

Exhibit B

Fox View Apartments PD Standards Book



MASTROSERIO

ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352) 433-2185

paolo@mastroserioeng.com

FOX VIEW APARTMENTS

(F.K.A. HUNT CLUB APARTMENTS)

OCALA, FLORIDA

PD STANDARDS BOOK

PD 23-45260

PREPARED: JULY 2023

REVISED: DECEMBER 2023

PREPARED FOR:

LEE RAY BERGMAN. LLC
PO BOX 685
DURHAM, NC, 27702

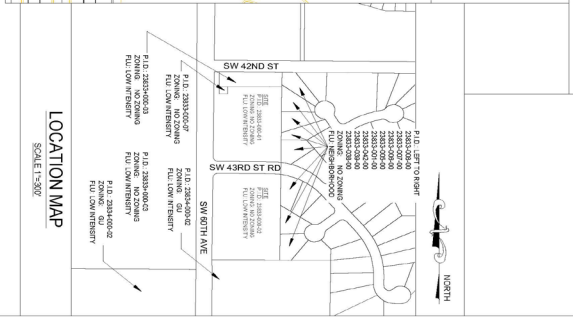
PREPARED BY:

MASTROSERIO ENGINEERING, INC
170 SE 32ND PLACE
OCALA, FL 34471
352-433-2185
PAOLO@MASTROSERIOENG.COM

TABLE OF CONTENTS

CONCEPTUAL PD SITE PLAN	3
INTRODUCTION	4
OVERALL GUIDING PRINCIPLES	5
DEVELOPMENT STANDARDS	8
ARCHITECTURAL STYLES & EXAMPLES	10

FOX VIEW APARTMENTS - CONCEPTUAL PD PLAN



SCALE: 1" = 50'



TRACT "A" AND TRACT "B" OF HUNT CLUB AT FOX POINT, AS PER PLAT THEREON RECORDED IN PLAT BOOK 7, PAGES 139 AND 140, PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 40% OF THE GROSS TOTAL AREA FOR THIS DEVELOPMENT. AT LEAST 10% OF THE TOTAL REQUIRED OPEN SPACE SHALL BE IN USABLE AGGREGATE FORM. AGGREGATE OPEN SPACE IS DEFINED AS COMMON OPEN SPACE AREAS THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PROJECT.

AGGREGATE OPEN SPACE REQUIRED FOR THIS SITE = 17,016.6 S.F.

BUTTERS HAS TO BE PROVIDED AS SPECIFIED ON THE PLAN ABOVE AS REQUIRED BY CODE AT TIME OF DEVELOPMENT.

(BASED ON 1.5 PARKING SPACE PER UNIT)

PROPOSED UNITS	* 96 UNITS
PARKING REQUIRED	= 96 x 1.5 = 144 SPACES
PARKING PROVIDED	= 152 PARKING SPACES (11 HANDICAP + 141 REGULAR)

DATE: _____ TIME: _____		REVISION/DESCRIPTION: _____ _____ _____		PROJECT FOR VIEW PARTNER'S CONCEPTUAL PD PLAN COUNTY STATE SECTOR/NAME MARION COUNTY, FL 33945716	
SCALE: 1"=50' 		DRAWING FILE: _____ DESIGNED BY: PM DATE: _____ CHECKED BY: PM		DATE: _____ DATE: _____ DATE: _____ DATE: _____	
 MATTHEWS ENGINEERING, INC. CIVIL / ENVIRONMENTAL / SITE DESIGN 1705 3RD PLACE COOLA, FL 34117 PH: (850) 443-7150 FAX: (850) 443-7150 MAILING@MATTHEWSENGINEERING.COM		MASTER PD PLAN DATE: _____ DESIGNED BY: AIC DATE: _____ CHECKED BY: PM		PROJECT/REVISIONS: E. 3001 DATE: _____ COOLA, FL 34117 PH: (850) 443-7150 FAX: (850) 443-7150	
TITLE: CONCEPTUAL PD PLAN		SHEET 1 OF 1		J294 2/28/20	

