

Exhibit A

SW 42nd Street PD Plan

SW 42ND STREET PLANNED DEVELOPMENT

CITY OF OCALA, FLORIDA

SECTION 35, TOWNSHIP 15 SOUTH, RANGE 21 EAST
PARCEL ID # 23901-000-00 AND 23900-000-00

SEPTEMBER 2024

NO.	REVISIONS	DATE	BY



TRAFFIC:

A TRAFFIC IMPACT ANALYSIS WILL BE SUBMITTED TO THE CITY OF OCALA FOR REVIEW. THE TRAFFIC IMPACT ANALYSIS WILL USE THE HIGHER OF THE POTENTIAL USES WITHIN THE PLANNED DEVELOPMENT TO ESTABLISH A MAXIMUM NUMBER OF TRIPS GENERATED BY THE PROJECT.

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								
Multi-Family Housing (Low-Rise) - Not Close to Rail Transit	209 DU	1,415	88	21	67	110	69	41
TOTAL NET NEW TRIPS		1,415	88	21	67	110	69	41

Note:
1. Trip Generation was calculated using the following data from ITE's Trip Generation, 11th Edition
Multi-Family Housing (Low-Rise) - Not Close to Rail Transit (LR1332)
Daily: $T = 6.41 \sqrt{DU} + 75.33$ (X is the Number of Dwelling Units)
AM Peak Hour of Adjacent Street: $T = 0.33 \sqrt{DU} + 22.85$ (X is the Number of Dwelling Units; 20% in / 70% out)
PM Peak Hour of Adjacent Street: $T = 0.47 \sqrt{DU} + 20.55$ (X is the Number of Dwelling Units; 62% in / 37% out)

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								
Business Park	126,541 SF	2,060	171	145	26	179	47	132
TOTAL NET NEW TRIPS		2,060	171	145	26	179	47	132

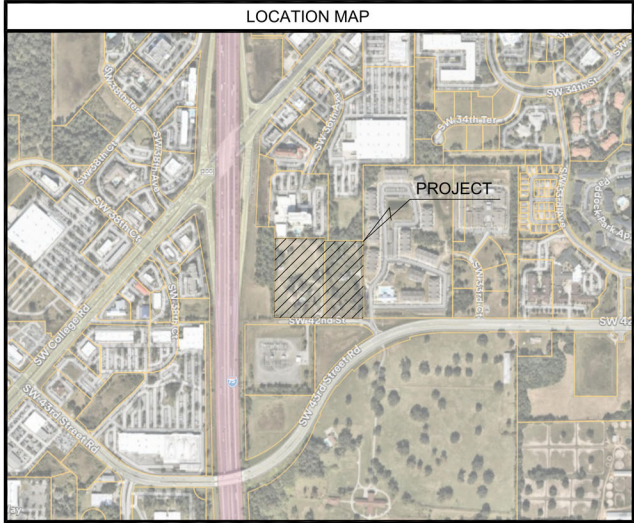
Note:
1. Trip Generation was calculated using the following data from ITE's Trip Generation, 11th Edition
Business Park (TR1770)
Daily: $T = 10.62 \sqrt{SF} + 715.67$ (X is 1000 Sq. Ft. GFA)
AM Peak Hour of Adjacent Street: $Ln(T) = 0.94 \sqrt{Ln(X)} + 0.59$ (X is 1000 Sq. Ft. GFA; 85% in / 15% out)
PM Peak Hour of Adjacent Street: $Ln(T) = 0.88 \sqrt{Ln(X)} + 0.93$ (X is 1000 Sq. Ft. GFA; 26% in / 74% out)

UTILITY PROVIDERS

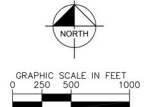
UTILITY COMPANIES		
UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
CENTURYLINK	BILL MCCLLOUD	(850) 599-1444
CITY OF OCALA TELECOMMUNICATIONS	OSHANE PARKER	(352) 401-6950
CITY OF OCALA WATER & SEWER DEPARTMENT	STACEY FERRANTE	(352) 351-6775
COX CABLE	MICHELLE OSBORNE	(478) 314-3577
OCALA ELECTRIC UTILITY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

OVERHEAD ELECTRIC NOTES

- PER CITY ORDINANCE (18-101-00-040) TREES SHALL NOT BE PLANTED WITHIN 30' OF OCALA ELECTRIC UTILITY'S OVERHEAD ELECTRIC TRANSMISSION LINE.
- BUSINESS SIGNAGE MUST MAINTAIN A 7.5 FT HORIZONTAL CLEARANCE AND AN 8 FT VERTICAL CLEARANCE FROM THE OVERHEAD POWER LINES.



