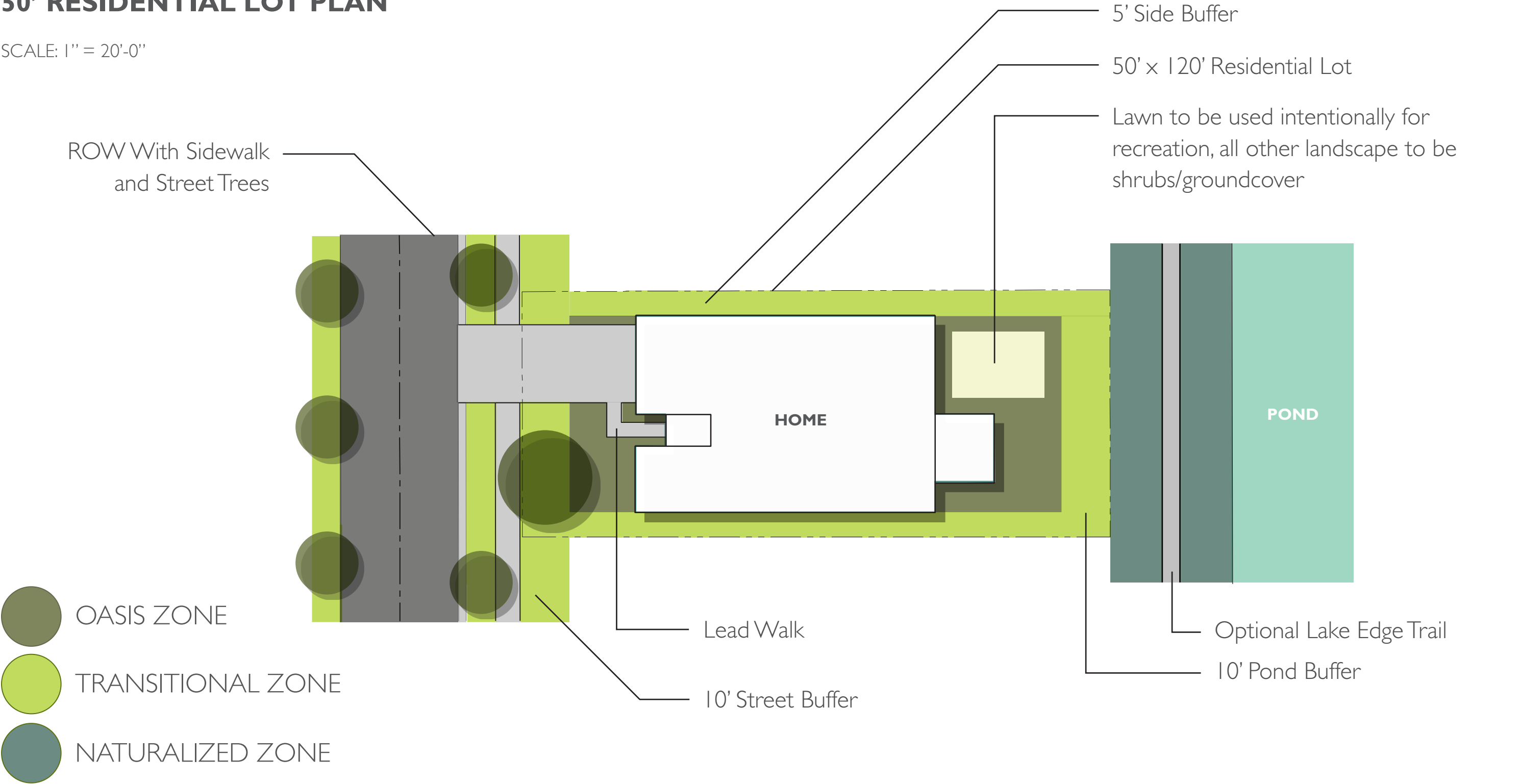
40' RESIDENTIAL LOT PLAN

SCALE: 1" = 20'-0"



50' RESIDENTIAL LOT PLAN

SCALE: 1" = 20'-0"



60' RESIDENTIAL LOT PLAN

SCALE: 1" = 20'-0"

ROW With Sidewalk and
Street Trees

5' Side Buffer

60' x 120' Residential Lot

Lead Walk

Lawn to be used intentionally for recreation,
all other landscape to be shrubs/groundcover

