



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.org

File #: 2023-1358

Agenda Item #: b.

PD23-45234 / West Oak Developers, LLC, Madison Oaks West, LLC, Lot 4 West LLC, and West Oak Ocala I Business LLC

Petitioner: West Oak Developers, LLC, Madison Oaks West, LLC Lot 4 West LLC and, West Oak Ocala I Business LLC

Agent: Tillman & Associates

Planner: Patricia Hitchcock (352-629-8304)

phitchcock@ocalafl.org

A request to rezone from GU, Governmental Use, to PD, Planned Development, property located on the south side of NW 35th Street in the 2100-2400 block (currently a water retention area), approximately 5.83 acres; and to amend the previously approved West Oak Planned Development (PD) plan for property (former Pine Oaks Golf Course) located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad, approximately 222.58 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, the rezoning will be presented to City Council for introduction at the **Tuesday, August 1, 2023**, City Council meeting, with a second and final hearing on the rezoning and a public hearing on the PD Amendment at the **Tuesday, August 15, 2023**, City Council meeting.

PLANNING & ZONING COMMISSION REPORT

Subject: Zoning Change & PD Plan Amendment

Submitted by: Patricia Z. Hitchcock

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready): Recommend approval for a zoning change from GU, Governmental Use, to PD, Planned Development, to add 5.83 acres to the West Oak Planned Development and approve First Amendment of the associated PD plan including PD standards for approximately 222.58 acres of property located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street, and west of railroad (Case PD23-45234).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub; Quality of Place

BACKGROUND:

- Applicant: West Oak Developers, LLC
Lot 4 West, LLC
Madison Oaks West, LLC
West Oak Ocala 1 Business, LLC
- Property Owners: West Oak Developers, LLC
Lot 4 West, LLC
Madison Oaks West, LLC
West Oak Ocala 1 Business, LLC
City of Ocala
- Agent: Tillman & Associates
- The City of Ocala entered into a Redevelopment Agreement for the former Pine Oaks Golf course and the current West Oak PD plan facilitates redevelopment of the property into a mixed-income residential community with a variety of recreational amenities and some neighborhood-serving commercial uses along NW 35th Street. The West Oak PD rezoning and plan were approved in February 2021. After learning of a potential procedural deficiency with the original adoption, the rezoning and PD plan approval were processed a second time as a cautionary measure and received final approval from City Council on June 20, 2023.
- There is a need for more housing development in the city, especially affordable housing. Considering the recent increase in employment opportunities that resulted from the development of major distribution centers on NW 35th Avenue Road and NW 35th Street. The City Redevelopment Agreement for Pine Oaks requires that 20 percent of the units constructed are affordable housing units, as defined in the agreement. The current West Oak PD plan includes 386 single-family residential lots, 832 multifamily residential units, 150 townhomes, and approximately 70,000 square feet of commercial space.
- The developer proposes to increase the intensity of multi-family development due to demands of the market as well as enhance the connection points to existing rights-of-way. The additional

units, improved connectivity, increased building height, and additional property along NW 35th Street require the PD plan be amended by Planning & Zoning Commission and City Council. The proposed amendment increases the totals for multi-family units from 832 to 1,980 and decreases the single-family residential units from 386 to 170. The commercial is also reduced to 12,500 sf from the original proposed 70,000sf. The PD amendment also addresses an increase in height of buildings to 75-ft which promotes a greater density and compact design as envisioned by the special district.

- The Planning & Zoning Commission recommended approval of the proposed amendment at the January 9, 2023, meeting. The amendment was not heard by City Council due to the potential procedural deficiency with the original adoption of the PD rezoning and PD plan approval. West Oak Developers, LLC, expressed concern at the time about delaying action on the PD amendment. City staff agreed to a tight time schedule to place the PD amendment on the July 10 Planning & Zoning Commission agenda as it had been previously considered. However, the submitted PD Plan amendment and Design Standards Book differ from what was previously considered. The issues to be resolved prior to presentation to City Council are listed in the Staff Report.

FINDINGS AND CONCLUSIONS: The requested zoning designation of PD, Planned Development, is consistent with the Medium Intensity/Special District future land use designation and the Comprehensive Plan. Staff recommend approval.

ALTERNATIVES:

- Approve with changes
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report
- PD Plan Amendment
- PD Design Standards Book
- P&Z minutes for January 9, 2023
- Case Map
- Case Aerial



Applicants: West Oak Developers, LLC
Lot 4 West, LLC
Madison Oaks West, LLC
West Oak Ocala 1 Business, LLC

Property Owners: West Oak Developers, LLC
Lot 4 West, LLC
Aurora Ocala, LLC
Madison Oaks West, LLC
West Oak Ocala 1 Business, LLC
City of Ocala

Agent: Tillman & Associates

Project Planner: Patricia Hitchcock

REQUESTS:

- 1. Rezoning of 5.83 acre water retention area** (Parcels 21385+000-00 and 21385-000-01)
from: GU, Governmental Use
to: PD, Planned Development

- 2. First amendment to West Oak Planned Development Plan**

Parcel Information

Acres: +222.58 acres

Parcel(s)#: 21382-001-00, 21385-000-00, 21385+000-00, 21385-000-01, 21385-000-02, 21385-000-03, 21385-000-04, 21385-001-00, 21385-001-01, 21387-000-00, 21387-001-00, 21418-000-00, and 21448-000-01

Location: located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad.

Existing use: West Oak Planned Development

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
North	Employment Center	M-1	Trucking company & water retention
East	Commerce District (County) Public	M-1 & B-5 (County) GU	Demolition company, single-family residential, undeveloped, & railroad Wetland groundwater recharge park
South	Neighborhood	R-2 & R-1	Single-family residential
West	Neighborhood	R-1, R-3, & INST	Undeveloped
	MI/SD	M-1	Undeveloped
	Employment Center (County)	R-1 & R-4 (County)	Church & single-family residential
	Employment Center	Pending	Undeveloped

Background

The City of Ocala entered into a Redevelopment Agreement for the former Pine Oaks Golf course and the current West Oak PD plan facilitates redevelopment of the property into a mixed-income residential community with a variety of recreational amenities and some neighborhood-serving commercial uses along NW 35th Street. The West Oak PD rezoning and plan were approved in February 2021. After learning of a potential procedural deficiency with the original adoption, the rezoning and PD plan approval were processed a second time as a cautionary measure and received final approval from City Council on June 20, 2023.

There is a need for more housing development in the city, especially affordable housing. Considering the recent increase in employment opportunities that resulted from the development of major distribution centers on NW 35th Avenue Road and NW 35th Street. The City Redevelopment Agreement for Pine Oaks requires that 20 percent of the units constructed are affordable housing units, as defined in the agreement. Residential units on this property will be ideally located near that employment center and excellent existing and future recreational amenities, such as the wetland groundwater recharge park, the proposed community center at Reed Place, and Lillian Bryant Park. The current West Oak PD plan includes 386 single-family residential lots, 832 multifamily residential units, 150 townhomes, and approximately 70,000 square feet of commercial space.

The developer proposes to increase the intensity of multi-family development due to demands of the market as well as enhance the connection points to existing rights-of-way. The additional units, improved connectivity, increased building height, and additional property along NW 35th Street require the PD plan be amended by Planning & Zoning Commission and City Council. The proposed amendment increases the totals for multi-family units from 832 to 1,980 and decreases the single-family residential units from 386 to 170. The commercial is also reduced to 12,500 sf from the original proposed 70,000sf. The PD amendment also addresses an increase in height of buildings to 75-ft which promotes a greater density and compact design as envisioned by the special district.

The Planning & Zoning Commission recommended approval of the proposed amendment at the January 9, 2023, meeting. The amendment was not heard by City Council due to the potential procedural deficiency with the original adoption of the PD rezoning and PD plan approval. West Oak Developers, LLC, expressed concern at the time about delaying action on the PD amendment. City staff agreed to a tight time schedule to place the PD amendment on the July 10 Planning & Zoning Commission agenda as it had been previously considered. However, the submitted PD Plan amendment differs from what was previously considered and requires some modification prior to presentation to City Council are:

1. Amend the title on the cover sheet to identify the PD Plan as the First Amendment.
2. The plans have been amended to specify that a 22.3 acre property owned by Aurora Ocala, LLC, Parcel #21385-001-01, is not included in the PD amendment. That property is currently under development as a 272 unit apartment complex known as Bel Canto. All graphic pages should reference that the parcel is subject to the original PD rezoning ordinance (ORD2021-23) and PD Plan approval resolution (RES2021-11).
3. Correct inconsistencies in the listings of parcel numbers and owners within the PD amendment.

4. The traffic impact statement does not correspond to the previously approved study (TIA19-0002) which it references. The traffic numbers also don't correspond to the updated study undergoing review (TIA22-44794) relative to this amendment. Clarify that the traffic study is under review.
5. On Sheet 8, the buffer plan notes for Multi-Family – Less Intense Use that buffers are required between multifamily and mobile home use abutting less intensive uses. Delete the reference to mobile homes.
6. On Sheet 8, the buffer along the northern boundary of the Aurora parcel is no longer shown as the parcel is excluded from the amendment. Show the buffer for clarity.
7. West Oak Developers, LLC, proposed to delete from the Design Standards Book the requirement for single family and duplex structures to “utilize a minimum of two different but complimentary materials such as stucco and flagstone, plus trim, sill, or cap with stone sill or with wood trim. Hardie board panels and lap siding.” The applicant is working on revising the standard to clarify consistency with the submitted precedent images rather than deletion of the requirement. Language will be presented at the hearing.

The future land use classification of Medium Intensity/Special District requires a minimum density of five dwelling units per acre and a maximum density of 30 dwelling units per acre. This amended PD plan proposes approximately ten-and-one half dwelling units per acre, thereby meeting the density requirements of the comprehensive plan and furthering progress towards the goals of the Pine Oak Square Main Street district envisioned in the West Ocala Vision & Community Plan.

Staff Recommendations:

1. **Rezoning of 5.83 acre water retention area (Parcels 21385+000-00 and 21385-000-01)**

from:	GU, Governmental Use
to:	PD, Planned Development
2. **Approve First amendment to West Oak Planned Development Plan with corrections #1 through #7 listed above.**

Basis for Approval

The requested zoning designation of PD, Planned Development, is consistent with the proposed Medium Intensity/Special District future land use designation and the Comprehensive Plan.

Factual Support

1. The proposed PD zoning is consistent with the following Policies of the City of Ocala Comprehensive Plan:

Future Land Use Element, Policy 6.2: Medium Intensity/Special District: The intent of this category is to identify neighborhood and community-serving activity centers, generally represented as “Medium Low” or “Medium High” on the Ocala 2035 Vision. The Medium Intensity/Special District category facilitates developments with two (2) or more uses. Permitted uses include residential, office, commercial, public, recreation, educational facilities and institutional. Light

industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Medium Intensity/Special District category, including form and design guidelines as applicable. This mix is intended to promote a walkable urban form. The minimum density and intensity before any incentives in this future land use category is 5 dwelling units per gross acre or 0.15 FAR. The maximum density and intensity before any incentives is 30 dwelling units per acre or 4.0 FAR. The location and application of incentives shall be set forth in the Land Development Code.¹

2. The proposed PD zoning is consistent with the Pine Oak Square Main Street Mixed Use District in the West Ocala Vision & Community Plan. As stated in the plan, “the intent of this district is to promote a compact and walkable urban form...this district is characterized by buildings that are one (1) to four (4) stories in height and may contain more than one use.”
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity, or general welfare of the community.

Level of Service Impact Analysis

Transportation: A traffic impact analysis (TIA19-0002) has been submitted and is under City review. According to the latest version of the traffic impact analysis, this development will result in 13,946 gross trips and 9,365 net new trips at final buildout. Costs for necessary transportation improvements to accommodate these new trips are being shared between the City and the developer in accordance with the City Redevelopment Agreement for Pine Oaks. An updated traffic analysis (TIA22-44794) is currently underway which is considering the changes in the PD Amendment. Any additional impacts will be required to be mitigated by the development.

Electric: The property is served by the Ocala Electric Utility.

Potable Water: The property is currently served by City of Ocala water.

