



Ocala

Legislation Text

110 SE Watula Avenue
Ocala, FL 34471

www.ocalafl.gov

File #: 2023-1705

Agenda Item #: a.

Impact Development Partners, LLC / PD23-45098

Petitioner: Impact Development Partners, LLC
Agent: Fred N. Roberts, Jr, Esq, Klein & Klein, LLC
Planner: Endira Madraveren 352-629-8440
emadraveren@ocalafl.gov

A request to rezone from PUD-0, Planned Unit Development, to PD, Planned Development, and approval of PD Plan with Design Standards, property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00), approximately 14.15 acres.

Recommended Action: Approval

City Council Tentative Schedule: Upon recommendation of approval or denial by the P & Z Commission, this item will be presented to City Council for introduction at the **Tuesday, October 3, 2023**, City Council meeting and second and final hearing at the **Tuesday, October 17, 2023**.

CITY OF OCALA**Meeting Date: September 11, 2023****PLANNING AND ZONING COMMISSION REPORT**

Subject: PD Rezoning & Plan with Design Standards

Submitted By: Endira Madraveren, AICP

Department: Growth Management

Ordinance Reading Date: October 3, 2023 (1st City Council reading)
October 17, 2023 (2nd & final City Council meeting)

Resolution Reading Date: October 17, 2023

STAFF RECOMMENDATION (Motion Ready): Approval of a rezoning from PUD-0, Planned Unit Development, to PD, Planned Development, and approval of PD Plan with Design Standards for approximately 14.15 acres of property located at the northwest corner of SE 24th Road and SE 31st Street (Parcel 29851-000-00) (Case PD23-45098).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub, Quality of Place

BACKGROUND:

- **Applicant:** Impact Development Partners, LLC
- **Property Owner:** 31st Street, LLC
- **Agent:** Fred N. Roberts Jr, Esq, Klein & Klein, LLC
- The subject property was approved as PUD, the original PUD has been expired for over 25 years. Due to municipal record keeping, the previously approved development standards are no longer available.
- The property is surrounded on three sides by assisted living facilities and multi-family complexes.
- The traffic study is currently under review, staff has recommended revisions.
- The PD plan includes enhanced design features, including Florida-Friendly plantings in the buffers and open space, pedestrian walking trails, and enhanced landscaped entrances.
- Taller, 4-story buildings are proposed to be located towards the interior of the development, with the 3-story buildings on the exterior.

FINDINGS/CONCLUSIONS: The PD plan is consistent with the land development regulations, and it is compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve
- Deny
- Table

SUPPORT MATERIALS:

- Staff Report

PD23-45098

- Case Map
- Aerial
- PD Standards
- Planned Development Plan
- Master Landscape Plan
- Letter of Opposition



Applicant: Impact Development Partners, LLC
Agent: Fred N. Roberts Jr, Esq, Klein & Klein, LLC
Property Owners: 31st Street, LLC
Project Planner: Endira Madraveren
Zoning from: PUD-0, Expired Planned Unit Development
to: PD, Planned Development
Parcel Information
Acres: +14.15 acres
Parcel(s)#: 29851-000-00
Location: northwest corner of SE 24th Road and SE 31st Street
Existing use: Undeveloped

Adjacent Land

<u>Direction</u>	<u>Future Land Use</u>	<u>Zoning District</u>	<u>Current Use</u>
North	Low Intensity	PUD-14	Brookdale Assisted Living Facility
East	Low Intensity	PUD-07 PUD-14	Casa Park Villas Subdivision Brookdale Assisted Living Facility
South	Neighborhood	R-1, Single-Family Residential	South Point Subdivision
West	Low Intensity	PUD-10	Marion Woods Assisted Living Facility

Background:

The subject property was annexed into the City in 1973. It was approved as a Planned Unit Development; staff was able to locate documentation that the PUD was expired prior to the South Point subdivision development in 1998. Due to municipal record keeping, the previously approved development standards are no longer available.

The PD plan and Standards Book, which have gone through three rounds of review at staff level, propose a 260-dwelling unit apartment complex with a density of 18.0 units per acre for the 14.15-acre site. The maximum density in the Low Intensity future land use is 18 dwelling units per acre. The maximum height of the development will be 55-feet with the taller, 4-story buildings located interior to the parcel. A 15-foot enhanced landscape buffer is proposed along SE 31st Street. The remaining buffers around the perimeter of the property vary between 10 and 15-feet. A secondary access is proposed at the NE corner of the subject property.

The PD Standards book provides for enhanced features including Florida-Friendly plant species within the buffers and open space, pedestrian walking trails, and landscaped entrances.

Planned Development Required Standards (Section 122-942)

- (a) In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council

shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:

1. *Access.* Every permitted use in a PD shall have access to a public street directly or via an approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.

Staff Response: The proposed development has access onto SE 31st Street and SE 24th Road.

2. *Buffers.* When a PD abuts a less intensive use, it will be required to adhere to section 122-260, pertaining to buffer specifications, at a minimum. City council may require additional buffering based on individual circumstances.

Staff Response: The PD does not abut a less intensive use. The development will provide enhanced landscaped buffers along SE 31st Street, SE 24th Road, and the western boundary abutting Marion Woods Assisted Living Facility.

3. *Underground utilities.* Within a PD, all utilities, including telephone, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above ground installation must be effectively screened, and thereby may be excluded from this requirement.

Staff Response: Utilities are proposed to be located underground such that tree installations are possible without conflict.

4. *Open space.* Open space requirements for a PD are as follows:
 - a. Open space shall include active and passive recreation areas such as courtyards, streetscapes/sidewalks, playgrounds, golf courses, waterways, landscaped yards and patios, lagoons, floodplains, nature trails, roof areas, and other similar open spaces. Water retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space, as long as these areas are designed to retain a minimum of three feet of water at all times.

Staff Response: There is a proposed minimum 40% open space. These areas will include enhanced landscaping with walking trails.

- b. Fenced water retention areas, open water areas beyond the perimeter of the site, street right-of-way, driveways, off-street parking areas and off-street loading areas shall not be counted in determining open space. Side yards less than six feet wide shall not be counted as open space.

Staff Response: Aggregate open space will be provided per Section 122-924(4). Gross open space is calculated at 5.87-acres, with proposed aggregate open space calculated at 0.63-acres.

- c. Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents

rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall not be counted as aggregate open space.

Staff Response: Open space is clustered into usable recreation areas for residents.

- d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten 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.

Staff Response: There is a proposed minimum 40% open space. These areas will include enhanced landscaping with walking trails.

5. *Unified control.* The applicant shall furnish the city with sufficient evidence to the satisfaction of the city attorney that the applicant is in the complete, unified and otherwise-unencumbered control of the entire area of the proposed planned development, whether the applicant be an individual, partnership, corporation, other entity, group or agency. The applicant shall provide the city all necessary documents and information that may be required by the city attorney to assure the city that the development project may be lawfully completed according to the plans sought to be approved.

Staff Response: The application includes a Letter of Authorization signed by the current property owners – 31st Street, LLC.

6. *Phasing.* City council may allow or require phasing of the proposed development. All phasing must be related to previous development, surrounding properties, and available public facilities and services, where a failure to proceed with subsequent phases of development will have no adverse impact on the completed phase(s) or surrounding properties.

Staff Response: Phasing will be determined during the site plan process.

7. *Platting.* All uses/parcels meeting the definition of a subdivision shall meet chapter 114 (subdivisions) requirements.

Staff Response: A subdivision process is not required for this development.

8. *Site plan review.* Development requiring site plan review shall comply with Chapter 122, Article IV. A final site plan shall be consistent with a final development plan.

Staff Response: Subsequent to PD approval by City Council, the site plan may be submitted for staff review by the applicant.

9. *Development.* A development meeting the criteria for a shopping center shall comply with all regulations as set forth in division 29 of chapter 122 (shopping centers) except for: subsections 122-908(7),(8) and (9) and 122-918(a)(1).

Staff Response: N/A.

10. *Access to utility systems and public services.* A PD shall be located in relation to sanitary sewer lines, water lines, storm/surface drainage systems, and other utility systems.

Staff Response: Utility services are outlined in detail in the Level of Service Impact Analysis below. All utility services are located in proximity to the development.

Staff Recommendation: Approval of PD23-45098
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Basis for Approval:

The PD plan is consistent with the land use category and land development regulations. Staff recommends approval.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
 - a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
 - b. Policy 12.1: The City shall require that all development have adequate services and facilities including water, roads, sewage collection and treatment, stormwater drainage, recreation and solid waste disposal, to the extent required by state law, other provisions of this Comprehensive Plan, or the City's Land Development Code.
2. The requested zoning designation of PD, Planned Development, is eligible to implement the land use designation of Low Intensity and the PD plan is consistent with chapter 122, article V, division 30 of the City's land development regulations.
3. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Level of Service Impact Analysis:

Transportation: Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. The Traffic Study is currently under review. Although the study has not been completed, it appears that the developer will be responsible for extending the eastbound left-turn lane on SE 31st Street at SE 17th Court/project driveway. They will also be required to submit several supplemental items such as: a 3-year crash history review for the intersections of SE 31st Street at 17th Court and SE 24th Road as well as recommendations to mitigate failures for built-out conditions at the unsignalized intersection of SE 31st Street and SE 24th Road.

Potable Water: Water service is available. An existing 8-inch water distribution main runs along SE 31st Street, while a 12" water distribution main runs along SE 24th Road.

Sanitary Sewer: Sewer service is available. Existing 8-inch gravity mains run along both SE 31st Street and SE 24th Road.

Stormwater: This property is not located within a flood zone. Facilities must be designed to provide flood protection for a 100 year 24-hour storm event. For any future development, runoff must be retained on-site to match pre-development conditions.

Solid Waste: Service is available. Dumpster locations will be determined during site plan approval.

Fire Service: City Fire Station #7 is located within a 0.5-mile radius.

