

**On Top of
the World**



COLEN BUILT
DEVELOPMENT

75 YEARS OF EXCELLENCE



 **CALESA**
TOWNSHIP

Colen Built Development, LLC is one of the oldest development and building companies in Florida that specializes in amenitized master-planned communities, including both 55+ active adult retirement, and primary market single family homes. Its corporate headquarters are located in Ocala, Florida. The company, founded by Sidney Colen, began building in 1947 and has constructed homes and condominiums for tens of thousands of satisfied homebuyers through the years.

Sidney Colen was a pioneer in the development of active-adult communities. He began building single-family homes in north St. Petersburg, Florida in 1947 and developed the state's first planned retirement community. In 1957, Colen built a multi-family community of 584 units, targeted to the active-adult buyer and offered an alternative to the cooperative ownership structure. Little did he know that this community was to become the first modern condominium community in North America.

In 1967, Sidney Colen began to build his first amenity-rich active-adult community, On Top of the World in Clearwater, Florida. This was an innovative concept in retirement living because of its variety of amenities and the active, fulfilling lifestyle that set this community apart from others. The well-designed condominiums at On Top of the World in Clearwater offered an affordable active-adult lifestyle with swimming, golfing, and maintenance-free living. The last condominium was completed in 1999 for a total of 4,966 units. The company continues to provide professional management and a resales office within this community.

In 1975, Mr. Colen purchased 12,900 acres of land from the Norris Cattle Company, in an unincorporated area southwest of Ocala, Florida. The property, Circle Square Ranch, is located on State Road 200 six miles west of I-75. The Colen family continues to operate the cattle ranch to this day.

On Top of the World in Ocala was one of the first major active-adult retirement communities in central Florida and saw its beginning with attached villa homes. The first two neighborhoods, Friendship Village and Americana Village, began to take shape between 1978 and 1982. During this time, the first amenity was constructed for homeowners to enjoy and included a swimming pool, fitness center and ballroom creating the Health & Recreation Center, which opened in 1982. By the time construction on the next phase was to begin in 1996, the emphasis shifted to single-family homes built of concrete block and steel. Residents enjoy a gated community with manicured common areas and a wide variety of amenities for all interests.

Colen Built Development made a commitment to build energy efficient homes that exceed rigorous industry standards and promote energy-efficiency by consuming less energy than conventionally built homes. In fact, we independently verify the energy efficiency of every home we build.

On Top of the World also offers two private golf courses that are for residents exclusive use. The 18-hole Links course was opened in 1982



Sidney and Kenneth Colen



The Lodge at Candler Hills

and the 18-hole Tortoise & The Hare course was completed in 1996. Candler Hills Golf Club, a semi-private, Par 72-course opened in 2005 and is home to the annual Ocala Open golf tournament, which benefits local charities and brings renowned golfers to play the beautiful championship course. In 2002, the Arbor Club and Conference Center was completed and included an outdoor pool, a heated indoor pool with retractable roof and a tennis center with lit courts. In 2017, a renovation and refocus began to create an additional fitness facility for homewoners now called the Arbor Fitness Center.

On Top of the World has become ingrained within the fabric of the greater Ocala area community and established an outstanding reputation for leadership and community service within Ocala and Marion County. Our premier 55+ active adult community has hosted and co-sponsored numerous events such as the aforementioned annual Ocala Open. It holds annual food drives to benefit local charities as well as hosts large expos, inviting everyone within On Top of the World and the general public. Continued education and learning is paramount at On Top of the World

