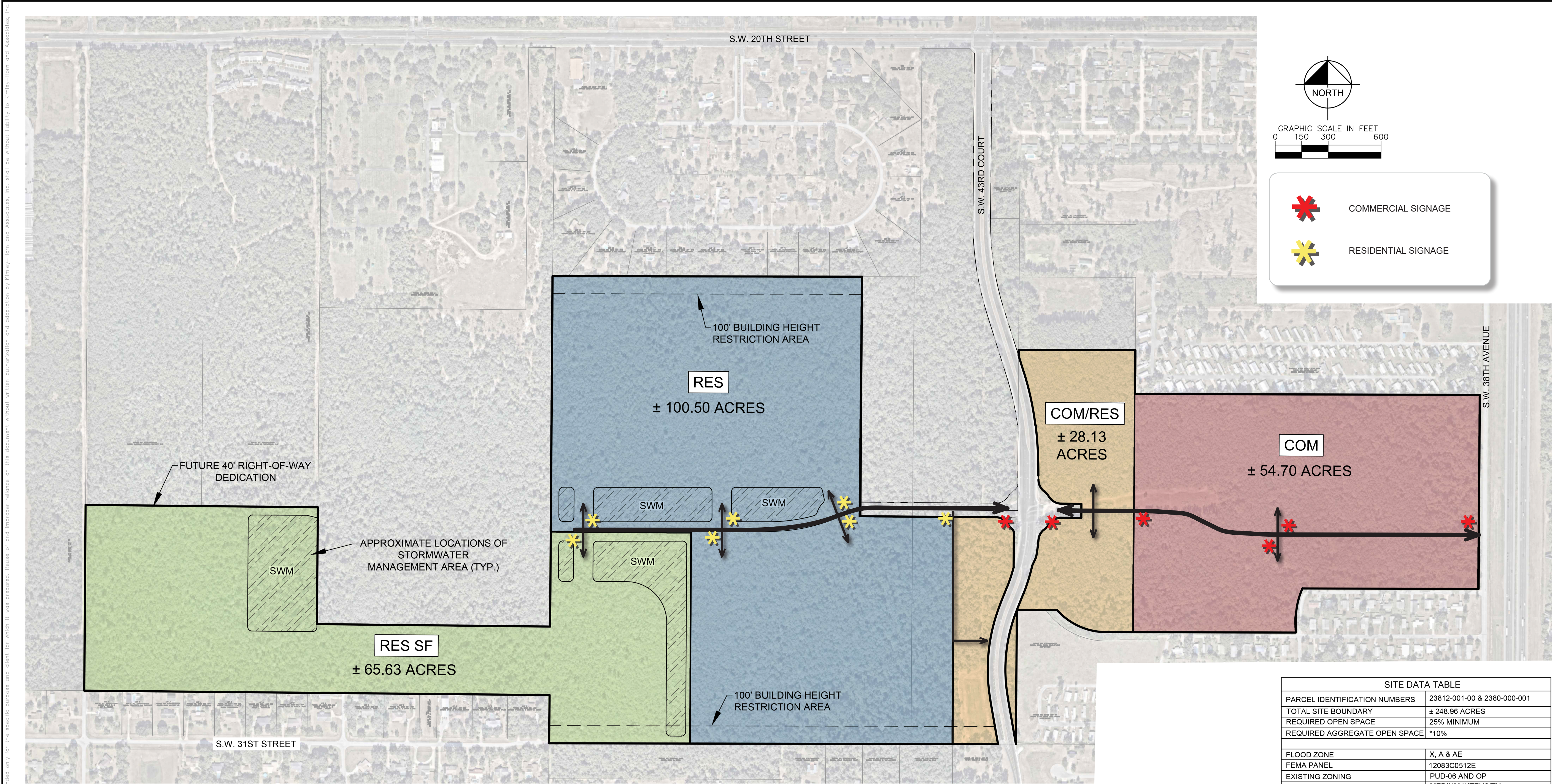


K:\OCA_2024\230300-KAS Ocala\PD002-Planned Development\PD002 Planned Development Plan.dwg Layout:PD002 PLANNED DEVELOPMENT PLAN Jan 28, 2026
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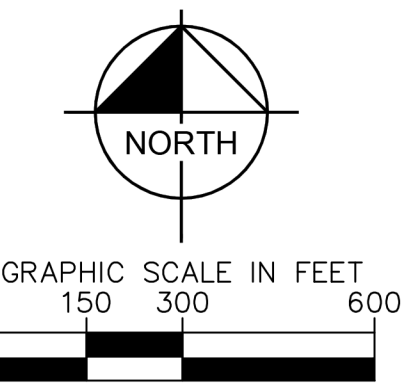
LICENSED PROFESSIONAL	JAMESON A. FREDERICK, P.E.
KHA PROJECT	242393000
DATE	JULY 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	BIC
CHECKED BY	JAF
DATE	_____
FLORIDA LICENSE NUMBER	81405

PLANNED DEVELOPMENT PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC

CITY OF OCALA FLORIDA

SHEET NUMBER
PD002



COMMERCIAL SIGNAGE



RESIDENTIAL SIGNAGE

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 & 2380-000-001
TOTAL SITE BOUNDARY	± 248.96 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

* AGGREGATE OPEN SPACE SHALL BE PROVIDED PER SECTION 122-942(4) OF THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS.