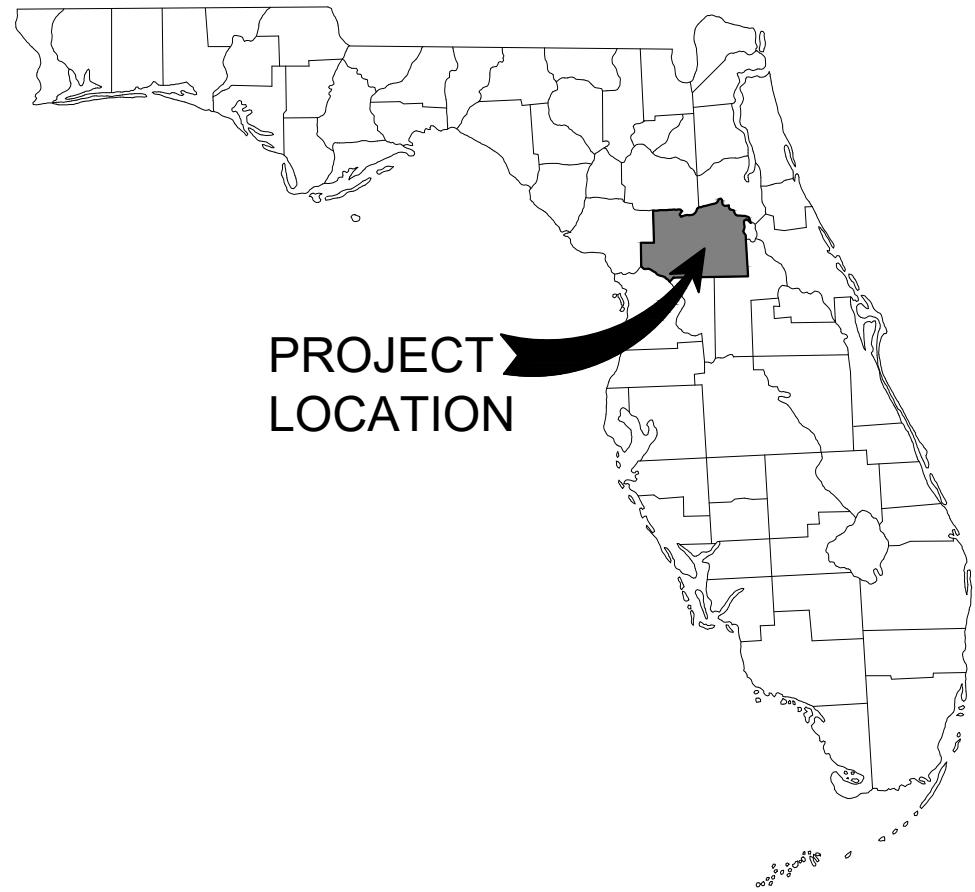
Schools: The impacted schools are currently experiencing localized overcrowding for South Ocala Elementary, Osceola Middle, and Forest High.

Zoning Classification

Proposed:

A 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.

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HōM OCALA PLANNED DEVELOPMENT

CITY OF OCALA, FLORIDA

SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST

PARCEL ID # 29851-000-00

JULY 2023

PARKING CALCULATIONS:

PARKING REQUIRED:		
MAXIMUM OF 260 UNITS AT 1.5 SPACES/UNIT	 =	390 SPACES
REQUIRED =		390
PROVIDED =		408 SPACES

NOTES:

1. REQUIRED AND PROVIDED HANDICAP PARKING IS PER ADA (LATEST EDITION) AND CHAPTER 11 F.B.C.

TRAFFIC:

Land Use	Intensity	Daily Trips	AM Peak Hour of Adjacent Street			PM Peak Hour of Adjacent Street		
			Total	In	Out	Total	In	Out
Proposed Development								
3 Story Buildings (ITE LUC 220)	180 DU	1,229	79	19	60	98	62	36
4 Story Buildings (ITE LUC 221)	80 DU	335	24	6	18	32	20	12
Total Net New Trips		1,564	103	25	78	130	82	48

Note 1: Trip Generation was derived using the ITE Trip Generation Manual, 11th Edition.

Multifamily Housing (Low-Rise, 2-3 floors) [ITE 220]

Daily T = 6.41*(X) + 75.31 (X Is Number of Dwelling Units)
AM Peak Hour of Adjacent Street T = 0.31*(X) + 22.85 (X Is Number of Dwelling Units; 24% in, 76% out)
PM Peak Hour of Adjacent Street T = 0.43*(X) + 20.55 (X Is Number of Dwelling Units; 65% in, 35% out)

Multifamily Housing (Mid-Rise, 4-10 floors) [ITE 221]

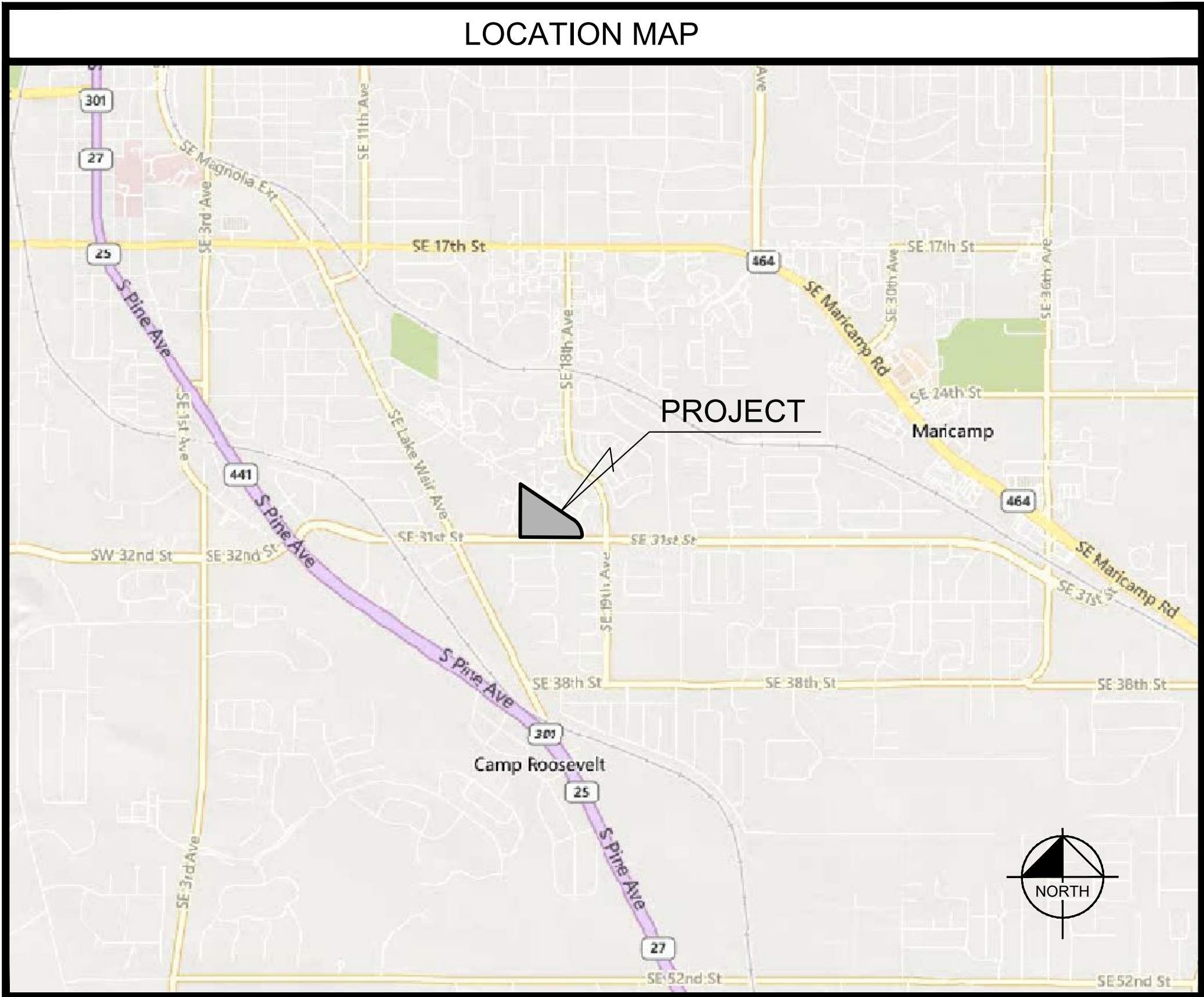
Daily T = 4.77*(X) - 46.46 (X Is Number of Dwelling Units)
AM Peak Hour of Adjacent Street T = 0.44*(X) - 11.61 (X Is Number of Dwelling Units; 23% in, 77% out)
PM Peak Hour of Adjacent Street T = 0.39*(X) + 0.34 (X Is Number of Dwelling Units; 61% in, 39% out)

UTILITY PROVIDERS

UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
CENTURYLINK	BILL MCCLOUD	(850) 599-1444
CITY OF OCALA TELECOMMUNICATIONS	OSHANE PARKER	(352) 401-6950
CITY OF OCALA WATER & SEWER DEPARTMENT	STACEY FERRANTE	(352) 351-6775
COX CABLE	MICHELLE OSBORNE	(478) 314-3577
OCALA ELECTRIC UTILITY	RANDY HAHN	(352) 351-6615
TECO PEOPLES GAS - OCALA	JOAN DOMNING	(813) 275-3783

OVERHEAD ELECTRIC NOTES

1. PER CITY ORDINANCE (118-101(a)-(e)) TREES SHALL NOT BE PLANTED WITHIN 30' OF OCALA ELECTRIC UTILITY'S OVERHEAD ELECTRIC TRANSMISSION LINE.
2. BUSINESS SIGNAGE MUST MAINTAIN A 7.5 FT HORIZONTAL CLEARANCE AND AN 8 FT VERTICAL CLEARANCE FROM THE OVERHEAD POWER LINES.