Sanitary Sewer: The property is currently served by City of Ocala sewer.

Stormwater: For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.²

Solid Waste: During the development review process, fees will be determined and shall be due and payable within 30 days of initiation of permanent electric service.³

Fire Service: To maintain adequate fire protection services in the City, an impact fee will be required during the development review process.

Schools: *The information below is based on the proposed amended PD Plan inclusive of the 272 unit Bel Canto project and was calculated using the 2023 MCPS Impact Fee Study generation rates:*

Schools serving this area are College Park Elementary, Howard Middle, and Vanguard High. District wide utilization is E = 93.89%, M = 90.16% and H = 100.25%. Capacity is available districtwide for

elementary and middle schools; however high school capacity exceeds 100% for the district. The middle and high schools that will serve the project all have sufficient capacity to accommodate this development according to an analysis based on the accepted method of calculating students from the School Board.

- The project is projected to create 318 new elementary school students, which is an increase of 132 students from the original approved PD plan.
- The project will also include 130 new middle school students, which is an increase of 49 students from the original PD plan.
- The project will also include 158 new high school students, which is an increase of 26 students from the original PD plan.

A total of 606 new students generated by this development is anticipated. The overall number has increased by 207 students from the original PD plan with the biggest impacts on elementary and middle schools. Staff analysis was completed using the 40-day student count for the 2022 school year. The biggest change from the original PD plan approval is the closure to an under-performing elementary school which created a greater impact on College Park elementary.

Zoning

Existing:

GU, Governmental Use: The governmental use (GU) district is intended to apply to those areas where the uses conducted are those primarily of national, state, county or city governments. Areas classified GU are shown on the official zoning map, but no column for GU use restrictions is shown in division 2 of this article, since any lawful government use or related use, including commercial and industrial development at the Ocala International Airport, can be carried on in a GU district. However, any governmental use or related use shall be compatible with surrounding uses.⁴

Requested:

PD, Planned Development: A planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare.⁵

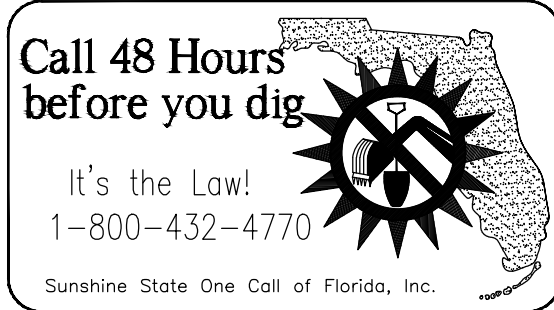
¹ City of Ocala Comprehensive Plan, Future Land Use Element, Policy 6.2.

² City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

³ City of Ocala Land Development Code, Section 114-10, Fees & Section 54-124, Billing and collection.

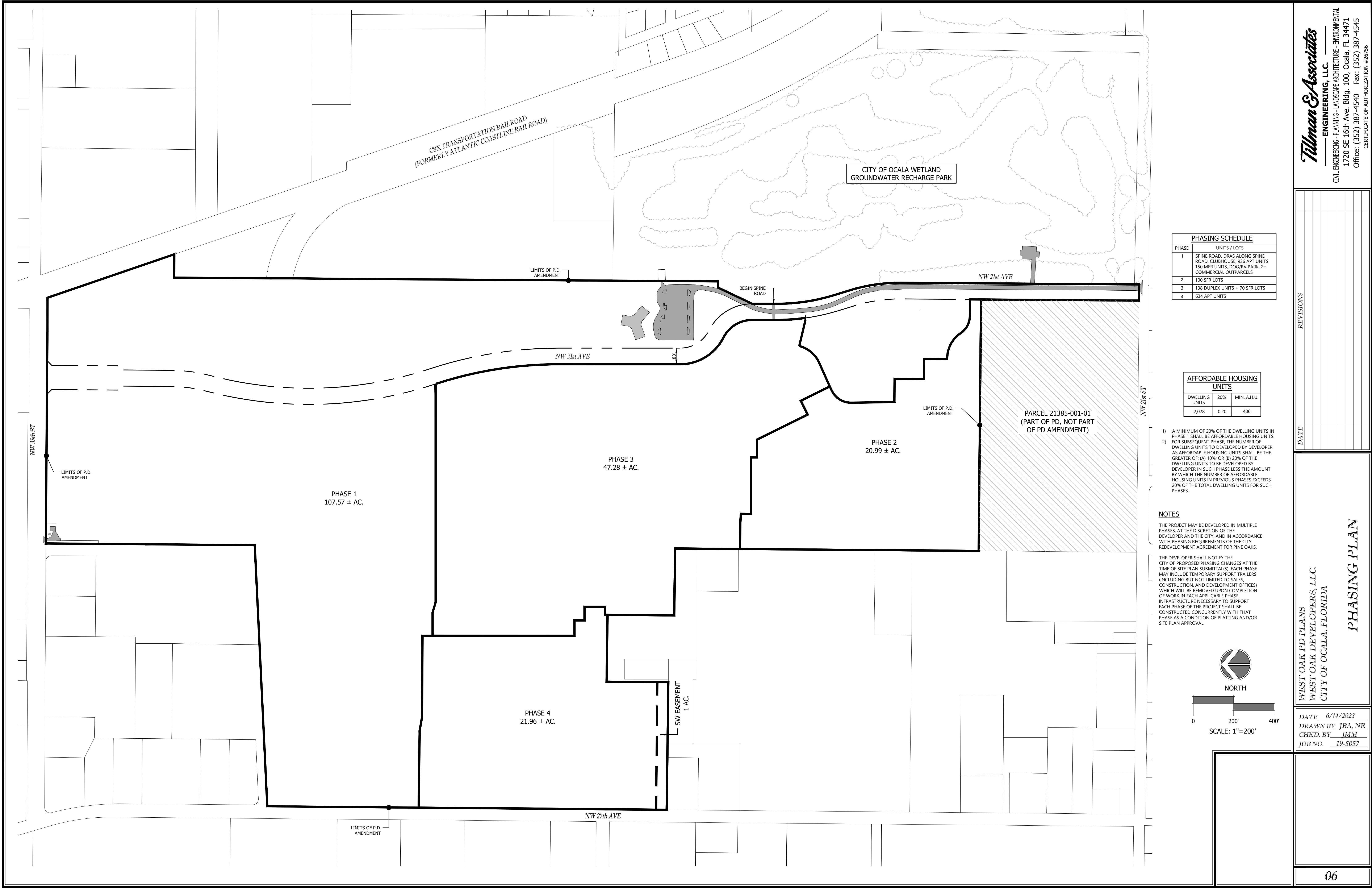
⁴ City of Ocala Land Development Code, Section 122-481, GU intent and purpose.

⁵ City of Ocala Land Development Code, Section 122-940(a), PD intent and purpose.







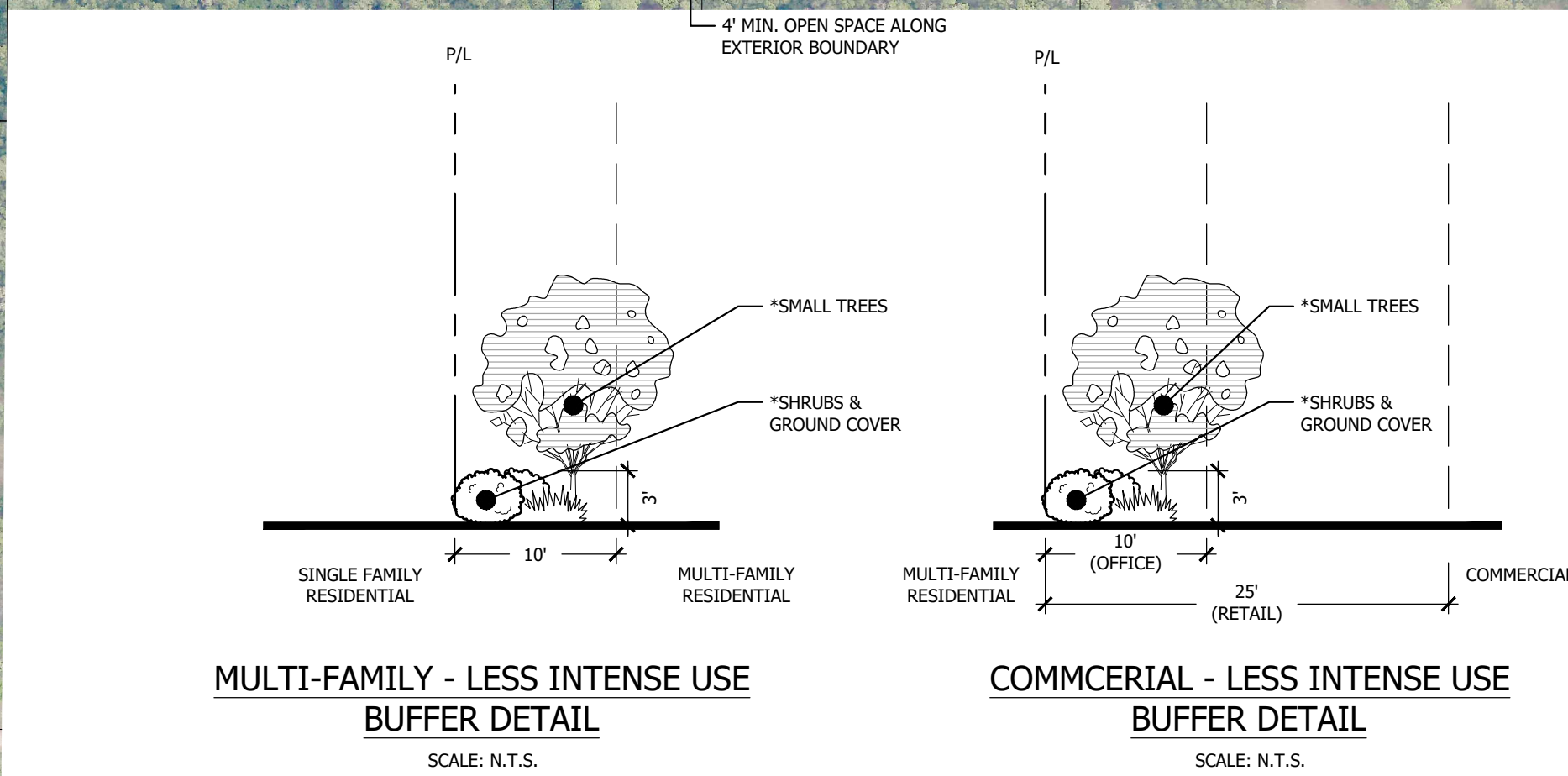


REVISIONS	
DATE	

PHASING PLAN

DATE 6/14/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057





BUFFERS (SEC. 122-260):

COMMERCIAL - LESS INTENSIVE USE:
A NEIGHBORHOOD BUSINESS, INSTITUTIONAL, OR OFFICE USE OR DISTRICT ABUTTING A LESS INTENSIVE USE OR DISTRICT SHALL HAVE A TEN-FOOT-DEEP LANDSCAPED BUFFER AREA OR A FOUR-FOOT-DEEP LANDSCAPED BUFFER AREA COMBINED WITH A STONE, BRICK OR CONCRETE BLOCK WALL. BUFFER SHALL CONTAIN AT LEAST FOUR "SMALL TREES FOR EVERY 100 LINEAL FEET OR 100 FEET OF DISTRICT BOUNDARY. TREES SHALL BE A MINIMUM OF SIX FEET TO EIGHT FEET IN HEIGHT. WHEN INSTALLED, TREES SHALL BE FLORIDA #1. A CONTINUOUS HEDGE SHALL REACH A HEIGHT OF THREE FEET IN TWO YEARS AND SIX FEET IN FOUR YEARS. HEDGE MATERIAL TO BE PLANTED SHALL BE A MAXIMUM OF THIRTYFEET ON CENTER. PLANTS SHALL BE 18 INCHES TO 24 INCHES MINIMUM HEIGHT AT THE TIME THEY ARE INSTALLED.