** NO STRUCTURES EXCEEDING 35 FEET IN HEIGHT PERMITTED WITHIN THE BUILDING HEIGHT RESTRICTION AREA.

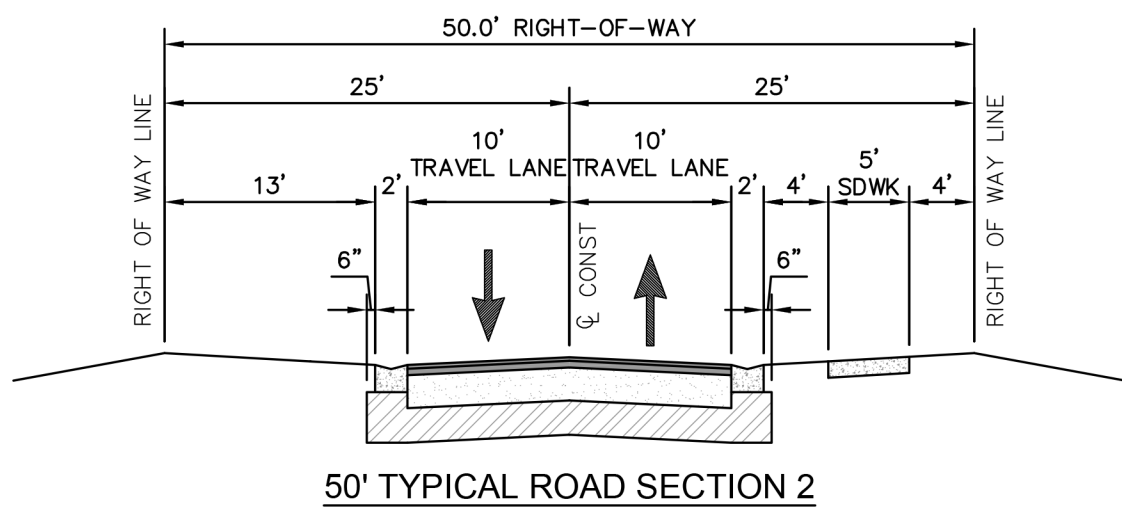
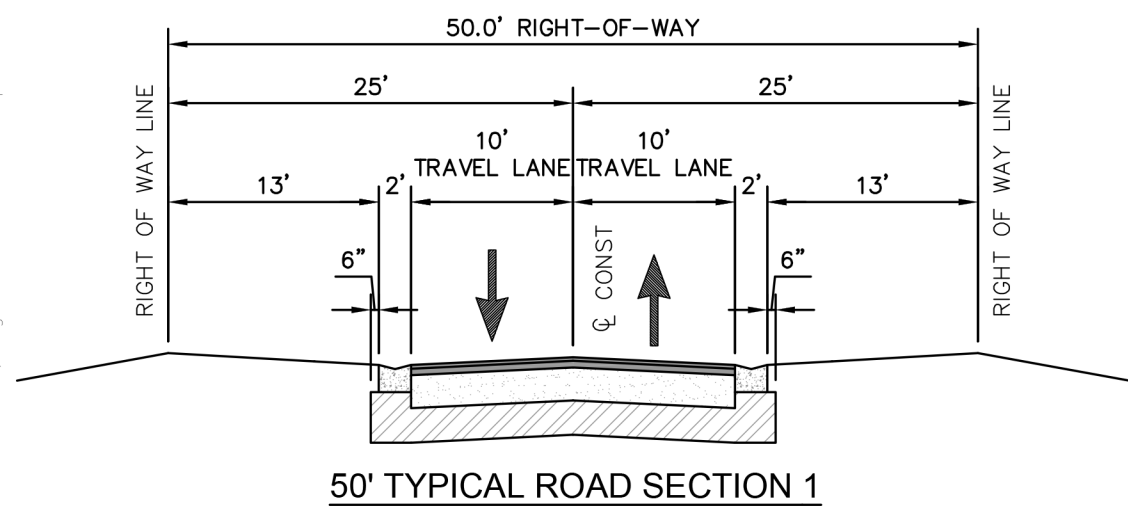