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LAND USE LEGEND

- (R) - RECREATION
- OPEN SPACE
- (DRA) - DRAINAGE RETENTION AREA
- ↔ - ROAD ACCESS LOCATION
- AGGREGATE OPEN SPACE
- * - GENERAL LOCATION OF PROPOSED DEVELOPMENT SIGN

SITE DATA TABLE

SITE DATA TABLE	
PROJECT LOCATION	TBD
OWNER/DEVELOPERS	OWNER: 31ST STREET, LLC 101 N.E. 16TH AVENUE OCALA, FLORIDA 34470-6904 DEVELOPER: IMPACT DEVELOPMENT, LLC 900 CIRCLE 75 PARKWAY, SUITE 550 ATLANTA, GEORGIA 30339
PROPOSED ZONING	PD PLANNED DEVELOPMENT
FUTURE LAND USE	LOW INTENSITY
PROPOSED DEVELOPMENT	MULTI-FAMILY HOUSING
DENSITY	MAXIMUM OF 260 UNITS = 17.7 UNITS/AC.
PARCEL ACCOUNT NUMBER	29851-000-00
SITE GROSS AREA	±14.67 ACRES
OPEN SPACE: REQUIRED TOTAL OPEN SPACE (MIN.) PROPOSED TOTAL OPEN SPACE REQUIRED AGGREGATE OPEN SPACE * PROPOSED AGGREGATE OPEN SPACE	5.87 AC. (40% OF GROSS ACREAGE) 5.91 AC. (257,508 S.F.) (40.3% OF GROSS ACREAGE) 0.59 AC. (25,751 S.F.) 0.63 AC. (27,423 S.F.)
PROPOSED FLOOR AREA RATIO (F.A.R.)	285,562 S.F. TOTAL = 0.447 F.A.R. (44.7%)
MAXIMUM FLOOR AREA RATIO	0.50 (50.0%)
BUILDING SETBACKS	FRONT YARD = 20' SIDE YARD = 20' REAR YARD = 20'
STREET WIDENING SETBACK	ZERO
BUFFERS	SOUTH = 15' LANDSCAPED BUFFER WEST = 20' NATURAL ENHANCED BUFFER NORTHEAST = 5' LANDSCAPED BUFFER
MAXIMUM BUILDING HEIGHT	55 FEET
ROADS	PRIVATE
UTILITIES	PRIVATE
DRAINAGE	PRIVATE, WITH PUBLIC FLOWAGE AGREEMENT
AMENITIES	COMMUNITY CLUBHOUSE, POOL, LANDSCAPED & OPEN AREAS, PEDESTRIAN FRIENDLY.
PARKING REQUIRED	1.5 SPACES/DU X 260 UNITS = 390 SPACES

*AGGREGATE OPEN SPACE SHALL BE PROVIDED PER SECTION 122-94(2) OF THE CITY OF OCALA LAND DEVELOPMENT REGULATIONS.
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.

Kimley»Horn

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WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

LICENSED PROFESSIONAL

JAMESON A. FREDERICK, P.E.

FLORIDA LICENSE NUMBER
81405

DATE: ---

KHA PROJECT
242197000

DATE
JULY 2023

SCALE
AS SHOWN

DESIGNED BY
KHA

DRAWN BY
TEF

CHECKED BY
JAF

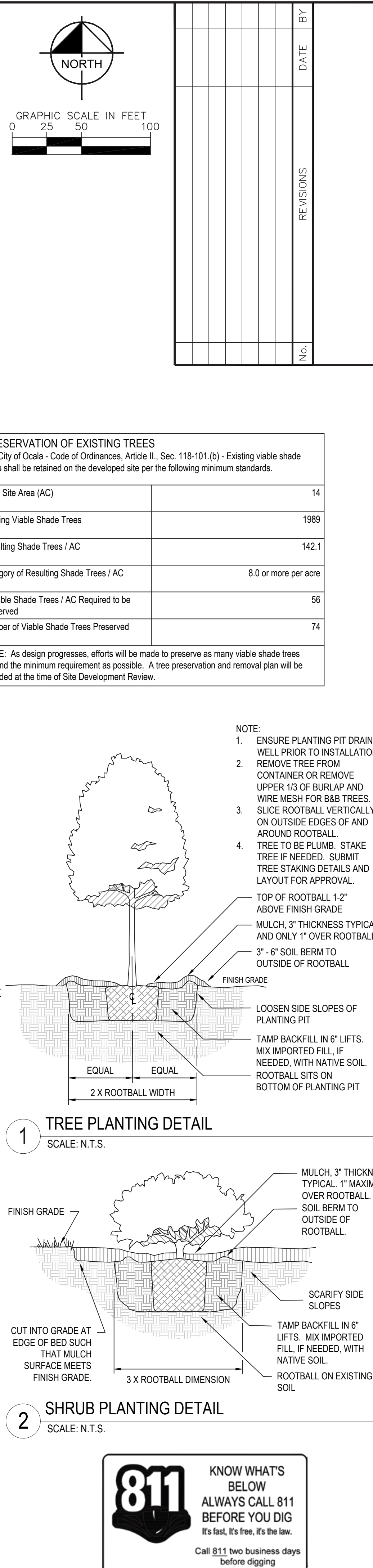
PLANNED
DEVELOPMENT
PLAN

H&M OCALA
PREPARED FOR
IMPACT DEVELOPMENT
MANAGEMENT, LLC

FLORIDA

CITY OF OCALA

SHEET NUMBER
PD002

[illegible]

LANDSCAPING AND OPEN SPACE REQUIREMENTS			
Per City of Ocala - Code of Ordinances, Article II, Sec. 118-132.1 - Site development plan shall provide 20% landscaped open space for sites one acre and larger. Per 122-942.4 - For a single-use residential PD, the minimum open space requirement shall be 40%.			
	SF		AC
Total Site Area	639025.2		14.67
Required Landscaped Open Space	127805.0		2.93
Provided Landscaped Open Space	257 439.6		5.91
Percentage			40

MINIMUM TREE COVERAGE REQUIREMENTS	
Per City of Ocala - Code of Ordinances, Article II., Sec. 118-101.(a) - Any proposed development shall conform to the following minimum tree coverage requirements:	
Total Site Area (SF)	639,025
Site Zone	Other than IND/GU
Required Shade Trees: 1 Shade Tree / 5000 SF	128
Total Number of Preserved Shade Trees (as per species included in the 'shade tree' of Ch. 118-32. Definitions)	74
Proposed Number of Shade Trees	67
Total Shade Trees (Preserved + Proposed)	141

PARKING AREA SCREENING AND INTERIOR LANDSCAPING
Per City of Calca - Code of Ordinances, Article II, Sec. 118-135.
Off-street parking areas shall be screened from bordering streets with a minimum 5' landscape buffer strip between the parking area and the bordering street and including a 3" min. continuous hedge. Interior landscaping shall account for a minimum of 10% of parking areas. Paved areas other than parking shall have a 5' of interior landscaping per 50 SF of pavement in all areas exceeding 5,000 SF. Each separate interior landscape area shall contain at least 1 shade tree in a landscape area no smaller than 360 SF, with minimum width of 6'. Wheelstops or curbing shall be installed around landscape areas.

Specific landscape requirements will be provided during site plan submittal review.

PRESERVATION OF EXISTING TREES	
Per City of Ocala - Code of Ordinances, Article II., Sec. 118-101.(b) - Existing viable shade trees shall be retained on the developed site per the following minimum standards.	
Total Site Area (AC)	14
Existing Viable Shade Trees	1989
Resulting Shade Trees / AC	142.1
Category of Resulting Shade Trees / AC	8.0 or more per acre
4 Viable Shade Trees / AC Required to be Preserved	56
Number of Viable Shade Trees Preserved	74

NOTE: As design progresses, efforts will be made to preserve as many viable shade trees beyond the minimum requirement as possible. A tree preservation and removal plan will be provided at the time of Site Development Review.

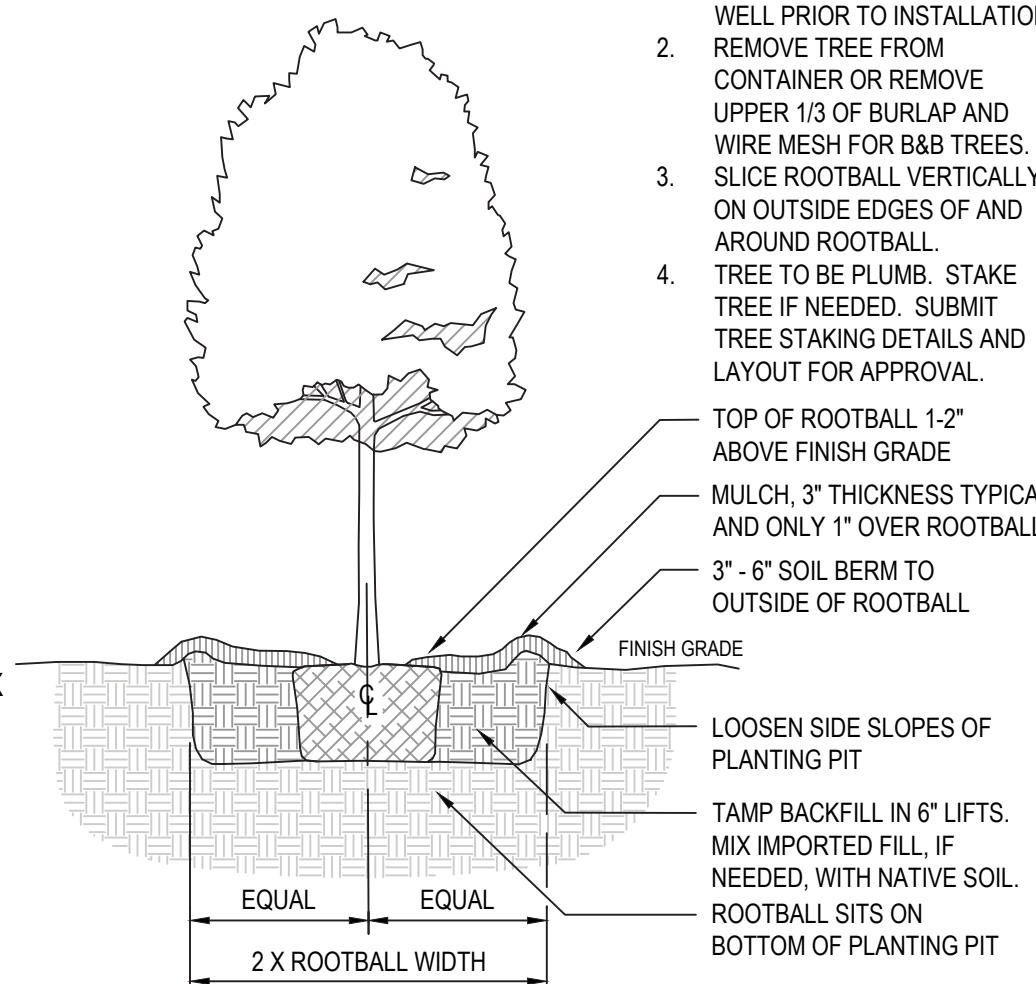
NOTE:

1. ENSURE PLANTING PIT DRAINS WELL PRIOR TO INSTALLATION
2. REMOVE TREE FROM CONTAINER OR REMOVE UPPER 1/3 OF BURLAP AND WIRE MESH FOR 8&8 TREES.
3. SLICE ROOTBALL VERTICALLY ON OUTSIDE EDGES OF AND AROUND ROOTBALL.
4. TREE TO BE PLUMB. STAKE TREE IF NEEDED. SUBMIT TREE STAKING DETAILS AND LAYOUT FOR APPROVAL.

