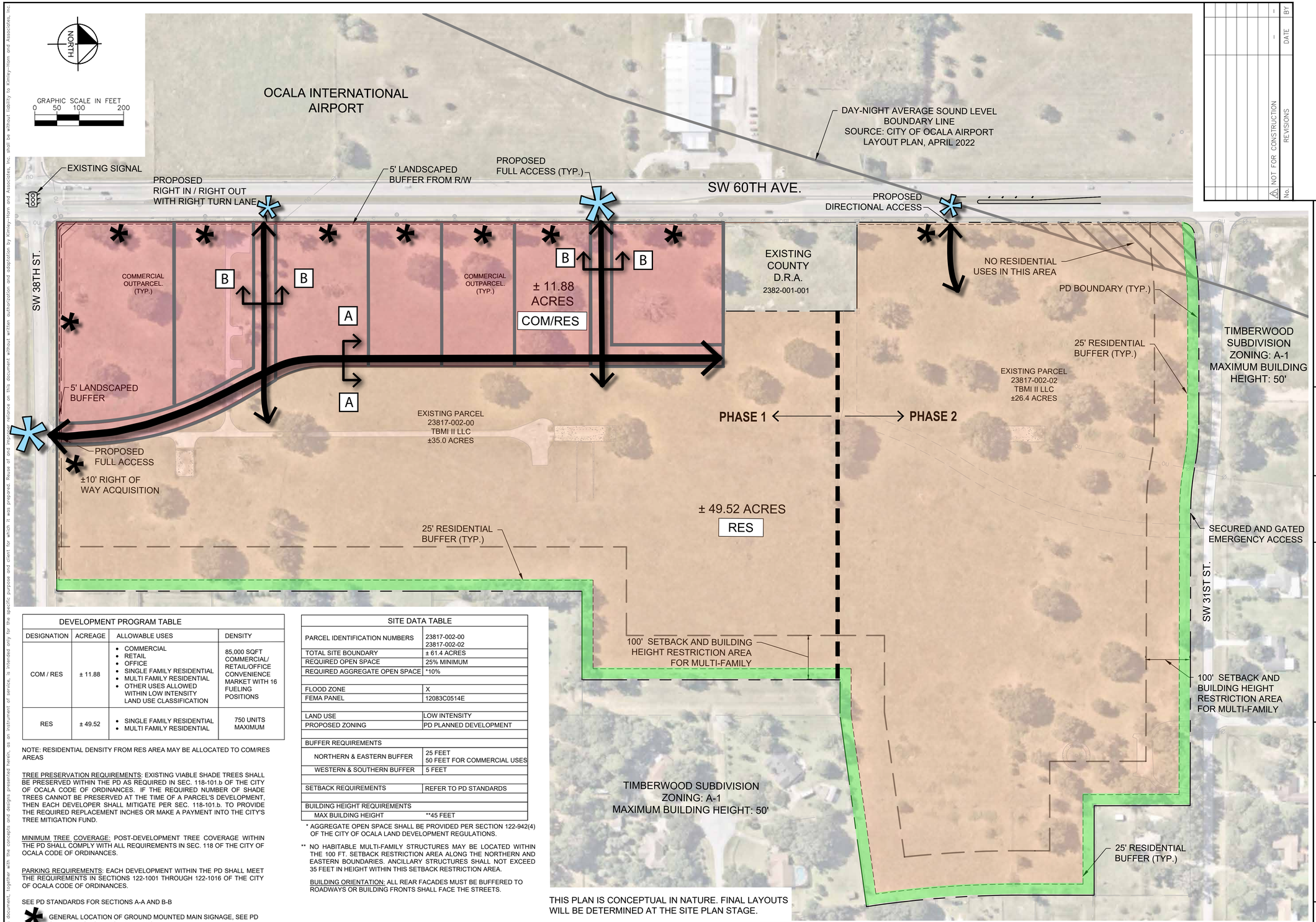

DEVELOPMENT PROGRAM TABLE			
DESIGNATION	ACREAGE	ALLOWABLE USES	DENSITY
COM / RES	± 11.88	• COMMERCIAL • RETAIL • OFFICE • SINGLE FAMILY RESIDENTIAL • MULTI FAMILY RESIDENTIAL • OTHER USES ALLOWED WITHIN LOW INTENSITY LAND USE CLASSIFICATION	85,000 SQFT COMMERCIAL/ RETAIL/OFFICE CONVENIENCE MARKET WITH 16 FUELING POSITIONS
RES	± 49.52	• SINGLE FAMILY RESIDENTIAL • MULTI FAMILY RESIDENTIAL	750 UNITS MAXIMUM

NOTE: RESIDENTIAL DENSITY FROM RES AREA MAY BE ALLOCATED TO COM/RES AREAS

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.

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.

SEE PD STANDARDS FOR SECTIONS A-A AND B-B

* GENERAL LOCATION OF GROUND MOUNTED MAIN SIGNAGE, SEE PD STANDARDS FOR REQUIREMNETS

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23817-002-00 23817-002-02
TOTAL SITE BOUNDARY	± 61.4 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X
FEMA PANEL	12083C0514E
LAND USE	LOW INTENSITY
PROPOSED ZONING	PD PLANNED DEVELOPMENT
BUFFER REQUIREMENTS	
NORTHERN & EASTERN BUFFER	25 FEET 50 FEET FOR COMMERCIAL USES
WESTERN & SOUTHERN BUFFER	5 FEET
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	
MAX BUILDING HEIGHT	**45 FEET

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

** NO HABITABLE MULTI-FAMILY STRUCTURES MAY BE LOCATED WITHIN THE 100 FT. SETBACK RESTRICTION AREA ALONG THE NORTHERN AND EASTERN BOUNDARIES. ANCILLARY STRUCTURES SHALL NOT EXCEED 35 FEET IN HEIGHT WITHIN THIS SETBACK RESTRICTION AREA.

BUILDING ORIENTATION: ALL REAR FACADES MUST BE BUFFERED TO ROADWAYS OR BUILDING FRONTS SHALL FACE THE STREETS.

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

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn

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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL
JAMESON A. FREDERICK
FLORIDA LICENSE NUMBER 81405
DATE:

KHA PROJECT 42887001	
DATE	NOVEMBER 2025
SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	JAF

PLANNED DEVELOPMENT PLAN

60TH AVE PARCELS

PREPARED FOR
TBMI II, LLC

CITY OF OCALA FLORIDA

SHEET NUMBER
PD002

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K:\OCA_Civil\42887001 TBMI II - 60th Ave Parcels\CAD\Plan Sheets\PD\005-08-and PD Ref\PD002 CONCEPT PLAN.dwg Layout:D002 PLANNED DEVELOPMENT PLAN Feb 13, 2026
XREFs: xBorder_24288701 b+address+sea Survey_24288701 Areas Exhibit_Updated.dwg - 14250002 - Outparcel 1 Residential Concept Plan Ref Residential Concept Plan Ref_Updated DrawingData