DRAWING INDEX
SHEET TITLE
PD001 - COVER SHEET
PD002 - PLANNED DEVELOPMENT PLAN
PD003 - EXISTING CONDITIONS



PROJECT OWNER AND CONSULTANT

OWNER/APPLICANT:
OCALA 42ND STREET LTD
1801 BELLA VISTA RD STE 407 S
WEST PALM BEACH FL 33406-1518

APPLICANT:
KLEIN & KLEIN, LLC
40 SE 17th AVE
OCALA, FLORIDA 34471

CEA ENGINEERING CONSULTANT:
KIMLEY-HORN AND ASSOCIATES, INC.
1705 SE 17th STREET, SUITE 200
OCALA, FLORIDA 34471
(352) 438-3300

LEGAL DESCRIPTION

PARCEL 23900-000-00
A parcel of land abutting in Section 35, Township 15 South, Range 21 East Marion County, Florida, described as follows: BEGINNING at a point on the East boundary of the NW 1/4 of the NW 1/4 of Section 35, Township 15 South, Range 21 East, North 0 degrees 34 minutes 35 seconds East, 25 feet; from the Southeast corner of said NW 1/4 of the NW 1/4, said point being on the North right-of-way line of a 50 foot road, thence North 89 degrees 29 minutes 30 seconds West along said North right-of-way line, 330 feet; thence North 0 degrees 34 minutes 35 seconds East, 660 feet; thence South 88 degrees 29 minutes 30 seconds East, 330 feet; to the East boundary of said NW 1/4 of the NW 1/4, thence South 0 degrees 34 minutes 35 seconds West along said East boundary, 660 feet, to the Point of Beginning.

LESS AND EXCEPT any portion thereof conveyed by Right of Way Deed recorded in Official Record Book 374, Page 401, of the Public Records of Marion County, Florida.
PARCEL 23901-000-00

Those lands lying and being abutted in Marion County, Florida, and more particularly described as follows: For a point of reference, commence at the Northeast corner of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 15 South, Range 21 East, Marion County, Florida; run thence North 89 degrees 40' 51" West along the North line of said South 1/2 a distance of 330.13 feet to the West line of the East 330 feet of said South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 15 South, Range 21 East, Marion County, Florida; occupied, a distance of 287.34 feet to the North line of the South 44 feet of said South 1/2, and the point of beginning, said point being a 4x4 concrete monument (4") marked PLUS 0137; run thence South 00 degrees 00' 45" West along said West Line as occupied a distance of 21.52 feet to a 4x4 CM marked "Marion Engineering Co.", run thence South 00 degrees 14' 11" West along said West line as occupied a distance of 694.95 feet to a line 30 feet North of a measured perpendicular to the South line of the closed Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 15 South, Range 21 East, Marion County, Florida; run thence North 89 degrees 40' 50" West along said right-of-way line a distance of 425.80 feet to the South 44 feet of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 35, Township 15 South, Range 21 East, Marion County, Florida; run thence South 89 degrees 40' 35" East along said North line a distance of 424.77 feet to its point of beginning. All being and lying in the Northwest 1/4 of Section 35, Township 15 South, Range 21 East, Marion County, Florida.

GENERAL NOTES

- WATER:**
POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.
- SEWER:**
WASTEWATER WILL BE PROVIDED BY CITY OF OCALA.
- FEMA DESIGNATION:**
PER FEMA FIRM PANEL NUMBER 1206303IE EFFECTIVE APRIL 19, 2017, THE PROJECT AREA LIES IN ZONE 'X' AND 'AE'.
- DRAINAGE SUMMARY:**
THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE ST. JOHN'S RIVER WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER. PROPOSED DRAINAGE RETENTION AREAS SHALL HAVE MAXIMUM SIDE SLOPES OF 4:1.
- MAINTENANCE:**
THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE STREETS, NEW & REPLACEMENT STREET SIGNS, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA.