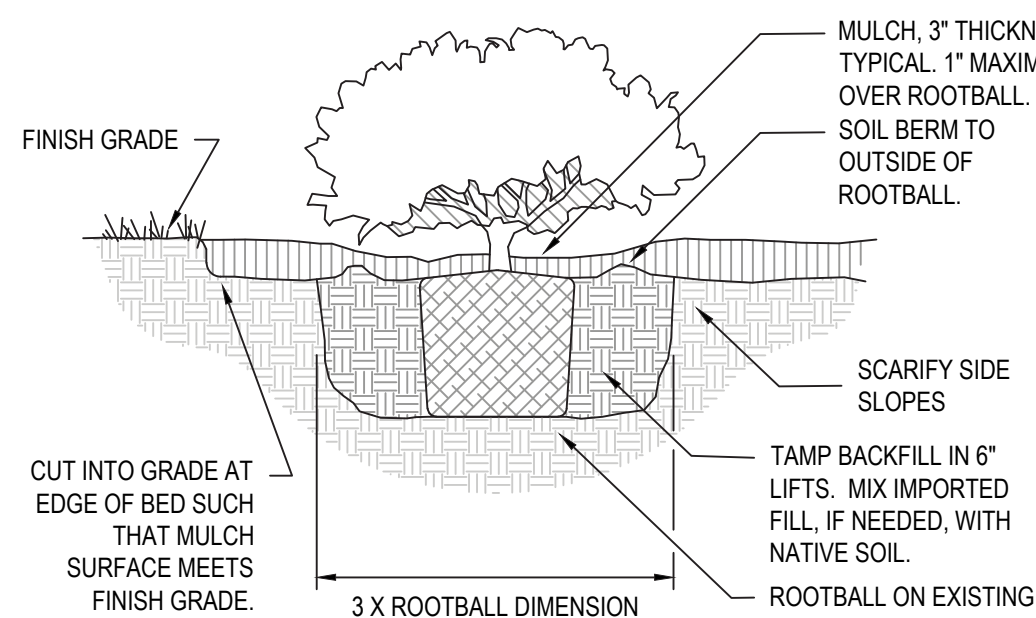
TOP OF ROOTBALL 1-2" ABOVE FINISH GRADE

MULCH, 3" THICKNESS TYPICAL AND ONLY 1" OVER ROOTBALL

3" - 6" SOIL BERM TO OUTSIDE OF ROOTBALL



1 TREE PLANTING DETAIL
SCALE: N.T.S.

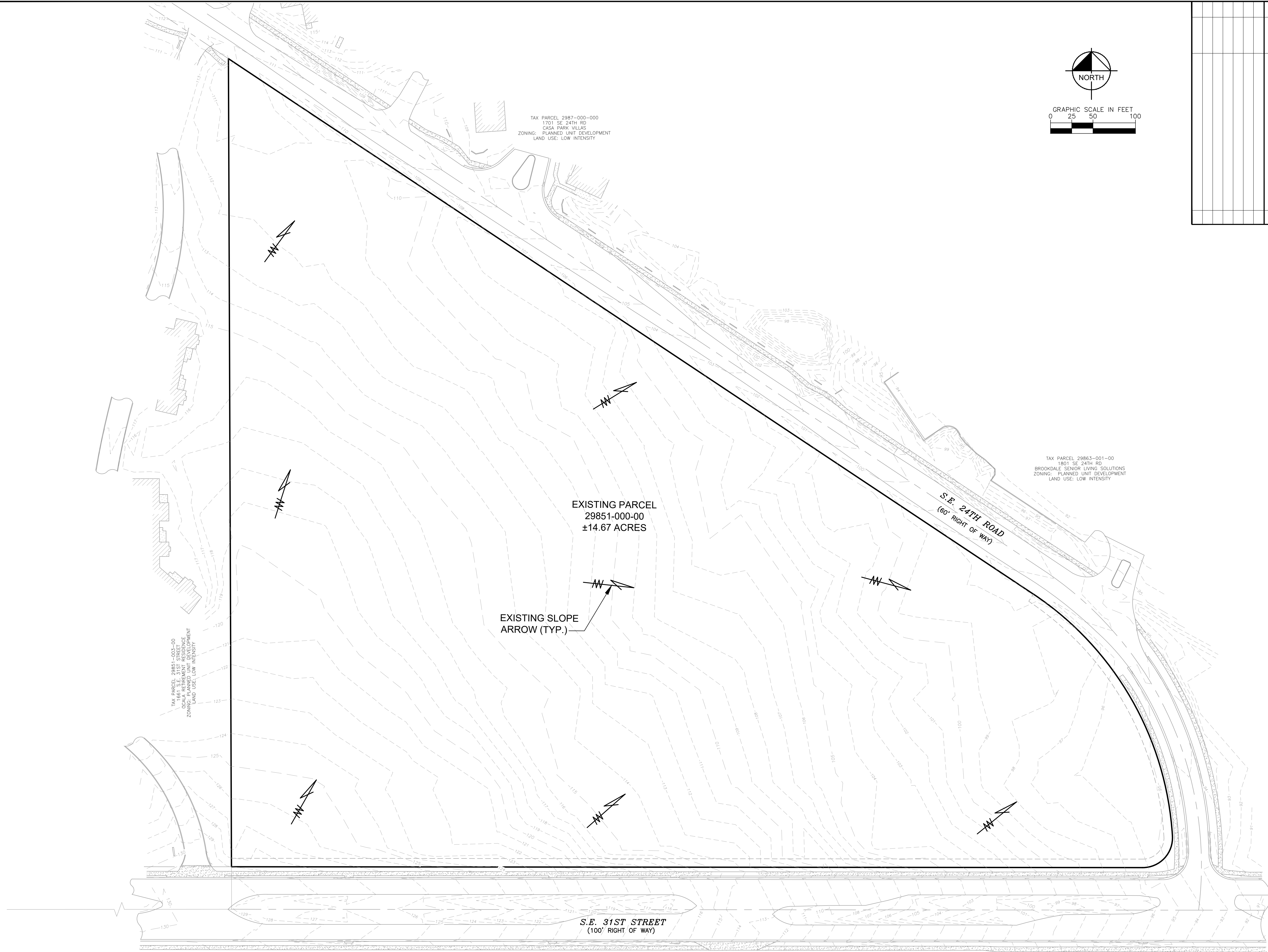


2 SHRUB PLANTING DETAIL
SCALE: N.T.S.



**KNOW WHAT'S
BELOW
ALWAYS CALL 811
BEFORE YOU DIG**
It's fast, it's free, it's the law.

Call **811** two business days
before digging

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H&M OCALA PREPARED FOR IMPACT DEVELOPMENT MANAGEMENT, LLC		EXISTING TOPOGRAPHY		KHA PROJECT 242197000 DATE JULY 2023 SCALE AS SHOWN DESIGNED BY KHA DRAWN BY TEF CHECKED BY JAF		CITY OF OCALA FLORIDA	
SHEET NUMBER PD0004				LICENSED PROFESSIONAL JAMESON A. FREDERICK, P.E. FLORIDA LICENSE NUMBER 81405 DATE:		Kimley»Horn © 2023 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	

SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST
MARION COUNTY, FLORIDA

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	93°47'02"	35.00'	57.29'	37.39'	51.10'
C2	52°40'27"	370.00'	340.15'	183.16'	328.30'

DESCRIPTION:
PER WARRANTY DEED DESCRIBED IN OFFICIAL RECORDS BOOK 3972, PAGE 1780 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

A PORTION OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 28; THENCE ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST ¼ SOUTH 89 DEGREES 56 MINUTES 41 SECONDS EAST, A DISTANCE OF 1080.27 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 48 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SOUTHEAST 31ST STREET, A 100 FOOT RIGHT OF WAY AS NOW CONSTRUCTED, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 12 MINUTES 48 SECONDS WEST, A DISTANCE OF 951.41 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SOUTHEAST 24TH STREET ROAD (ALSO KNOWN AS OAKHURST ROAD), A 60 FOOT RIGHT OF WAY AS NOW CONSTRUCTED; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE SOUTH 56 DEGREES 21 MINUTES 53 SECONDS EAST, A DISTANCE OF 1138.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 370.00 FEET AND A CHORD BEARING SOUTH 29 DEGREES 53 MINUTES 06 SECONDS EAST, A DISTANCE OF 328.30; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 340.15 FEET THROUGH A CENTRAL ANGLE OF 52 DEGREES 40 MINUTES 27 SECONDS TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 35.00 FEET AND A CHORD BEARING SOUTH 43 DEGREES 10 MINUTES 06 SECONDS WEST, A DISTANCE OF 51.10 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 57.29 FEET THROUGH A CENTRAL ANGLE OF 93 DEGREES 47 MINUTES 02 SECONDS TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHEAST 31ST STREET; THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE NORTH 89 DEGREES 56 MINUTES 41 SECONDS WEST, A DISTANCE OF 1072.61 FEET TO THE POINT OF BEGINNING.

- NOTES:**
1. DATE OF FIELD SURVEY: OCTOBER 6, 2022
 2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
 3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
 4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
 5. BEARINGS ARE ASSUMED BASED ON THE CENTERLINE OF OF S.E. 31ST STREET AS BEING N.89°56'41"E.
 6. VERTICAL DATUM BASED ON CITY OF OCALA ENGINEERING DEPARTMENT CONTROL POINT 0026 WITH AN ELEVATION OF 142.73', NAVD-88.
 7. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 8. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 9. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
 10. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.