MULTI-FAMILY - LESS INTENSIVE USE:
MULTI-FAMILY AND MORE-DENSE USE ABUTTING A LESS INTENSIVE USE OR DISTRICT SHALL HAVE A TEN-FOOT-DEEP LANDSCAPED BUFFER AREA OR A FOUR-FOOT-DEEP LANDSCAPED AREA COMBINED WITH A BRICK, STONE OR CONCRETE BLOCK WALL. TREES SHALL BE A MINIMUM OF SIX FEET TO EIGHT FEET IN HEIGHT WHEN INSTALLED. TREES SHALL BE FLORIDA #1. A CONTINUOUS HEDGE SHALL REACH A HEIGHT OF THREE FEET IN TWO YEARS AND SIX FEET IN FOUR YEARS. HEDGE MATERIAL TO BE PLANTED SHALL BE A MAXIMUM OF THREE FEET ON CENTER. PLANTS SHALL BE 18 INCHES TO 24 INCHES MINIMUM HEIGHT AT THE TIME THEY ARE INSTALLED.

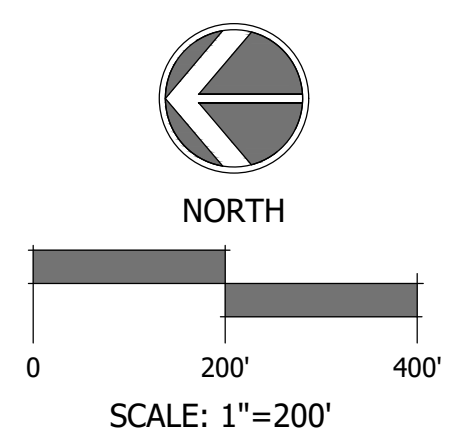
LANDSCAPING & IRRIGATION:
LANDSCAPING AND IRRIGATION DESIGN WILL ADHERE TO CITY OF OCALA CODE REQUIREMENTS AND WILL BE DESIGNED AT THE TIME OF FINAL SITE PLAN SUBMITTAL. IF REQUIRED, AN IRRIGATION PLAN SHALL BE PROVIDED PRIOR TO ISSUANCE OF A DEVELOPMENT ORDER OR BUILDING PERMIT.

PRESERVATION AREAS:
PRESERVATION AREAS SHALL REMAIN PREDOMINANTLY INTACT WITH MINIMAL DISTURBANCE. PRESERVATION AREAS MAY RECEIVE SELECTIVE TREE AND UNDERSTORY CLEARING AS NEEDED FOR USER SAFETY, HEALTH OF TREES AND VEGETATION, REMOVAL OF UNDESIRABLE EXOTICS, AESTHETICS, AND LOW IMPACT AMENITIES (NATURE TRAIL, PICNIC AREA). PRESERVATION SHALL CONTRIBUTE TOWARDS MEETING REQUIREMENTS OF OCALA CODE OF ORDINANCE TREE REQUIREMENTS SECTION 118-101.

PROPOSED PARK AREAS:
THE PROPOSED PARK AREAS SHOWN ON THIS PLAN WILL PROVIDE A NATURAL SETTING AND PROVIDE NATURAL TREE PRESERVATION WHERE POSSIBLE. THE PARKS WILL INCLUDE A COMBINATION OF BENCHES, PICNIC TABLES, COVERED PICNIC AREA, AND OUTDOOR ACTIVITY AREAS.

NOTE:

1. TREE LOCATIONS ESTIMATION ARE DERIVED FROM AERIAL PHOTOGRAPH.
2. * USE CURRENT CITY TREE LIST PER SECTION 122 - 260

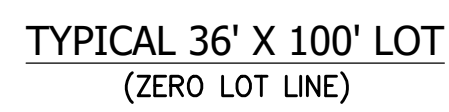
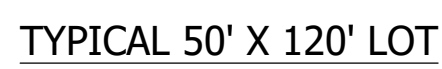
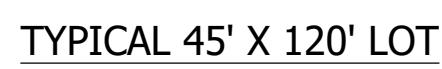
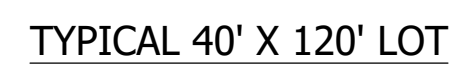


Tillman & Associates
— ENGINEERING, LLC. —
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION # 26756

[illegible]

WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

DATE 6/16/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057



NOTE: LOT DEPTHS MAY VARY BUT SHALL NOT BE LESS THAN 100'.

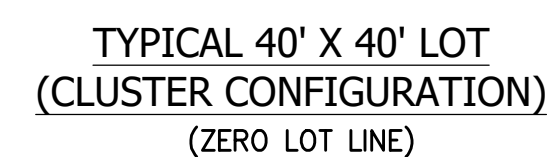
TABLE 1: PROPOSED USESTABLE 2: PROPOSED DEVELOPMENT STANDARDS

PRINCIPAL STRUCTURE

A STRUCTURE ON A LOT OR PARCEL WHICH IS USED, ARRANGED, ADAPTED OR DESIGNED FOR THE PREDOMINANT OR PRIMARY USE FOR WHICH THE LOT OR PARCEL IS OR MAY BE USED, SUCH AS HOME, TOWNHOME, APARTMENT, OR COMMERCIAL BUILDING.

ACCESSORY STRUCTURE

A SUBORDINATE BUILDING OR STRUCTURE ON THE SAME LOT THAT IS DEVOTED TO THE PRINCIPLE STRUCTURE, SUCH AS SHED, CARPORT, POOL, AND POOL ENCLOSURE. *ACCESSORY STRUCTURES SHALL ONLY BE ALLOWED IN THE SIDE AND REAR YARDS.



NOTE: LOT CONFIGURATION SHALL REQUIRE A CONDOMINIUM PLAT.

3D rendering of a single-story ranch-style house with a tan exterior, dark brown roof, and a two-car garage. The house features a covered front porch and is surrounded by landscaping including trees and shrubs.



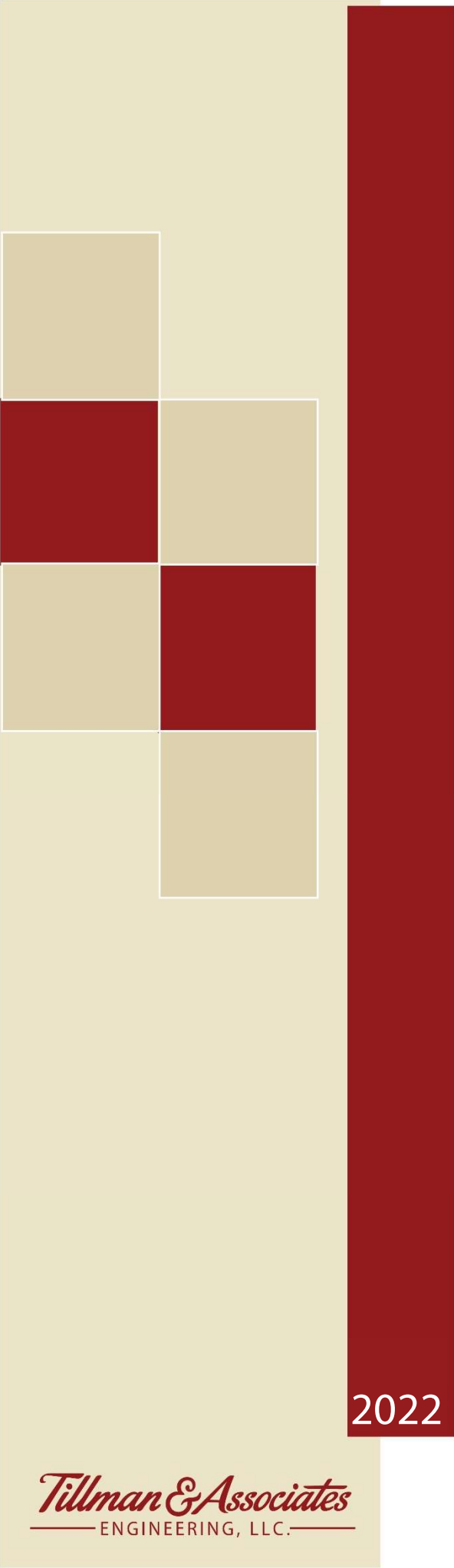
REVISIONS

DATE

WEST OAK PD PLANS
WEST OAK DEVELOPERS, LLC.
CITY OF OCALA, FLORIDA

DATE 5/25/2023
DRAWN BY JBA, NR
CHKD. BY JMM
JOB NO. 19-5057

13



West Oak

PD Standards

Prepared For:

West Oak Developers, LLC

Prepared: August 2020

Revised: December 2020

Revised: August 2022

Revised: November 2022

Revised: May 2023

2022

Tillman & Associates
ENGINEERING, LLC.

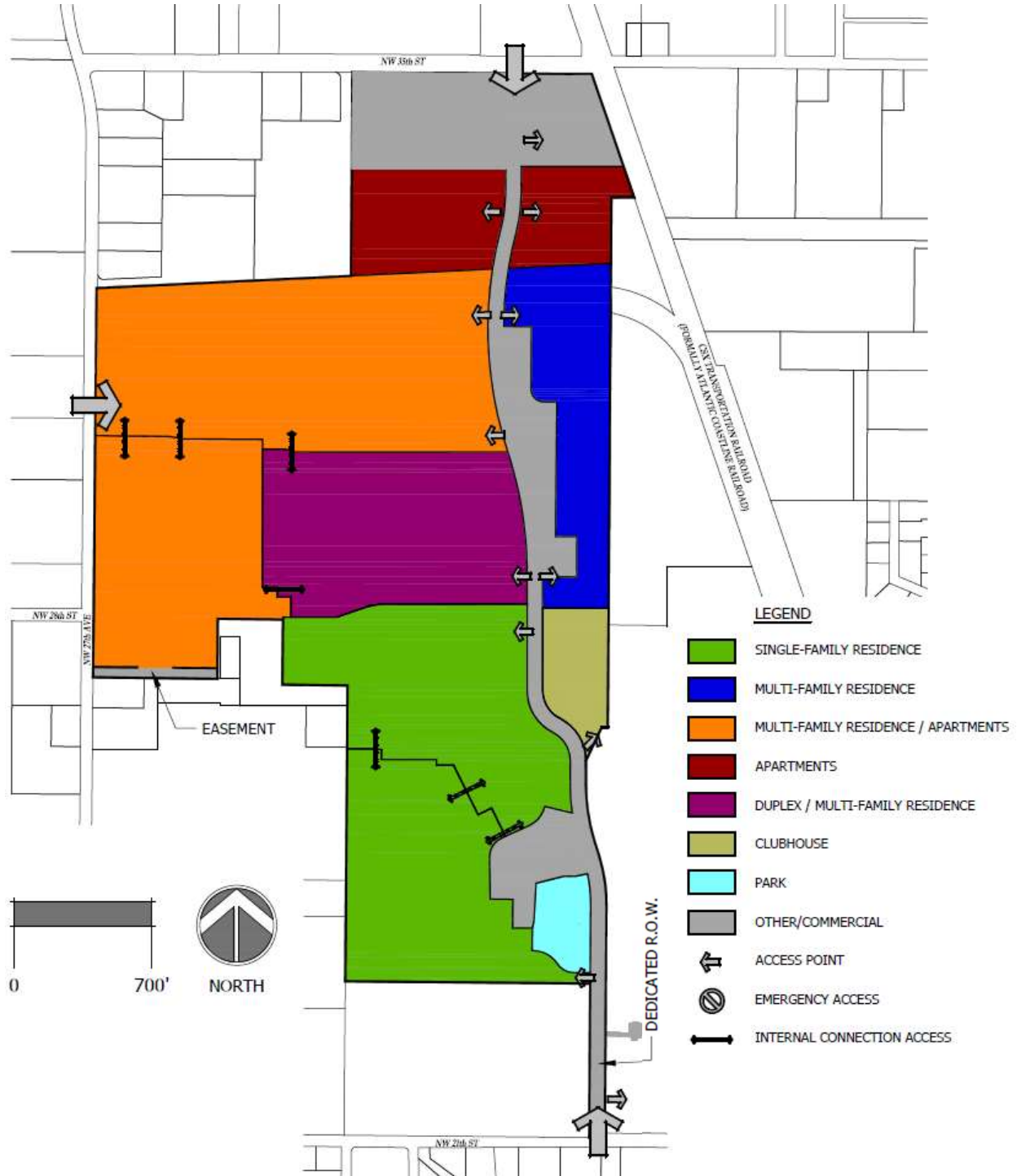
Tillman & Associates
ENGINEERING, LLC.