- OASIS ZONE
- TRANSITIONAL ZONE
- NATURALIZED ZONE

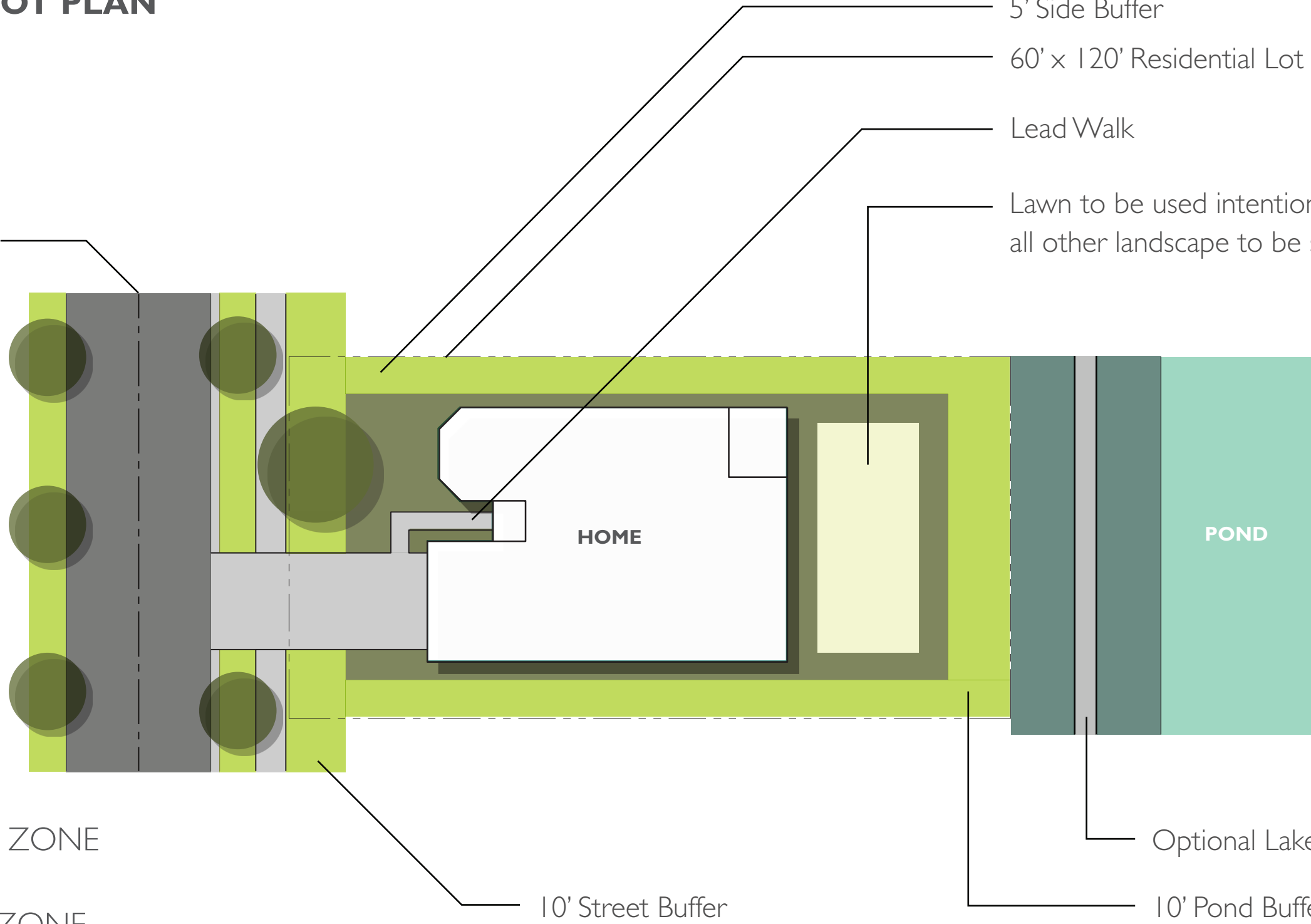
HOME

POND

10' Street Buffer