STORM SEWER ELEVATIONS

NO.	TOP	N. INV.	S. INV.	E. INV.	W. INV.
ST1	125.30'	N/A	121.68'	N/A	N/A
ST2	125.32'	120.85'	N/A	120.85'	N/A
ST3	120.14'	115.54'	N/A	115.54'	115.54'
ST4	120.14'	N/A	116.26'	N/A	N/A
ST5	114.73'	N/A	111.37'	N/A	N/A
ST6	114.83'	110.75'	110.78'	N/A	N/A
ST7	114.69'	110.36'	N/A	110.36'	111.16'
ST8	94.05'	84.66'	N/A	84.66'	88.46'
ST9	94.17'	85.86'	85.83'	N/A	N/A
ST10	94.42'	N.E. -	86.90'	N/A	N/A
ST11	93.77'	N.E. 86.97'	S.W. 86.96'	87.55'	N/A
ST12	91.83'	87.67'	S.W. 87.55'	N/A	N/A
ST13	91.76'	N/A	N/A	N/A	88.09'
ST14	93.21'	N.W. 88.86'	88.86'	N/A	N/A
ST15	105.73'	N/A	102.18'	N/A	N/A
ST16	105.70'	101.01'	99.74'	99.74'	102.15'

LEGEND UNLESS OTHERWISE NOTED

- ℄ = CENTERLINE OF RIGHT OF WAY
- C.B. = CHORD BEARING
- O.R. = OFFICIAL RECORDS OF MARION COUNTY
- = FOUND 1/2" IRON ROD & CAP - LB 5091
- = FOUND 1/2" IRON ROD & CAP - LB 315
- ⊙ = BENCHMARK/CONTROL POINT
- (F) = FIELD MEASUREMENT
- (D) = DEED DIMENSION
- ⊕ = DRAINAGE MANHOLE
- ⊞ = STORM DRAINAGE GRATE
- ⊗ = SANITARY MANHOLE
- ⊙ = SEWER VALVE
- ⊙ = WOOD POWER POLE
- ⊙ = METAL LIGHT POLE
- ⊙ = CONCRETE POWER POLE
- ⊙ = GUY ANCHOR
- ⊙ = TELEPHONE BOX
- ⊙ = CABLE BOX
- ⊙ = GAS LINE MARKER
- ⊙ = SIGN
- ⊙ = FIRE HYDRANT
- ⊙ = WATER VALVE
- ⊙ = WATER METER
- ⊙ = WELL
- P.V.C. = POLYVINYL CHLORIDE
- R.C.P. = REINFORCED CONCRETE PIPE
- A/E = AERIAL ELECTRIC
- - - = BROKEN LINE; NOT DRAWN TO SCALE
- ▨ = DENOTES CONCRETE
- ▨ = DENOTES ASPHALT

SANITARY SEWER ELEVATIONS

NO.	RIM	N. INV.	S. INV.	E. INV.	W. INV.
SAN1	125.37'	116.05'	N/A	116.02'	116.11'
SAN2	114.31'	108.07'	107.89'	N/A	107.79'
SAN3	UNABLE TO OBTAIN INVERTS-SEALED SHUT				
SAN4	106.25'	N/A	N/A	99.99'	100.02'
SAN5	91.36'	N.W. 85.36'	85.04'	84.94'	84.86'

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

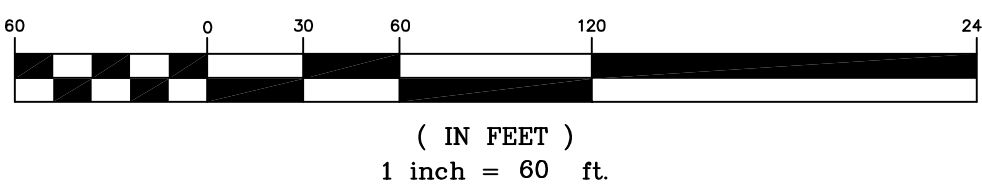
SIGNATURE DATE

TRAVIS P. BARRINEAU, P.S.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.

TRAVIS@RMBARRINEAU.COM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

GRAPHIC SCALE



FLOOD CERTIFICATION:

PROPERTY LIES IN FLOOD ZONE "X" - AN AREA OF MINIMAL FLOODING PER THE FLOOD INSURANCE RATE MAP, MAP NO. 12083C05360, COMMUNITY PANEL NO. 120330 05364 D, EFFECTIVE AUGUST 28, 2008.

R.M. BARRINEAU
AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
FLORIDA LICENSE NO. 12083C05360
PHONE (352) 682-1333 • FAX (352) 682-3771 • www.rmbarrineau.com
TRAVIS P. BARRINEAU, P.S.M. - LS 6897

