

Exhibit B

PD Standards Book

HōM OCALA

PLANNED DEVELOPMENT

PD STANDARDS

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PD PLAN



INTRODUCTION

“HōM Ocala” Planned Development is approximately 14.67 acres located within the City of Ocala (29851-000-00), west of the intersection of SE 31st Street and SE 24th Road. 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 “HōM Ocala” provides a blueprint for the preferred development patterns, design qualities, and transportation systems that should be encouraged in this 260-unit apartment complex development.

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 “Impact Development”, 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.

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 multi-family 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 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 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.

OVERALL GUIDING PRINCIPLES

This PD Plan is for a residential apartment complex with up to 260 units and open space. 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.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- 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.
- 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 exterior boundary or neighboring residential shall be 16 feet in height and shielded to limit impacts on surrounding properties.

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. "HōM Ocala" 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 1: Development Standards for Residential Use	
Standard	Requirements
Tract size (acres)	±14.67 acres
Intensity (minimum and maximum FAR)	0.0 (min), 0.50 (max)
Maximum Density	18.0 Units / Ac.
Minimum Setbacks (feet) ¹	Front Yard: 20' Side Yard: 20' Rear Yard: 20'
Minimum Lot Size	N/A
Building Height	Maximum 55 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. Dumpsters shall be screened with masonry walls if visible from the public. Trash compactors shall not be located along the western property line to provide distance from neighboring residential areas.
Parking	Parking shall be pursuant to Article VI of the Land Development Code at 1.5 spaces per unit.

Table 1: Development Standards for Residential Use	
Standard	Requirements
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 be shielded to limit impacts on surrounding properties.
Signage	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. 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	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	40% minimum. See notes and site data on plan.
Exterior Elevations	Exterior elevations 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 minor engineering and planning considerations, subject to City approval.
Access	The proposed development shall be provided access to the public road as generally illustrated on the PD Plan.
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.	

ENHANCED FEATURES OF THE PLANNED DEVELOPMENT

The following are enhanced features of the PD that exceed typical code requirements:

1. Buffer Along SE 31st St:

- a. Required: 10' Wide landscape buffer. 1 Small Tree per 25 LF and 3' ht. hedge planted 3' o.c.
- b. Proposed: 15' Wide enhanced landscape buffer with 1 Small Tree per 25 LF, 3' hedge planted 3' o.c., with ground cover and ornamental grass plantings utilizing native and Florida-Friendly plant species and a hierarchy of sizes to create interest and depth. Small Trees as possible around utilities.

2. Stormwater Retention Adjacent to Property Boundary:

- a. Required: Hedge to screen around drainage retention facility.
- b. Proposed: Enhanced 10' Buffer including 1 Shade Tree per 50 LF, 1 Small Tree per 25 LF utilizing native and Florida-Friendly plant species and a hierarchy of sizes to create interest and depth, and native shrub and ornamental grass plantings (3' ht. min. and 48" o.c. max.) Where existing trees are present, 1 Small Tree per 50 LF with native shrub and ornamental grass plantings.

3. Buffer Along West boundary:

- a. Required: 10' Wide landscape buffer. 1 Small Tree per 25 LF and 3' ht. hedge planted 3' o.c.
- b. Proposed: 20' Wide Natural enhanced landscape buffer preserving existing trees and understory vegetation. 1 Small Tree per 25 LF and 3' ht. hedge planted 3' o.c. located outside of and around trees and vegetation to supplement existing buffer where shown.

4. Buffer Along SE 24th Rd:

- a. Required: 5' Landscape screening of vehicular-use areas with hedge.
- b. Proposed: Enhanced 10' Buffer utilizing native and Florida-Friendly plant species and a hierarchy of sizes to create interest and depth. Includes Shade Trees, Small Trees, and native shrub and ornamental grass plantings, 3' ht. min. and 48" o.c. max. See notes on plan regarding trees proposed per LF.

5. Open Space Landscaping:

- a. Required: None.
- b. Proposed: Enhanced landscaping planted at Open Space edges to help define and enhance the area. Native and Florida-Friendly plant species are used as a hierarchy of sizes to create interest and depth to frame the open space.

6. Pedestrian Trails:

- a. Required: None.
- b. Proposed: Pedestrian walking trails throughout internal open spaces and around the perimeter of a proposed retention area. Walking trail around the proposed retention area will be supplemented with a gazebo or pavilion for use by residents.

7. Landscaped Entries:

- a. Required: None.
- b. Proposed: Enhanced landscaping planted within curbed medians at project entrances. Plantings can include Small Trees, native shrubs, and ornamental grass plantings.

TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS



TYPICAL BUILDING ELEVATIONS, ARTICULATION AND ACCENT MATERIALS

TYPICAL APARTMENT BUILDING

FRONT VIEW



SIDE VIEW



FRONT VIEW



SIDE VIEW



EXAMPLE LANDSCAPE FEATURES AND MATERIALS

