# ORDINANCE 2021-14

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM B-2, COMMUNITY BUSINESS, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED AT 3601 WEST SILVER SPRINGS BOULEVARD, OCALA, FLORIDA (CASE NO. PD20-0003); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING ORDINANCES; AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

Section 1. The following described lands are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as PD, Planned Development:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A

6c

POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT [LESS & EXCEPT NO. 1]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 2]:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING [AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14. TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID

RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT [LESS & EXCEPT NO. 3]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

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AND LESS AND EXCEPT [LESS & EXCEPT NO. 4]:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

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AKA A PORTION OF PARCEL 22817-000-00 CONTAINING 9.31 ACRES, MORE OR LESS.

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from B-2, Community Business, to PD, Planned Development, as to lands described in Section 1 of this ordinance.

Section 3. Severability Clause. Should any provision or section of this ordinance be held by a Court of Competent jurisdiction to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any part thereof, other than the part so declared to be unconstitutional or invalid.

Section 4. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 5. This ordinance shall take effect upon approval by the Mayor, or upon being law without such approval.

**ATTEST:**

By: _____
Angel B. Jacobs
City Clerk

**CITY OF OCALA**

By: _____
Justin Grabelle
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on 12/21, 2020.

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

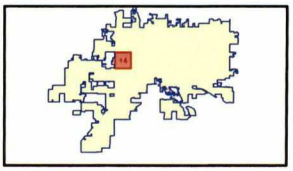
By: _____
Robert W. Batsel, Jr.
City Attorney

Ordinance No: 2021-14
Introduced: 12/1/2020
Adopted: 12/15/2020
Legal Ad No: A000975321 - 12/4/20

**ZONING CASE MAP**
**ORDINANCE 2021-14**

**P&Z MEETING:** 12/7/2020

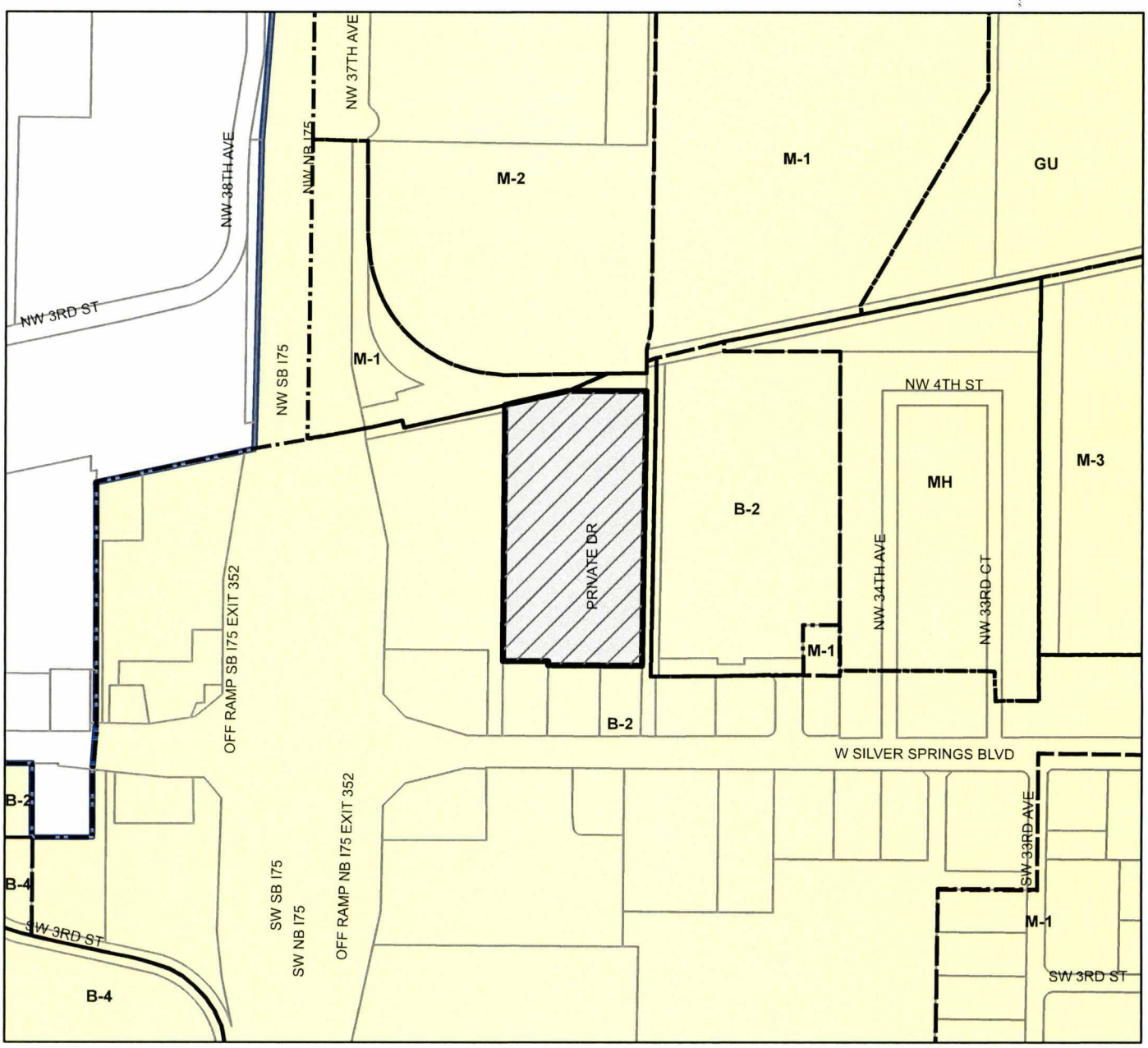
**LOCATION MAP**



SEC 14 TWP 15 RNG 21

| | |
|---|---|
| | **PD20-0003** |
| **CASE NUMBER:** | A PORTION OF 22817-000-00 |
| **PARCEL NUMBER:** | APPROX 9.31 ACRES |
| **PROPERTY SIZE:** | EMPLOYMENT CENTER |
| **EXISTING LANDUSE:** | CHANGE ZONING FROM B-2, COMMUNITY BUSINESS TO |
| **PROPOSED:** | PD, PLANNED DEVELOPMENT |

500 Feet




Plotted:7/9/20 ds

# ZONING MAP

**Legend**

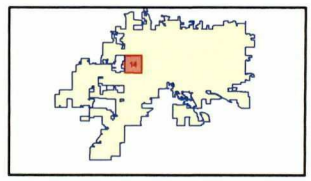
- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT*

**ZONING AERIAL MAP ORDINANCE 2021-14**

**P&Z MEETING:** 12/7/2020

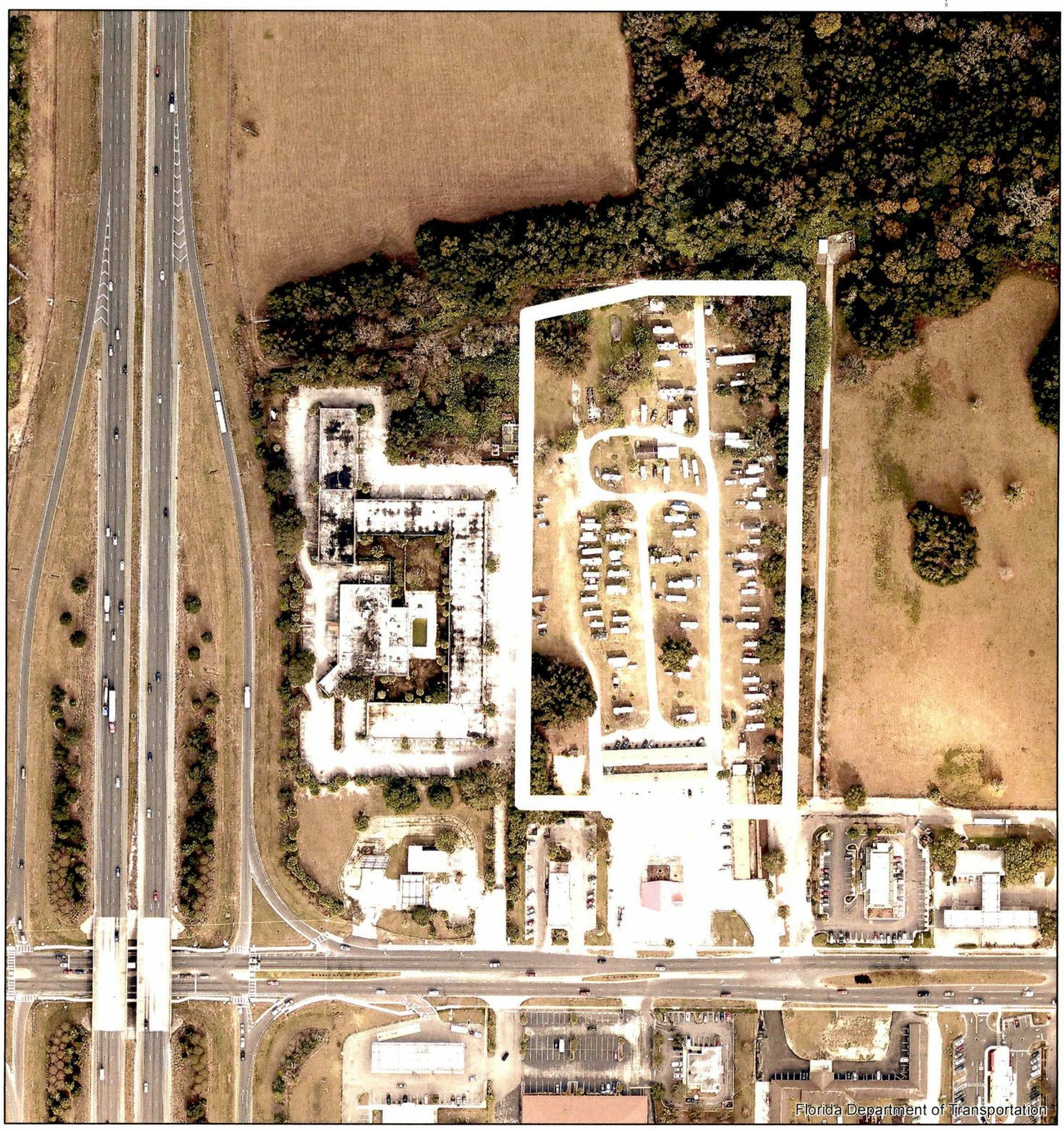
**LOCATION MAP**



SEC 14 TWP 15 RNG 21

**CASE NUMBER:** **PD20-0003**
**PARCEL NUMBER:** A PORTION OF 22817-000-00
**PROPERTY SIZE:** APPROX 9.31 ACRES
**EXISTING LANDUSE:** EMPLOYMENT CENTER
**PROPOSED:** CHANGE ZONING FROM B-2, COMMUNITY BUSINESS TO PD, PLANNED DEVELOPMENT