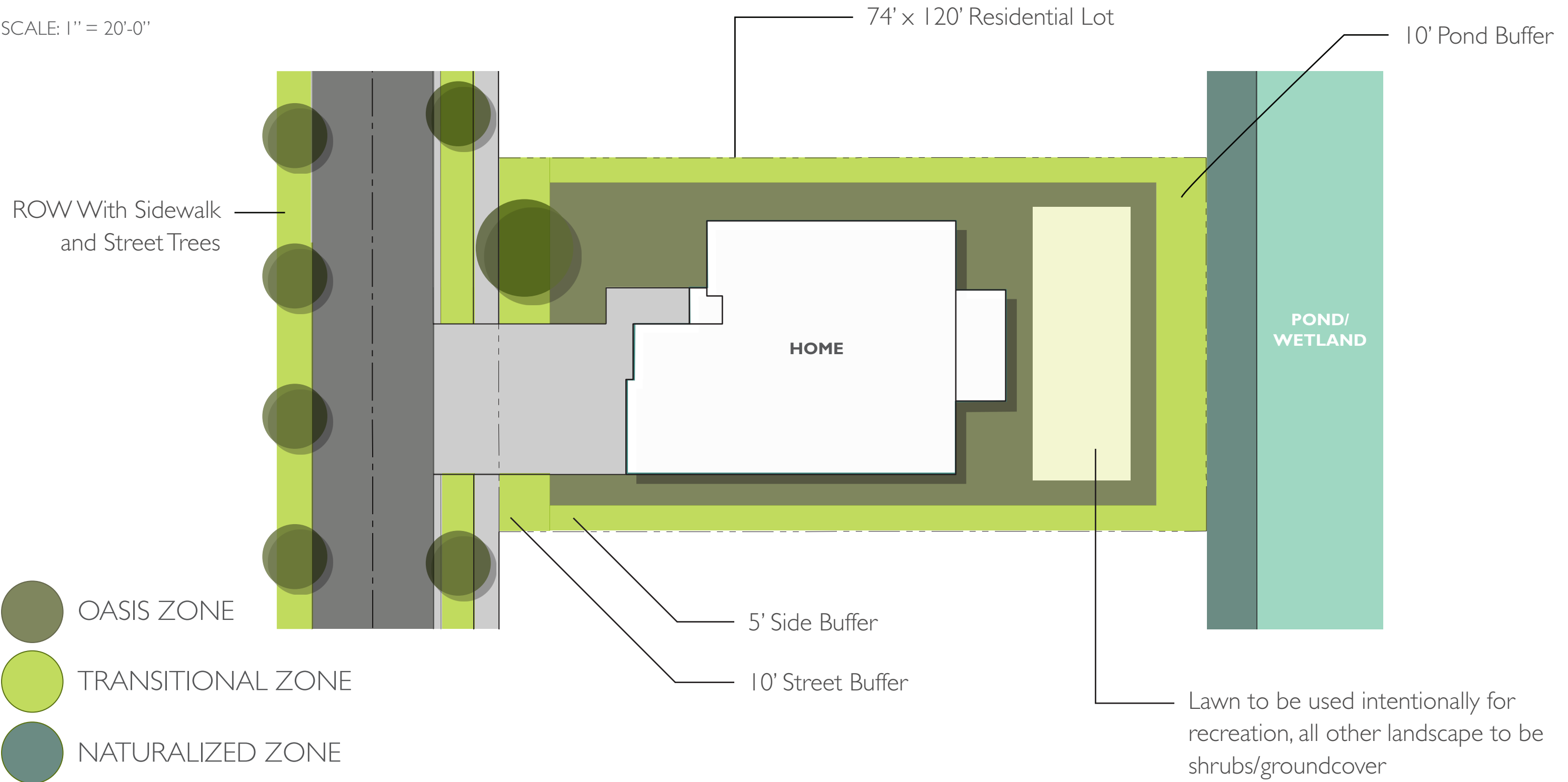
Optional Lake Edge Trail

10' Pond Buffer



74' RESIDENTIAL LOT PLAN

SCALE: 1" = 20'-0"



