

60TH AVENUE PARCELS

PLANNED DEVELOPMENT

PD STANDARDS

Prepared for:

TBMI II, LLC.

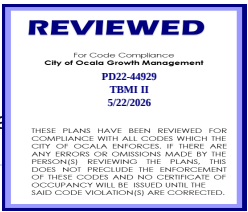
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INTRODUCTION

The “60th Avenue Parcels Planned Development” is approximately 61.4 acres located within the City of Ocala (the City), East of SW 60th Avenue and North of SW 38th Street. The Planned Development (PD) comprises of the TBM II property (parcels: 23817-002-00 and 23817-002-02). 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 “60th Avenue Parcels Planned Development” consists of a diverse development program that allows commercial and mixed-use development generally adjacent to SW 60th Avenue, transitioning to residential uses for the remainder of the PD area.

The PD Plan for “60th Avenue Parcels Planned Development” provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level for this project.

Consistent with requirements for a PD Plan, these PD Standards (“Standards”) establish project objectives that are appropriate for planning. It is expected that during review for “60th Avenue Parcels Planned Development”, the following activities will take place:

1. Site Plans and/or Subdivision Plans will be prepared and submitted through the City of Ocala development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current City of Ocala procedures.
2. Updates to the Standards may be amended if needed to reflect the design of the tract.
3. Adjustments to the Standards contained in this document will be submitted by the developer and approved by the City, per the requirements of Section 122-946 of the Code of Ordinances.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's PD district and Low Intensity Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of several 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 commercial mixed-use and residential use of 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 Land Use classification and PD zoning district.

The PD Plan identifies and graphically depicts the Planning Areas or “Tracts” and provides the land uses and density/intensity envisioned within each area. The “Tracts” have been noted in Table 1 below to further identify respective design standards and other guiding principles.

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 a

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 Low Intensity Land Use classification of the City's adopted Comprehensive Plan.

Table 1: 60th Avenue Parcels Plan Tracts

Tract	Generalized Land Use	Intent
COM-RES	Mixed-Use Commercial and Residential	Mixed-use commercial/retail, office, and similar uses, including highway commercial uses as generally located along arterial highways or major roadway intersections. Development within this Tract may be in the form of a singular building with one tenant, singular building with multiple tenants and/or series of buildings/lots. Other uses that are allowed, but not required, within this Tract include medical, assisted living, educational and any other use generally consistent with these development types. Residential uses that complement the commercial and similar uses are allowed, but not required, such as multi-family residences, single family residences, and live/work style residences.
RES	Residential	Residential use consisting of single-family detached and multi-family dwelling units. Single-family residential neighborhoods will allow for varying lot sizes to provide opportunity for different economic and social needs. Multi-family neighborhoods will allow for a variety of densities and unit types. This land use allows units such as single family detached, duplexes, townhomes, villas, garden apartments, and multi-family apartments.

OVERALL GUIDING PRINCIPLES

This PD Master Plan is intended to allow a cohesive blend of commercial and residential uses across the property. Each development Tract within the PD will develop into a safe, attractive, sustainable, connected, and economically viable use.

- The commercial uses shall include those uses permitted under the “Low Intensity” future land use category and are envisioned to include highway commercial uses such as shopping centers, gas and convenience stores, pharmacy, sit-down and fast-food restaurants, general retail and office uses, and open space uses.
- Residential uses will follow principles that promote a high-quality neighborhood development and encourages a sense of place and community. These principles include a diversity of housing styles, shapes, and materials to create variety. Different housing types shall be integrated architecturally in order to give the developments a harmonious appearance. A variety of roof heights, pitches and materials are encouraged. Landscaping should link the neighborhoods to other developments and open spaces.

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 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 Section 122, Article V, Division 29, and Article VI of the Code of Ordinances.
- 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, and pedestrian users. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Access driveways have been designed and are shown to minimize congestion.
- Sidewalks have been designed to allow pedestrian connections between developments.

- 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 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height and shall be used adjacent to existing residential. 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.

DEVELOPMENT STANDARDS

This PD is intended to provide for 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 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 bicycling for users of 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 "SW 60th Avenue Parcels" PD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PD Plan.

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 alternative through an administrative review and approval of the referenced project.