500
Feet




Plotted:7/9/20 ds

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT*

# CITY OF OCALA

# CITY COUNCIL REPORT

**Council Meeting Date: 12/01/20**

Subject: Zoning Change

Submitted By: David Boston

Department: Growth Management

**STAFF RECOMMENDATION** (Motion Ready): Introduce Ordinance 2021-14 zoning change from B-2, Community Business, to PD, Planned Development, for approximately 9.31 acres of property located 3601 West Silver Springs Boulevard (Case PD20-0003) (Quasi-Judicial)

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

**PROOF OF PUBLICATION:** Published in the Ocala Star Banner on November 20, 2020 (P&Z ad).

**BACKGROUND:**

- Applicant: Saving Mercy Corporation
- Property Owners: Saving Mercy Corporation
- Agent: Steven H. Gray
- Applicant is proposing a residential development providing transitional housing for people experiencing homelessness that will include 12 single-family units, 70 duplex units, and 62 multifamily units.
- Supporting facilities will include the business office for administrative services, a residents' meeting and group assembly room, laundry facilities, maintenance facilities, solid waste and recycle areas, playground facilities, dog park, pavilion area, bicycle parking, outdoor seating and walkways, a community garden, and storage units for residents.
- Support services will be provided for residents to help them achieve housing stability and independence.
- The Planning and Zoning Commission recommended approval at its meeting on December 7, 2020 with a 6 to 0 vote.

**FINDINGS AND CONCLUSIONS:** The requested zoning designation of PD, Planned Development, is consistent with the Employment Center future land use designation and the Comprehensive Plan. Staff recommend approval.

**FISCAL IMPACT:** N/A

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** The ordinance is pending review by the City Attorney, Robert Batsel.

**ALTERNATIVES:**

- Approve with changes
- Deny
- Table

**SUPPORT MATERIALS:**

Map (PDF)
Aerial (PDF)
Staff Report (PDF)
OPZC Meeting Minutes - December 7, 2020 (PDF)

DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION C
DATE: 12/23/2020 12:55:50 PM
FILE #: 2020139345 OR BK 7343 PGS 1538-1569
REC FEES: $273.50 INDEX FEES: $0.00

# RESOLUTION 2021-7

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK FOR CERTAIN PROPERTY LOCATED AT 3601 WEST SILVER SPRINGS BOULEVARD IN THE CITY OF OCALA, MARION COUNTY, FLORIDA.

WHEREAS, the applicant (Saving Mercy Corporation) submitted a PD plan (Case PD20-0003) for approximately 9.31 acres of property located at 3601 West Silver Springs Boulevard to allow for construction of a residential development providing transitional housing for people experiencing homelessness that will include 12 single-family units, 70 duplex units, and 62 multifamily units;

WHEREAS, on December 7, 2020, the Planning and Zoning Commission recommended approval of the applicant's request by a 6 to 0 vote;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session, as follows:

1. The City of Ocala does hereby approve the PD plan (Exhibit A) and associated PD standards book (Exhibit B).

2. The effective date for this resolution will be December 15, 2020.

3. The approved PD plan and associated PD standards book shall apply to the following described land located in Ocala, Marion County, Florida, to wit:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-

WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING,

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AKA A PORTION OF PARCEL 22817-000-00 CONTAINING 9.31 ACRES, MORE OR LESS.

4. A certified copy of this Resolution shall be recorded by the Clerk of the City of Ocala in the public records of Marion County, Florida.

This resolution adopted this 15 day of December, 2020.

**CITY OF OCALA**

By: _____
Justin Grabelle
President, Ocala City Council

**ATTEST:**

By: _____
Angel B. Jacobs
City Clerk

Approved as to form and legality:

By: _____
Robert W. Batsel, Jr.
City Attorney

CITY OF OCALA
GOD BE WITH US
MARION COUNTY, FLORIDA

THIS IS TO CERTIFY THE FOREGOING TO BE A TRUE AND ACCURATE COPY
_____
DEPUTY CITY CLERK

EXHIBIT A

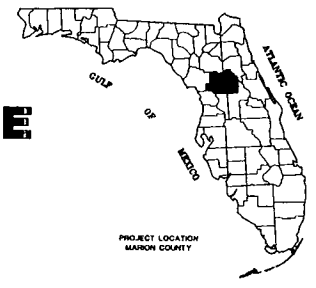
# CONCEPTUAL SITE DEVELOPMENT PLAN

FOR

# SAVING MERCY VILLAGE

## OCALA, FLORIDA

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST




### PROPERTY INFORMATION

| | |
|---|---|
| PROJECT NAME: | SAVING MERCY VILLAGE |
| EXISTING LAND USE: | EMPLOYMENT CENTER |
| TOTAL OWNERSHIP AREA: | 10.38 ACRES |
| TOTAL PROJECT AREA: | 9.31 ACRES |
| EXISTING ZONING: | B-2 (COMMUNITY BUSINESS) |
| PROPOSED ZONING: | PD (PLANNED DEVELOPMENT) |
| TAX PARCEL NUMBER: | 12817-000-00 |

FLOOD ZONE: ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "A" (A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FIRM MAP PANEL No. 12083C 0484E, DATED APRIL 19, 2017.

### PD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS FOR THIS PD ARE DEFINED IN THE PLANNED DEVELOPMENT STANDARDS BOOK FOR SAVING MERCY VILLAGE, REVISED OCTOBER 2020.

SETBACKS: (FROM PROPERTY BOUNDARY LINES)

| | |
|---|---|
| FRONT: | 10 FEET |
| BACK: | 10 FEET |
| SIDE: | 10 FEET |
| STREET: | 10 FEET |

MAXIMUM BUILDING HEIGHT = 35 FEET

ALLOWABLE DENSITY = 24 UNITS/AC.

| DEVELOPMENT BUILDINGS AND AMENITIES | | |
|---|---|---|
| DEVELOPMENT COMPOSITION | DESCRIPTION | PLANNED FLOOR AREA / CAPACITY |
| ADMINISTRATION | 1-STORY ADMIN & MEETING ROOM | 2,600 SF CONDITIONED FLOOR AREA |
| DEVELOPMENT OFFICE | 1-STORY OFFICE | 360 SF CONDITIONED FLOOR AREA |
| DETACHED SINGLE FAMILY (FEE HOUSES) | 1-STORY, 600 SF MIN / HOUSE | 8,000 SF CONDITIONED FLOOR AREA |
| APARTMENTS | 1-STORY AND 2-STORY UNITS, MAXIMUM 16 UNITS / BUILDING, LAUNDRY FACILITY | 30,000 SF CONDITIONED FIRST FLOOR AREA |
| DUPLEX DWELLING | 10 DUPLEX BUILDINGS WITH 2 UNITS / BUILDING, 600 SF MIN. PER BUILDING | 24,700 SF CONDITIONED FLOOR AREA |
| MAINTENANCE SHOP | 1-STORY SHOP | 1,600 SF CONDITIONED FLOOR AREA |
| STORAGE UNITS | 11 STORAGE UNITS | 2,200 SF CONDITIONED FLOOR AREA |
| PAVILION | OPEN AIR PAVILION, SEATING AREA | 400 SF CONDITIONED FLOOR AREA |
| OPEN SPACE | OPEN AREA INCLUDING BUFFER ZONES | MIN MUM 40% (3.72 ACRES MINIMUM) |
| RECREATION FACILITIES | INCLUDING PLAY GROUND & DOG PARK | MINIMUM 10% OF SPEC SPACE (0.93 ACRES) |

| PARKING STANDARDS TABLE | | | |
|---|---|---|---|
| PARKING ELEMENT | NUMBER / UNITS | STANDARD | TOTAL SPACES |
| ADMINISTRATION | 2600 SF +/- 1000 SF | 1 SPACE PER 300 SF OF GROSS FLOOR AREA | 10 |
| DEVELOPMENT OFFICE | 500 SF | 1 SPACE PER 300 SF OF GROSS FLOOR AREA | 2 |
| DETACHED SINGLE FAMILY (FEE HOUSES) | 10 UNITS | 1 SPACE PER HOUSE | 10 |
| APARTMENTS | 60 UNITS | 1.5 SPACE PER APARTMENT | 82 |
| DUPLEX | 35 +/- UNITS | 1 SPACE PER DWELLING UNIT | 70 |
| MAINTENANCE SHOP | 1600 SF | 1 SPACE PER 1,000 SF | 1 |
| STORAGE UNITS | 2200 SF | 1 SPACE PER 1,000 SF | 2 |
| TOTAL ANTICIPATED REQUIRED PARKING SPACES | | | 190 |

REQUIRED PARKING COUNT SHALL COMPLY TO THE MINIMUM SPACES SHOWN ABOVE. PARKING SPACE SIZE AND DESIGN SHALL COMPLY WITH THE CITY OF OCALA, LDC.

