EXHIBIT B
NSC SILVER SPRINGS
PD STANDARDS BOOK

NSC SILVER SPRINGS

PLANNED DEVELOPMENT

PD STANDARDS

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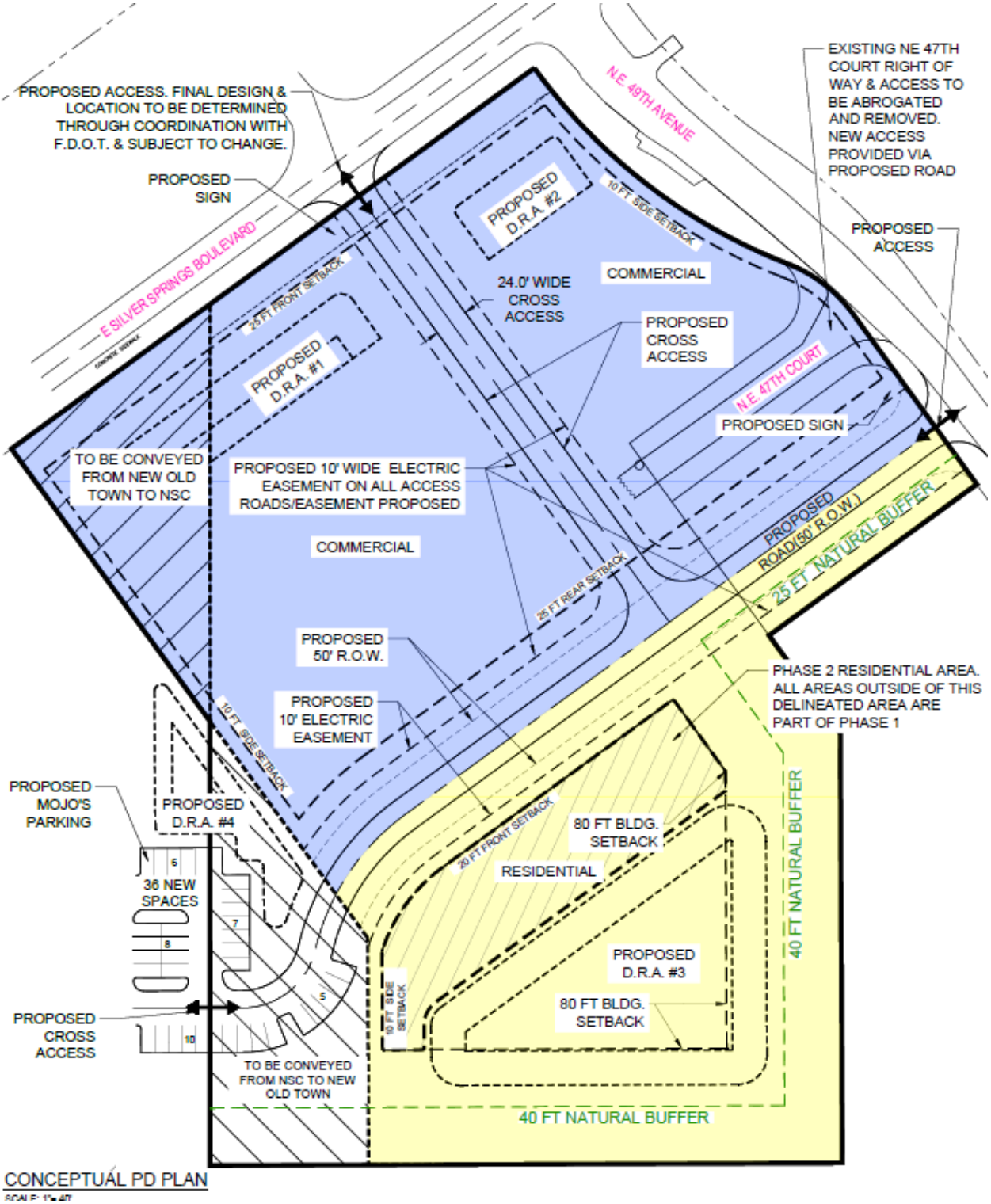
CONCEPTUAL SITE PLAN