**BOUNDARY & TOPOGRAPHIC
SURVEY FOR:
IMPACT DEVELOPMENT PARTNERS**

REFERENCES:
F.B. 400, PGS. 19-31

J.O.# 0592

DWG.# 0592_UP_R SITE

SHT 1 OF 2

1405	4" OAK	2399	12" PINE	2592	12" PINE	2785	6" OAK	3038	6" SWEETGUM	3232	14" OAK	3425	4" ELM	3619	20" PINE	3812	5" SWEETGUM	4005	14" OAK
1406	4" CAMPHOR	2400	6" OAK	2593	30" 4" OAK	2786	22" PINE	3039	14" SWEETGUM	3233	12" OAK	3426	12" OAK	3620	12" OAK	3813	16" PINE	4006	16" PINE
1407	6" OAK	2401	20" PINE	2594	20" PINE	2787	6" OAK	3040	16" OAK	3234	16" PINE	3427	16" PINE	3621	6" HICKORY	3814	5" SWEETGUM	4007	14" SWEETGUM
1408	6" OAK	2402	2562	2595	8" 16" DOUBLE OAK	2788	6" OAK	3041	16" OAK	3235	16" PINE	3428	6" CHERRY	3622	12" OAK	3815	4" SWEETGUM	4008	14" SWEETGUM
1409	9" OAK	2403	6" SWEETGUM	2596	8" OAK	2789	6" OAK	3042	6" OAK	3236	6" SWEETGUM	3429	6" SWEETGUM	3623	10" PINE	3816	12" OAK	4009	22" OAK
1410	10" OAK	2404	20" PINE	2597	12" PINE	2790	12" PINE	3043	12" PINE	3237	5" OAK	3430	14" CHERRY	3624	4" SWEETGUM	3817	14" PALM	4010	10" OAK
1411	14" OAK	2405	18" HICKORY	2598	17" PINE	2791	4" OAK	3044	6" SWEETGUM	3238	14" OAK	3431	12" CHERRY	3625	16" PINE	3818	16" PINE	4011	16" PINE
1412	14" OAK	2406	4" SWEETGUM	2599	14" OAK	2792	6" OAK	3045	8" SWEETGUM	3239	12" OAK	3432	4" SWEETGUM	3626	6" SWEETGUM	3819	16" OAK	4012	8" 10" DOUBLE SWEETGUM
1413	16" OAK	2407	16" SWEETGUM	2600	14" SWEETGUM	2793	10" OAK	3046	18" PINE	3240	18" PINE	3433	16" SWEETGUM	3627	16" SWEETGUM	3820	16" SWEETGUM	4013	8" SWEETGUM
1414	22" OAK	2408	14" OAK	2601	4" 4" DOUBLE SWEETGUM	2794	12" OAK	3047	22" PINE	3241	6" OAK	3434	12" SWEETGUM	3628	10" OAK	3821	16" OAK	4014	4" SWEETGUM
1415	10" OAK	2409	20" OAK	2602	12" PINE	2795	12" OAK	3048	10" SWEETGUM	3242	6" OAK	3435	12" SWEETGUM	3629	6" 4" DOUBLE SWEETGUM	3822	10" OAK	4015	10" HICKORY
1416	16" PINE	2410	36" OAK	2603	12" PALM	2796	14" OAK	3049	16" HICKORY	3243	12" OAK	3436	12" OAK	3630	16" PINE	3823	16" OAK	4016	10" SWEETGUM
1418	15" OAK	2411	22" PINE	2604	16" OAK	2797	6" OAK	3050	16" OAK	3244	16" PINE	3437	5" SWEETGUM	3631	6" CHERRY	3824	5" CAMPHOR	4017	4" SWEETGUM
1419	16" OAK	2412	16" OAK	2605	24" OAK	2798	6" OAK	3051	16" OAK	3245	16" OAK	3438	16" OAK	3632	12" PINE	3825	16" OAK	4018	16" OAK
1420	10" CHERRY	2413	14" OAK	2606	14" OAK	2799	4" OAK	3052	12" PINE	3246	26" OAK	3439	16" OAK	3633	7" DOUBLE SWEETGUM	3826	26" PINE	4019	4" SWEETGUM
1421	10" OAK	2414	8" OAK	2607	4" SWEETGUM	2800	12" PINE	3053	16" PINE	3247	6" CHERRY	3440	6" SWEETGUM	3634	4" SWEETGUM	3827	16" OAK	4020	16" SWEETGUM
1422	16" OAK	2415	16" 12" DOUBLE OAK	2608	16" OAK	2801	10" SWEETGUM	3054	12" PINE	3248	16" OAK	3441	16" OAK	3635	16" PINE	3828	16" OAK	4021	16" OAK
1423	16" OAK	2416	16" OAK	2609	18" PINE	2802	8" PINE	3055	6" SWEETGUM	3249	12" SWEETGUM	3442	16" PINE	3636	16" PINE	3829	16" OAK	4022	10" SWEETGUM
1424	16" OAK	2417	16" OAK	2610	16" OAK	2803	16" SWEETGUM	3056	16" SWEETGUM	3250	16" OAK	3443	12" OAK	3637	16" OAK	3830	16" OAK	4023	16" OAK
1425	16" OAK	2418	16" 4" DOUBLE OAK	2611	12" SWEETGUM	2804	4" OAK	3057	4" SWEETGUM	3251	12" OAK	3444	14" OAK	3638	10" SWEETGUM	3831	16" OAK	4024	5" SWEETGUM
1426	16" PINE	2419	20" PINE	2612	8" SWEETGUM	2805	4" SWEETGUM	3058	16" PINE	3252	10" OAK	3445	4" SWEETGUM	3639	6" CHERRY	3832	12" OAK	4025	12" OAK
1427	16" OAK	2420	16" OAK	2613	12" PINE	2806	10" PINE	3059	20" PINE	3253	12" OAK	3446	16" OAK	3640	5" SWEETGUM	3833	14" OAK	4026	8" SWEETGUM
1428	16" OAK	2421	20" OAK	2614	16" PINE	2807	10" OAK	3060	5" SWEETGUM	3254	10" OAK	3447	16" OAK	3641	6" CHERRY	3834	16" 18" DOUBLE OAK	4027	8" SWEETGUM
1429	16" OAK	2422	16" OAK	2615	16" SWEETGUM	2808	10" SWEETGUM	3061	22" PINE	3255	10" CHERRY	3448	16" OAK	3642	6" OAK	3835	12" PINE	4028	14" OAK
1430	16" OAK	2423	10" OAK	2616	16" OAK	2809	4" SWEETGUM	3062	8" OAK	3256	8" SWEETGUM	3449	16" PINE	3643	18" PINE	3836	6" PINE	4029	8" SWEETGUM
1431	14" HICKORY	2424	8" SWEETGUM	2617	16" SWEETGUM	2810	4" OAK	3063	5" SWEETGUM	3257	20" PINE	3450	6" SWEETGUM	3644	5" SWEETGUM	3837	6" SWEETGUM	4030	16" OAK
1432	10" PINE	2425	16" SWEETGUM	2618	16" SWEETGUM	2811	16" SWEETGUM	3064	12" 14" DOUBLE SWEETGUM	3258	8" OAK	3451	16" SWEETGUM	3645	18" SWEETGUM	3838	6" SWEETGUM	4031	16" OAK
1433	14" OAK	2426	12" OAK	2619	6" SWEETGUM	2812	18" PINE	3065	10" OAK	3259	12" OAK	3452	16" PINE	3646	5" CHERRY	3839	18" OAK	4032	16" OAK
1434	16" OAK	2427	20" OAK	2620	14" SWEETGUM	2813	6" OAK	3066	8" OAK	3260	12" OAK	3453	6" SWEETGUM	3647	6" CHERRY	3840	6" PINE	4033	6" CAMPHOR
1435	16" OAK	2428	22" PINE	2621	12" SWEETGUM	2814	12" SWEETGUM	3067	4" SWEETGUM	3261	16" SWEETGUM	3454	16" OAK	3648	6" SWEETGUM	3841	8" OAK	4034	6" CHERRY
1436	16" PINE	2429	6" SWEETGUM	2622	6" SWEETGUM	2815	4" OAK	3068	20" PINE	3262	16" SWEETGUM	3455	5" SWEETGUM	3649	16" 18" 8" TRIPLE SWEETGUM	3842	8" OAK	4035	12" OAK
1437	16" OAK	2430	16" SWEETGUM	2623	6" CAMPHOR	2816	16" SWEETGUM	3069	12" PINE	3263	16" SWEETGUM	3456	16" SWEETGUM	3650	16" SWEETGUM	3843	16" OAK	4036	16" OAK
1438	16" OAK	2431	16" HICKORY	2624	8" SWEETGUM	2817	6" SWEETGUM	3070	5" SWEETGUM	3264	16" SWEETGUM	3457	4" SWEETGUM	3651	5" OAK	3844	16" OAK	4037	12" OAK
1439	16" OAK	2432	16" OAK	2625	14" SWEETGUM	2818	12" OAK	3071	6" SWEETGUM	3265	16" SWEETGUM	3458	16" OAK	3652	16" OAK	3845	16" OAK	4038	16" OAK
1440	16" OAK	2433	18" OAK	2626	10" OAK	2819	8" OAK	3072	5" SWEETGUM	3266	14" OAK	3459	16" OAK	3653	16" PINE	3846	12" OAK	4039	6" SWEETGUM
1441	16" OAK	2434	22" PINE	2627	8" OAK	2820	16" OAK	3073	10" PINE	3267	10" SWEETGUM	3460	12" OAK	3654	12" OAK	3847	16" OAK	4040	6" SWEETGUM
1442	16" OAK	2435	16" PINE	2628	16" PINE	2821	10" OAK	3074	10" OAK	3268	10" OAK	3461	12" OAK	3655	16" SWEETGUM	3848	16" OAK	4041	10" 16" DOUBLE SWEETGUM
1443	16" OAK	2436	6" OAK	2629	14" OAK	2822	18" PINE	3075	4" SWEETGUM	3269	24" OAK	3462	20" PINE	3656	5" HICKORY	3849	16" OAK	4042	20" OAK
1444	16" OAK	2437	16" OAK	2630	10" OAK	2823	4" OAK	3076	16" SWEETGUM	3270	16" OAK	3463	16" OAK	3657	16" OAK	3850	16" OAK	4043	16" OAK
1445	16" OAK	2438	10" OAK	2631	6" SWEETGUM	2824	8" OAK	3077	26" PINE	3271	6" SWEETGUM	3464	4" SWEETGUM	3658	16" PINE	3851	8" OAK	4044	8" 12" DOUBLE OAK
1446	16" OAK	2439	16" OAK	2632	16" OAK	2825	16" OAK	3078	22" OAK	3272	16" OAK	3465	16" OAK	3659	16" SWEETGUM	3852	16" OAK	4045	16" OAK
1447	16" OAK	2440	12" OAK	2633	4" SWEETGUM	2826	4" SWEETGUM	3079	12" 14" DOUBLE OAK	3273	16" OAK	3466	6" SWEETGUM	3660	16" OAK	3853	20" PINE	4046	16" PINE
1448	16" OAK	2441	14" OAK	2634	16" OAK	2827	6" SWEETGUM	3080	6" 4" DOUBLE SWEETGUM	3274	5" CAMPHOR	3467	4" SWEETGUM	3661	27" SWEETGUM	3854	12" OAK	4047	4" SWEETGUM
1449	16" OAK	2442	12" DOUBLE OAK	2635	14" OAK	2828	16" SWEETGUM	3081	16" SWEETGUM	3275	16" OAK	3468	16" OAK	3662	16" OAK	3855	16" PINE	4048	16" PINE
1450	16" OAK	2443	16" OAK	2636	10" SWEETGUM	2829	22" PINE	3082	6" SWEETGUM	3276	18" OAK	3469	5" SWEETGUM	3663	6" OAK	3856	5" SWEETGUM	4049	6" SWEETGUM
1451	16" OAK	2444	16" OAK	2637	16" OAK	2830	16" OAK	3083	16" OAK	3277	16" OAK	3470	16" SWEETGUM	3664	16" OAK	3857	16" SWEETGUM	4050	16" OAK
1452	16" OAK	2445	10" OAK	2638	6" SWEETGUM	2831	6" OAK	3084	6" SWEETGUM	3278	18" HICKORY	3471	16" PINE	3665	5" MAGNOLIA	3858	4" SWEETGUM	4051	6" SWEETGUM
1453	12" OAK	2446	12" PINE	2639	16" PINE	2832	20" PINE	3085	8" OAK	3279	12" PINE	3472	12" SWEETGUM	3666	6" SWEETGUM	3859	20" PINE	4052	10" SWEETGUM
1454	16" OAK	2447	16" OAK	2640	16" OAK	2833	10" PINE	3086	16" OAK	3280	12" PINE	3473	16" OAK	3667	16" OAK	3860	16" OAK	4053	16" OAK
1455	16" OAK	2448	12" PINE	2641	8" SWEETGUM	2834	16" PINE	3087	16" PINE	3281	14" SWEETGUM	3474	24" OAK	3668	6" SWEETGUM	3861	20" PINE	4054	12" PINE
1456	16" OAK	2449	16" OAK	2642	16" OAK	2835	16" OAK	3088	16" SWEETGUM	3282	16" SWEETGUM	3475	16" SWEETGUM	3669	16" SWEETGUM	3862	16" 18" DOUBLE SWEETGUM	4055	16" OAK
1457	16" CAMPHOR	2450	12" OAK	2643	10" SWEETGUM	2836	16" OAK	3089	6" OAK	3283	26" OAK	3476	6" SWEETGUM	3670	4" SWEETGUM	3863	6" SWEETGUM	4056	5" SWEETGUM
1458	16" OAK	2451	16" OAK	2644	6" SWEETGUM	2837	16" OAK	3090	10" OAK	3284	16" OAK	3477	6" SWEETGUM	3671	16" OAK	3864	5" SWEETGUM	4057	12" OAK
1459	16" OAK	2452	16" OAK	2645	16" OAK	2838	16" OAK	3091	16" OAK	3285	16" OAK	3478	12" SWEETGUM	3672	16" SWEETGUM	3865	12" OAK	4058	16" PINE
1460	16" OAK	2453	16" OAK	2646	6" OAK	2839	8" OAK	3092	6" SWEETGUM	3286	14" SWEETGUM	3479	10" SWEETGUM	3673	8" OAK	3866	16" SWEETGUM	4059	14" SWEETGUM
1461	16" OAK	2454	16" OAK	2647	16" OAK	2840	16" OAK	3093	16" OAK	3287	16" OAK	3480	16" OAK	3674	16" OAK	3867	16" SWEETGUM	4060	16" OAK
1462	16" OAK	2455	8" SWEETGUM	2648	6" SWEETGUM	2841	10" OAK	3094	6" OAK	3288	14" SWEETGUM	3481	16" OAK	3675	16" OAK	3868	16" SWEETGUM	4061	16" OAK
1463	16" OAK	2456	14" OAK	2649	6" SWEETGUM	2842	6" SWEETGUM	3095	6" OAK	3289	14" SWEETGUM	3482	20" OAK	3676	16" OAK	3869	16" SWEETGUM	4062	16" OAK
1464	16" OAK	2457	16" OAK	2650	10" SWEETGUM	2843	16" OAK	3096	16" OAK	3290	16" OAK	3483	16" OAK	3677	16" OAK	3870	16" SWEETGUM	4063	16" OAK
1465	16" OAK	2458	16" OAK	2651	16" OAK	2844	16" OAK	3097	16" OAK	3291	16" OAK	3484	16" OAK	3678	16" OAK	3871	16" SWEETGUM	4064	16" OAK
1466	16" OAK	2459	16" OAK	2652	16" OAK	2845	16" OAK	3098	16" OAK	3292	16" OAK	3485	16" OAK	3679	16" OAK	3872	16" SWEETGUM	4065	16" OAK
1467	16" OAK	2460	16" OAK	2653</															

HōM OCALA PLANNED DEVELOPMENT PD STANDARDS

Prepared for:

Impact Development Management, LLC.