PLANNED PARKING:

| | | |
|---|---|---|
| PAVED PARKING SPACES | = | 152 |
| HANDICAP ADA COMPLIANT | = | 11 |
| GRASS PARKING SPACES | = | 42 |
| PLANNED TOTAL PARKING SPACES | = | 190 |

BICYCLE PARKING: 1 BIKE SPACE PER 8 PARKING (MINIMUM)
LOADING SPACES: 1 SPACE

IMPERVIOUS SURFACE RATIO (ISR): 75% MAX.

FLOOR AREA RATIO (FAR):
FLOOR AREA RATIO IS NOT APPLICABLE TO THIS PD. REFER TO DEVELOPMENT TABLE ABOVE FOR ALLOWABLE FLOOR AREA.

OPEN SPACE:
OPEN SPACE REQUIREMENT 40% MINIMUM

### PROPERTY LEGAL DESCRIPTION:

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°28'36" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 1818.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75; THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.84 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40; THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET; THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING; THENCE NORTH 0°31'12" EAST 230.00 FEET; THENCE NORTH 89°41'48" WEST 150.00 FEET; THENCE NORTH 0°31'12" EAST 818.34 FEET TO A POINT THAT IS 88.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD; THENCE SOUTH 78°11'32" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET; THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE; THENCE NORTH 78°11'32" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET; THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET; THENCE NORTH 78°11'32" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.93 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 0°31'39" WEST ALONG SAID EAST BOUNDARY 1188.03 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'39" EAST 40.68 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4; THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT *[LESS & EXCEPT NO 1]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°28'36" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 1818.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75; THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.84 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40; THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET; THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING; THENCE NORTH 0°31'12" EAST 236 FEET; THENCE NORTH 89°41'48" WEST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET; THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40; THENCE NORTH 89°41'48" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE POINT OF BEGINNING

AND LESS AND EXCEPT *[LESS & EXCEPT NO 2]*:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING *[AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2660, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]*

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N 00°32'42"E, ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1129.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 80.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (150.00 FEET WIDE); THENCE RUN S 78°11'48"W, ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 278.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S 89°55'24"E, FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS A RADIUS OF 320.00 FEET, A CENTRAL ANGLE OF 08°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S 86°39'06"E; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE POINT OF BEGINNING

AND LESS AND EXCEPT *[LESS & EXCEPT NO 3]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 1818.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75; THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.84 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40; THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET; THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 230 FEET; THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°41'48" EAST, 138.15 FEET; SO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'39" WEST ALONG SAID EAST BOUNDARY 238 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'39" EAST 40.68 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4; THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 138.10 FEET; THENCE NORTH 0°31'12" EAST 238 FEET, TO THE POINT OF BEGINNING.

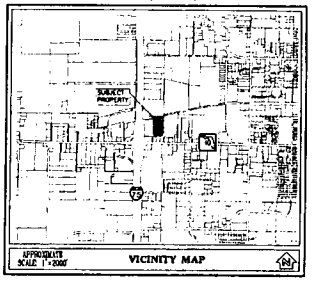
AND LESS AND EXCEPT *[LESS & EXCEPT NO 4]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°28'36" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 1818.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75; THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.84 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40; THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET; THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 230.00 FEET; THENCE NORTH 89°41'48" WEST 150.00 FEET; THENCE NORTH 0°31'12" EAST 818.34 FEET TO A POINT THAT IS 88.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE POINT OF BEGINNING; THENCE SOUTH 78°11'32" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET; THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE; THENCE NORTH 78°11'32" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET; THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET; THENCE NORTH 78°11'32" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET; THENCE SOUTH 0°31'12" WEST, 20.43 FEET TO THE POINT OF BEGINNING

CONTAINING 9.31 ACRES, MORE OR LESS

MARION COUNTY, OCALA, FLORIDA




### INDEX OF SHEETS

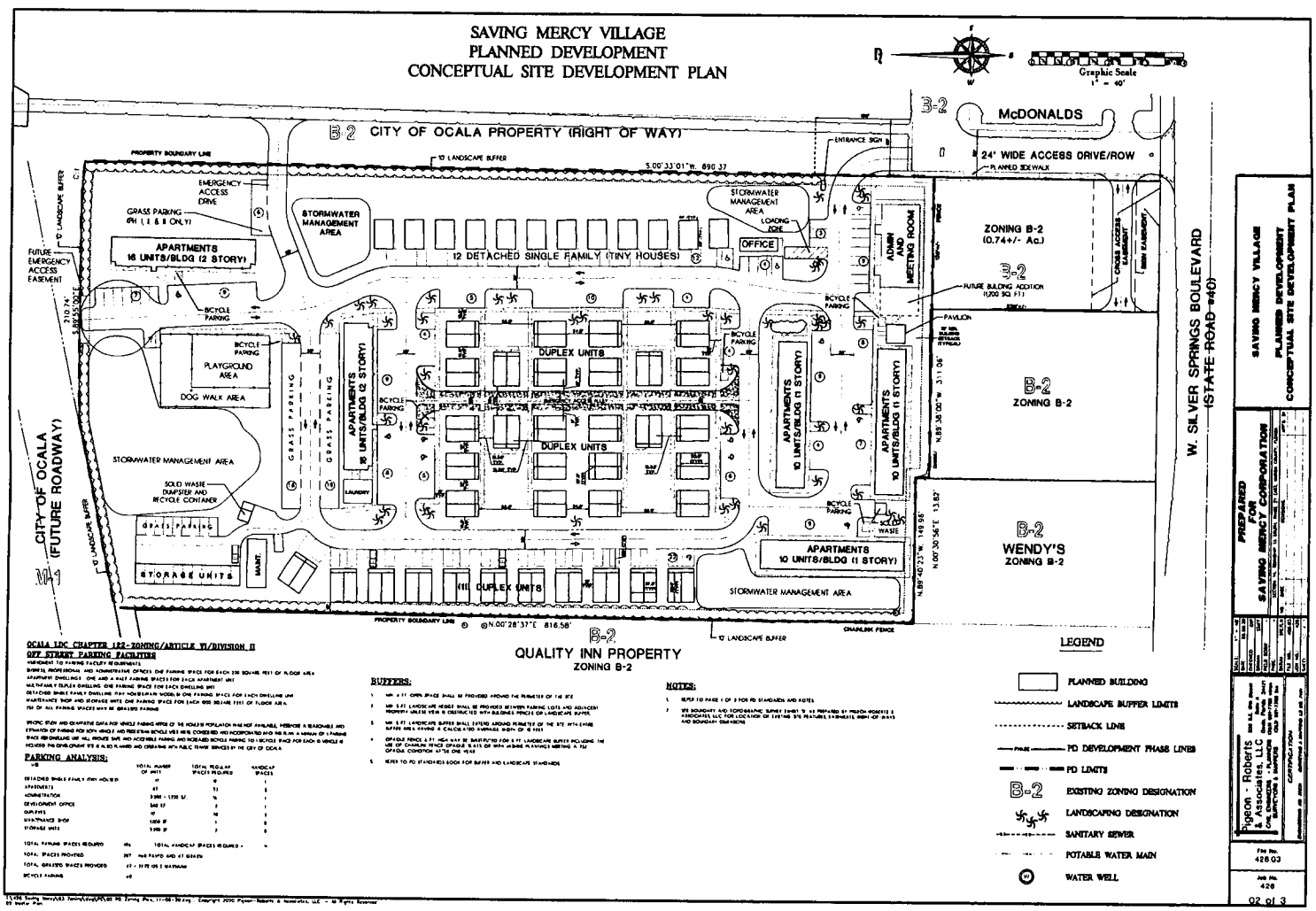

| SHEET NO. | CONTENTS |
|---|---|
| 01 | COVER SHEET |
| 02 | PD SITE CONCEPTUAL PLAN |
| 03 | PHASING AND CONNECTIVITY PLAN |