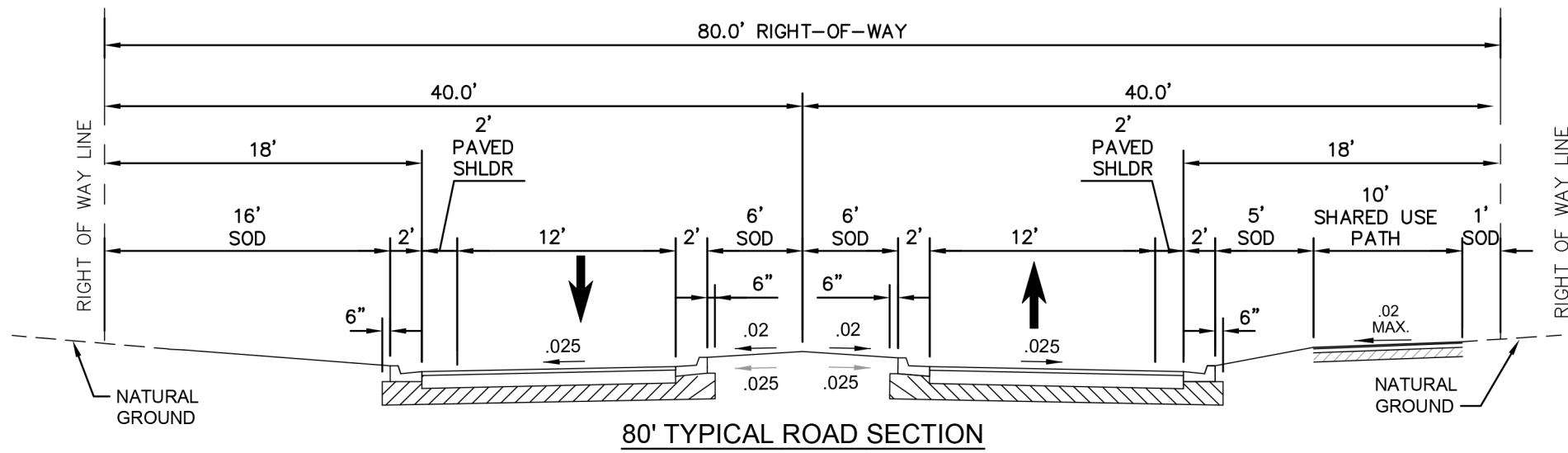
PARKING REQUIREMENTS:
EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH 122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.