Table 2: Development Standards for Commercial and Residential Mixed-Use

Standard	Requirements
Tract size (acres ±)	±11.88 acres
Maximum Lot Coverage (FAR)	0.75
Minimum Front Setback	10-feet
Minimum Lot Size	N/A
Maximum Building Height	Buildings may not exceed 45 feet in height as defined by the City of Ocala Land Development Code.
Parking	Parking shall be pursuant to Section 122, Article V, Division 29, and Article VI of the Code of Ordinances. Developments may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 122-1016.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. All business signage within the Planned Development shall be ground mounted signage. Pedestrian and Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Buffers	Buffers shall comply with 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.

Standard	Requirements
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.
Building Materials	Building Materials for shopping centers and qualifying single retail store developments as defined in 122-3 shall be consistent with the standards included Section 122-923. Building materials for all other buildings shall be determined and reviewed at the time of Site Plan review for development of tracts or sub-tracts.
Building Articulation	Building Articulation for Retail/Commercial uses (single use greater than 35,000 gsf or multiuse with at least one use greater than 25,000 gsf) shall be consistent with the Section 122-923.
Accent Materials	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 and PD Standards including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Tracts shall provide at least one access to a public or private road as generally illustrated on the PD Plan. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances. Additionally, no fruit-bearing plant species shall be planted within the PD due to proximity to the Ocala International Airport.
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.

Table 3: Development Standards for Residential Use

Standard	Requirements
Tract size (acres+/-)	± 49.52 acres
Intensity (Minimum and maximum FAR)	0.0 (min), 0.50 (max)
Minimum Front Setbacks (feet) ¹	10-feet
Minimum Lot Size	N/A
Building Height	No building, as defined by the City of Ocala Code of Ordinances, shall exceed 45-feet in height. No habitable multi-family structures shall be permitted within the 100-foot setback height restricted area along the northern and eastern boundaries of the property. Ancillary non-habitable structures may be permitted within the 100-foot setback height-restricted area. Such structures shall not exceed 35-feet in height. Ancillary non-habitable structures include garages, carports, walls, fences, pools, and sheds.
Building Materials	Residential Building Construction Standards shall meet the minimum requirements defined on pages 10-12 of this document.
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 16 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Lighting should be directed away from adjacent properties and no more than 1 foot candle is permitted beyond property lines. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. All business signage within the Planned Development shall be ground mounted signage. Pedestrian and Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.

Standard	Requirements
Buffers ¹	Landscaped buffers twenty-five feet in width shall be provided adjacent to single family residential developments along the east and north boundaries. Buffers shall comply with 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.
Exterior Elevations	Exterior elevation examples are provided within this booklet.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and 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 engineering and planning considerations, subject to City approval.
Access	Lots shall be provided access to the public roadways as generally illustrated on the PD Plan.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances. Additionally, no fruit-bearing plant species shall be planted within the PD due to proximity to the Ocala International Airport.
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.

Table 4: Setback Requirements for Commercial and Residential Uses

Use	Setback Requirements
Commercial	Front Setback: 10-feet Side Yard Setback: 10-feet Rear Yard Setback: 20-feet
Multi-Family Residential	Front Setback*: 10-feet Side Yard Setback*: 10-feet Rear Yard Setback*: 20-feet *No multi-family residential buildings are to be located within the 100' building height restriction area. Ancillar Structure Rear and Side Yard Setbacks: 20-feet
Single-Family Residential	<u>Attached*</u>: Front Setback: 10-feet Side Yard Setback: 0-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet Ancillary Structures are allowed in the Rear Yard only. Ancillary Structure Rear and Side Yard Setbacks: 5-feet <u>Detached*</u>: Front Setback: 10-feet Side Yard Setback: 5-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet *No single-family residential buildings are to be located within the required 25' buffers.

RESIDENTIAL CONSTRUCTION STANDARDS

1. GENERAL

- a. Brick veneer, masonry blocks or stucco exterior walls shall be grouted or caulked airtight.
- b. At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar.
- c. Window and/or through-the-wall ventilation units (excluding bathroom and dryer exhaust units) shall not be used.
- d. Through-the-wall door mailboxes shall not be used.

2. EXTERIOR WALLS

- a. Exterior wall assemblies other than as described in this section shall have a laboratory sound transmission class rating of at least STC-39, exclusive of windows and exterior wall penetrations.
- b. Masonry walls having a surface weight of at least 25 pounds per square foot do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered or painted with heavy "bridging" paint.
- c. Stud walls shall be at least 4-inch in nominal depth and shall be finished on the outside with siding-on-sheathing, stucco, or brick veneer.
 - 1) Interior surface of the exterior walls shall be of gypsum board or plaster at least ½-inch thick, installed on the studs.
 - 2) Continuous composition board, plywood or gypsum board sheathing at least ½-inch thick shall cover the exterior side of the wall studs behind wood or metal siding. Asphalt or wood shake shingles are acceptable in lieu of siding.
 - 3) Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper. The top and bottom edges of the sheathing shall be sealed.
 - 4) Insulation material at least 2-inch thick shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

3. WINDOWS

- a. Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-28.
- b. Glass shall be at least 3/16-inch thick.
- c. All operable windows shall be weather stripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E -283-65-T.
- d. Glass of fixed-sash windows shall be sealed in an airtight manner with a non-hardening sealant, or a soft elastomer gasket or glazing tape.