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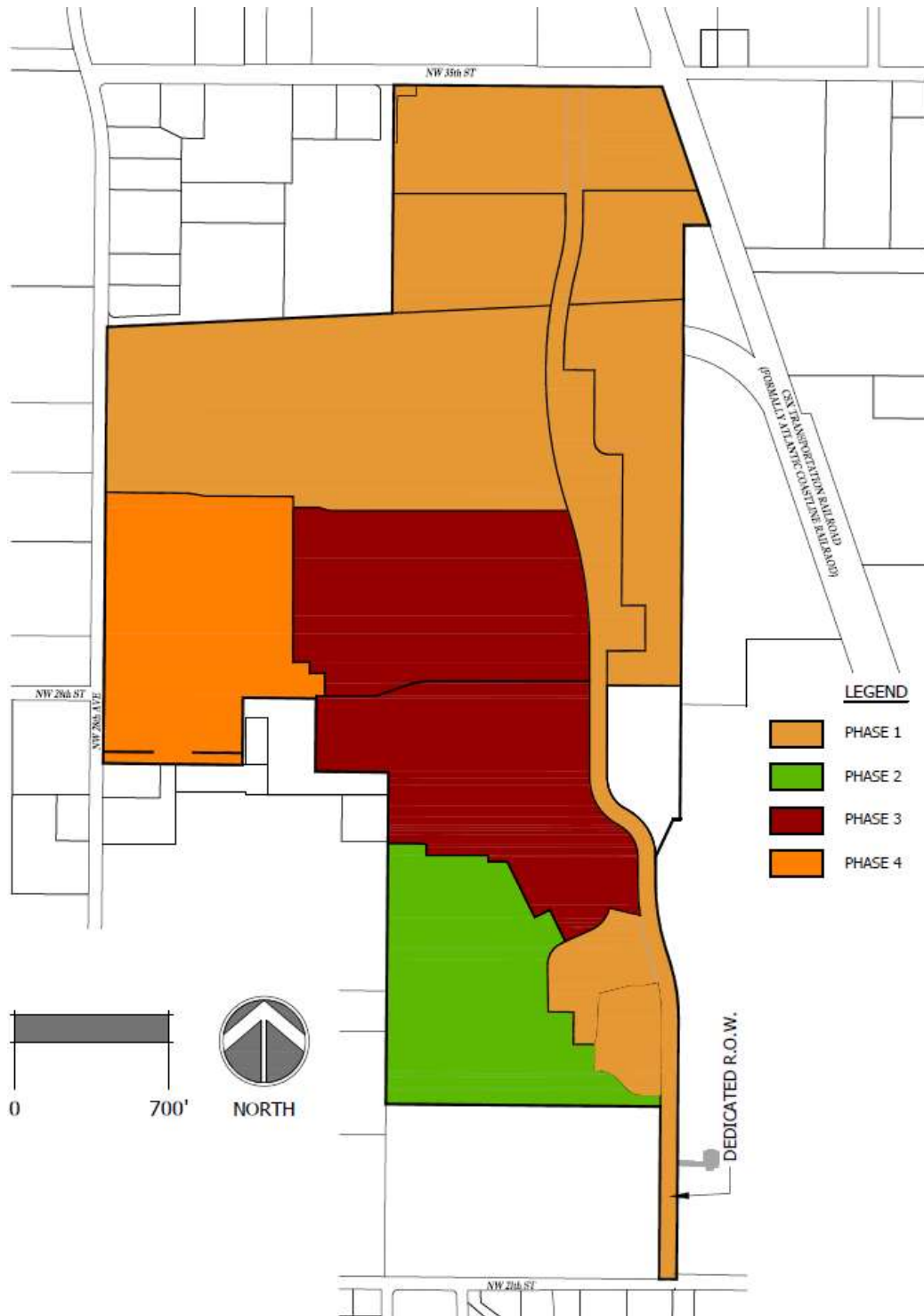
Conceptual Site Plan:



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S:\Marion County\Siemens West Oak\PLANNING\PD Guideline

Phasing:



Introduction:

The West Oak Planned Development (PD) comprises 198.80 +/- acres within the City of Ocala located between Interstate-75 and US Hwy 441/301, south of NW 35th Street, and north of NW 21st Street. 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 for West Oak provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level, for this project.

These Standards serve as the foundation for the planning development efforts of the plan, consistent with the provisions of the City's Planned Development district and Medium Intensity / Special District Future Land Use classification. In compliance with the City's PD requirements, the West Oak PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the standards and requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development within this area. The PD Plan identifies and graphically depicts the Pods and also provides the land uses and density/intensity envisioned within each area. The Pods have been noted in Table 1 to further identify respective design standards and other guiding principles.

The Development Standards may be amended 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 activity and employment centers. The PD Plan provides sustainable land use which 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 Medium Intensity / Special District Future Land Use classification of the city's adopted Comprehensive Plan. The project is designed to provide appropriate transitions between land uses.

Table 1: West Oak Land Use Classification

<u>Land Use</u>	<u>Intent</u>
SFR - Single-Family Residential	Residential lots
MFR - Multi-Family Residential	Townhomes, Duplexes
COM - Commercial	Commercial uses limited to those permitted in B-1 and B-2 zoning districts.
APT - Apartments	Affordable or market rate apartments

Overall Guiding Principles:

The West Oak PD consists of residential uses ranging from single-family to multi-family apartments. The north boundary along NW 35th Street will have commercial land uses including retail, restaurant, service station, medical, or professional offices. Each Pod within the PD will develop into a safe, attractive, sustainable, connected, and economically viable destination. The following standards are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- Architecture shall be of a similar style and level of quality as the examples shown on page 13-16 of this document.
- Buildings shall include architectural features that provide visual interest, break up aesthetically similar areas, and recognize local character.
- Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, including primary colors.
- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- 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 the City of Ocala Comprehensive Plan Medium Intensity / Special District Future Land Use category.
- Building designs within individual developments or sub-Pods should complement one another through design and/or use of similar building materials and consistent landscape design.
- The project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- 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.
- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, bicycling, pedestrian, and transit where applicable.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- 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 screened and incorporated into the overall design of the building and landscaping.
- Dumpsters shall be screened; designs and construction materials should complement the primary building.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Full access driveways should be designed to minimize congestion on streets through the use of shared use entry drives at predetermined median openings.
- 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.
- 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 20 feet in height; pedestrian level lighting should generally not exceed 15 feet in height. Light fixtures may allow for additional elements such as noncommercial banners or hanging planters. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.
- Commercial development shall comply with Division 29 Chapter 122. Compliance shall be demonstrated at the time of site plan submittal.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorists.
- Street lights shall have uniform motif and finish to provide continuity throughout the site.
- Light fixtures shall not exceed the following heights:
 - Parking lots - 30 feet
 - Pedestrians -20 feet
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination.
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures.
- Promote use of “dark sky” principles and practices.

Signage

- Entrance monuments / signs shall be located to create an arrival threshold.
- Sign construction and placement shall comply with Florida Department of Transportation regulations, e.g. line -of-sight safety requirements.
- Signs shall complement the building architecture through style, material, and color.
- Signs shall not adversely impact the vision of pedestrians and motorists.
- Wall signs shall have maximum total of 64 square feet. The maximum sign area shall be 24 square feet per sign.

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown on page 17 or amenities of equivalent value to future residents.

Landscape

- Plants shall be Florida No. 1.
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers.
- Drought tolerant plants are encouraged.
- Promote low-use irrigation.
- Landscape materials that are problematic invasive are prohibited.
- Shade trees shall be 10’ away from underground utilities.
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk.
- Shade trees shall not conflict with buildings.

Development Standards:

The West Oak PD is intended to provide for flexibility in design while meeting the City's intent for development of the area. The West Oak PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The commercial and other uses are intended to provide convenient access for walking and bicycling for residents of the area. The overall program distribution may be adjusted according to the needs of the community in accordance with the City's land development regulations, providing the total densities and intensities included in the PD Plan are not exceeded. The West Oak PD Plan provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining residential uses. Land uses shall be in accordance with the Standards of the respective Pods contained within the West Oak PD Plan.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards conflict with the requirements of the Land Development Regulations, then normal code requirements will apply.

Table 2-1: Development Standards

Standard	Requirement
Pod Size (Acres)	No minimum pod size
Intensity (Min and Max FAR)	0.15 (Min.); 4.0 (Max.)
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Signage	See Signage plan for further details.
Buffers	See Buffer plan for further details.
Open Space	There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD (Sec. 122-942(a)(4)(d)).
Building Materials	25% of the street facing side of a building and signs shall have a minimum of two different but complimentary materials (a stand alone residential SFR building or duplex may utilize a single facing material), for example, stucco and flagstone, plus trim, sill, or cap with stone sill or with wood trim. Hardie board panels and lap siding.
Accent Material	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics and photographs included in the PD Plan including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Access	Pods shall provide at least two accesses to public or private road as generally illustrated on the PD Plan.
Residential Blocks	Residential blocks required to be between 300'-600' in length. LDR Sec 114-95 (b). Residential blocks shall be less than 1000' in length.

Table 2-2: Development Standards

Proposed Uses	
Category	Uses
COM	B-1 (Neighborhood Business) and B-2 (Community Business) uses
SFR	Residential Lots
MFR	Townhomes, Duplexes *
APT	Affordable or Market Rate Apartments

Proposed Development Standards								
Structure type		Minimum lot			Minimum setbacks			Max Height
		Width	Depth	Area	Front	Rear	Side/corner	
COM	Principle	180'	250'	45,000 SF	40'	25'	10'/15'	50'
	Accessory				*	5'	5'/5'	30'
SFR	Principle	36'	100'	3,600 SF	10'	10'	5'/10'	50'
	Accessory				*	5'	5'/5'	18'
MFR/AP T	Principle	91'	140'	12,740 SF	10'	10'	5'/10'	75'
	Accessory				*	5'	5'/5'	30'
DUPLEX *	Principle	30'	106'	3,180 SF	10'	10'	5'/10'	50'
	Accessory				*	5'	5'/5'	30'
<u>Principal structure</u> A structure on a lot or parcel which is used, arranged, adapted or designed for the predominant or primary use for which the lot or parcel is or may be used, such as home, townhome, apartment, or commercial building.								
<u>Accessory structure</u> A subordinate building or structure on the same lot that is devoted to the principle structure, such as outdoor Storage, carport and pool enclosure. *Accessory structures only be allowed in the side and rear yard.								