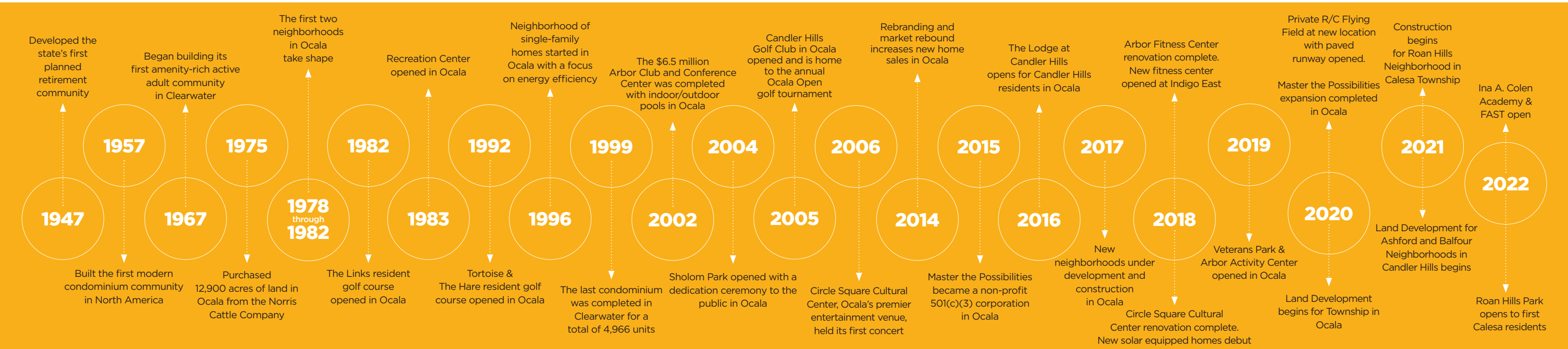
and we have cooperated in numerous projects and seminars with College of Central Florida, the Appleton Museum of Art, AdventHealth Ocala, and nearby schools.

Colen Built Development became a recognized leader in education, health, and fitness through its unique Master the Possibilities™ lifelong learning center, a vision of the late Sidney Colen. Designed to keep adults active through learning, Master the Possibilities™ became a non-profit 501(c)(3) corporation in 2015. Master the Possibilities™ is currently adding programming that will appeal to younger families to provide learning opportunities for all ages

The company also has a notable record for protecting endangered species by setting aside hundreds of acres for wildlife habitats, exceeding the Florida Fish & Wildlife Conservation Commission's guidelines. From 1996 to 2002, Colen Built funded and directed an effort to relocate juvenile males of the endangered red cockaded woodpeckers to the Ocala National Forest. These efforts led to the establishment of six new breeding pairs and helped to ensure the survival of this endangered species.

Colen Built Development continues to develop and grow. In 2020 Colen Built Development broke ground on Calesa Township, an 1800 acre master planned community for families of all ages. Bringing it's expertise of amenities for an active lifestyle, Calesa Township offers resort-style living with community pools, an immersive, connective trails system, eligibility to attend the Ina A. Colen Academy, the onsite public charter school, and close proximity to FAST, the Florida Aquatics Swimming & Training aquatic center.

All Colen Built communities are designed to offer a healthy and rewarding lifestyle for residents by providing many different and unique



amenities. On Top of the World features as a series of swimming pools, championship golf courses, restaurants, walking trails and so much more. In fact, On Top of the World has endless indoor amenities, over 428 acres of outdoor amenities and over 20 miles of walking trails. Calesa Township's first neighborhood features an amenity center complete with a swimming pool, spray ground, playgrounds, basketball courts, and soccer field. Calesa Township also boasts miles of trails throughout the expanding community complete with unique "Ohm Homes" for gathering or exercising.



FAST

Adjacent to On Top of the World and just down the road from Calesa Township is the Circle Square Commons, home to Master the Possibilities™, The Ranch Fitness Center & Spa, Ocala's largest event and entertainment venue Circle Square Cultural Center, Sid's Coffee Shop & Deli, Mr. B's Big Scoop Ice Cream and various retailers and businesses. The Town Square at Circle Square Commons is host to several events throughout the year including the annual Patriotic Celebration with fireworks, weekly Farmers Market and entertainment every Friday and Saturday night. Sholom Park, started as just a vision of Sidney Colen, is a place where the pursuit of inner peace and learning may be enhanced and enjoyed by all. Sholom Park is open to the general public, 365



Arbor Fitness Center



Sholom Park

days a year. Guests are invited to experience a true feeling of serenity, contentment, joy, and inner peace. Reflection is invited. Sholom Park seeks to become a model of land stewardship and the preservation of open space for education and public enjoyment.

Today Sidney Colen's son, Kenneth D. Colen, serves as the company's president. Kenneth has overseen the construction and operation of On Top of the World, Ocala, since the earliest stages of development. This Ocala community carries on the Colen family tradition of outstanding amenities, activities, and quality-built homes.

Through the years, the number of people living in a quality-built home in Florida by the Colen family is estimated at more than 25,000. The company continues today with the same intent Sidney Colen had years ago by providing "quality, value, and sustainable development practices."



Circle Square Commons



For 55+ Active Adult Living
OnTopoftheWorld.com



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For All Ages Active Living
MyCalesa.com



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