THE PROPOSED DEVELOPMENT ON THIS SITE WILL BE A MIDDLE-CLASS AFFORDABLE HOUSING COMPLEX

THE TOTAL PROPOSED PATIENT BUILDING FOOTPRINT COVERAGE SHALL BE 151,500 S.F. FOR ALL BUILDINGS EXCEPT THE PATIENT BUILDING. THE PATIENT BUILDING SHALL BE 2,000 S.F. (20,000 S.F. TOTAL) TO COVER THE TOTAL NUMBER AND SIZE OF BUILDINGS ALL DEPENDING ON THE PATIENT BUILDING DESIGN. THE PATIENT BUILDING SHALL BE THREE STORY WITH A MAXIMUM HEIGHT OF 90 FEET. THE PROPOSED FLOOR AREA FOR EACH PATIENT BUILDING IS 20,000 S.F. WHICH INCLUDES ALL UPPER FLOORS. THE PROPOSED FLOOR AREA W/IT FOR ALL OF THE PATIENTS IS 200 S.F. A MAXIMUM FLOOR DEPTH/SPACE SHALL BE 25 FEET FOR THE MAIN, REAR, AND SIDE. THE MAXIMUM ALLOWED DENSITY IS 10 PATIENTS PER ACRE.

TOTAL SITE AREA	= 436,537 S.F. = 10.02 ACRES
PROPOSED APARTMENT BUILDING AREA	= 33,842 S.F. (ROOF AREA OF ALL BUILDINGS)
PROPOSED MAINTENANCE BUILDING	= 324 S.F.

PROPOSED MAINT. ROAD	a 5
PROPOSED DUMPSTER AREA	a 5
PROPOSED CONCRETE (SIDEWALK/PAVEMENT)	a 8
PROPOSED PAVEMENT (CONCRETE NOT INCLUDED)	a 7

REQUIRED INTERIOR LANDSCAPING MINIMUM:	= 7,703 S.F.
REQUIRED OPEN SPACE PER CODE (40%):	= 174,615 S.F.
REQUIRED AGGREGATE OPEN SPACE PER CODE:	= 17,462 S.F.

ENGINEERS CERTIFICATION: **OWNER'S**

WE HEREBY CERTIFY THAT THE INFORMATION SHOWN IS TRUE AND CORRECT AND TAKE RESPONSIBILITY AS OWNER FOR ALL LEGAL OBLIGATIONS CONCERNING THIS SITE.

THE INFORMATION SHOWN IS TRUE AND CORRECT AND TAKE RESPONSIBILITY AS OWNER FOR ANY LEGAL OBLIGATIONS CONCERNING THIS SITE.

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 SUCH AS PLAYGROUNDS, BOOGEY HORSE SHOES, OR SIMILAR.

BUILDINGS WILL BE AT THE OWNERS EXPENSE. THE OWNER WILL CONNECT TO THE EXISTING CITY OF OCALA CENTRAL WATER & SEWER SYSTEMS.

PUBLIC WORKS:
THIS SITE WILL BE SERVED VIA DUMPSTER PALDSCOMPACTOR. A

FIRE DEPARTMENT:
BUILDING(S) SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.

ACCRES NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. NUMERALS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

CERTIFICATION: _____

PROJECT NAME: FOX VIEW APARTMENTS CONCEPTUAL PHASE
PROJECT LOCATION: SEC 33, TWP. 15S, RGE. 21E
P.L.D.: 23833-000-01 AND 23833-000-02
OWNER: LEE RAY BERGMAN, LLC
ADDRESS: PO BOX 693, DUBHAM, NC, 27732
SITE AREA: 10.02 ACRES
ZONING: NO ZONING

IMPORTANT CONCEPTUAL PLAN NOTE

APARTMENT COMPLEX

ONLY TRIPS = 104 TRIPS
AM TRIPS = 44 TRIPS
PM TRIPS = 64 TRIPS

INTRODUCTION

The FOX VIEW Apartments Planned Development (PD) comprises 10.02+/- acres within the City of Ocala located along the east side of SW 60th Avenue, north and south of SW 43rd street road. The property is located within the City of Ocala Limits that includes existing land use that supports the goals defined in the City's Comprehensive Plan.

The PD Plan for FOX VIEW Apartments provides a conceptual template/guideline for the development patterns, design elements, and vehicular and pedestrian mobility systems 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 Low Intensity District Future Land Use classification. In compliance with the City's PD requirements, the FOX VIEW Apartments 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 and standards identify and graphically depict the planning of the proposed multi-family residential use of the property. The proposed PD Plan and Standards will provide a guideline for development which includes, building design, site plan design, landscape design, and pedestrian and vehicular traffic mobility. The PD plan identifies the proposed planning areas, the land use, and density of the property and the Standards for the proposed development.