INTRODUCTION

The “NSC Silver Springs Planned Development” is approximately 6.83 acres located within the City of Ocala (the City), South of Silver Springs Blvd (Highway 40) and west of NE 49th Avenue. The Planned Development (PD) comprises of the NSC Silver Springs Property (parcels: 2735-000-002, 2735-009-001, 2735-009-002, and 2735-006-017) and a portion of the New Old Town Village Property (parcel: 27028-004-03). The property is located within an area of the City that includes existing land uses that support the goals defined in the City’s Comprehensive Plan.

The “NSC Silver Springs Planned Development” includes a development plan that allows commercial and retail development generally adjacent to NE Silver Springs Boulevard, transitioning to residential uses for the remainder of the PD area adjacent to the Glynnwood Subdivision. This project is intended to be platted and developed in two phases - Phase I Commercial and Phase II Residential. An 80 foot building setback has been provided along existing residential uses within the Phase II Residential. This setback may include utilities, drainage retention, aggregate open space, passive recreation areas, and buffers. No variances are requested at this time, however, at the time of site plan review, variances may be requested.

The PD Plan for “NSC Silver Springs Planned Development” provides a guideline for the development patterns, design elements, and vehicular and pedestrian mobility systems, at a conceptual level for this project.

These Standards serve as the basis for the planning and development efforts of the plan, following the provisions of the City's Planned Development district and Low Intensity Future Land Use classification. The PD Plan is comprised of several constituent parts 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 commercial and residential use of the development in accordance with this document, including building and site design elements. This application is consistent with the City of Ocala’s Low Intensity Use classification and Planned Development zoning district.

The PD Plan identifies and graphically depicts the Planning Tracts or “Tracts” and provides the land uses and density/intensity within each area. The “Tracts” have been noted below.

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 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.

Table 1: NSC Silver Springs Plan Tracts

Tract	Use and Intent
Commercial/Retail	Commercial Retail uses including all uses permitted by-right or special exception in the B-2 zoning district as located along arterial highways or major roadway intersections. Development in this Tract may be in the form of single tenant, a building with multiple tenants, and/or, a series of buildings/lots. Car washes are not permitted.
Residential	Residential use consisting of single-family detached/attached and multifamily dwelling units. Multifamily may allow for a variety of densities and housing types. Units may include, single family detached, duplexes, triplexes, quadplexes, townhomes, villas, garden apartments, and multifamily apartments.

DEVELOPMENT STANDARDS

The NSC Silver Springs PD is intended to provide for flexibility in design while meeting the City's intent for development within the area. These Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The program distribution may be adjusted according to the needs of the community in accordance with the City's land development regulations provided the total densities and intensities included are not exceeded. The NSC Silver Springs PD provides appropriate setbacks, buffers, and development standards to mitigate impacts to and from existing adjoining uses.

*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 for Commercial/Retail Tracts

Standard	Requirements
Tract size (acres ±)	±4.17 Acres
Maximum Lot Coverage (FAR)	0.75
Minimum Front/Side/Rear Setback	The building setbacks shall be 25 feet on the front, 10 feet on the west side of the property, 25 feet on the south side adjacent to proposed east-west road, and 10 feet along the east side of the property. All uses and structures, except for buildings, are permitted within the building setback, subject to applicable zoning regulations, easements, and other governing restrictions.
Minimum Lot Size	10,000 SF
Maximum Building Height	Buildings may not exceed 50 feet in height as defined by the City of Ocala Land Development Code.
Parking	Parking shall be pursuant to Section 122, Article V, Division 29, and Article VI of the Code of Ordinances. Developments may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 122-1016.
Signage	Signage will be located adjacent to E. Silver Springs Boulevard, shall be based on the proposed use, and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian and 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 110-151 through 110-155 of the Code of Ordinances.
Building Service Areas	Buildings shall be organized so that 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. Off street loading facilities shall comply with Sec. 122-982 of the Code of Ordinances.
Dumpsters	Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.
Buffers	Buffers shall comply with 122-260 of the City of Ocala of Ordinances, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.