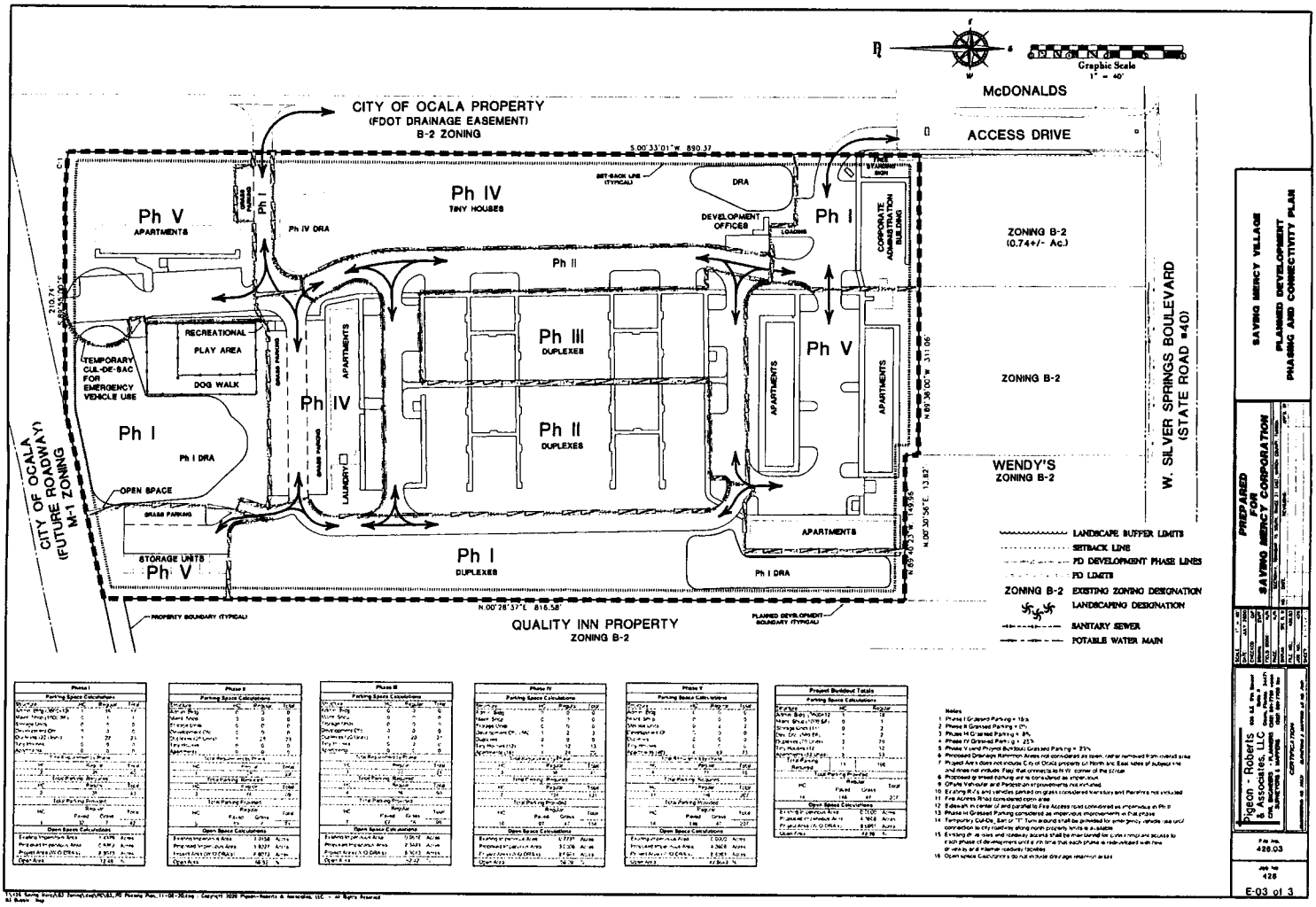


OWNER:
SAVING MERCY CORPORATION
3601 West Silver Springs Blvd.
Ocala, Florida 34475
Ph: (352) 629-8902

PREPARED BY:
Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS-PLANNERS
SURVEYORS & MAPPERS
926 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7799 voice
(352) 861-7709 fax
CERTIFICATIONS:
ENGINEERING NO. 28631 - SURVEYING & MAPPING LB NO. 7481


PROJECT NO. 426.03 11.04.2020


SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
CONCEPTUAL SITE DEVELOPMENT PLAN
Graphic Scale
1" = 40'
B-2 CITY OF OCALA PROPERTY (RIGHT OF WAY)
PROPERTY BOUNDARY LINE
17' LANDSCAPE BUFFER
S 00°33'01" W 890.37
EMERGENCY ACCESS DRIVE
GRASS PARKING (PH I, I & II ONLY)
STORMWATER MANAGEMENT AREA
APARTMENTS 16 UNITS/BLDG (2 STORY)
12 DETACHED SINGLE FAMILY (TINY HOUSES)
OFFICE
STORMWATER MANAGEMENT AREA
LOADING ZONE
ADMIN AND MEETING ROOM
3-2
McDONALDS
ENTRANCE SIGN
24' WIDE ACCESS DRIVE/ROW
PLANNED SIDEWALK
ZONING B-2 (0.74+/- Ac.)
3-2
FUTURE BUILDING ADDITION (1,000 SQ. FT.)
CROSS ACCESS EASEMENT
30' EASEMENT
FUTURE EMERGENCY ACCESS EASEMENT
210.74'
S 89°26'59" E
BICYCLE PARKING
PAVILION
PLAYGROUND AREA
DOG WALK AREA
DUPLEX UNITS
APARTMENTS 16 UNITS/BLDG (2 STORY)
APARTMENTS 10 UNITS/BLDG (1 STORY)
APARTMENTS 10 UNITS/BLDG (1 STORY)
B-2
ZONING B-2
N 89°30'00" W 311.06'
CITY OF OCALA (FUTURE ROADWAY)
STORMWATER MANAGEMENT AREA
GRASS PARKING
GRASS PARKING
SOLID WASTE DUMPSTER AND RECYCLE CONTAINER
LAUNDRY
APARTMENTS 10 UNITS/BLDG (1 STORY)
WASTE
B-2
WENDY'S
ZONING B-2
N 00°30'56" E 13.82'
N 89°40'23" W 149.98'
STORAGE UNITS
MAINT.
(10) DUPLEX UNITS
STORMWATER MANAGEMENT AREA
W. SILVER SPRINGS BOULEVARD (STATE ROAD #40)
PROPERTY BOUNDARY LINE
N 00°28'37" E 816.58'
CHAINLINK FENCE
17' LANDSCAPE BUFFER
B-2
QUALITY INN PROPERTY
ZONING B-2
M-1
17' LANDSCAPE BUFFER
OCALA LDC CHAPTER 122-ZONING/ARTICLE VI/DIVISION II
OFF STREET PARKING FACILITIES
PARKING ANALYSIS:
BUFFERS:
NOTES:
LEGEND
PLANNED BUILDING
LANDSCAPE BUFFER LIMITS
SETBACK LINE
PD DEVELOPMENT PHASE LINES
PD LIMITS
B-2 EXISTING ZONING DESIGNATION
LANDSCAPING DESIGNATION
SANITARY SEWER
POTABLE WATER MAIN
WATER WELL
PREPARED FOR SAVING MERCY CORPORATION
Pigeon - Roberts & Associates, LLC
SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
CONCEPTUAL SITE DEVELOPMENT PLAN
File No. 4263
Job No. 426
02 of 3




SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
PHASING AND CONNECTIVITY PLAN

PREPARED FOR SAVING MERCY CORPORATION

Pigeon - Roberts
& Associates, LLC

File No. 426.03

Job No. 426

E-03 of 3

EXHIBIT B

# SAVING MERCY VILLAGE

## Ocala, Florida

# PLANNED DEVELOPMENT STANDARDS BOOK

**PD20-0003**

**September, 2020**
**Revised October 30, 2020**


**Prepared For:**
**Saving Mercy Corporation**
**3601 West Silver Springs Blvd.**
**Ocala, FL 34475**
**Ph: (352) 629-6902**
**Email: info@savingmercy.org**
**Web: savingmercy.org**

**Prepared By:**

**Pigeon -Roberts & Associates, LLC**
ENGINEERS - PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street, Suite A
Ocala, Florida 34471
Ph 352-861-7799 Fax 352-861-7709


**Project No. 20-426.03**

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Guiding Principals.....6
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Amenities.....11
Access Drives and Roadway Sections.....12
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Sample Plants.....15
Statement of Variations.....16
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A. Conceptual Site Development Plan (2 sheets)
B. Phasing and Connectivity Plan (1 sheet)
C. Aerial View Color Rendering

E. Concept Architectural Building Elevations (E-1 through E-4)

# Introduction:

The Saving Mercy Village is a Planned Development comprised of approximately 10 acres along West Silver Springs Boulevard in Ocala, Florida. The property is located within an area of diverse mix of existing land uses that support the goals defined in the City's adopted 2035 Vision Plan principals as well as the City's Comprehensive Plan for an Employment Center Area of the City.

The Planned Development (PD) Plan for Saving Mercy Village provides a blueprint for the preferred development patterns, design qualities, community needs, and access/transportation systems for this project. This application is consistent with the City of Ocala Future Land Use classification and PD zoning.

The PD Plan for Saving Mercy Village provided a community needed development for affordable transition housing for the homeless, as a housing first model, in an area and Employment Center District where both transportation services and employment opportunity may be available.

These PD standards serve as the foundations for the planning development efforts consistent with the provisions of Division 30 of the City's Land Development Code. In compliance with the City's PD requirements, the Saving Mercy Village PD plan is comprised of several components that are intended to provide assurance that the development of the property complies with the standards and requirements of a Planned District. The PD plan Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development and community need within this area.

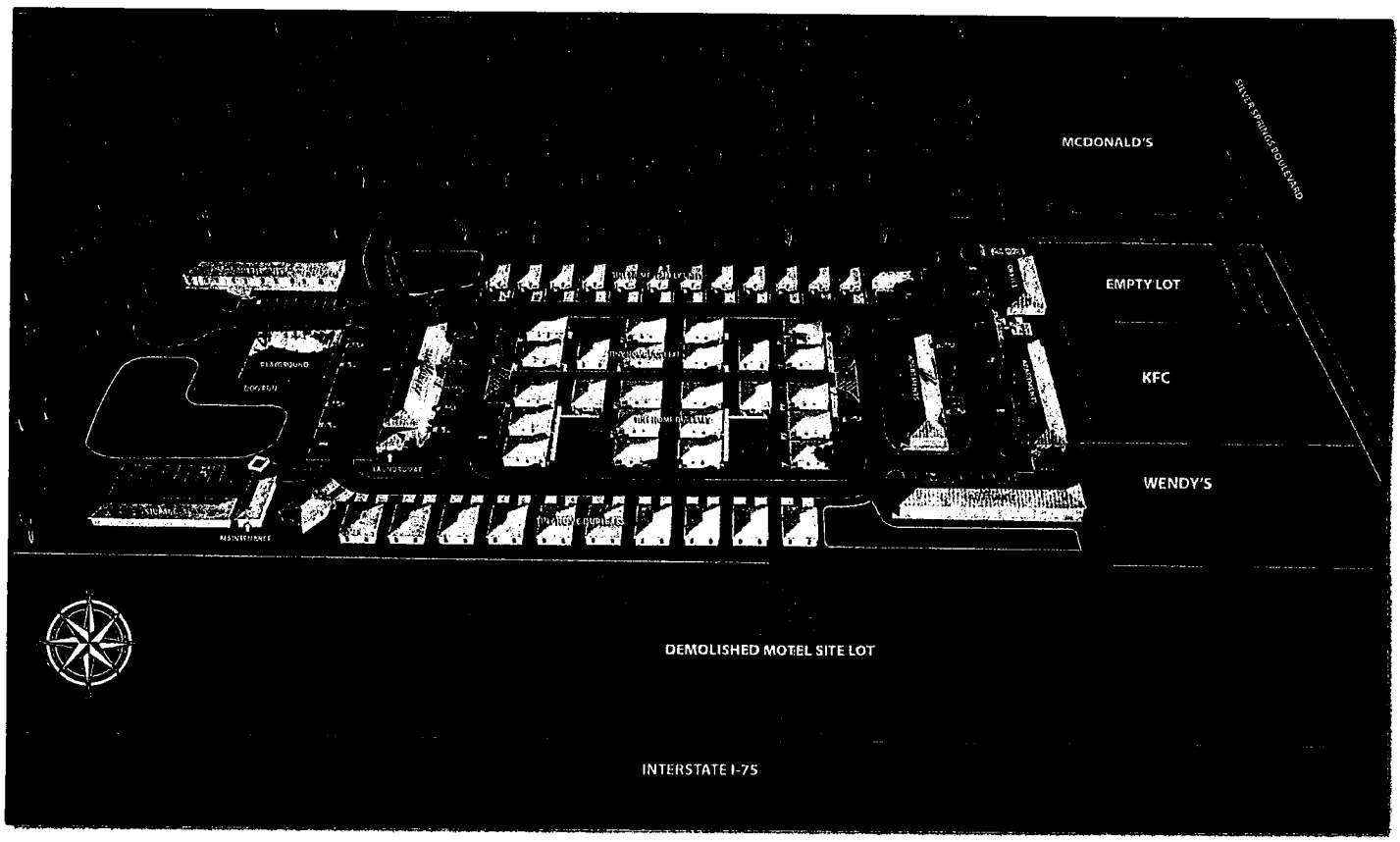
The PD Standards have been prepared to encourage and regulate the residential use of the development, including affordable building and site design requirements, which help ensure the provision of sound and sustainable land use planning. These components are fully described and presented throughout this document and include the PD Master Plan and Guideline Standards for development.