With any substantial changes going through a PD Amendment process, 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 Low Intensity District Future Land Use classification of the city's adopted Comprehensive Plan.

OVERALL GUIDING PRINCIPLES

The FOX VIEW Apartments PD Plan consists of an apartment complex, associated infrastructure, and open space. 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 to the surrounding area and level of quality as the examples shown in this Standards Book.
- 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 Low Intensity Future Land Use category.
- 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.
- The 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 are 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.
- Full access driveways should be designed to minimize congestion on streets using 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.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorists.
- Streetlights shall have uniform motif and finish to provide continuity throughout the site.
- Light fixtures shall not exceed the following heights:
 - Parking lots - 20 feet
 - Pedestrians -15 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.
- Signs shall comply with City of Ocala Ordinance Chapter 110, Article III, Division 2 and Sec. 110-58(1)(c).

Amenities

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

Landscape

- Plants shall be Florida No. 1. and must comply with current City of Ocala Regulations.
- 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.
- Use good faith effort to maintain existing vegetation in buffers.

DEVELOPMENT STANDARDS:

The FOX VIEW Apartments PD is intended to provide for flexibility in design while meeting the City's intent for the development of the area. The FOX VIEW Apartments PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The proposed use is intended to provide convenient access for walking and bicycling for residents of the area. The overall site layout & design may be adjusted as necessary upon further site analysis, any substantial changes to the PD will be required to go through a PD plan amendment. However, total densities and intensities as provided may not be exceeded. The FOX VIEW Apartments PD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining land uses.

Land uses shall be in accordance with the Standards contained within the FOX VIEW Apartments PD Plan.

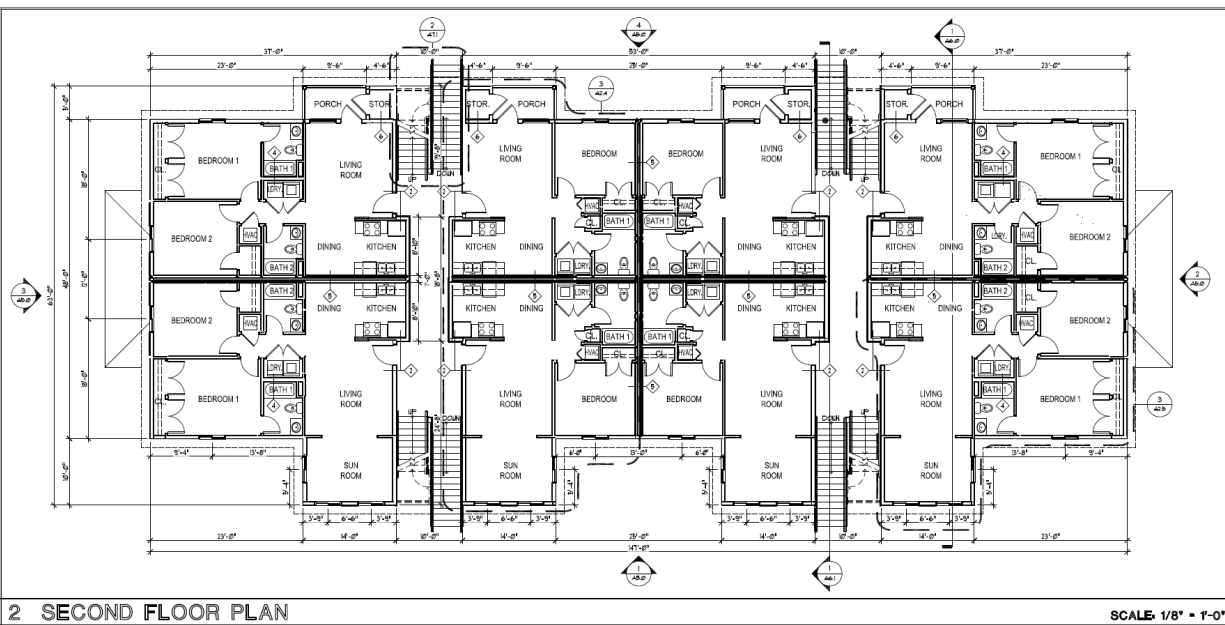
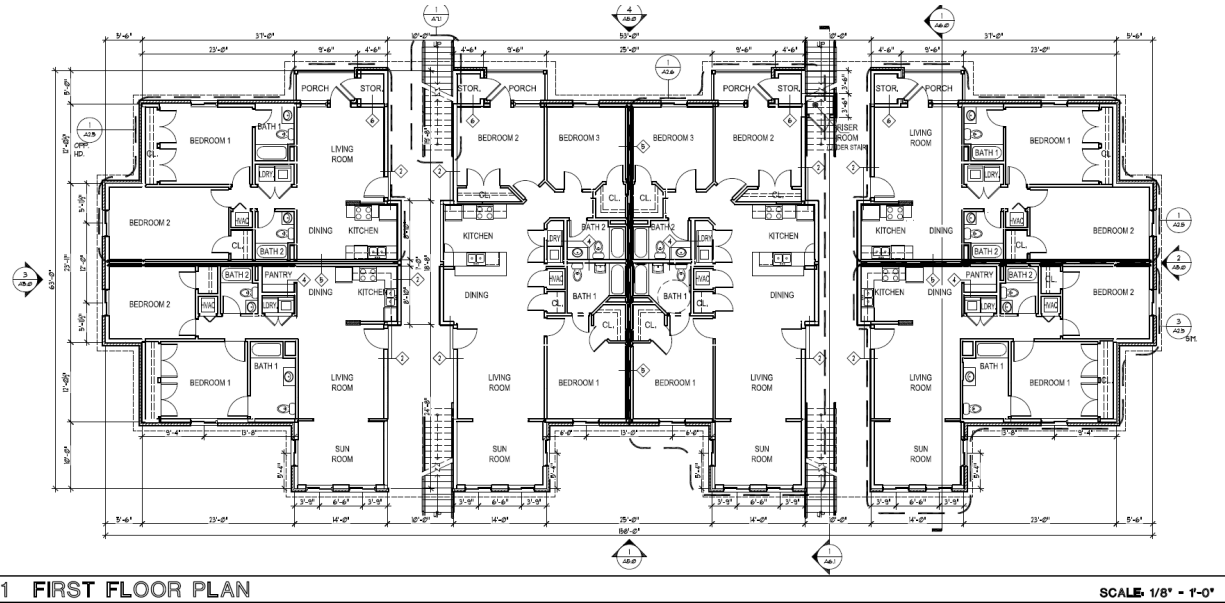
*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards do not conflict with the requirements of the Land Development Regulations, then normal code requirements will apply.