Prepared by:

Kimley-Horn and Associates, Inc.

July 2023



1700 SE 17th Street, Suite 200
Ocala, Florida 34471
352 438 3000

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



WRITTEN SUMMARY OF NEIGHBORHOOD MEETING
November 17, 2022
Impact Development SE 31st Street Multi-Family Planned Development

A neighborhood meeting regarding the PD Rezoning on the above referenced property was held on November 17, 2022 in the Fellowship Center of the First Baptist Church located at 2801 SE Maricamp Road, Ocala, FL 34471. A copy of the notice which was mailed to all property owners on the circulation list provided by planning staff of the City of Ocala is included herewith. Notice of the meeting was also published in the Ocala Star Banner.

At the meeting, representatives from the applicants' engineers, Kimley-Horn, Inc., and the attorney for the applicant, Fred N. Roberts, Jr. of Klein & Klein, LLC, made a presentation on the project and related impacts with draft renderings and conceptual plans. Reduced size copies of those items are included herewith.

Upon completion of the presentation, a question-and-answer period was held. The majority of people in attendance appeared to be from Casa Park Villas. However, the owners of other properties located in the area were also in attendance. Questions were mostly revolved around (1) the proposed use, (2) concerns relating to site lighting and traffic headlights at the point of egress on SE 24th Street Road , and (3) the intersection of SE 24th Street Road and SE 31st Street.

The meeting was relatively short and the concerns seemed to be mostly assuaged by the proposed use and project plans. The most significant concern appeared to be with the possibility that the site would be used for commercial purposes. However, once it was established that it was a residential use, it was a very cordial conversation between those in attendance and the developer representatives mostly providing general information and answering questions.

PARCEL	NAME	ADD_1	CITY	STATE	ZIP
29851-000-00 31ST STREET LLC		101 NE 16TH AVE	OCALA	FL	34470
2987-016-002 ALLARD RICHARD G		1701 SE 24TH RD UNIT 1602	OCALA	FL	34471
2987-002-002 BEERS JOYCE		1701 SE 24TH RD UNIT 202	OCALA	FL	34471
2987-002-001 BRACK KACEY J		1701 SE 24TH RD APT 201	OCALA	FL	34471
2987-018-004 BRESCIA VERONICA ROSE		1701 SE 24TH RD UNIT 1804	OCALA	FL	34471
2987-016-004 BROKER PATRICIA R		1701 SE 24TH RD UNIT 1604	OCALA	FL	34471
2987-000-001 BROWN CLIFFORD AND BROWN LENA		1701 SE 24TH RD UNIT 1701	OCALA	FL	34471
2987-019-003 BURNETT SHARON		1701 SE 24TH RD UNIT 1903	OCALA	FL	34471
2987-001-003 CANGELOSI ANN MARIE		104 ATLANTIC AVE APT 9	LYNBROOK	NY	11563
2987-000-002 CIGNARALE BETTY J		1701 SE 24TH RD UNIT 1702	OCALA	FL	34471
29863-001-00 CMCP-PINECASTLE LLC C/O BROOKDALE SENIOR LIVING INC		6737 W WASHINGTON ST STE 2300	MILWAUKEE	WI	53214
2987-014-004 COOK TRACI		1701 SE 24TH RD APT 1404	OCALA	FL	34471
2987-000-003 CORDOVA CHARLES R AND CASTRO DIANA		1701 SE 24TH RD UNIT 1703	OCALA	FL	34471
2987-016-001 CRAWFORD ROBERT AND GULA JENNIFER		1701 SE 24TH RD UNIT 1601	OCALA	FL	34471
29859-003-00 DAVISON CLAUDE A AND DAVISON MAJORIE F		1813 SE 31ST LN	OCALA	FL	34471
2987-015-002 DEGENNARO MARGARET A		1701 SE 24TH RD UNIT 1502	OCALA	FL	34471
2987-002-008 DEICHMAN ROBERT R AND DEICHMAN NANCY J		2123 SE 41ST AVE	OCALA	FL	34471
29875-001-01 DEV AND CONSTRUCTION CORP OF AMERICA		8825 SW 110TH ST	OCALA	FL	34481
29859-004-00 DRISCOLL JOHN T III & BARBARA A JT REV LVN TR AND DISCOLL JOHN T TR ET AL		1805 SE 31ST LN	OCALA	FL	34471
28634-002-00 EMERICHIP OCALA EAST LLC		3131 ELLIOT AVE STE# 500	SEATTLE	WA	98121
2987-019-004 ESLARY KAREN ANN		5341 OAKMONT VILLAGE CIR	LAKE WORTH	FL	33463
2987-001-004 ESTES JOHN ANTHONY		1845 HALLAM DR	LAKE LAND	FL	33813
2987-019-005 FANELLI SHANNON AND GRAHAM MARIA		1701 SE 24TH RD UNIT 1905	OCALA	FL	34471
2987-002-005 GIBBONEY JOHN AND MACKEY KRISTY		1701 SE 24TH RD UNIT 205	OCALA	FL	34471
2987-018-003 GONZALES YNGWIE D		1701 SE 24TH RD UNIT 1803	OCALA	FL	34471
2987-001-002 GRAY REAL ESTATE HOLDINGS CONDO LLC		1797 SE 89TH LN	OCALA	FL	34471
2987-001-005 GRESBACH CYNTHIA		1701 SE 24TH RD UNIT 105	OCALA	FL	34471
2987-015-001 HARRIS SAMANTHA J		1701 SE 24TH RD UNIT 1501	OCALA	FL	34471
2987-015-003 JOHNSON ANNA MARIE		1701 SE 24TH RD UNIT 1503	OCALA	FL	34471
29875-001-05 JOYCE JOSEPH AND JOYCE LAUREN		3110 SE 17TH TER	OCALA	FL	34471
29875-001-04 KING JARROD AND KING COURTNEY		1711 SE 31ST LN	OCALA	FL	34471
2987-002-007 LAngLER MATTHEW A		1701 SE 24TH RD UNIT 207	OCALA	FL	34471
2987-001-001 LINEBAUGH SUSAN B AND LINEBAUGH CHARLES D III		1701 SE 24TH RD APT 101	OCALA	FL	34471
2987-019-006 LOPEZ EDGARDO		1701 SE 24TH RD UNIT 1906	OCALA	FL	34471
29859-001-00 LU TONG YUN AND LU JIN HEING		1821 SE 31ST LN	OCALA	FL	34471
2987-019-001 LUZADER THERESA AND CAFFIN WENDY		1701 SE 24TH RD UNIT 1901	OCALA	FL	34471
2987-019-002 MARINO PATRICIA AMBER		1701 SE 24TH RD UNIT 1902	OCALA	FL	34471
2987-002-006 MCCALL ROBERT FRANCIS		PO BOX 3322	OCALA	FL	34471
2987-002-004 MERCER CARRINGTON		1701 SE 24TH RD UNIT 204	OCALA	FL	34471
2987-014-003 MEYER SHERYL		1701 SE 24TH RD UNIT 1402	OCALA	FL	34471
2987-014-001 MORTGAGE ASSETS MGT SERIES 1 TRUST ET AL AND CO/ COMPU-LINK CORP DBA CELIN		101 W LOUIS HENNA BLVD SUITE 310	AUSTIN	TX	34471
2987-000-004 PARRISH GRACE		1701 SE 24TH RD UNIT 1704	OCALA	FL	34471
2987-018-002 PINDER PAULA		1701 SE 24TH RD UNIT 1802	OCALA	FL	34471
2987-018-001 REYNOLDS SHANNON L		1701 SE 24TH RD UNIT 1801	OCALA	FL	34471
2987-001-006 SACO DIANE		1701 SE 24TH RD APT 106	OCALA	FL	34471
29851-003-00 SNR 27 MARION WOODS OWNER LLC C/O ALTUS GROUP US INC #8078		PO BOX 71970	PHOENIX	AZ	85050
29875-000-01 SOUTH POINT HOMEOWNERS ASSOCIATION COMMON ELEMENTS PTA 0301		3191 SE 17TH CT	OCALA	FL	34471
2987-002-003 TORRES MICHAEL A AND ALFANO-TORRES MARY		1701 SE 24TH RD UNIT 203	OCALA	FL	78728
2987-016-003 TURNER IRMHILD E		1701 SE 24TH RD UNIT 1603	OCALA	FL	34471
29859-002-00 VERI MICHAEL G AND VERI JACKELINE		5115 NE 122ND LN	OXFORD	FL	34484

2987-014-002 WOOD CAROLYN H
29851+000-00 WRA - CITY OF OCALA

1701 SE 24TH RD UNIT 1403
1805 NE 30TH AVE BLDG 700

OCALA
OCALA

FL
FL

34471
34470

Harb, Alan

From: Frederick, Jameson
Sent: Friday, October 28, 2022 2:18 PM
To: Aubrey Hale; Patricia Hitchcock
Cc: Fred Roberts; Tye Chighizola
Subject: Neighborhood Meeting for Rezoning Application to PD
Attachments: Lpo221028jaf.pdf; Neighborhood Meeting_2022-11-17.pdf; 01-Aerial Map.pdf

Good Afternoon Aubrey & Patti,

We're holding a neighborhood meeting in advance of submitting a rezoning application to PD for Parcel 29851-000-00 (located at the northwest corner of the intersection of SE 31st Street and SE 24th Road). Attached is a copy of the property owner notification letter for any City staff that may want to be in attendance.

Let us know if you have any questions.

Thank you,

Jameson A. Frederick, P.E.