TYPICAL INTERIOR STREET LANDSCAPE PLAN

SCALE: 1" = 40'-0"
Plan illustrates a typical 500 LF segment of streetscape



LANDSCAPE PALETTE - OASIS ZONE



LIVE OAK



SABAL PALM



SOUTHERN MAGNOLIA



TABEBUIA



SYCAMORE



CITRUS TREE



COREOPSIS



ANISE



ORANGE GEIGER



BALD CYPRESS



SILVER SAW PALMETTO



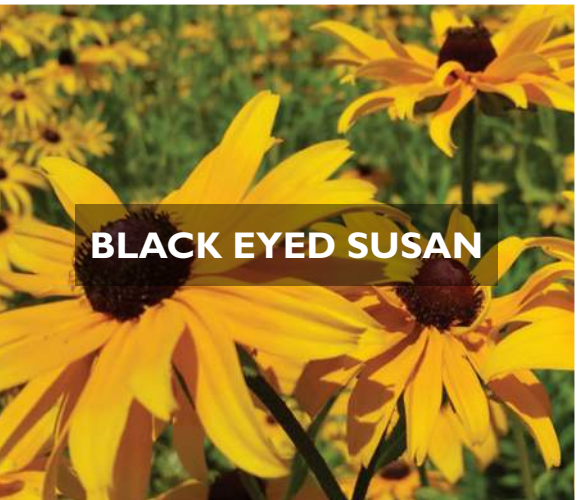
MACHO FERN



DWARF YAUPON



COONTIE

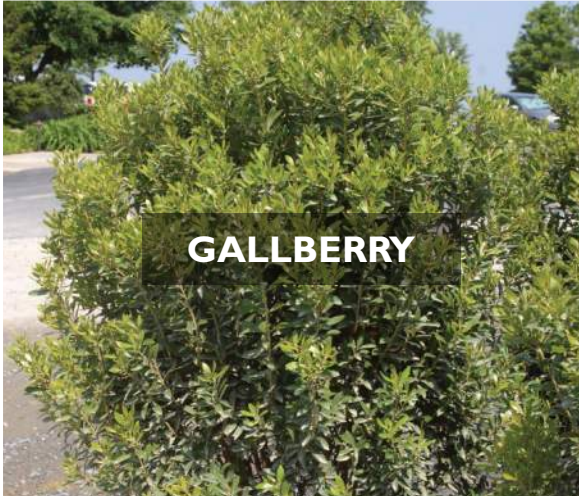


BLACK EYED SUSAN

LANDSCAPE PALETTE - TRANSITIONAL ZONE



BLACKBERRY



GALLBERRY



SLASH PINE



LOPSIDED INDIANGRASS



DAHOO HOLLY



PLUMBAGO



CORDGRASS



SAW PALMETTO



SHINING SUMAC



SWORD FERN



DWARF FIREBUSH



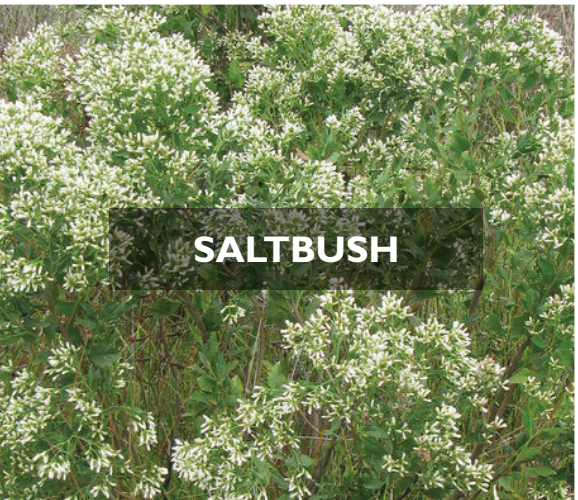
FAKAHATCHEE GRASS



MUHLY GRASS



TAR FLOWER



SALTBUSH

LANDSCAPE PALETTE - NATURALIZED ZONE



FLORIDA BLUESTEM



WINGED ELM



CREEPING BLUESTEM



YUCCA



WAX MYRTLE



WALTER'S VIBURNUM



BEAUTYBERRY



WILD COFFEE



GIANT LEATHER FERN



SABAL MINOR



SIMPSON'S STOPPER



CHALKY BLUESTEM



NEEDLE PALM



CAROLINA JESSAMINE



ELLIOT'S LOVEGRASS

RECOMMENDED PLANT LIST

Canopy Trees

Live Oak	Quercus virginiana
Bald Cypress	Taxodium distichum
Slash Pine ‘Densa’*	Pinus elliotti ‘Densa’
Sycamore	Platanus occidentalis
Winged Elm	Ulmus alata
Red Maple	Acer rubrum
Shumard Oak	Quercus shumardii
Sweetgum	Liquidambar styraciflua
Black Gum	Nyssa sylvatica
Southern Redcedar	Juniperus virginiana var. silicicola

Accent Trees

Dahoon Holly*	Ilex cassine
Yellow Tabebuia*	Tabebuia caraiba
Orange Geiger*	Cordia sebestena
Japanese Blueberry*	Elaeocarpus decipiens
Southern Magnolia*	Magnolia grandiflora
Nitida Palm	Livistona nitida
Sabal Palm*	Sabal palmetto
Paurotis Palm	Acoelorrhaphe wrightii
Sweetbay Magnolia*	Magnolia virginiana
Flatwoods Plum*	Prunus umbellata
Citrus Trees	Citrus spp.