PLANNED DEVELOPMENT NOTES

- THE PLANNED DEVELOPMENT SHALL BE IN COMPLIANCE WITH ALL CONDITIONS OF ORDINANCE 2022-02.
- THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO SUBMIT A TRAFFIC IMPACT ANALYSIS THAT IS CONSISTENT WITH THE CITY'S TRAFFIC STUDY GUIDELINES AND CONCURRENCY MANAGEMENT SYSTEM. THE PROPERTY OWNER/DEVELOPER WILL BE REQUIRED TO PROVIDE ALL NECESSARY TRAFFIC IMPROVEMENTS MITIGATIONS AS DETERMINED BY A TRAFFIC ANALYSIS.
- PER CODE OF ORDINANCES SECTION 122-94(2)(A), THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25% OF THE TOTAL GROSS ACRESAGE FOR ALL DEVELOPMENT IN ANY PD PROJECT. 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 OCCUPANT/RESIDENTS OF A PD.
- OPEN SPACE FOR THIS DEVELOPMENT SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS COURTYARDS, STREETS/SPACES/WALKS, PLAYGROUNDS, WATERWAYS, LANDSCAPED YARDS AND PATIOS, NATURAL TRAILS, PRESERVES, 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.
- ANY FENCED WATER RETENTION AREAS, OPEN WATER AREAS BEYOND THE PERIMETER OF THE SITE, PAVED PORTIONS OF STREET RIGHT-OF-WAY, DRIVEWAYS, OFF-STREET PARKING AREAS AND OFF-STREET LOADING AREAS SHALL NOT BE COUNTED IN DETERMINING OPEN SPACE. USE YARDS LESS THAN SIX FEET WIDE SHALL NOT BE COUNTED AS OPEN SPACE.
- ALL LANDSCAPING AND IRRIGATION DESIGN PLANS FOR THE ENTIRE PD ARE REQUIRED TO BE COMPLETED BY A REGISTERED LANDSCAPE ARCHITECT. AN ARBORIST OR EQUIVALENT HORTICULTURAL PROFESSIONAL SHALL EVALUATE THE TREES ON-SITE, PROVIDE NECESSARY TREE PRESERVATION REQUIREMENTS, AND BE INVOLVED IN THE SITE CLEARING PROCESS TO ENSURE THE HEALTHY SURVIVAL OF ALL TREES SHOWN TO BE SAVED ON ANY FINAL LANDSCAPE PLANS.
- PRIOR TO APPROVAL OF ANY SITE PLAN, AN ENVIRONMENTAL ASSESSMENT MEETING THE REQUIREMENTS OF THE CITY OF OCALA LAND DEVELOPMENT CODE MUST BE SUBMITTED TO THE CITY OF OCALA.
- ALL IMPACT FEES WILL BE DETERMINED AT SITE PLAN REVIEW.
- ALL TRAFFIC CONTROL, MARKINGS, WAYFINDING, AND LIGHTING DESIGN WILL DETERMINED AT SITE PLAN REVIEW.
- ALL NEW FREESTANDING SIGNAGE TO BE LOCATED AT THE TIME OF DEVELOPMENT SHALL BE LIMITED TO GROUND MOUNTED SIGNAGE STRUCTURES. THE FINAL DESIGN, LOCATIONS, AND NUMBER OF FREESTANDING SIGNS SHALL BE REVIEWED AND APPROVED AS PART OF THE SITE PLAN.

STATEMENT OF INTENT

STATEMENT OF INTENT REGARDING BUILDING ORIENTATION AND NOTICE REGARDING MAJOR CHANGES TO PD PLANS: ALL BUILDINGS SHALL BE ORIENTED TOWARDS THE INTERIOR OF THE SUBJECT PROPERTY OR TOWARDS SOUTHWEST 42ND STREET. AS THE PRECISE ORIENTATION OR LOCATION OF BUILDINGS IS NOT INCLUDED, THE FINAL LOCATIONS OR ORIENTATION SHALL BE DETERMINED TO CONSTITUTE A "SUBSTANTIAL CHANGE" REQUIRING SUCH FINAL PLANS TO BE REHEARD BEFORE THE PLANNING AND ZONING COMMISSION AND CITY COUNCIL AFTER DUE PUBLIC NOTICE PURSUANT TO SECTION 122-94(4)(A) OF THE CODE OF ORDINANCES OF THE CITY OF OCALA.

Kimley»Horn
KIMLEY-HORN AND ASSOCIATES, INC.
1705 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3300
WWW.KIMLEY-HORN.COM REGISTRY NO. 25165

LICENSED PROFESSIONAL
JAMESON A. FREDERICK
FLORIDA LICENSE NUMBER
81405
DRAWN BY: KHA
CHECKED BY: JAT
DATE:

COVER SHEET

SW 42ND STREET
PLANNED DEVELOPMENT
PREPARED FOR
OCALA 42ND STREET, LTD
CITY OF OCALA
FLORIDA
SHEET NUMBER
PD001

DATE PLOTTED: 08/26/2024 10:58:00 AM; PLOT SCALE: 1"=50'-0"; PLOT SHEET: 001 OF 001; PLOT TITLE: SW 42ND STREET PLANNED DEVELOPMENT COVER SHEET; PLOT NO.: 001 OF 001