**Development Phasing and Statement of Intensity/Density**

Development of the Saving Mercy Village project and the associated transition of the existing mobile home park and motel facilities to the planned residential housing village will take time and several years to complete. The project development is subject to the degree of charitable funding received along with community funding support and both State and federal grant funding. Therefore the buildout development of this PD is planned in five planning phases. Any number of phases may be combined depending on needs and funding. **Table 1** summarizes the planned development characteristic of the PD with a density to not exceed the City Code of Ordinance allowable 24 units per acre.

**Table 1: Planned Development Summary**

| Development Component | Phase 1 | Phase 2 | Phase 3 | Phase 4 | Phase 5 | Total Buildout |
|---|---|---|---|---|---|---|
| Administrative Building | 3,600 sf | 1,200 sf | 0 | 0 | 0 | 4,800 sf |
| Development Office | 560 sf | 0 | 0 | 0 | 0 | 560 sf |
| Duplex | 22 | 28 | 20 | 0 | 0 | 70 units |
| Tiny House Residential | 0 | 0 | 0 | 0 units | 12 units | 12 units |
| Residential Apartments | 0 | 0 | 0 | 16 units | 46 units | 62 units |
| Maintenance/Storage | 1,000 sf | 0 | 0 | 0 | 2,200 sf | 3,200 sf |
| Storage Units | | | | | | |




**PLANNED PERSPECTIVE OF GENERAL DEVELOPMENT LAYOUT FOR**

# SAVING MERCY VILLAGE

## Planned Development Guidelines:

The following PD Guiding Principles are intended to communicate the overall general design intent of the multi-family residential and supporting administrative uses for this development. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this guideline, the City of Ocala may permit such superior design alternative through an administrative review and approval process for the development.

The Standards and Guidelines may be amended by the applicant, from time to time, to reflect changes in building construction materials and standards, nature of support services and housing needs, changes to City standards and services, and overall project funding requirements.

These standards and guidelines have been developed along with the PD Master Plan and phasing schedule based on the development servicing housing opportunities for otherwise homeless individuals and families. The PD Plan has been developed based on existing site features, utility services, existing housing to be phased out over time and replaced with new development, and the overall vision of housing for those individuals that can assist in providing a local workforce to aid in supporting the City's adopted 2035 Vision Plan for this region of the City to continue to grow as an Employment Center.

# Guiding Principles:

## Proposed Uses

- Development phases of the Saving Mercy Village include single-family detached, duplex and multi-family accommodations for residential housing along with the related supporting facilities for this unique Planned Development. Supporting facilities include the business office for administrative services, residents meeting and group assembly room, laundry and bathroom facilities, maintenance facilities, solid waste and recycle areas, and playground facilities.

## Architecture and Styles Guide

- Architecture shall be of a similar style and level of quality as the examples shown on the following pages of this Guidebook.
- Buildings shall include architectural features that provide visual interest, break up aesthetically similar areas, and recognize local character
- Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, white or including primary colors
- 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 such as railing and fence features.
- Buildings should be articulated to highlight access to building entrances and public / common spaces. Design elements for articulation and architectural relief may include but are not limited to windows, pedestrian entrances, awnings, canopies, cupolas, overhangs, recesses, projections, pilasters, arches or similar types of building materials and massing to establish visual relief.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers, and other utility and service functions shall be screened and incorporated into the overall design of the buildings and landscaping
- Building height is limited to two story structures

## Vehicular and Pedestrian Facilities

- Vehicular access and drive lane layout is planned for safety and emergency services. The transportation network supports multiple modes of transportation including vehicle, pedestrian, bicycle and if available local transit. The vehicle access provided within the PD is positioned to provide efficient access to parking and other site amenities.
- The location of vehicle drive lanes and parking is positioned to utilize some of the existing road access to allow efficient development phasing, while also providing development of village housing clusters and separation of different residential use intensities.
- Vehicle travel and parking areas area are consolidated where possible and efficient for tenant needs.
- Access drives are designed to minimize congestion.
- Access drives are provided for community services such as solid waste pickup, loading zone access and utility services.
- Vehicular traffic is separated from pedestrian walkways and pedestrian traffic where practical.

- Where pedestrian and traffic conflict may occur such as drive lane crossings, pedestrian cross walks and pavement markings are provided for increased safety. In some areas special paving or color markings may be utilized.
- Larger parking areas will include clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Pedestrian walkway will be hard surface materials such as concrete or asphalt.
- Bicycle parking and access ways are incorporated in the design of this Planned development. Bicycle parking is planned for one bicycle space for each 10 vehicle parking spaces.

## Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians or motorists
- Street lights shall have a uniform motif and finish to provide continuity throughout the site
- Light fixtures shall not exceed the following heights:
  - Parking lots – 20 feet
  - Pedestrians – 15 feet
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures
- Promote use of "dark sky" principles and practices

## Signage

- Entrance monuments / signs shall be located to create an arrival threshold
- Sign construction and placement shall comply with Florida Department of Transportation and City of Ocala design standards, e.g. line-of-sight safety requirements
- Signs shall complement the building architecture through style, material, and color
- Signs shall not adversely impact the vision of pedestrians or motorists
- The maximum area for wall signs shall be 32 square feet per monument sign

## Amenities

- Usable aggregate open space as required by City of Ocala municipal code section 122-942(a)(4)(d) to be comprised of amenities comparable to those shown on photos in the following guidebook section or similar amenities of equivalent value to future residents.

  Amenities are intended to include, but may not be limited to:

  - ✓ Children Playground and open space Play Area
  - ✓ Dog walk area (Dog Park)
  - ✓ Sidewalks
  - ✓ Pavilion Area
  - ✓ Bicycle Parking and seating areas
  - ✓ Laundry building
  - ✓ Community Garden small plot areas
  - ✓ Storage Units for resident belongings temporary storage

## Landscape

- Plants shall be Florida No. 1
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers
- Drought tolerant plants are encouraged
- Promote low-use irrigation
- Landscape materials that are problematic invasives are prohibited
- Shade trees shall be 10' away from underground utilities and overhead power lines
- Shade trees shall be 4' away from edge of pavement, curb, or sidewalk
- Shade trees shall not conflict with buildings
- Where vegetative buffers are required, evergreen shrubs shall be used to create a continuous screen. In buffer areas with an existing understory, shrubs and trees shall be used to supplement the visual screen

## Parking

- Parking shall comply with the design standards of Article VI of the City of Ocala Land Development Code
- Handicap parking shall with ADA standards and be available to various areas of the development with specific emphasis on community use buildings.
- Parking will be illuminated for nighttime safety
- Common parking and grass parking areas will be provided in the plan for overflow and longer term parking.
- Not all units will be adjacent to a parking space or have a dedicated parking spot at the individual housing unit

## Utilities

- New Utilities including electric and replacement utilities shall be designed for underground installation where practical and feasible. Existing City of Ocala electric utilities shall remain if determined acceptable by the City.
- Utilities provided shall include city of Ocala sewer service, water service, fire water supply, and City of Ocala electric. Other utilities may include limited gas service, internet and cable.

## Architectural Styles:

The following artist renderings illustrate the planned architectural style for the different building features and housing for this Planned Development.



**ADMINISTRATION BLDG & MEETING HALL**



**APARTMENT SUITES (10 UNITS)**



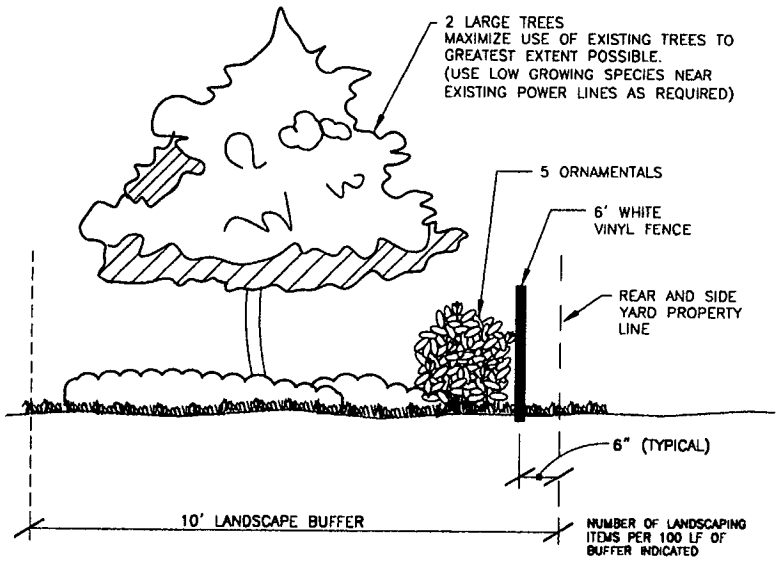
**TINY HOME DUPLEX EXTERIOR VIEW**



**TINY HOME DUPLEXES**

## Vegetative Buffers:

Vegetative buffers are planned along the east, north and west side perimeter of the Planned Development to primarily provide a safety fence system and visual tree landscape area for shade and aesthetics. The planned buffer is limited in plantings to reduce maintenance and irrigation needs, but enhanced with group plantings and landscape clusters around trees. This will discourage an unappealing long linear appearance of the white vinyl 6 foot high security fencing along the development perimeter. Below is a typical cross section sketch of the planned perimeter buffer.




