

Exhibit B

Grand Oaks Phases 2 and 3 PD Standards Book

GRAND OAKS PHASES 2 AND 3 PLANNED DEVELOPMENT PD STANDARDS

Prepared for:

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JUNE 2024



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INTRODUCTION

The Grand Oaks Phases 2 and 3 Planned Development ("PD Plan") is approximately ±56.72 acres located within the City of Ocala (Parcel Numbers: 23930-000-00, 23930-002-00, 23930-003-00, 23930-003-01, 23930-003-03, and 23930-005-00), east of the intersection of SW 42nd Street and SW 27th Avenue. The property is located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The PD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems that should be encouraged for this project consisting of up to 480 multifamily units, 48 townhomes, and 30,000 square feet (S.F.) of medical office, professional office or other uses allowed within the B-2 zoning classification.

Consistent with requirements for a PD Plan, these PD Standards ("Standards") establish project objectives that are appropriate for planning. It is expected that during the review, the following activities will take place:

1. PD Plans will be prepared and submitted through the City of Ocala development review process.
2. Updates to building architecture and articulation will be amended if needed to reflect design.
3. Adjustments to the Standards contained in this document will be submitted by the developer and approved by the City at a staff level as permitted in Sec. 122-946 of the City's Code of Ordinances, prior to review by the City Council.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's Planned Development (PD) district and Low Intensity Future Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of components intended to provide assurance that the development of the property complies with the requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared to encourage and regulate the mix of uses within the development in accordance with this document, including building and site design elements, which help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and include the PD Plan, delineation and identification of Planning Area and Standards for development. This application is consistent with the City of Ocala's Low Intensity Future Land Use classification and PD zoning district.

These Standards may be amended, as permitted in Sec. 122-946, by the Applicant and/or their designee from time to time to reflect changes in market conditions and development processes. The PD Plan includes standards that have been developed based on existing site features, available infrastructure, the City's overall vision for the area, and similarly situated residential developments. The PD Plan provides sustainable land use that is compatible internally and with adjacent properties. The Standards provide flexibility to best respond to current and future market forces, changes in building and development patterns, and community demographics. The project's proposed densities and intensities are consistent with the Low Intensity land use classification of the City's adopted Comprehensive Plan.

OVERALL GUIDING PRINCIPLES

This PD Plan includes a mix of proposed uses, including up to 480 multifamily units, 48 townhomes, and 30,000 S.F. of medical office, professional office or other uses allowed within the B-2 zoning classification. The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce internal drives, provide transit opportunities (when appropriate), and complement the site's topography, vegetation, or other natural features.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- The location and design of surface parking is important in establishing the character of the project. Surface parking shall generally be designed as described in Section 122, Article V, Division 29 and Article VI of the Code of Ordinances.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.
- Access driveways have been designed and are shown to minimize congestion.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Speed and traffic calming measures along internal drives should be analyzed at the site plan review stage (where needed) to prevent automobiles from driving at excessive speeds.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas, and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements, such as non-commercial banners or hanging planters. Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries. Lighting adjacent to the exterior boundary or neighboring residential shall be 16 feet in height and shielded to limit impacts on surrounding properties.

DEVELOPMENT STANDARDS

These Standards are intended to provide flexibility in design while meeting the City's intent for development in this region. These Standards and supporting application materials allow for proper development with the intent to minimize impacts to and from adjoining land uses. Site development must be ever mindful of the emphasis on pedestrian connectivity with safe and inviting design addressing convenient access for walking and biking within the area. Such emphasis shall be achieved at all development stages. The overall program distribution may be adjusted according to the needs of the community, providing the total densities and intensities included in the PD Plan are not exceeded. The proposed PD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

This PD Standards book is intended to communicate the general design intent of the project. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this book, the City of Ocala may permit such superior design alternatives through an administrative review and approval of the referenced project.

Table 1: Development Standards	
Standard	Requirements
Site Area	±56.72 acres
Intensity (minimum and maximum FAR)	0.0 (min), 0.50 (max)
Maximum Density	12 Units / Ac. (Residential)
Minimum Setbacks (feet) ¹	Front Yard: 20' Side Yard: 8' Rear Yard: 25'
Minimum Lot Size	N/A
Building Height	Maximum 50 feet
Building Service Areas	Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be incorporated into the overall design of the building and landscaping.
Dumpsters	Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements, such as banners or hanging planters. Lighting adjacent to exterior boundary shall shielded to limit impacts on surrounding properties.

Table 1: Development Standards

Standard	Requirements
Signage	Signage along public roadways shall be limited to ground-mounted monument signage and be generally consistent with the existing signage located in Phase 1 of the Planned Development, using similar materials and colors. Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec.110-158 (1)(c). Back lighting or external illumination shall be allowed. Internal monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers ¹	North = 50' Natural Enhanced Buffer West = 25' Natural Enhanced Buffer South/East = 10' Landscaped Buffer Buffers shall comply with Sec. 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Exterior Elevations	Exterior elevations are provided within this booklet.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development. These may include elements reflected in the illustrative graphics included in the PD Plan, including, but not limited to, pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Lots and Roadway Alignment	Lot acreage and delineation/boundary may be adjusted at the time of the formal site plan for minor engineering and planning considerations, subject to City approval.
Access	The proposed development shall be provided access to the public road as generally illustrated in the PD Plan.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then each developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.
¹ Buffers may include trails and other similar passive recreation uses, including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage, and underground utilities.	

TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS

MULTI-FAMILY APARTMENTS



TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS

MULTI-FAMILY TOWNHOMES



TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS

MEDICAL OFFICE BUILDING



EXISTING PHASE 1 LIGHTING



PROPOSED PEDESTRIAN-LEVEL LIGHTING



TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS

EXISTING SIGNAGE



CONCEPTUAL RESIDENTIAL MONUMENT SIGNAGE



TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS

CONCEPTUAL LINE OF SIGHT – NORTH BOUNDARY