Architectural Styles: Single Family Residence



One-story



One-story



One-story



Two-story



One-story



Two-story

Architectural Styles: Multi-Family Residence



Townhomes



Duplexes



Townhomes



Duplexes



Townhomes



Duplexes

Architectural Styles: Apartments



Amenities:



Sidewalk



Multi-modal Path



Landscape Medians



Community Park

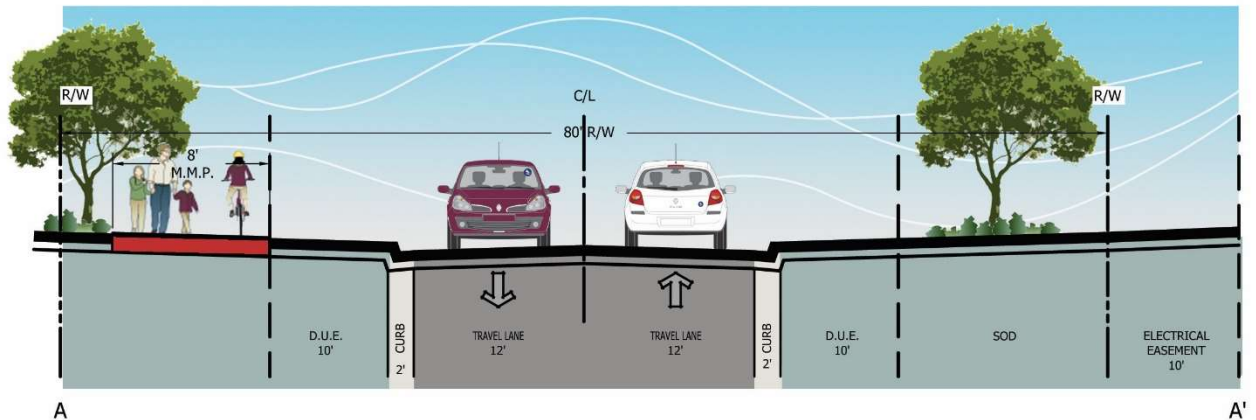


Pool



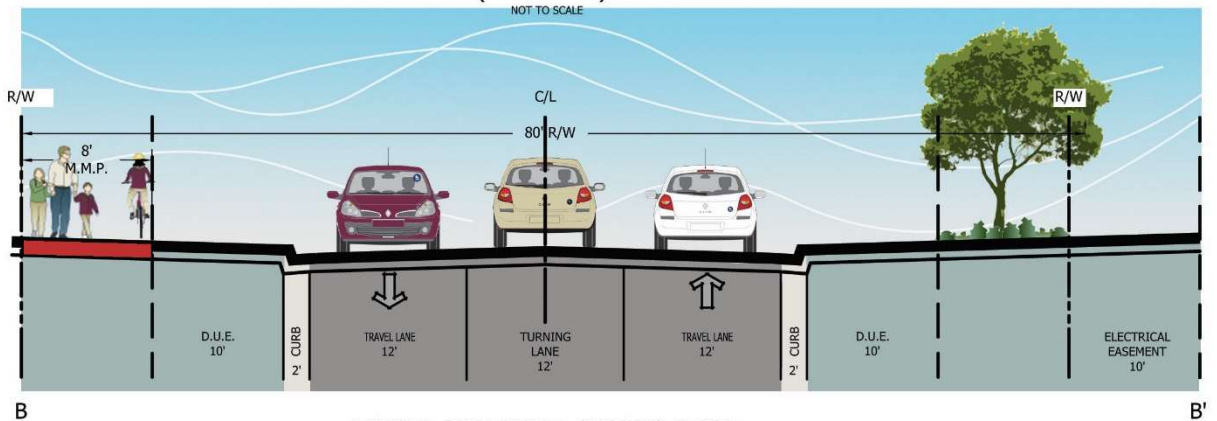
Clubhouse / Gym / Gathering Spaces

Roadway Sections:



TYPICAL SPINE ROAD CROSS SECTION

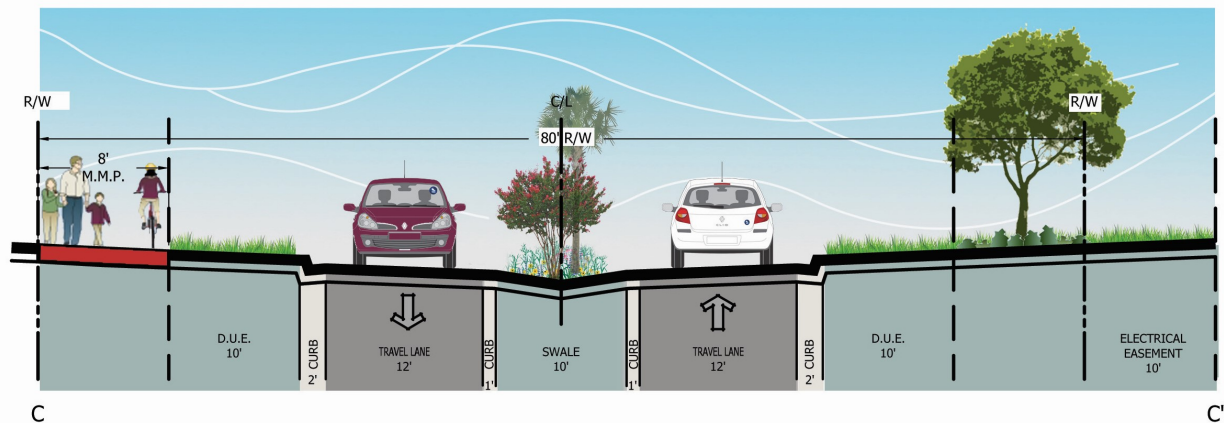
80' R.O.W.
(OPTION 'A')
NOT TO SCALE



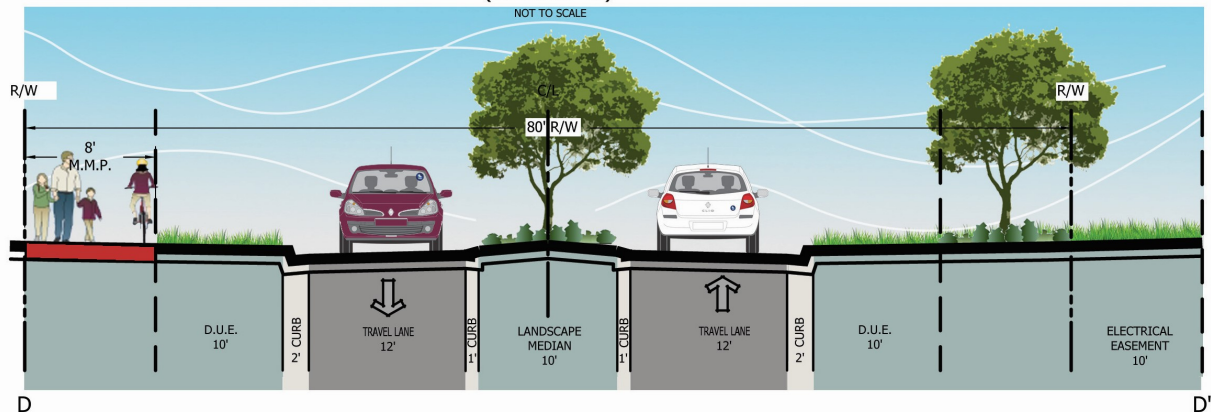
TYPICAL SPINE ROAD CROSS SECTION

80' R.O.W.
(OPTION 'B')
NOT TO SCALE

Roadway Sections:

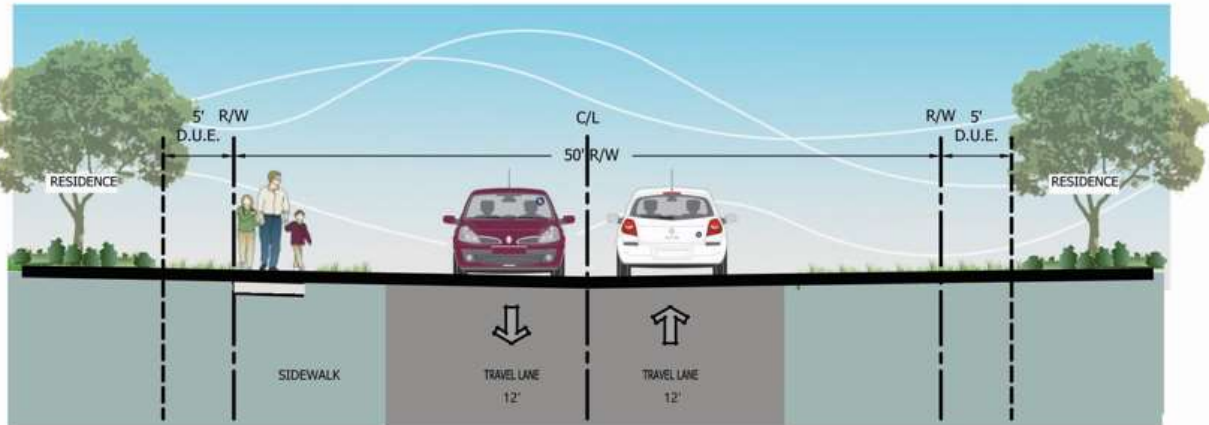


TYPICAL SPINE ROAD CROSS SECTION
80' R.O.W.
(OPTION 'C')

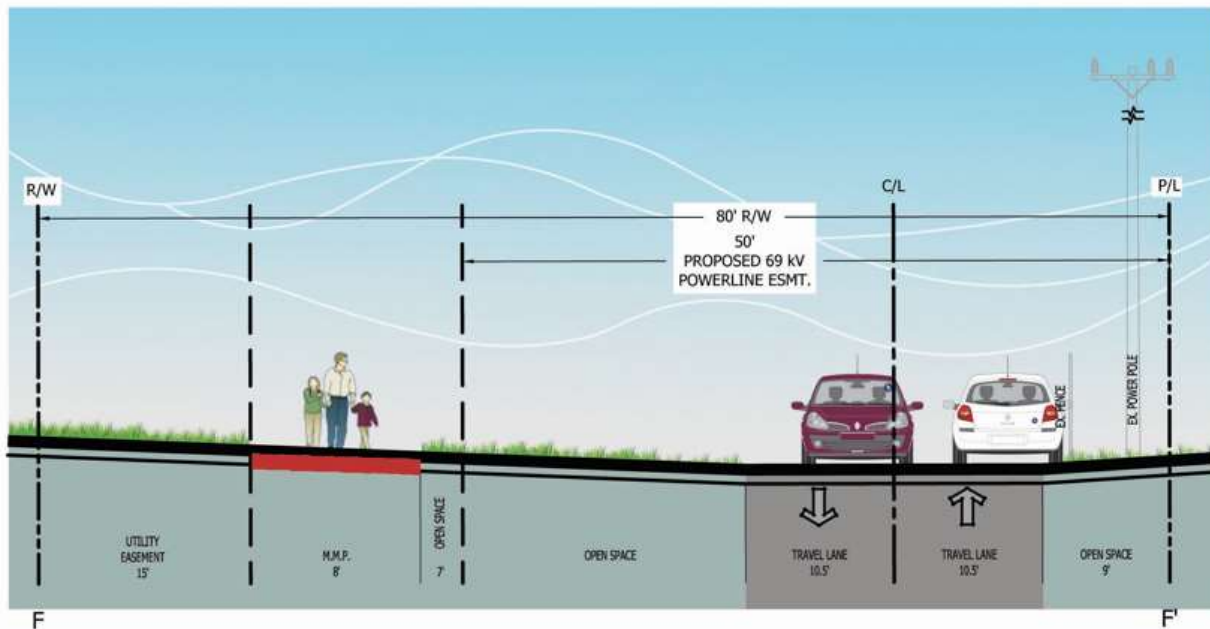


TYPICAL SPINE ROAD CROSS SECTION
80' R.O.W.
(OPTION 'D')
NOT TO SCALE

Roadway Sections:

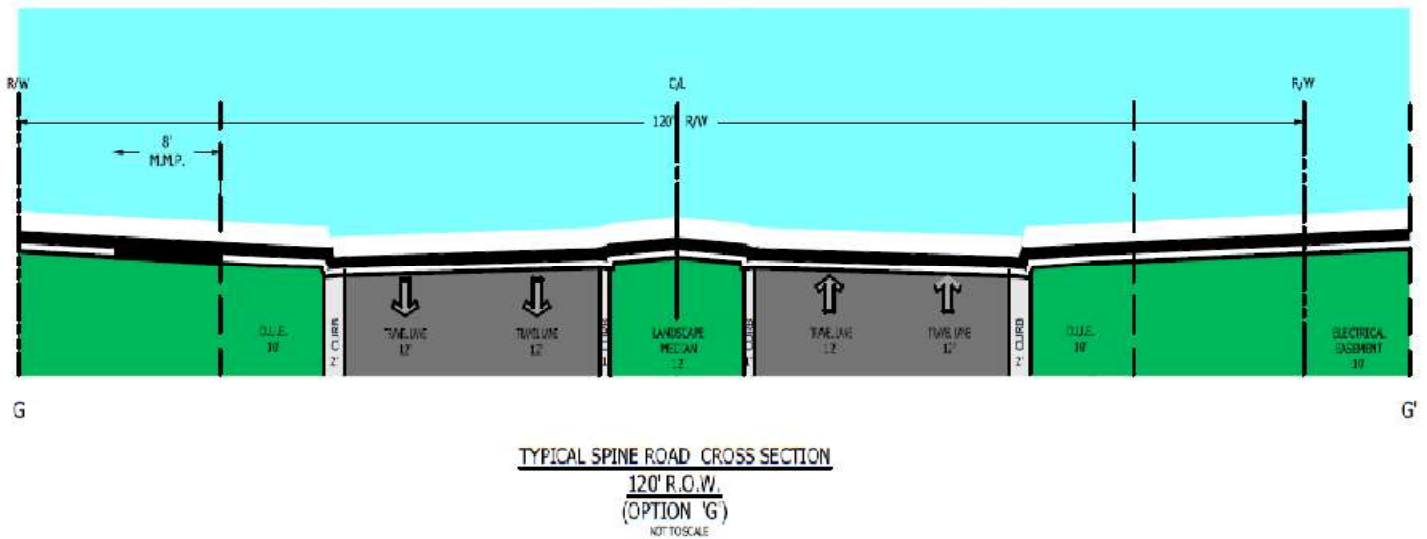


TYPICAL NEIGHBORHOOD CROSS SECTION
50' R.O.W.
NOT TO SCALE

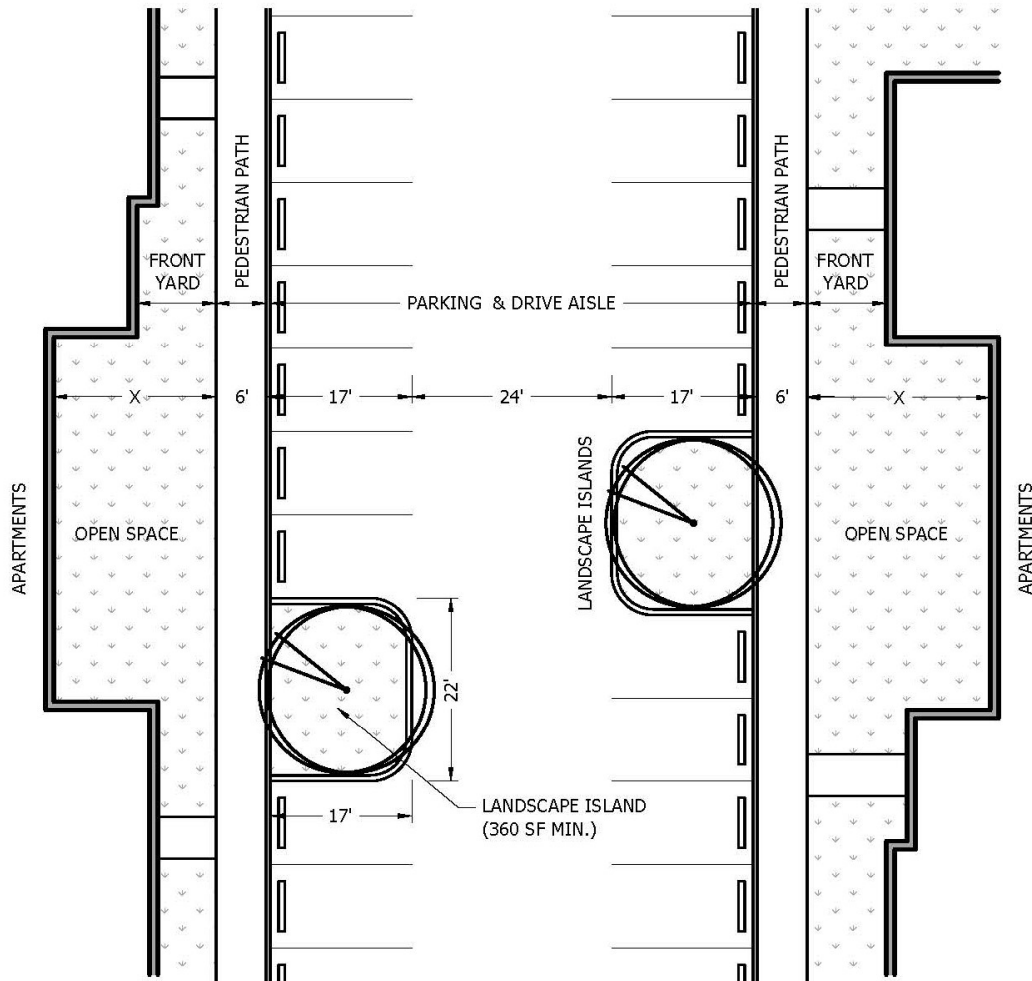


TYPICAL SPINE ROAD CROSS SECTION
(CITY OF OCALA ROAD)
80' R.O.W.
NOT TO SCALE

Roadway Sections:



Parking Lot Layout:



TYPICAL PARKING AND AISLES

NOT TO SCALE

Note: Curbing including edges of sidewalk, must be no higher than 6" and the face shall be at least 17' from the edge of the drive aisle along the stall depth. 2' of clear vehicle overhang from the face of the curb must be provided. Wheel stops, if used, are considered curbing for the provision.

Entrance Sign:

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Signs shall be set back a minimum of five feet from public rights-of-way.
- Multi-tenant signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.
- Sign shall have a maximum of 5 cabinets.

Dimensions

- | | | |
|--|----------------|----------|
| • Sign area maximum = 128 sf each side | | A |
| • Height (max): | 20' | B |
| • Pedestal height (min/max) | 3' / 6' | C |

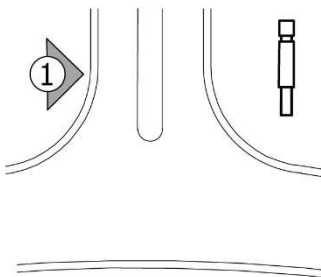
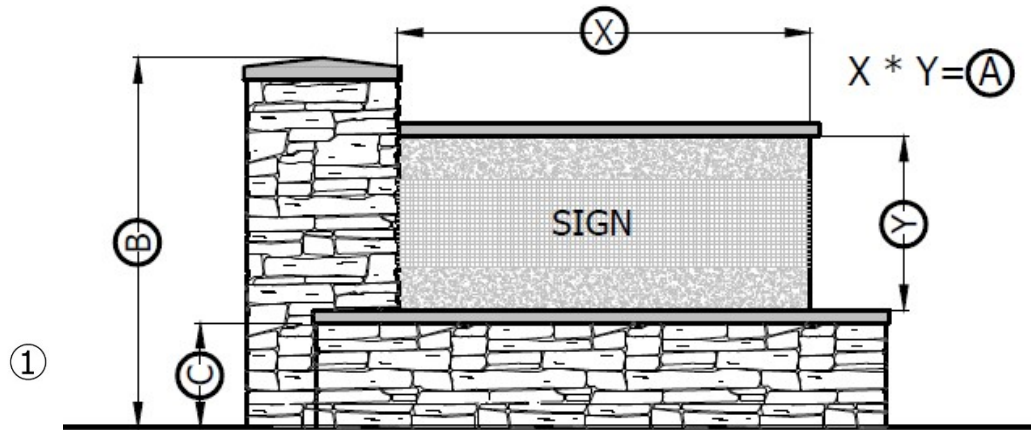
Number of Signs

- One freestanding sign structure shall be permitted for each public right-of-way entrance on private property.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

Entrance Sign:



Entrance Sign:

Description

- Signs are subject to the requirements set forth in Ocala Code of Ordinances Chapter 110.

Standards

- Monument signs must display the street address of the property. Where multiple addresses exist with the same street frontage, the highest and lowest street address numbers must be identified. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel.
- Monument signs must be set back at least 10' from side lot line and 5 feet from R.O.W.
- Monument signs shall have two different but complimentary materials for example cultured stone and stucco. Signs shall complement each other to create a cohesiveness throughout the development.

Dimensions

- | | | |
|---------------------------------------|----------------|----------|
| • Sign area maximum = 32 sf each side | | A |
| • Height (max): | 12' | B |
| • Pedestal height (min/max) | 3' / 6' | C |

Number of Signs

- Two monument signs (one at each entry) are allowed along street frontage.

Prohibitions

- Any sign which constitutes a traffic hazard or a detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination.
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means.
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet wall of a building.
- Signs should not interfere with views of buildings.
- Excessive number of individual signs.

Plant Sample:

Planting material	
Botanical Name	Common Name
Shrubs, Grasses, Groundcovers	
Agapanthus africanus	Lily-of-the-Nile
Dianella tasmanica 'Variegata'	Variegated Flax Lily
Diets vegeta	African Iris
Illicium parviflorum	Yellow Anise
Ilex vomitoria 'Stokes Dwarf'	Schilling's Dwarf Yaupon Holly
Ligustrum japonicum	Ligustrum
Liriope muscari	Liriope
Muhlenbergia capillaris	Muhly Grass
Paspalum notatum 'Argentine'	Argentine Bahia
Pittosporum tobira 'Variegata'	Variegated Pittosporum
Serenoa repens	Saw Palmetto
Spartina bakeri	Cordgrass
Stenotaphrum secundatum 'Floritam'	St. Augustine 'Floritam'
Tulbaghia violacea	Society Garlic
Trachelospermum jasminoides	Creeping Jasmine
Viburnum obovatum 'Mrs. Shillers Delight'	Dwarf Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa Viburnum
Zamia floridana	Coontie
Trees	
Acer rubrum 'Florida Flame'	Flame Red Maple
Ilex x 'Nellie R. Stevens'	Nellie Stevens Holly
Ilex vomitoria	Weeping Yaupon Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Ligustrum, tree-form
Liquidambar styraciflua	Sweetgum
Magnolia grandiflora 'D.D. Blanchard'	D.D. Blanchard Magnolia
Myrica cerifera	Wax Myrtle
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Prunus angustifolia	Chickasaw Plum
Sabal palmetto	Sabal Palm
Taxodium distichum	Bald Cypress
Ulmus alata 'Winged'	Winged Elm
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak

Tillman & Associates

ENGINEERING, LLC.

Exhibit 'A' Legal Description:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W, 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E, 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK 1, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W, 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1.) S.00°22'59"W, 475.50 FEET; 2.) THENCE S.00°01'50"W, 112.48 FEET; 3.) THENCE S.00°44'27"W, 188.69 FEET; 4.) THENCE S.00°22'51"W, 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W, 2613.00 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID NORTH RIGHT WAY LINE, N.89°28'23"W, 1327.69 FEET TO THE WEST BOUNDARY LINE OF EAST 1/2 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY LINE, N.00°28'33"E, 2289.05 FEET TO THE SOUTH BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID WEST BOUNDARY LINE, ALONG THE SOUTH AND WEST BOUNDARY LINE OF THE NORTHEAST 1/4, OF THE NORTHEAST 1/4, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 1, THE FOLLOWING TWO (2) COURSES, 1.) N.89°12'32"W, 331.94 FEET; 2.) THENCE N.00°31'04"E, 336.57 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH AND WEST BOUNDARY LINE, ALONG SAID NORTH BOUNDARY LINE N.89°12'29"W, 331.33 FEET TO THE EAST BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SAID SECTION 1; THENCE DEPARTING SAID NORTH BOUNDARY LINE, ALONG THE EAST AND SOUTH BOUNDARY LINE OF THE NORTH 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF THE SOUTHWEST 1/4, OF SAID SECTION 1, THE FOLLOWING TWO (2) COURSES; 1.) THENCE S.00°30'06"W, 306.18 FEET; 2.) THENCE N.89°14'15"W, 632.65 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF N.W. 27TH AVENUE (HAVING A 60 FEET RIGHT OF WAY); THENCE DEPARTING SAID EAST AND SOUTH BOUNDARY LINE, ALONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING THREE (3) COURSES: 1.) N.00°33'44"E, 306.31 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 1; 2.) THENCE N.00°29'24"E, 1325.79 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; 3.) THENCE N.00°33'55"E, 348.17 FEET TO THE SOUTHWEST CORNER OF PINE OAKS INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 2, PAGE 123 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF SAID PINE OAKS INDUSTRIAL PARK THE FOLLOWING THREE (3) COURSES: 1.) N 86°04'19"E, 107.78 FEET; 2. THENCE N.87°14'51"E, 1285.06 FEET; 3.) THENCE N.00°28'39"E, 774.61 FEET TO THE SOUTH BOUNDARY OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE, ALONG THE SOUTH AND EAST BOUNDARY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5690, PAGE 909 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING FOUR (4) COURSES: 1.) S.89°42'04"E, 316.29 FEET; 2.) THENCE N.00°29'29"E, 42.21 FEET; 3.) THENCE S.87°15'49"E, 735.74 FEET; 4.) THENCE N.00°03'42"W, 248.59 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF N.W. 35TH STREET (HAVING A 120 FOOT RIGHT OF WAY PER ROAD BOOK 2, PAGE 1 OF THE PUBLIC RECORDS OF MARION COUNTY FLORIDA); THENCE DEPARTING SAID SOUTH AND EAST BOUNDARY LINE, ALONG SAID SOUTH RIGHT OF WAY LINE S.89°43'19"E, 168.79 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF CSX TRANSPORTATION RAILROAD; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE, ALONG THE AFOREMENTIONED WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD, S.18°52'46"E, 314.71 FEET TO THE POINT OF BEGINNING; SAID LANDS CONTAINING 216.75 ACRES, MORE OR LESS.