REAR AND SIDE YARD LANDSCAPE BUFFERS
NOT TO SCALE

Buffers areas 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.



TYPICAL 6' HIGH VINYL FENCE

## Amenities:

Amenities are to include playground equipment and open space for children and passive outdoor activities. The photo below is representative of the playground area.

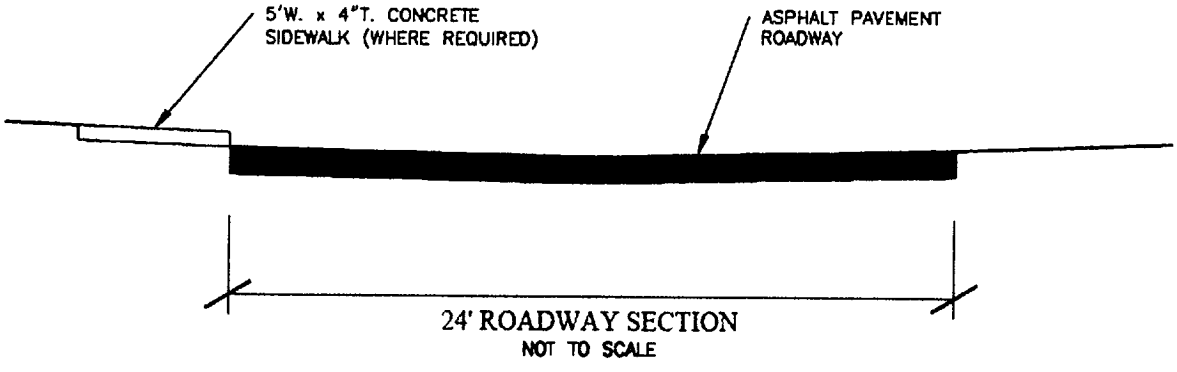


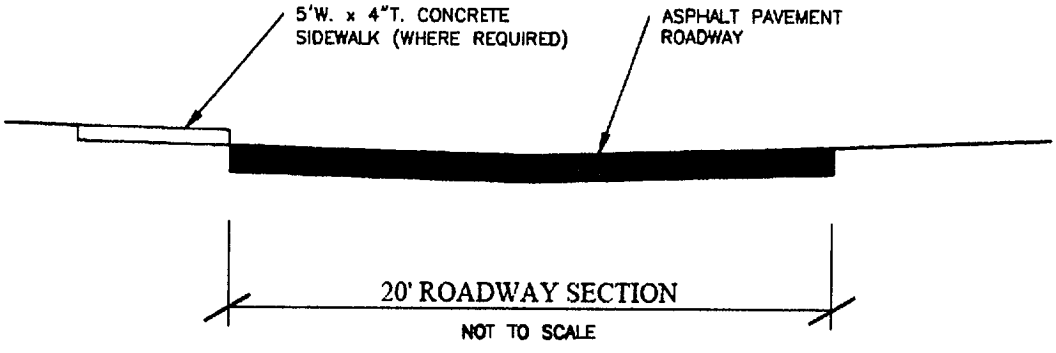
The Planned development will also include an open space area for dog walking and outdoor activity.



## Access Drives and Roadway Sections:

Drive lanes and roadway sections will include 24 foot wide access ways for primary route to service vehicles, emergency vehicles and truck deliver or pickup services. Hard surface concrete, asphalt or pavers may be utilized, however, the drive lanes will predominantly be asphalt pavement.



# Signage:



The existing establishment entrance sign is illustrated herein and will remaining place until the existing sign location is no longer available to Saving Mercy Corp., either due to the commercial frontage parcel changing ownership or a new sign is made available near the main Saving Mercy community entrance.

The existing monument sign may be relocated to the main entrance as generally shown herein, or may be substituted with a ¾ to ½ size sign and placed at ground level with structural foundation support utilizing similar block and stucco exterior finishes to match the community building appearance. Monument sign type, size, colors, finishes and location will be determined by the owner. The photo provided herein is for illustrative purposes only.

Entrance signage will be illuminated for night time visibility.

### Monument Entrance Sign:

#### Description

- Signs are subject to the requirements set forth in City of Ocala Code of Ordinances Chapter 110

#### Standards

- Monument signs must display the street address of the property. Where multiple addresses exist with the same street frontage, the highest and lowest street addresses must be identified. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel
- Monument signs must be set back at least 10 feet from side lots lines and a minimum of 5 feet from the right of way line
- Monument signs shall match the style of their associated building

#### Dimensions

- Sign area maximum: 32 square feet each side
- Maximum height: 12 feet
- Pedestal height (Min/Max) 2 feet / 5 feet

#### Number of Signs

- Two monument signs (one at each entrance) are allowed along street frontage

#### Signage Prohibitions

- Any sign which poses a traffic hazard or detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet of a building
- Signs should not interfere with views of buildings
- Excessive numbers of individual signs

## Sample Plants:

| Botanical Name | Common Name |
|---|---|
| **Shrubs, Grasses, & Groundcovers** | |
| Agapanthus africanus | Lily of the Nile |
| Dianella tasmanica 'Variegata' | Variegated Flax Lily |
| Dietes vegeta | African Iris |
| Illicium parviflorum | Yellow Anise |
| Ilex vomitoria 'Stokes Dwarf' | Schilling's Dwarf Yaupon Holly |
| Ligustrum japonicum | Ligustrum |
| Lirioe muscari | Liriope |
| Muhlenbergia capillaris | Muhly Grass |
| Paspalum notatum 'Argentine' | Argentine Bahia |
| Pittosporum tobira 'Variegata' | Variegated Pittosporum |
| Serenoa repens | Saw Palmetto |
| Spartina bakeri | Cordgrass |
| Stenotaphrum secundatum 'Floratam' | St. Augustine 'Floratam' |
| Tulbaghia violacea | Society Garlic |
| Trachelospermum jasminiodes | Creeping Jasmine |
| Viburnum obovatum'Mrs. Shillers Delight' | Dwarf Walters Viburnum |
| Viburnum odoratissimum | Sweet Viburnum |
| Viburnum suspensum | Sandankwa Viburnum |
| Zamia floridana | Coontie |
| **Trees** | |
| Acer rubrum 'Florida Flame' | Flame Red Maple |
| Ilex x 'Nellie R. Stevens' | Nellie Stevens Holly |
| Ilex vomitoria | Weeping Yaupon Holly |
| Lagerstroemia indica | Crepe Myrtle |
| Ligustrum japonica | Ligustrum, tree-form |
| Liquidambar styraciflua | Sweetgum |
| Magnolia grandiflora 'D.D. Blanchard' | D.D. Blanchard Magnolia |
| Myrica cerifera | Wax Myrtle |
| Pinus elliottii | Slash Pine |
| Pinus palustris | Longleaf Pine |
| Prunus angustifolia | Chickasaw Plum |
| Sabal Palmetto | Sabal Palm |
| Taxodium distichum | Bald Cypress |
| Ulmus alata 'Winged' | Winged Elm |
| Quercus shumardi | Shumard Oak |
| Quercus Virginiana | Live Oak |