Standard	Requirements
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping.
Building Articulation	Buildings shall be oriented toward public ROW.
Accent Materials	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 and PD Standards including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Tracts shall provide at least one access to a public or private road as generally illustrated on the PD Plan. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process. Driveways shall conform to City of Ocala Driveway Policy. A non-exclusive cross access easement will be recorded.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances, unless otherwise noted. A continuous hedge will be provided along NE 49th Avenue. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Tree Preservation Requirements	Existing viable native shade trees will be saved when practical and buffers enhanced when necessary to meet code as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. Tree Preservation is provided by the overall PD and shall be calculated on an aggregate basis. 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 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 of Ordinances. Tree Coverage is provided by the overall PD and shall be calculated on an aggregate basis.

Table 3: Development Standards for Residential Tracts

Standard	Requirements
Tract size (acres+/-)	± 2.66 Acres
Intensity (Minimum and maximum density)	The minimum density and intensity is 3 dwelling units per gross acre. The maximum density and intensity is 18 dwelling units per acre.
Minimum Front/Side/Rear Setbacks (feet)	The building setbacks shall be 20 feet on the front, 10 feet on the west side of the property, 80 feet on the south and east side located to the rear of existing residential parcels. No building shall be allowed in the 25 foot natural buffer along the south side of the proposed 50' right of way. Building setbacks may include utilities, drainage retention, aggregate open space, passive recreation areas, and buffers.
Minimum Lot Size ·	1,600 SF
Building Height	The maximum building height for residential structures shall not exceed 35 feet in height.
Building Service Areas	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. Off street loading facilities shall comply with Sec. 122-982 of the Code of Ordinances.
Dumpsters	Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.
Parking	Parking shall be pursuant to Chapter 122 Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by City Code or detailed parking study. Garages will be provided if 2 parking spaces per unit cannot be accommodated within the residential tract
Signage	Signage will be located on NE 49th Avenue and/or E Silver Springs Blvd, shall be based on the proposed use, and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian and 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 110-158 of the Code of Ordinances.
Utilities	Utilities should be located/buried such that tree installations are possible.

Standard	Requirements
Buffers	Buffers shall comply with 122-260 of the City of Ocala of Ordinances, except where shown otherwise on the PD Plan. The twenty-five- to forty-foot-wide natural buffer shall not need to be enhanced unless tree preservation and/or tree spacing requirements are not met by existing vegetation. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping.
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 engineering and planning considerations, subject to City approval.
Access	Tracts shall provide at least one access to a public or private road as generally illustrated on the PD Plan. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process. Driveways shall conform to City of Ocala Driveway Policy. A non-exclusive cross access easement will be recorded.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances, unless otherwise noted. The twenty-five-to forty-foot-wide natural buffer shown on the south and east boundaries shall not need to be enhanced unless tree preservation and/or tree spacing requirements are not met by existing vegetation. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Tree Preservation Requirements	Existing viable native shade trees will be saved when practical and buffers enhanced when necessary to meet code as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. Tree Preservation is provided by the overall PD and shall be calculated on an aggregate basis. 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 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 of Ordinances. Tree Coverage is provided by the overall PD and shall be calculated on an aggregate basis.

ARCHITECTURAL STYLES AND EXAMPLES

Commercial

SIGNAGE
SIGNAGE
SIGNAGE
LGE
DESIGN BUILD

DINING
DINING
SALON
TANNING

AspenDental
4910

Arby's
Arby's
2150
BBQ
PULLED
PORK
BBQ
SMOKED
BRISKET

CHIPOTLE

Residential