PROJECT PHASING:
THE PROJECT IS ANTICIPATED TO BE PHASED. PHASING MAY BE MODIFIED DURING DEVELOPMENT. INITIAL PHASING IS PLANNED TO INCLUDE CONSTRUCTION OF THE CENTRAL BOULEVARD FIRST, FOLLOWED BY DEVELOPMENT OF THE AREA WEST OF SW 43RD COURT, AND THEN THE AREA TO THE EAST.

MIXED USE DEVELOPMENTS:
EACH DEVELOPMENT WITHIN THE PD SHALL ADHERE TO THE MAXIMUM ALLOWABLE DENSITY OR FLOOR AREA RATIO (FAR) FOR THE APPLICABLE LAND USE AREA BASED ON ACREAGE.

THIS PLAN IS CONCEPTUAL IN NATURE. FINAL LAYOUTS
WILL BE DETERMINED AT THE SITE PLAN STAGE.

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.68	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	• SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	• SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 28.13	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 140 UNITS) OR MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 506) OR COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 306,335 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • SINGLE-FAMILY RESIDENTIAL • MULTI-FAMILY RESIDENTIAL • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	• COMMERCIAL • RETAIL • OFFICE • RECREATIONAL OUTDOOR USES/SPORTSPLEX • OUTDOOR EVENT SPACE/VENUE • ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION



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XREFs: Master - 2423000 Landscape.dwg
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30' UNDISTURBED
BUFFER SECTION



20' PLANTED
BUFFER SECTION



10' PLANTED
BUFFER SECTION

**PLANTED BUFFER
LANDSCAPE, TYPICAL
PER 100 L.F.**

Sec. 122-260. There shall be an average of one tree for every 25 linear feet of buffer area. Trees shall be a minimum of six feet to eight feet in height when installed.