- e. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal Specifications: TT-S-00227, TT-S-00230, or TT-S-00153.
- f. The total area of glass in both windows and doors in sleeping spaces shall not exceed 20% of the floor area.

4. DOORS

- a. Doors, other than as described in this section shall have a laboratory sound transmission class rating of at least STC-28.
- b. All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4-inch thick and shall be fully weather stripped.
- c. Exterior sliding doors shall be weather stripped with an efficient airtight gasket system with performance as specified in Paragraph 3.c. above. The glass in the sliding doors shall be at least 3/16-inch thick.
- d. Glass in doors shall be sealed in an airtight non-hardening sealant or in soft elastomer gasket or glazing tape.
- e. The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Paragraph 3.e. above.

5. ROOFS

- a. Combined roof and ceiling construction other than described in this Paragraph and Paragraph 6 shall have a laboratory sound transmission class rating of at least STC-39.
- b. With an attic or rafter space at least 6-inch deep, and with a ceiling below, the roof shall consist of closely butted 1/2-inch composition board, plywood or gypsum board sheathing topped by roofing as required.
- c. If the underside of the roof is exposed, or if the attic or rafter spacing is less than 6-inch, the roof construction shall have a surface weight of at least 25 pounds per square foot. Rafters, joists, or other framing may not be included in the surface weight calculation.
- d. Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-28.

6. CEILINGS

- a. Gypsum board or plaster ceilings at least 1/2-inch thick shall be provided where required by Paragraph 5.b. above. Ceilings shall be substantially airtight, with a minimum number of penetrations.
- b. Glass fiber or mineral wool insulation at least 2-inch thick shall be provided above the ceiling between joists.

7. FLOORS

- a. Openings to any crawl spaces below the floor of the lowest occupied rooms shall not exceed 2% of the floor space area of the occupied rooms.

8. VENTILATION

- a. Each residential unit shall be equipped with a mechanical ventilation system that is standard for residential use pursuant to the generally applicable building code (without mechanical makeup air requirements), which system shall provide the minimum air circulation and fresh air supply requirements according to the generally applicable building code for use of the occupied rooms without the need to open any windows, doors, or other openings to the exterior.
- b. Gravity vent openings in attic shall not exceed code minimum in number and size.
- c. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20-gauge steel, which shall be lined with 1-inch-thick coated glass fiber and shall be at least 5 feet long with one 90-degree bend.
- d. All vent ducts connecting the interior space to the outdoors, excepting domestic range exhaust ducts, shall contain at least a 5-foot length of internal sound absorbing duct lining. Each duct shall be provided with a bend in the duct such that there is no direct line of sight through the duct from the venting cross section to the room-opening cross section.
- e. Duct lining shall be coated glass fiber duct liner at least 1-inch thick.
- f. Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the bent duct material.
- g. Fireplaces shall be provided with well-fitted dampers.

TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS



Gasoline



Restaurant



Restaurant



Retail



Retail



Retail



Retail



Multi-use



Multi-use



Multi-family

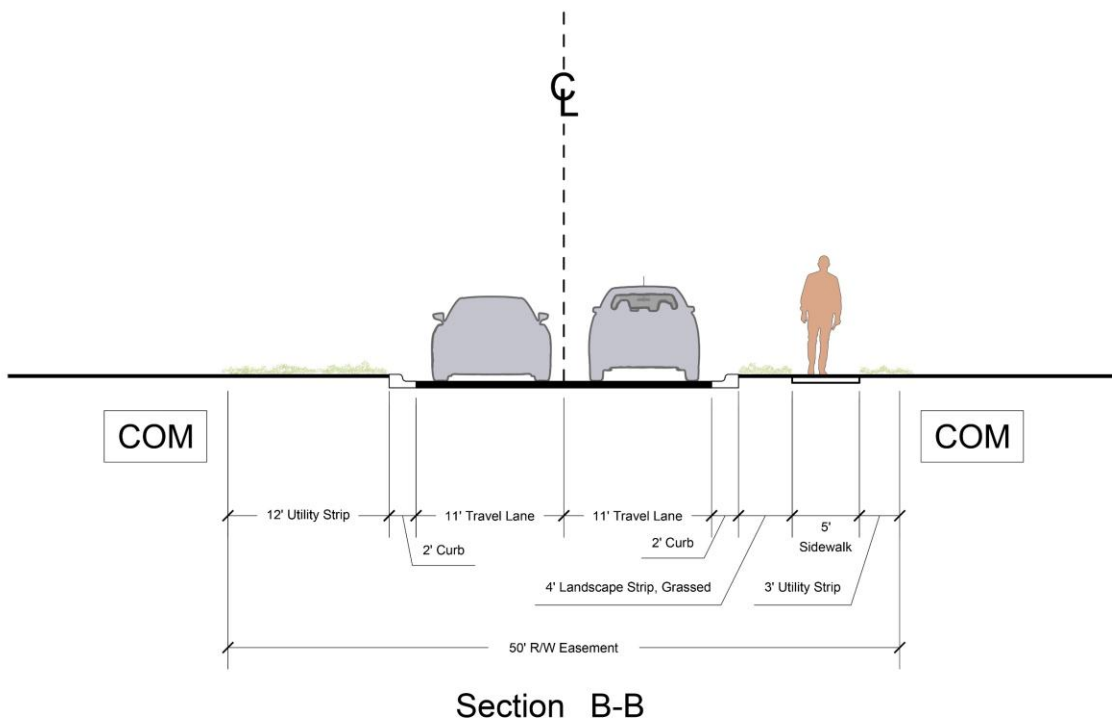
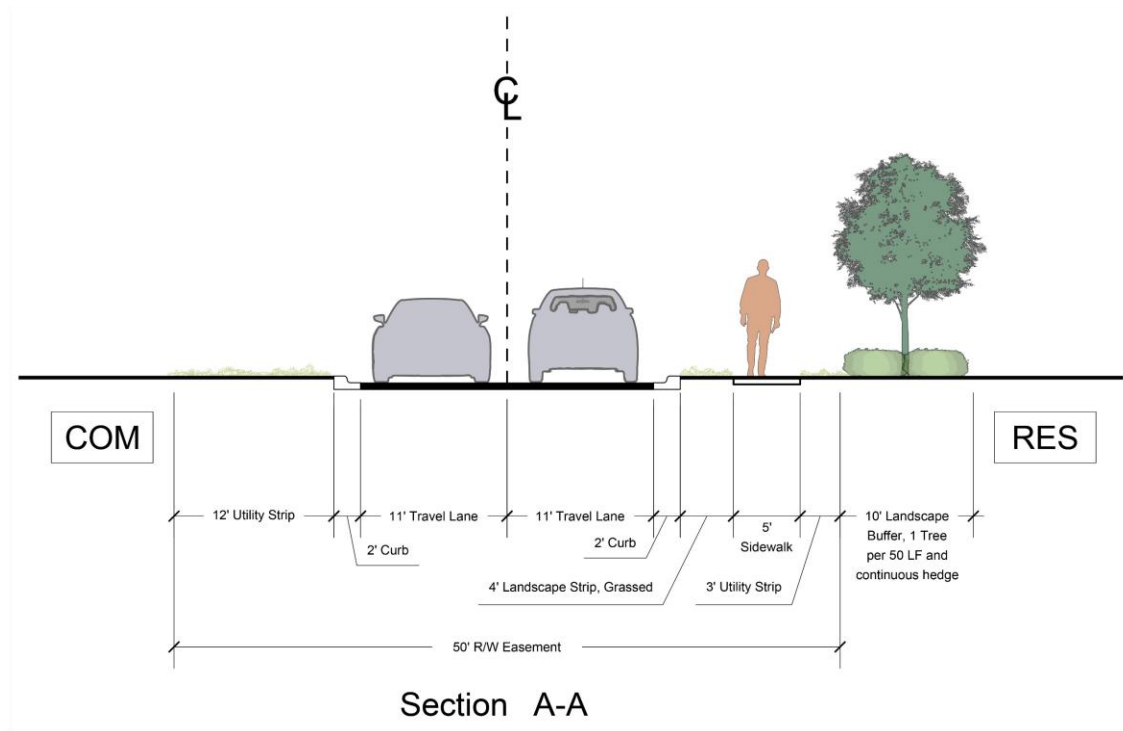