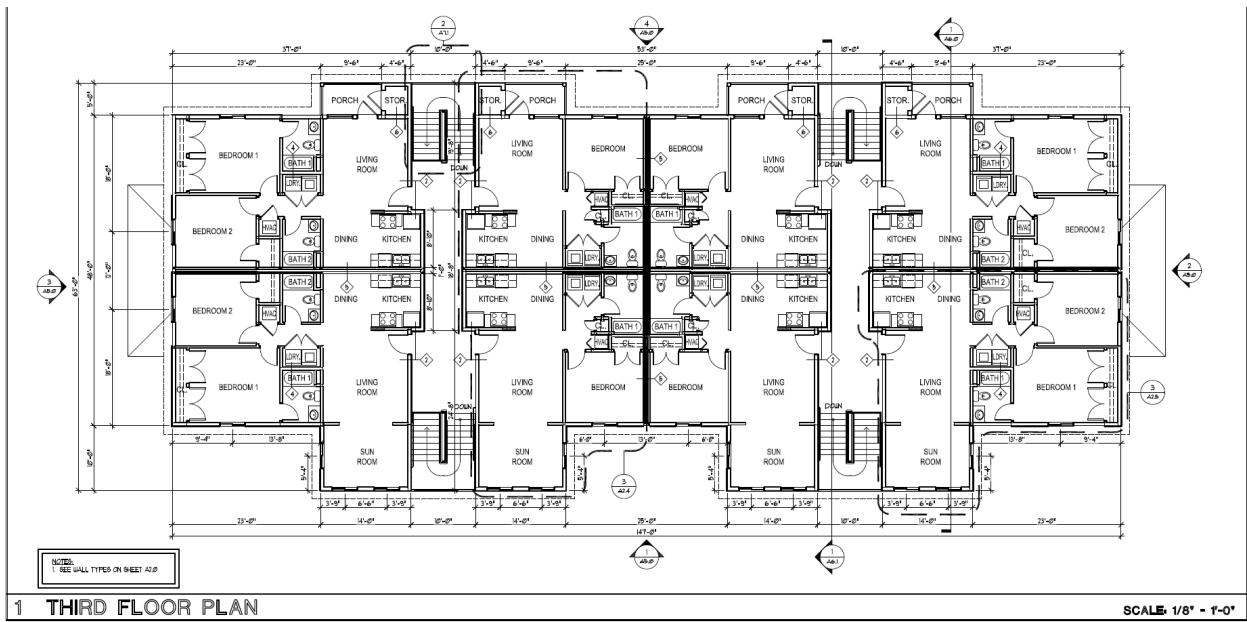
TABLE 2: DEVELOPMENT STANDARDS

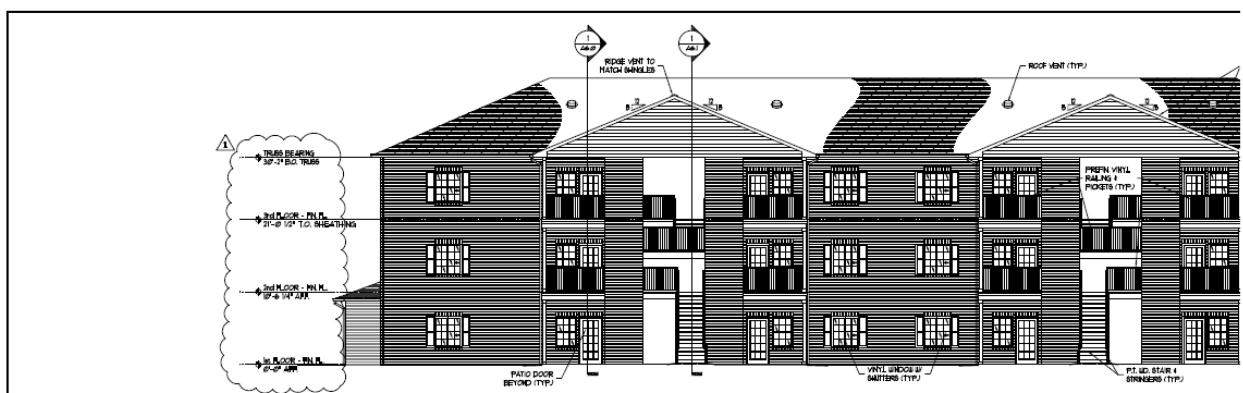
Proposed Uses	
Category	Uses
APT	Market Rate Apartments are proposed in this development.

Standard	Description
Total Site Area (Acres)	10.02
Intensity (Min and Max FAR) Density Allowed	0.0 (Min.); 0.75 (Max.) 96 units maximum allowed per agreement #2006012127, O.R. BOOK 04316 PAGES 1738 - 1742
Minimum Front Setback	25 feet
Minimum Building Setback	25 feet on all sides of the property.
Minimum Lot Size	N/A
Maximum Building Height	Buildings shall not exceed 3 stories or 50 feet.
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	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian & 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. The tree motif shown in the PD Plan will be consistent throughout the PD area.
Buffers	Landscaped buffers ten feet in width shall be provided along all property boundaries.
Open Space	There shall be a minimum open space requirement of 45 percent of the total gross acreage for all development in any PD project. At least 15 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	Building materials shall be determined and reviewed at the time of Site Plan & Architectural review for development of tracts or sub-tracts. Developer will coordinate with City staff regarding building materials and color schemes.
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	Adequate vehicular and pedestrian access shall be provided as depicted on the PD Plan.
Apartment Unit Breakdown	This PD proposes 48 one-bedroom & 48 two-bedroom apartment units.