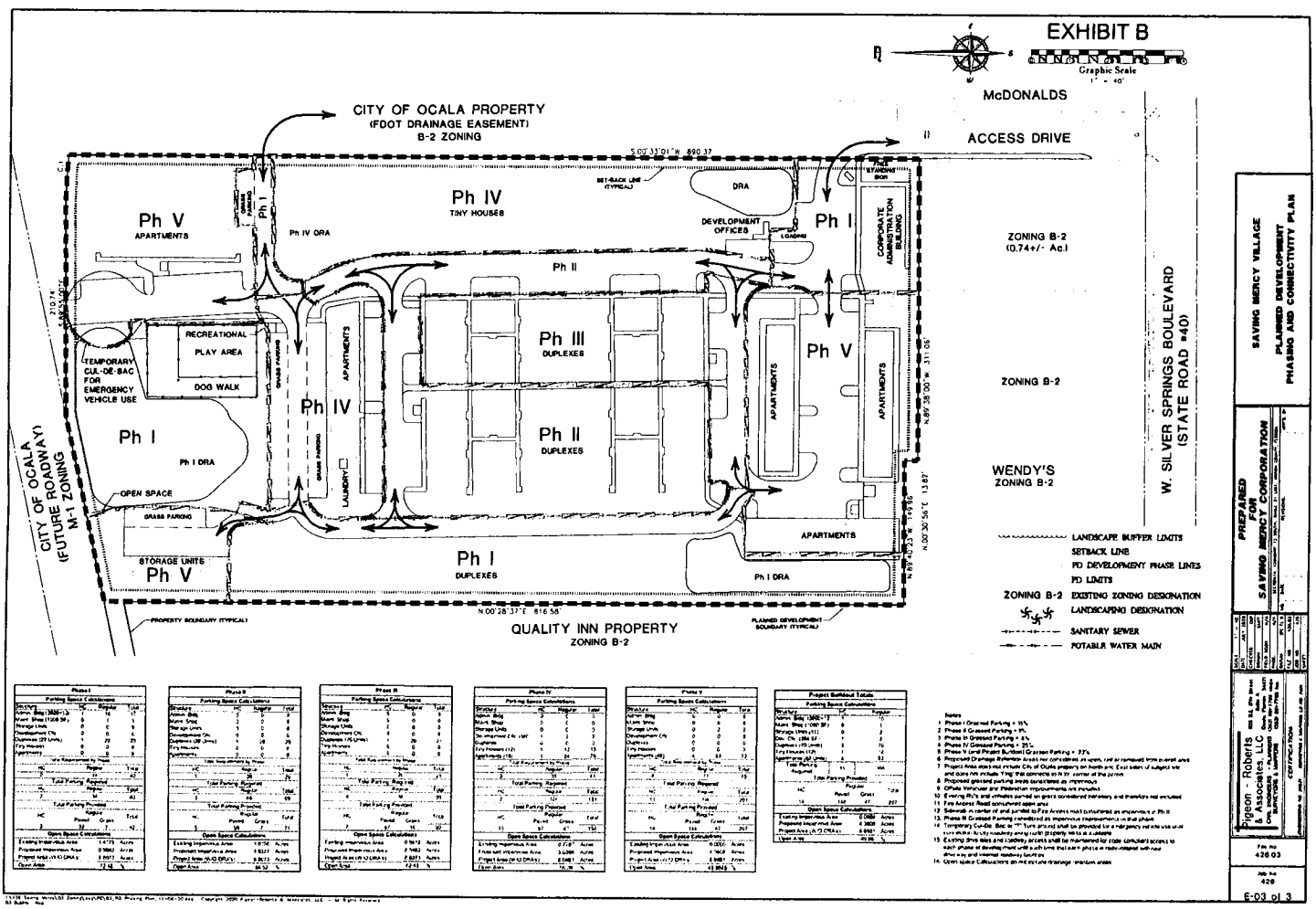
## Statement of Variations:

The following section defines the specific variations for this Planned Development from the City of Ocala Code of Ordinances in accordance with code section 122-943(a)(3). The following statement is a compilation of all requested variations.

Parking:

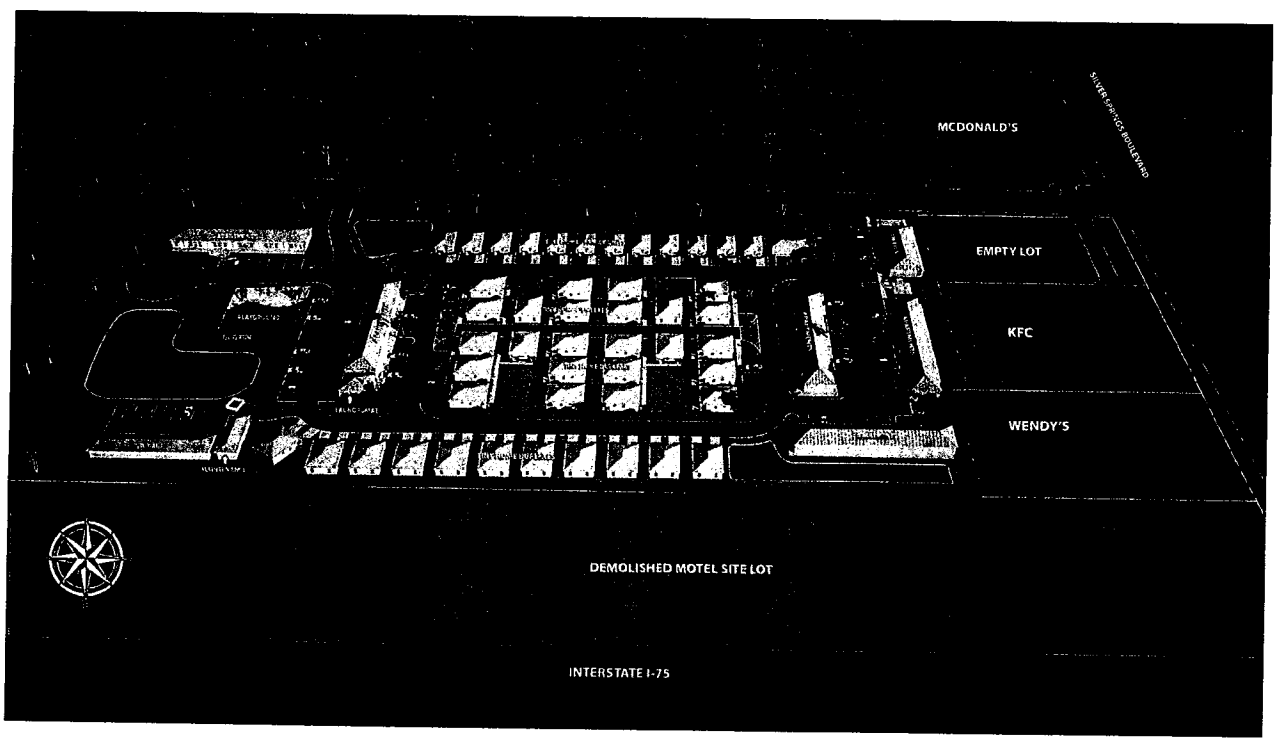
Section 122-1010(a)(2) Required Number of Parking Spaces: The number of parking spaces for two-family and multiple-family dwellings is revised from 1 ½ parking spaces for each dwelling unit to 1 parking space per dwelling unit.

# Exhibits


EXHIBIT B
Graphic Scale
1" = 40'
CITY OF OCALA PROPERTY
(FOOT DRAINAGE EASEMENT)
B-2 ZONING
McDONALDS
ACCESS DRIVE
S 07°33'01" W 890.37
SET-BACK LINE (TYPICAL)
DRA
Ph V
APARTMENTS
Ph I
Ph IV ORA
Ph IV
TINY HOUSES
DEVELOPMENT OFFICES
Ph I
CORPORATE ADMINISTRATION BUILDING
Ph II
ZONING B-2
(0.74+/- Ac.)
RECREATIONAL PLAY AREA
DOG WALK
TEMPORARY CUL-DE-SAC FOR EMERGENCY VEHICLE USE
Ph III
DUPLEXES
Ph V
APARTMENTS
APARTMENTS
Ph IV
LAUNDRY
Ph I
Ph I DRA
OPEN SPACE
Ph II
DUPLEXES
ZONING B-2
WENDY'S
ZONING B-2
W. SILVER SPRINGS BOULEVARD
(STATE ROAD #40)
CITY OF OCALA
(FUTURE ROADWAY)
M-1 ZONING
APARTMENTS
STORAGE UNITS
Ph V
Ph I
DUPLEXES
Ph I DRA
PROPERTY BOUNDARY (TYPICAL)
N 00°28'37"E 816.58'
QUALITY INN PROPERTY
ZONING B-2
PLANNED DEVELOPMENT BOUNDARY (TYPICAL)
LANDSCAPE BUFFER LIMITS
SETBACK LINE
PD DEVELOPMENT PHASE LINES
PD LIMITS
ZONING B-2 EXISTING ZONING DESIGNATION
LANDSCAPING DESIGNATION
SANITARY SEWER
POTABLE WATER MAIN
SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
PHASING AND CONNECTIVITY PLAN
PREPARED FOR
SAVING MERCY CORPORATION
Pigeon - Roberts & Associates, LLC
File No.
426.03
Job No.
426
E-03 of 3

SAVING MERCY VILLAGE
AERIAL RENDERING

EXHIBIT C




NOTE:
RENDERING PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
AERIAL RENDERING