Multi-family

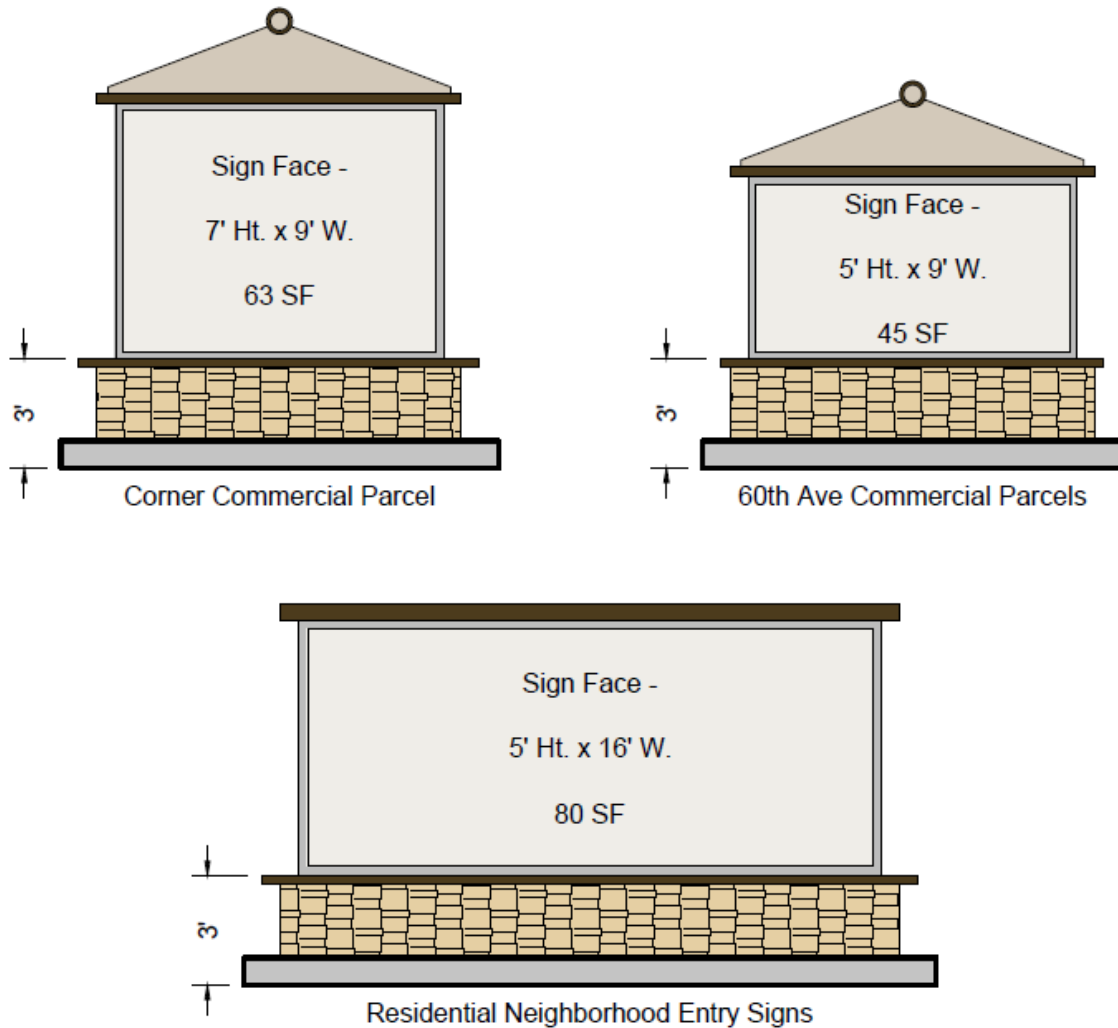


Multi-family

PD ROAD SECTIONS



SIGNAGE STANDARDS



Notes:

1. All signs must be ground monument signage.
2. All signs must have consistent base and cap design, colors, and materials.
3. Signs may be internally illuminated, have backlit channel letters and designs, or be illuminated by ground mounted up lights. No electric message boards shall be permitted. Residential Neighborhood entry signs shall not be internally illuminated.
4. A unique wall-mounted design for the residential entry signs may be proposed provided it delivers the same quality of design and is within the size limitation noted.
5. Internal signs not on the external streets, building mounted signage, wayfinding, etc. shall be per the City of Ocala Land Development Code.
6. Commercial signage on 60th Avenue shall be limited to one sign per parcel with a minimum spacing of 150 feet between signs.