AND

(PER OFFICIAL RECORDS BOOK 7949, PAGE 1455)

COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA THENCE N89°41'36"W ALONG THE NORTH BOUNDARY OF SAID NE 1/4 OF NW 1/4 A DISTANCE OF 1321.17 FEET; THENCE DEPARTING SAID NORTH BOUNDARY PROCEED S00°18'24"W A DISTANCE OF 35.00 FEET TO A CONCRETE MONUMENT (NO ID.) ON THE MONUMENTED SOUTH RIGHT OF WAY LINE OF NW 35TH STREET AND THE WEST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 1; THENCE PROCEED S00°28'25"W ALONG SAID WEST BOUNDARY A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST BOUNDARY PROCEED S89°33'01"E A DISTANCE OF 1048.39 FEET; THENCE SOUTH A DISTANCE OF 248.53 FEET; THENCE N87°15'28"W A DISTANCE OF 735.76 FEET; THENCE S00°19'18"W A DISTANCE OF 42.21 FEET; THENCE N89°41'36"W A DISTANCE OF 315.37 FEET TO THE WEST BOUNDARY OF THE NE 1/4 OF THE NW 1/4 OF SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST; THENCE N00°28'25"E ALONG SAID WEST BOUNDARY A DISTANCE OF 262.09 FEET TO THE POINT OF BEGINNING, CONTAINING 254,139 SQUARE FEET MORE OR LESS.

LESS AND EXCEPT: (SOUTH APARTMENTS PHASE 1 - PARCEL NO: 21385-001-01)

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W, 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E, 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK 1, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W, 115.55 FEET TO A POINT ON THE EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FIVE (5) COURSES, 1.) S.00°22'59"W, 475.50 FEET; 2.) THENCE S.00°01'50"W, 112.48 FEET; 3.) THENCE S.00°44'27"W, 188.69 FEET; 4.) THENCE S.00°22'51"W, 1395.32 FEET; 5.) THENCE S.00°25'08"W, 2613.00 FEET TO THE NORTH RIGHT OF WAY LINE OF N.W. 21ST STREET AVENUE (HAVING A 50' RIGHT OF WAY); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID NORTH RIGHT WAY LINE THE FOLLOWING TWO (2) COURSES, (1.) N.89°28'23"W, 80.00 FEET TO THE POINT OF BEGINNING; (2.) THENCE N.89°28'23"W, 1247.69 FEET TO THE WEST BOUNDARY LINE OF EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG SAID WEST BOUNDARY LINE, N.00°28'33"E, 783.50 FEET; THENCE DEPARTING SAID WEST BOUNDARY LINE, S.89°28'23"E, 1246.92 FEET TO THE WESTERLY RIGHT OF WAY LINE OF A PROPOSED 80' RIGHT OF WAY; THENCE ALONG SAID PROPOSED WESTERLY RIGHT OF WAY LINE, S.00°25'08"W, 783.50 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 22.43 ACRES, MORE OR LESS.

AND

LESS AND EXCEPT: (A PORTION OF CITY OF OCALA PARCEL 21448-000-01)

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1, THENCE ALONG THE EAST BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 1, S.00°22'41"W, 356.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CSX TRANSPORTATION RAILROAD (FORMERLY ATLANTIC COASTLINE RAILROAD AND BEING 120 FEET WIDE); THENCE DEPARTING SAID EAST BOUNDARY LINE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S.18°53'16"E, 349.97 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF BLOCK 1, OF HOME ACRES AS RECORDED IN PLAT BOOK "D", PAGE 5, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, ALONG SAID SOUTHERLY BOUNDARY LINE, N.89°54'10"W, 115.55 FEET TO A POINT ON AFOREMENTIONED EAST BOUNDARY LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID SOUTH BOUNDARY LINE, ALONG SAID EAST BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES, 1.) S.00°22'59"W, 475.50 FEET; 2.) THENCE S.00°01'50"W, 112.48 FEET; 3.) THENCE S.00°44'27"W, 188.69 FEET; 4.) THENCE S.00°22'51"W, 1395.32 FEET TO THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF THE SOUTHWEST 1/4 OF SAID SECTION 1, S.00°25'08"W, 2613.00 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE ALONG SAID EAST BOUNDARY, S.00°25'08"W, 907.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 840.00 FEET, A CENTRAL ANGLE OF 17°34'53", AND A CHORD BEARING AND DISTANCE OF N08°22'19"W, 256.75 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY LINE, NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 257.76 FEET TO A POINT OF TANGENCY; THENCE N.17°09'47"W, 81.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 960.00 FEET, A CENTRAL ANGLE OF 17°09'47", AND A CHORD BEARING AND DISTANCE OF N08°34'53"W, 286.49 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 287.57 FEET TO A POINT OF TANGENCY; THENCE N.00°00'00"E, 115.69 FEET; THENCE N.25°58'29"E, 154.80 FEET; THENCE N.18°43'29"E, 39.89 FEET; THENCE S.89°34'52"E, 30.34 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 1.34 ACRES, MORE OR LESS.

Exhibit 'B' Master Development Plan

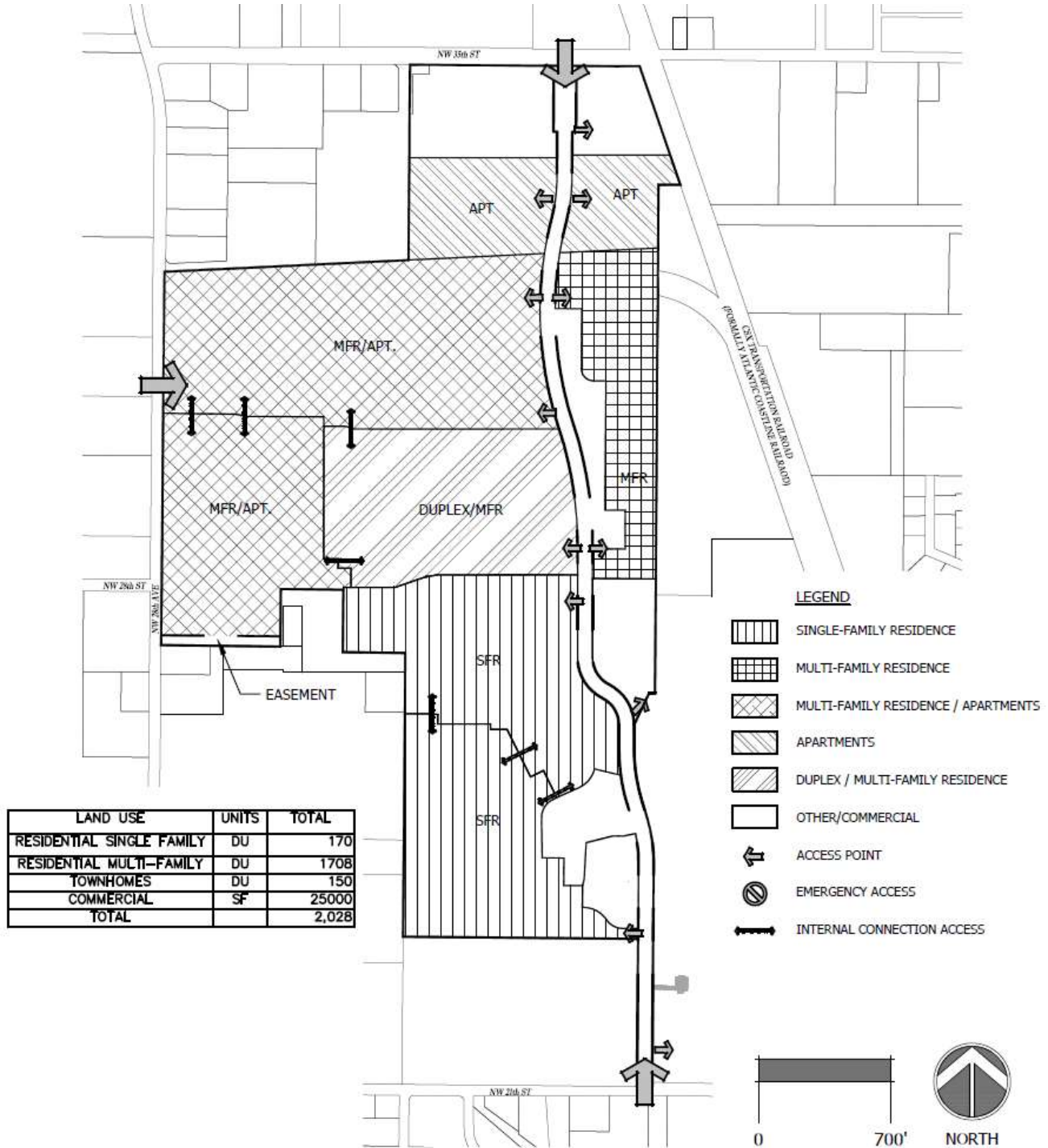


Exhibit 'C' Equivalency Matrix:

A: Land Use Equivalency Rates

Change To:		Single Family	Single-Family (Attached)	Multi-Family Housing (Low-Rise)	Multi-Family Housing (Mid-Rise)	Sr. Adult Housing - Attached	Shopping Plaza, no Supermarket (40-150k)
Change From:		[DU]	[DU]	[DU]	[KSF]	[KSF]	[KSF]
Single Family	DU	1.000	1.685	1.702	2.471	3.775	0.186
Single-Family (Attached)	DU	0.593	1.000	1.030	1.466	2.240	0.110
Multi-Family Housing (Low-Rise)	DU	0.587	0.990	1.000	1.451	2.217	0.109
Multi-Family Housing (Mid-Rise)	DU	0.405	0.682	0.689	1.000	1.528	0.075
Sr. Adult Housing - Attached	DU	0.265	0.446	0.451	0.655	1.000	0.049
Shopping Plaza, no Supermarket (40-150k)	KSF	5.873	9.054	9.147	13.277	20.283	1.000

B: Equivalency Examples

Example 1: To change 100 Multi-Family (Mid-Rise) Res. to Shopping Center
100 Units / 1.451 = 68.896 KSF
Example 2: To change from 500 Single Family Res. to Commercial
500 Units / 2.471 = 202.347 KSF
Example 3: To change from 500 Single Family Res. to Multi-Family (Mid-Rise) Res.
500 Units / 1.702 = 293.7 Units

C: Source Information & Documentation for Equivalency Rates

SR #	Development	ITE Code	Parameter	AM		PM		ADT	
				In	Out	In	Out	In	Out
1	Single Family	210	170 Units	31	90	103	61	822	822
2	Single-Family (Attached)	215	138 Units	20	46	45	34	501	501
3	Multi-Family Housing (Low-Rise)	220	150 Units	17	52	54	31	518	518
4	Multi-Family Housing (Mid-Rise)	221	1,752 Units	175	584	417	267	4,155	4,155
5	Sr. Adult Housing - Attached	252	90 Units	6	12	13	10	142	142
6	Shopping Plaza, no Supermarket (40-150k)	821	60 KSF	64	40	149	162	2,026	2,026
Total				313	824	781	565	8,164	8,164

D: Net Trips Calculation

Development	AM				PM			
	Total		Internal		Total		Internal	
	In	Out	Capture	Pass-By	In	Out	Capture	Pass-By
Single Family	31	90	2.0%	0.0%	30	88	103	61
Single-Family (Attached)	20	46	2.0%	0.0%	20	45	45	34
Multi-Family Housing (Low-Rise)	17	52	2.0%	0.0%	17	51	54	31
Multi-Family Housing (Mid-Rise)	175	584	2.0%	0.0%	172	572	417	267
Sr. Adult Housing - Attached	6	12	2.0%	0.0%	6	12	13	10
Shopping Plaza, no Supermarket (40-150k)	64	40	2.0%	0.0%	63	39	149	162
Total	313	824			308	807	781	565

Note: Trip Generation was calculated for each land-use of the proposed project based on the 11th edition of the Institution of Transportation Engineers (ITE) Trip Generation Manual and Trip Generation Handbook (3rd edition).