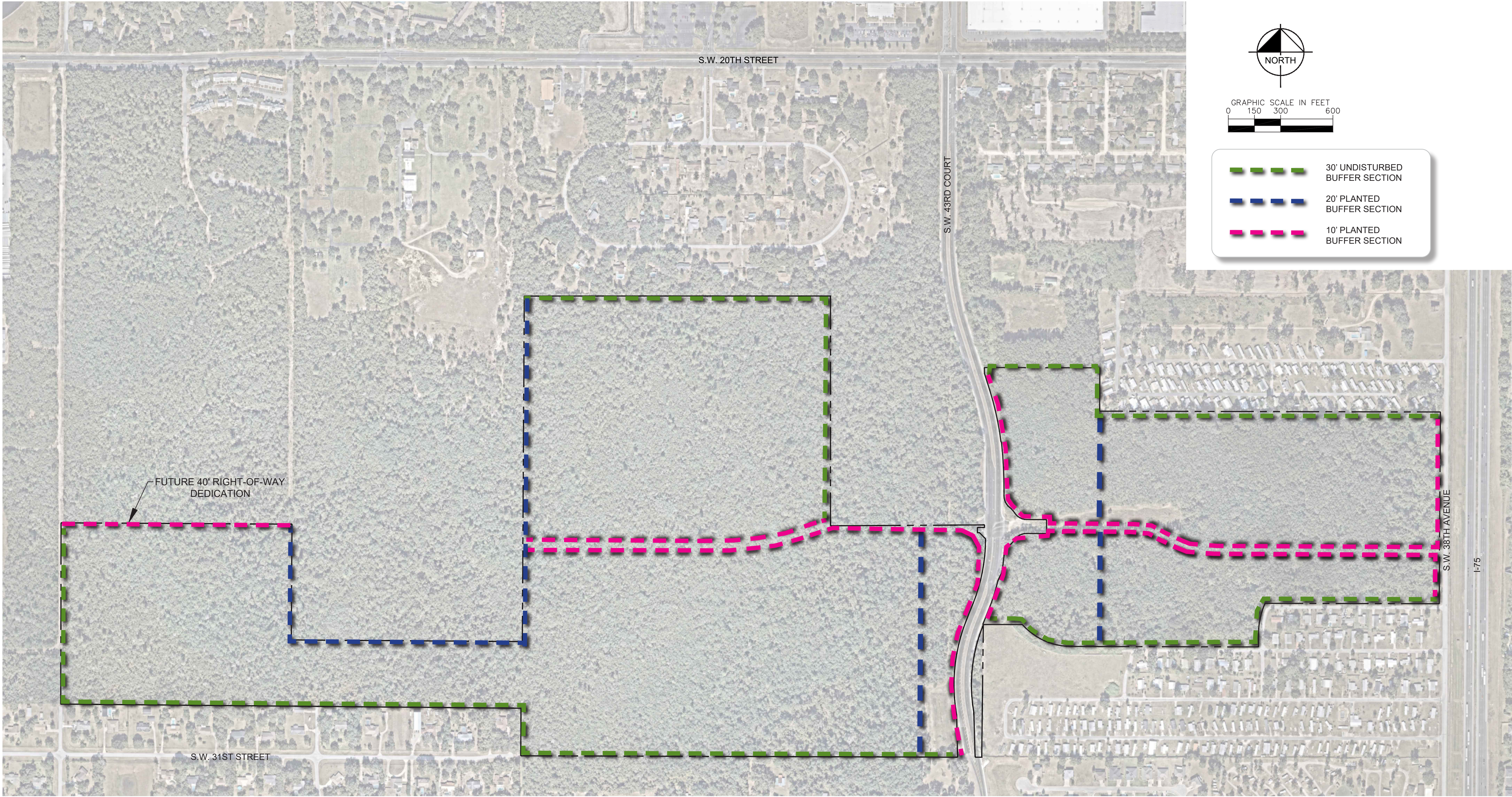
Sec. 122-260. Continuous hedging will be required. Hedge material to be planted shall be a maximum of three feet on center. Plants shall be 18"-24" minimum height in three-gallon containers.

BUFFER REQUIREMENTS	
PROPOSED USES	REQUIRED BUFFER
COMMERCIAL TO COMMERCIAL	NO INTERNAL BUFFER
COMMERCIAL TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER
SINGLE-FAMILY TO SINGLE-FAMILY	NO INTERNAL BUFFER
SINGLE-FAMILY TO MULTI-FAMILY	20' PLANTED BUFFER OR 30' UNDISTURBED BUFFER

INTERNAL BUFFER REQUIREMENTS : INTERNAL BUFFERS WILL BE REQUIRED BASED ON PROPOSED USES WITHIN THE PLANNED DEVELOPMENT AS DEFINED IN THE ABOVE TABLE.

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.

