

Exhibit B

PD Standards Book

PD Standards

for

Pine Oaks Preserve

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January 16, 2024

PINE OAKS PRESERVE PD

PLANNED DEVELOPMENT STANDARDS

DATE: JANUARY 16, 2024

Items 1-11 listed below are from City of Ocala Sec. 122-940

The 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. In so doing, the PD district is designed to:

- 1) Be consistent with the city's adopted 2035 vision plan principles and the comprehensive plan;
- 2) Promote more efficient and economic uses of land;
- 3) Encourage development that is more compatible with contiguous lands;
- 4) Provide flexibility to meet changing needs, market trends, technologies, economics, and consumer preferences;
- 5) Encourage a mix of land uses which can reduce roadway transportation impacts;
- 6) Preserve to the greatest extent possible and utilize existing landscape features and amenities;
- 7) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures;
- 8) Reduce development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities;
- 9) Permit a more desirable built environment than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations;
- 10) Allow for flexibility in the combining and coordinating of architectural styles, building forms, and building relationships; and
- 11) Permit modifications to specific limitations and requirements in excess of those included in other zoning districts, based on the unique characteristics of the proposed development of the subject site, where necessary to the public health, safety, or welfare, or for the protection or preservation of lands either internal or external to the planned development.

Residential Development Principles – Pine Oaks Preserve PD

Overall, the PD will develop into a safe, attractive, sustainable, connected, and economically viable development. The following principles are intended to provide a framework for development and provided for implementation of the overall vision.

- The perimeter of the project provides landscaped buffering to adjacent properties.
- Building designs within individual lots should complement one another through color, design and/or use of similar building materials; consistent landscape design is also encouraged.
- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, pedestrian, and transit where applicable.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Utilities should be located/buried such that tree installations are possible.
- Access driveways should be designed to minimize congestion on streets.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to ensure crossings are clearly marked.
- A playground shall be provided for the neighborhood.
- Roadway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along roadways shall be consistent in type and color, with those used in the common areas generally not exceeding 35 feet in height; and pedestrian level lighting generally not exceeding 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters.
- Public facilities within the development, such as playgrounds or trails, should be easily identifiable and accessible.
- All Final Subdivision Plans shall be consistent with the Final PD Development Plan and these PD Development Standards.

Permitted Residential Uses:

- a. Single-Family Residential
- b. Multifamily Residential
- c. Public Playground

Architectural & Development Standards

- Architectural appearance and function shall generally conform to the building elevations that are included as part of these PD Standards.

Development Standards

Standard	Comparative Code Requirement (If Applicable)	Community Requirements
Maximum Density	5 Units/Acre before Incentives (for Single Family)	5.3 Units/Acre
Minimum Setbacks	For R-3 Zoning: Front Yard: 20' Side Yard: 8' Rear Yard: 25'	Front Yard : 20' Side Yard: 5' Rear Yard: 20' Corner lots with double frontage shall have a minimum of 5' on the portion designated as the side yard, 20' on the side designated as the front yard.
Parking	Sec. 122-1010(a)(1) 1 space per single family dwelling	2 spaces shall be provided. (1 garage space minimum, with space for 1 vehicle in the driveway minimum)
Recreational	N/A	<ul style="list-style-type: none"> • A neighborhood playground shall be provided. • Pedestrian access to facilitate use of the existing city-provided Parks and Recreation Facilities in the community shall be provided in the form of: <ul style="list-style-type: none"> ○ Pedestrian pathway connection to the William James Walking Trail west of the project. ○ Sidewalk connection along NW 14th Street, west of the project to NW MLK Jr. Ave
Minimum Lot Size	For R-3: 7,500 sf	4,000 SF
Maximum Height	For R-3: 50 ft	50 ft
Accessory Uses	Sec. 122-254	No Accessory Structures shall be allowed in front or side yards. Accessory Structures in rear yards shall be in accordance with Section 122-254 (2)City of Ocala Land Development Code. Fences up to 5'high shall be allowed in all yards. No privacy fence shall be allowed within the front yard setback.
Open Space	40% min for PD	40% minimum (see plan notes and calculations)
Buffers	Sec. 122-260(c)(1) 4' min open space around development	15' minimum on the north, east, and west sides of the development. 25' on the south side, bordering NW 14 th Street. Where existing trees are not present along the buffer, shade trees shall be planted to supplement such that, at a minimum, there shall not be a gap of more than 25' linear feet of buffer without a tree (either existing or planted).
Lighting	Sec. 114-167 Street lighting required	Street lighting shall be provided along proposed roadways, and shall utilize an "Acorn" type fixture and decorative pole.
Development Signage	Sec. 110-158(1)b	There shall be a development sign at each entrance to the development from NW 14 th Street. Development Signs shall be in accordance with Section 110-158(1)b of the City of Ocala Land Development Code.

Appendices:

- Architectural Elevations