**Ocala Planning and Zoning Commission Meeting Minutes
January 9, 2023**

8. Land Use Change/PD Rezoning Amendment/Public Hearing

b. PD22-44861/ West Oak Developers, LLC.

Discussion:

Mr. Chighizola confirmed the PD zoning is not changing.

Vice Chair Adams commented the Commission can make two motions.

Mr. Chighizola provided a brief overview of the rezoning and adoption process.

The Commission agreed to make two motions. One motion for the approval of rezoning and one motion for the approval of the amended PD plan and standards book.

Mr. Kesselring made the motion to approve for just the re-zoning for the 5.83 acres to a PD.

Mr. Gilchrist made the second motion.

NAY: Mr. Malever

AYE: Gilchrist, Vice Chair Adams, Boone, and Kesselring

Mr. Malever made motion to amend the PD plan and standards book.

Mr. Gilchrist made the second motion.

NAY: Mr. Kesselring

AYE: Gilchrist, Vice Chair Adams, Boone, and Malever

No public comment.

Motion to approve rezoning.

RESULT: APPROVED

MOVER: Mr. Kesselring

SECONDER: William Gilchrist

AYE: Gilchrist, Vice Chair Adams, Kesselring, Boone

NAY: Mr. Malever

ABSENT: Rudnianyn, and Chairperson Lopez

Motion to approve PD plan and standards approval.

RESULT: APPROVED

MOVER: Mr. Brent Malever

SECONDER: William Gilchrist

AYE: Gilchrist, Vice Chair Adams, Boone, and Malever

NAY: Mr. Kesselring

ABSENT: Rudnianyn, and Chairperson Lopez

CASE MAP

Case Number: PD23-45234

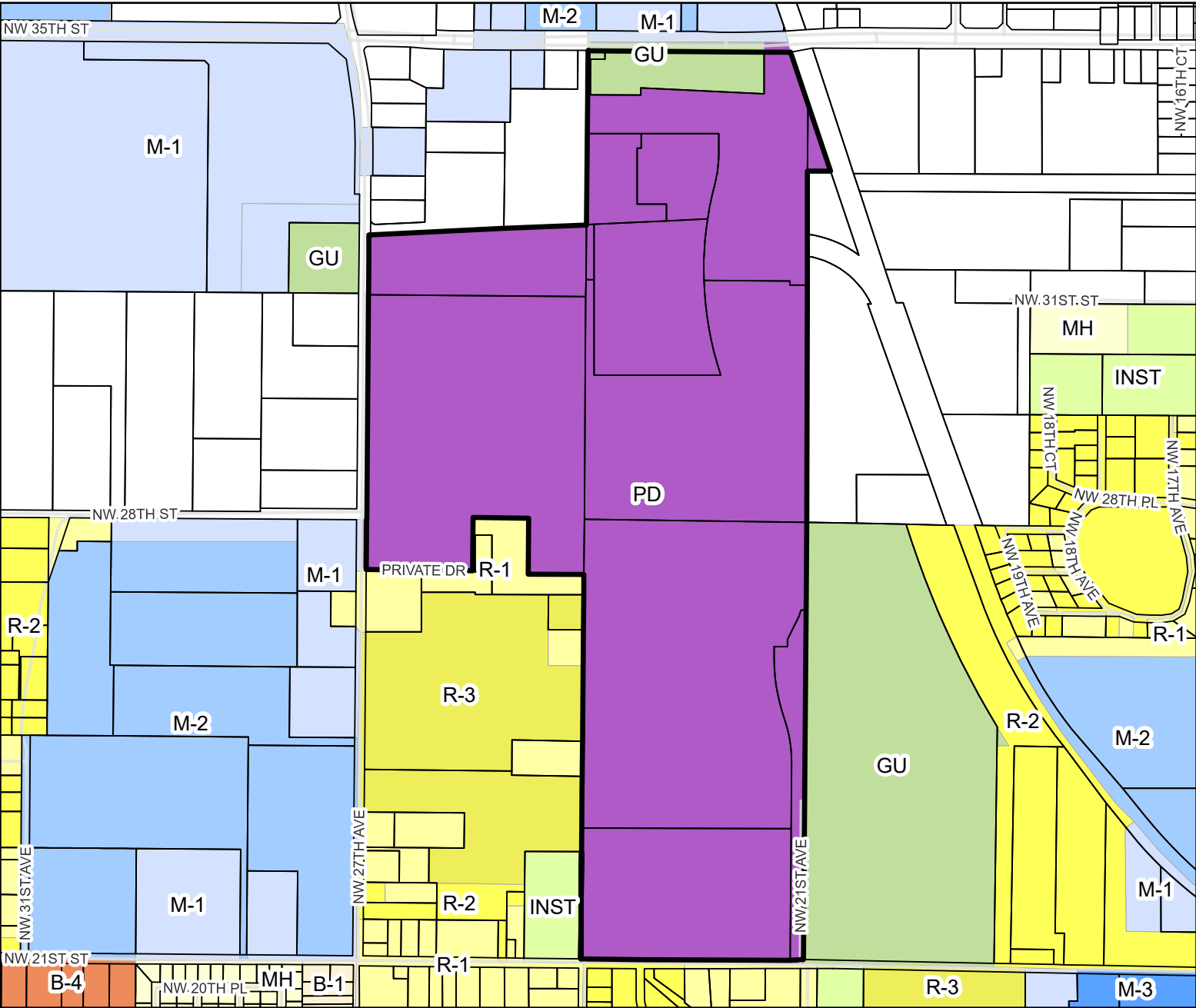
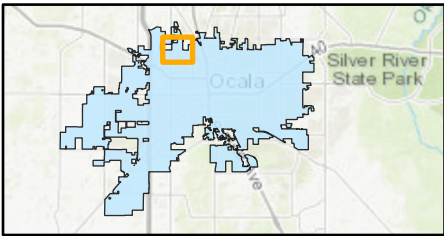
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Property Size: Approximately 222.58 acres

Land Use Designation: Medium Intensity / Special District and Public

Zoning: PD, Planned Development and GU, Governmental Use

Proposal: A request to rezone from GU, Government Use, to PD, Planned Development, property located on the south side of NW 35th Street in the 2100-2400 block (currently a water retention area), approximately 5.83 acres; and to amend the previously approved West Oak Planned Development (PD) plan for property (former Pine Oaks Golf Course) located south of NW 35th Street, east of NW 27th Avenue, north of NW 21st Street and west of CSX railroad.



- | | | |
|---------------------------|-----------------------|-------------------------------|
| Property | INST:Institutional | Planned Development |
| Parcels | M-1:Light Industrial | R-1:Single Family Residential |
| B-1:Neighborhood Business | M-2:Medium Industrial | R-2:Two-Family Residential |
| B-4:General Business | M-3:Heavy Industrial | R-3:Multi-Family Residential |
| GU:Governmental Use | MH:Mobile Home Park | |



AERIAL MAP

Case Number: PD23-45234

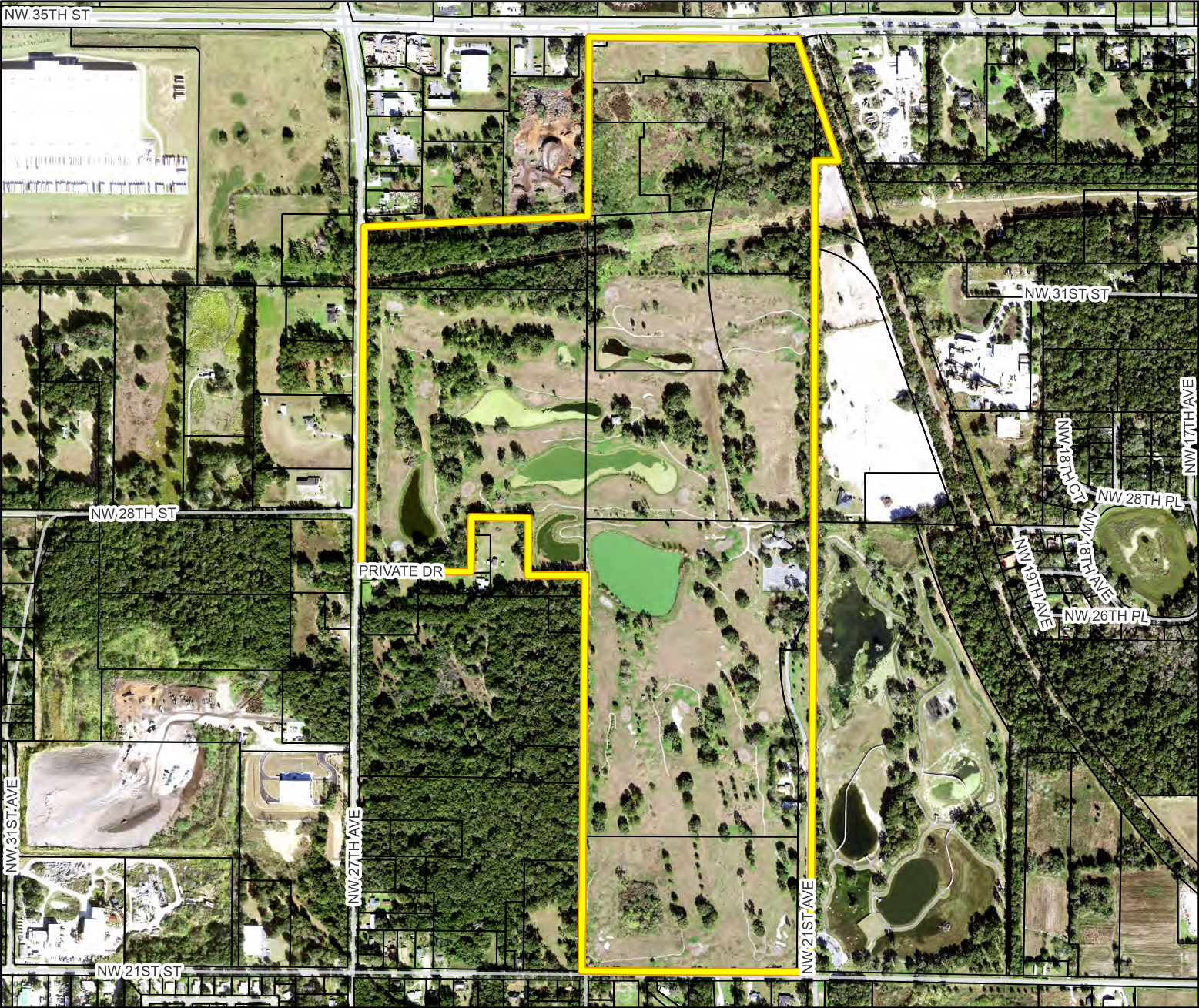
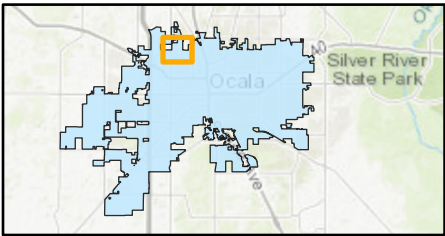
Parcel Number: 21418-000-00 and 21382-001-00, 21385+000-00, 21387-000-00, 21387-001-00, 21385-000-00, 21385-000-02, 21385-000-03, 21387-001-00, 21387-000-00, 21385-001-00, 21448-000-01 and 21385-001-01

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Property
Parcels