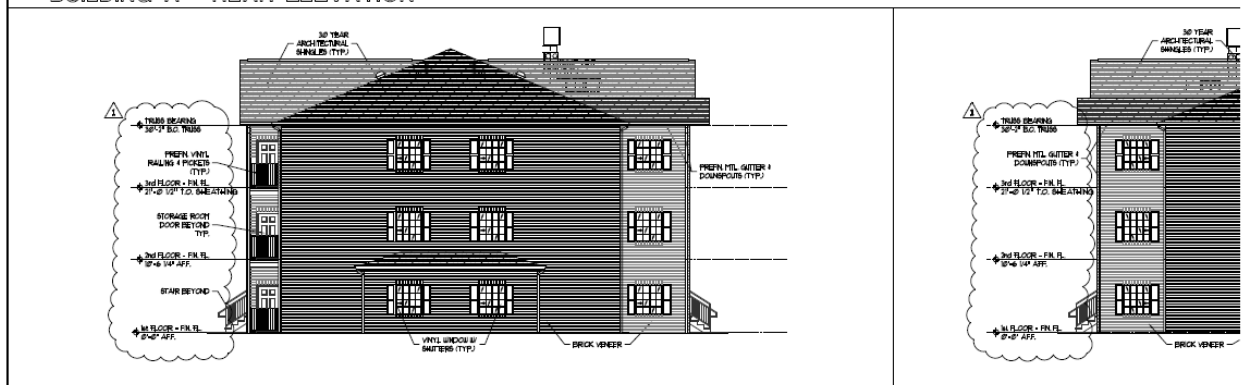
SAMPLES OF TYPICAL BUILDING ELEVATIONS, **ARTICULATION, & ACCENT MATERIALS**







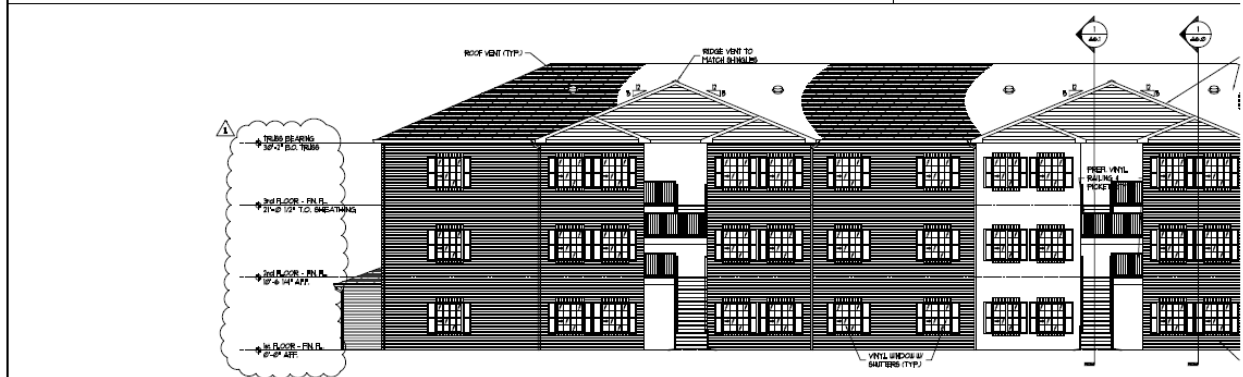
---BUILDING A - REAR ELEVATION



---BUILDING A - LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

---BUILDING A - RIGHT SIDE



---BUILDING A - FRONT ELEVATION

COLOR RENDERINGS







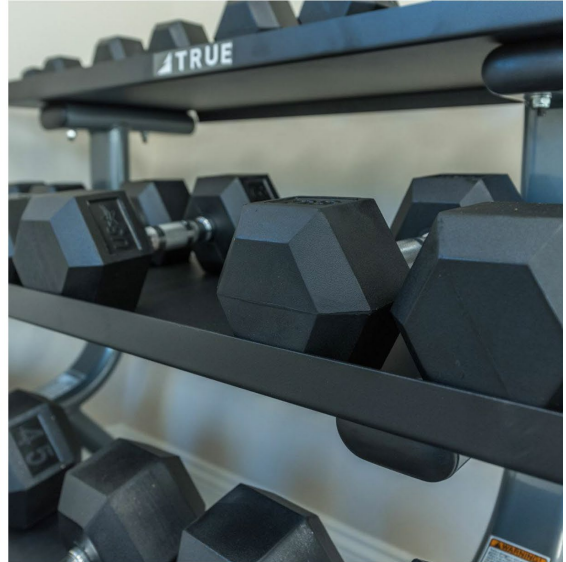
ACTUAL DEVELOPMENT BUILT BY DEVELOPER
(OCALA PROJECT WILL BE SIMILAR)







CLUBHOUSE INTERIOR



POOL & OUTDOOR AMENITY



MAINTENANCE BUILDING/CAR WASH



GROUND MOUNTED MOUMENT SIGN EXAMPLES
(FINAL COLOR AND ARCHITECTURAL ELEMENTS TO BE REVIEWED BY CITY)