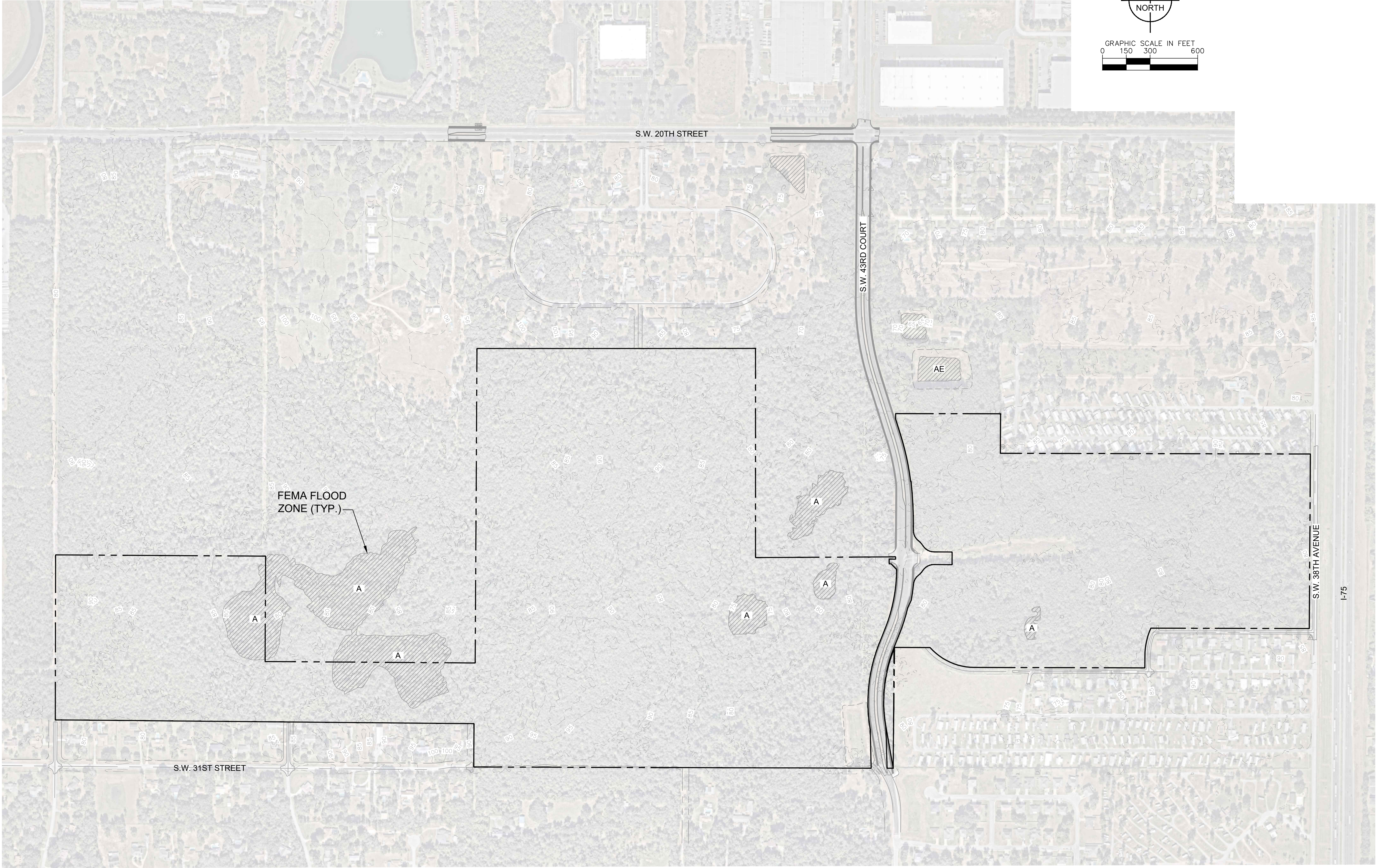
MINIMUM TREE COVERAGE: POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.



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CITY OF OCALA		FLORIDA		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471 PHONE: 352-438-3000 WWW.KIMLEY-HORN.COM REGISTRY NO. 35106	
SHEET NUMBER PD003		KHA PROJECT 242393000		LICENSED PROFESSIONAL	
		DATE JULY 2025		JAMESON A. FREDERICK, P.E.	
		SCALE AS SHOWN		FLORIDA LICENSE NUMBER 81405	
		DESIGNED BY KHA			
		DRAWN BY BIC			
		CHECKED BY JAF		DATE: _____	
				NOT FOR CONSTRUCTION	
				REVISIONS	
				No	
				DATE	
				BY	

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PLOT'S DATE: 1/28/2025 PLOT'S USER: JAF

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SHEET NUMBER
PD004

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC
CITY OF OCALA FLORIDA

EXISTING
TOPOGRAPHY

KHA PROJECT
242393000
DATE
JULY 2025
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CHECKED BY JAF

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FLORIDA LICENSE NUMBER
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DATE

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REGISTRY NO. 35106

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-