Kimley-Horn | 1700 SE 17th Street, Suite 200 Ocala, FL 34471

Direct: 352 438 3035 | Main: 352 438 3000 | www.kimley-horn.com

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From: joyce@jidentistry.com
To: [Samantha Pintos](#)
Cc: lauren@jidentistry.com
Subject: CASE PD23-45098
Date: Monday, August 28, 2023 7:55:31 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I am writing you concerning CASE PD23-45098. My address is 3110 SE 17th Terrace, which is directly across from the proposed development. My wife and I are opposed to the development. The increase in traffic and congestion will lead to traffic safety concerns. It appears that one of the entrances/exits will share or be located directly across from South Point neighborhood. We are concerned for the increase in traffic and hazards that come with that congestion.

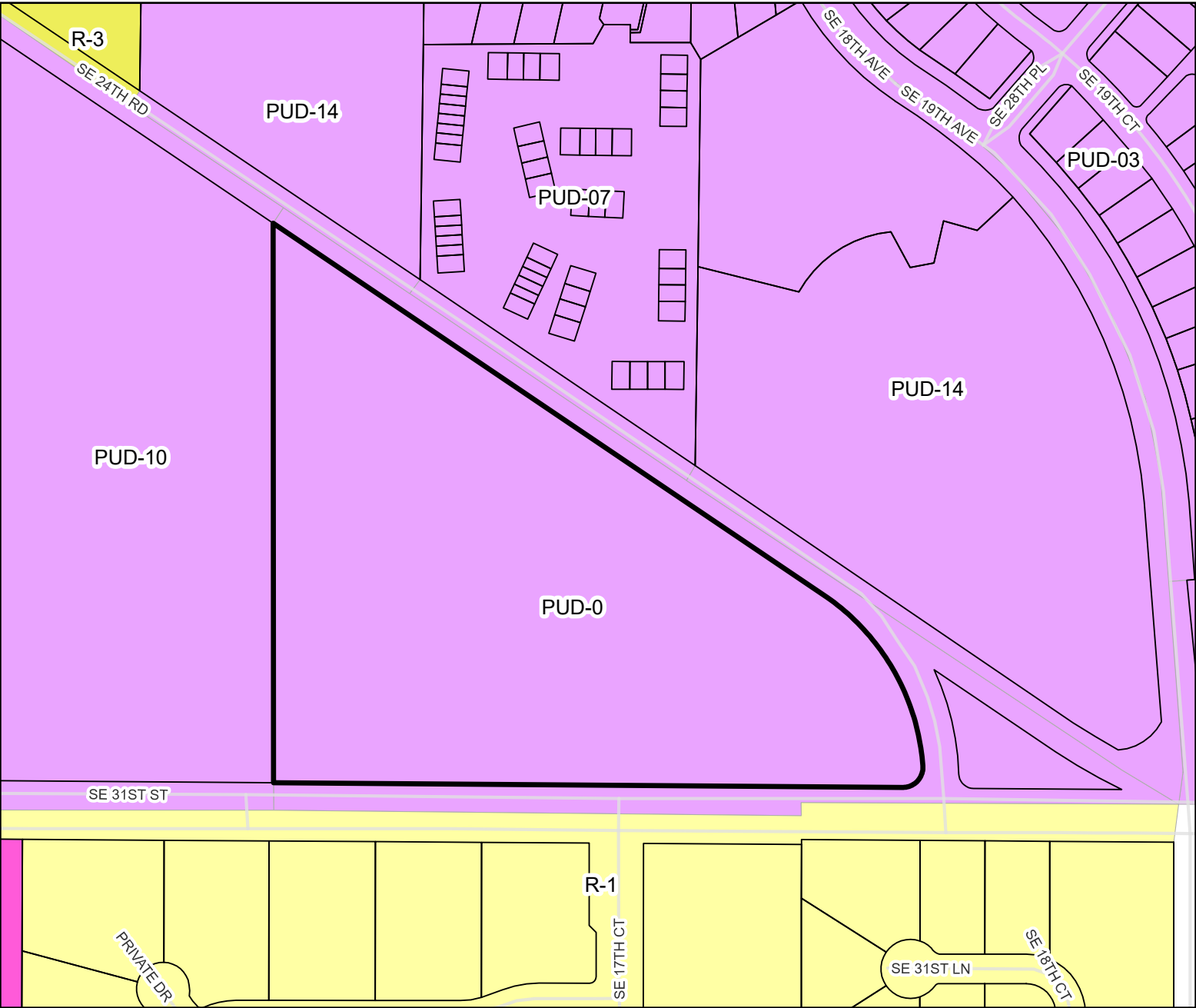
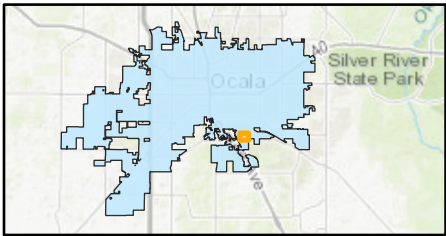
Again we would like to record our opposition to the rezoning and proposed development.

Respectfully,

Joseph C Joyce
3110 SE 17th Terrace
Ocala, FL 34471

CASE MAP

Case Number: PD23-45098
Parcel: 29851-000-00
Property Size: Approximately 14.15 acres
Land Use Designation: Low Intensity
Zoning: PUD-0, Planned Unit Development
Proposal: A request to rezone from PUD-0, Planned Unit Development to PD, Planned Development and approval of PD Plan with Design Standards



- Property
- Parcels
- OP: Office Park
- PUD-03: Planned Unit Development-3 Units
- PUD-07: Planned Unit Development-7 Units
- PUD-0: Planned Unit Development
- PUD-10: Planned Unit Development-10 Units
- PUD-14: Planned Unit Development-14 Units
- R-1: Single Family Residential
- R-3: Multi-Family Residential



Case Number:

PD23-45098

Parcel:

29851-000-00

Property Size:

Approximately 14.15 acres

Land Use Designation:

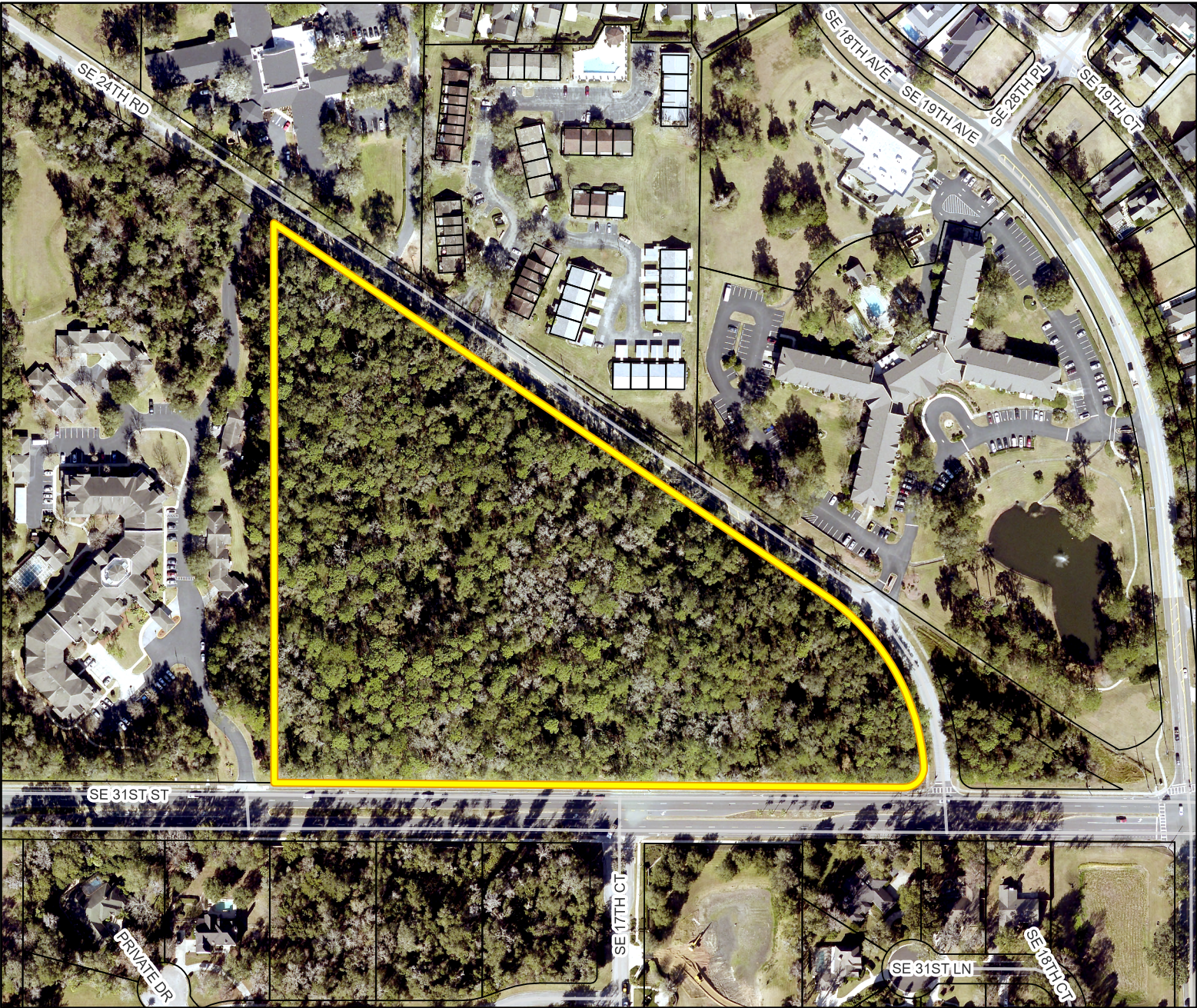
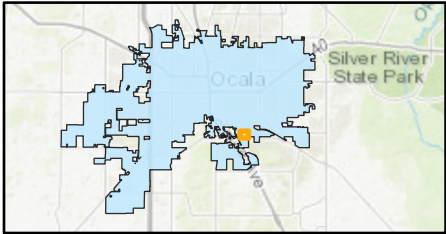
Low Intensity

Zoning:

PUD-0, Planned Unit Development

Proposal:

A request to rezone from PUD-0, Planned Unit Development to PD, Planned Development and approval of PD Plan with Design Standards



 Property

 Parcels