Shrubs/Grasses/Perennials/Sod

Firebush	Hamelia patens
Saw Palmetto	Serenoa repens
Dwarf Palmetto	Sabal minor
Needle Palm	Rhapidophyllum hystrix
Simpson’s Stopper	Myricianthes fragrans
Saltbush	Baccharis halimnifolia
Gallberry	Ilex glabra
Buttonbush	Cephalanthus occidentalis
White Bird of Paradise	Strelitzia nicolai
Coontie	Zamia pumila
Podocarpus	Podocarpus macrophyllus
Florida Privet	Forestiera segregata
Rusty Lyonia	Lyonia ferruginea

Shining Sumac	Rhus copallinum
Cardboard Palm	Zamia furfuracea
Walter’s Viburnum	Viburnum obovatum
Orange Bird of Paradise	Strelitzia reginae
Plumbago	Plumbago auriculata
Bougainvillea	Bougainvillea
Dwarf Yaupon Holly	Ilex vomitoria ‘Stokes Dwarf’
Wild Coffee	Psychotria nervosa
Yucca	Yucca filamentosa
Yellow Anise	Illicium parviflorum
Macho Fern	Nephrolepis biserrata
Swamp Fern	Nephrolepis exaltata
Sword Fern	Acrostichum danaeifolium
Giant Leather Fern	Callicarpa americana
Beautyberry	Myrica cerifera
Wax Myrtle	Muhlenbergia capillaris
Muhly Grass	Spartina bakeri
Sand Cordgrass	Tripsacum floridanum
Fakahatchee Grass	Sorghastrum secundum
Lopsided Indiangrass	Andropogon floridanus
Florida Bluestem	Andropogon virginicus
Chalky Bluestem	Eragrostis elliottii
Elliot’s Lovegrass	Schizachyrium scoparium var. stoloniferum
Creeping Bluestem	Helianthus debilis
Dune Sunflower	Rosa x ‘Meigalpio’
Drift Rose	Rubus spp.
Blackberry	Gaillardia pulchella
Blanket Flower	Asclepias spp.
Milkweed	Rudbeckia hirta
Black Eyed Susan	Coreopsis spp.
Tickseed	Bejaria racemosa
Tarflower	Canna flaccida
Canna	Lantana depressa
Pineland Lantana	Gelsemium sempervirens
Carolina Jessamine	Phyla nodiflora
Frogfruit	

Solid Sod - St. Augustine or Bahia, Other varieties may be approved on an individual basis. Frogfruit can be used as a substitute for sod

LANDSCAPE NOTES

1. Landscape plans must be submitted to the Rye Ranch Plan Review Committee for review and approval.
2. All plant material shall be Florida #1 or greater according to the current Nursery Grades and Standards.
3. All plant beds shall be dressed with either a 3” layer of melaleuca mulch or 6” layer of pine straw mulch. No cypress mulch shall be permitted. All other areas shall receive sod.
4. All plants shall meet minimum size and spacing specifications.
5. All shrubs shall be planted 1 1/2” and trees 2 1/2” above grade.
6. All visible utilities must be sufficiently screened from view from the public realm.
7. Soil shall be free from lime rock and construction debris.

LANDSCAPE SPECIFICATIONS

Canopy Trees
Minimum 3” caliper, 12’ height; in street tree application canopy trees may not be spaced further than 50’ on center.

Accent Trees
Minimum 2” caliper, 8’ height; in street tree application accent trees may not be spaced further than 30’ on center

Shrubs/Grasses/Perennials
Minimum 3 gallon size for shrub material, 1 gallon size for grasses and perennials. Shrub material must be 24” high at planting.

The use of any Category I or Category II Invasive plant species defined by the Florida Department of Agriculture and Consumer Services (FDACS) is prohibited within Rye Ranch.

*Street trees to be used within ROW