PREPARED
FOR
SAVING MERCY CORPORATION

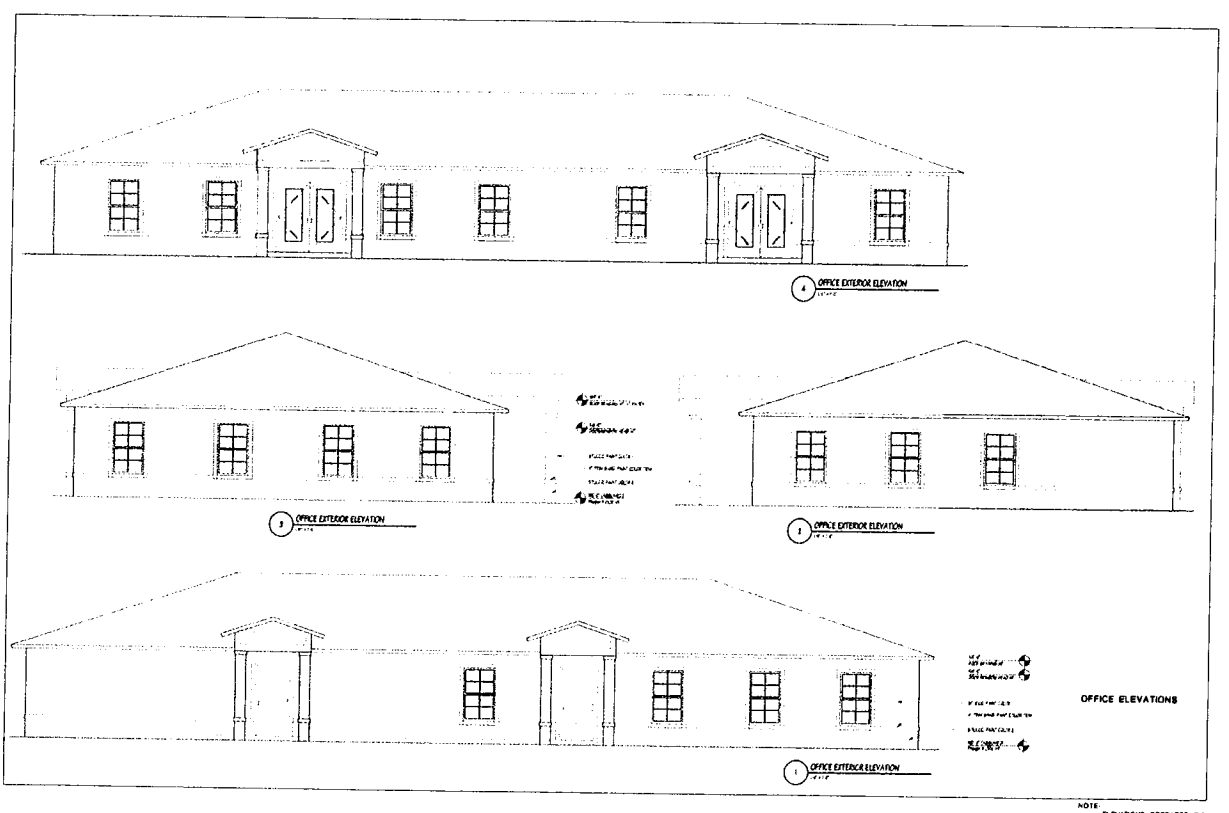
Pigeon - Roberts & Associates, LLC

428.03

E-03 of 8

SAVING MERCY VILLAGE
ARCHITECTURAL
ELEVATIONS

EXHIBIT E-1




OFFICE ELEVATIONS

NOTE:
ELEVATIONS PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR
SAVING MERCY CORPORATION

Pigeon - Roberts & Associates, LLC

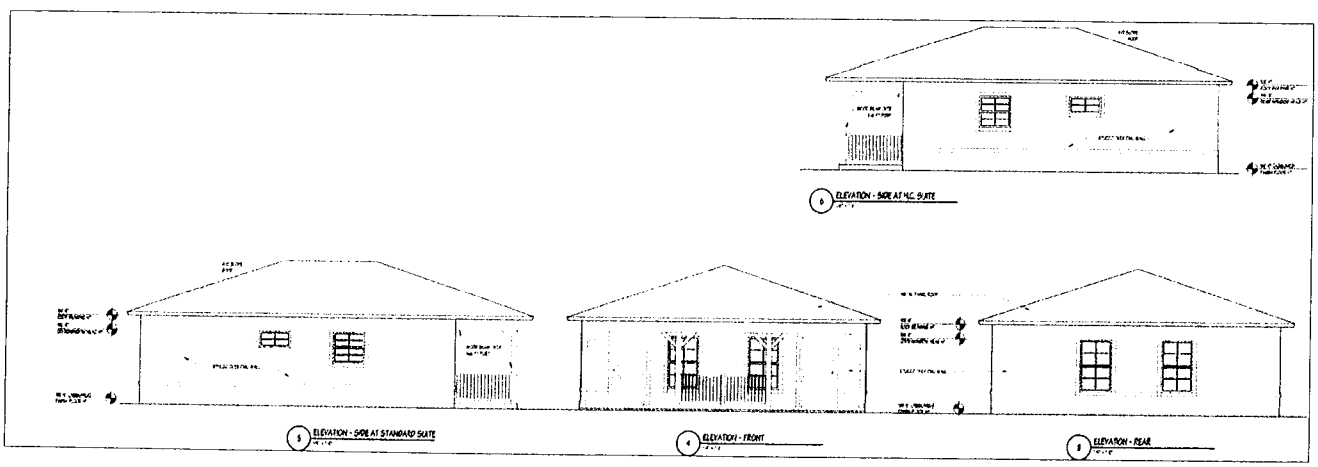
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Job No
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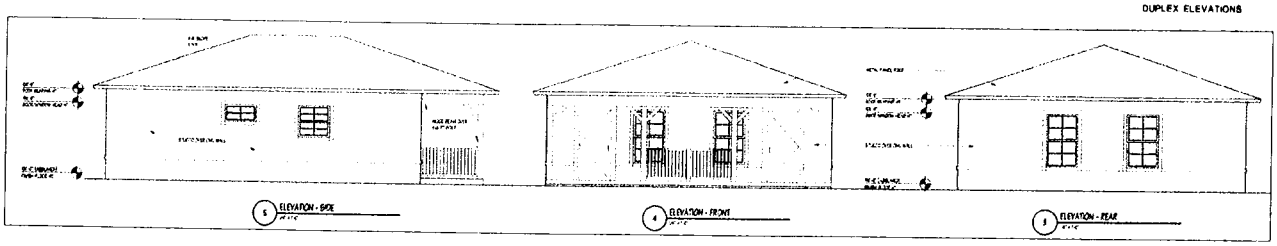
E-04 of 6

SAVING MERCY VILLAGE
ARCHITECTURAL
ELEVATIONS

EXHIBIT E-2




DUPLEX ELEVATIONS




H.C. DUPLEX ELEVATIONS

NOTE:
ELEVATIONS PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR SAVING MERCY CORPORATION

Pigeon - Roberts & Associates, LLC

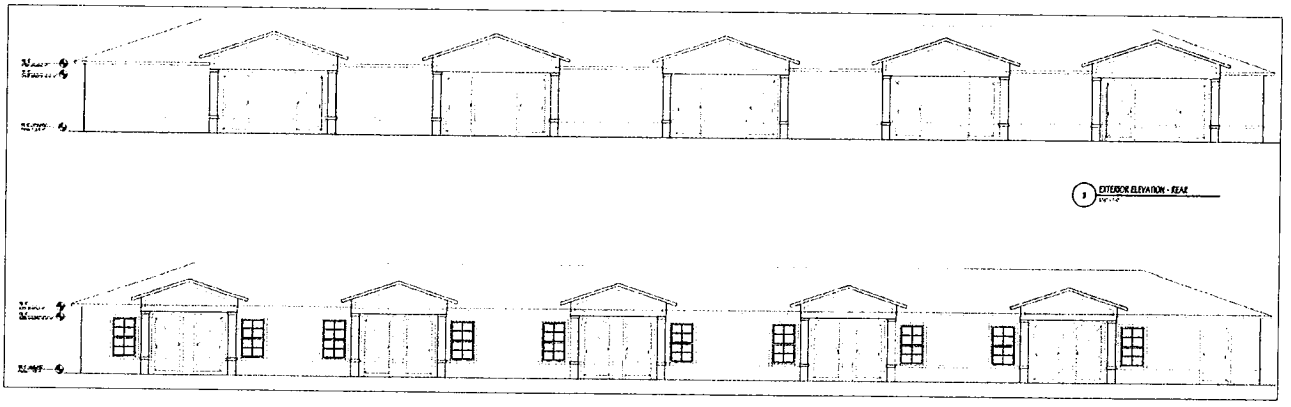
PM No 428.03

428

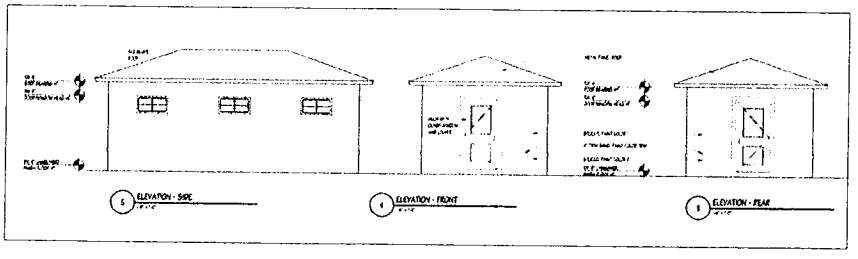
E-05 of 8

SAVING MERCY VILLAGE
ARCHITECTURAL
ELEVATIONS

EXHIBIT E-3




ONE STORY APARTMENTS




LAUNDRY ELEVATIONS

NOTE:
ELEVATIONS PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR
SAVING MERCY CORPORATION

Pigeon - Roberts & Associates, LLC

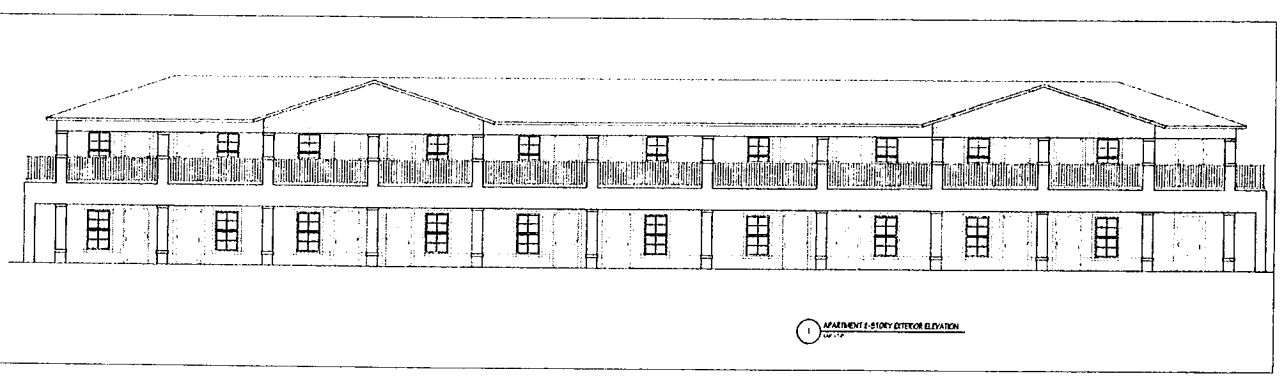
File No.
4283

Job No.
428

E-06 of 6

SAVING MERCY VILLAGE
ARCHITECTURAL
ELEVATIONS

EXHIBIT E-4




TWO STORY APARTMENTS

NOTE:
ELEVATIONS PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR
SAVING MERCY CORPORATION

Pigeon - Roberts & Associates, LLC

File No.
428.03

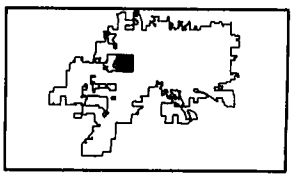
Job No.
428

E-07 of 7

**ZONING CASE MAP**
**RESOLTION 2021-7**

**P&Z MEETING:** 12/7/2020

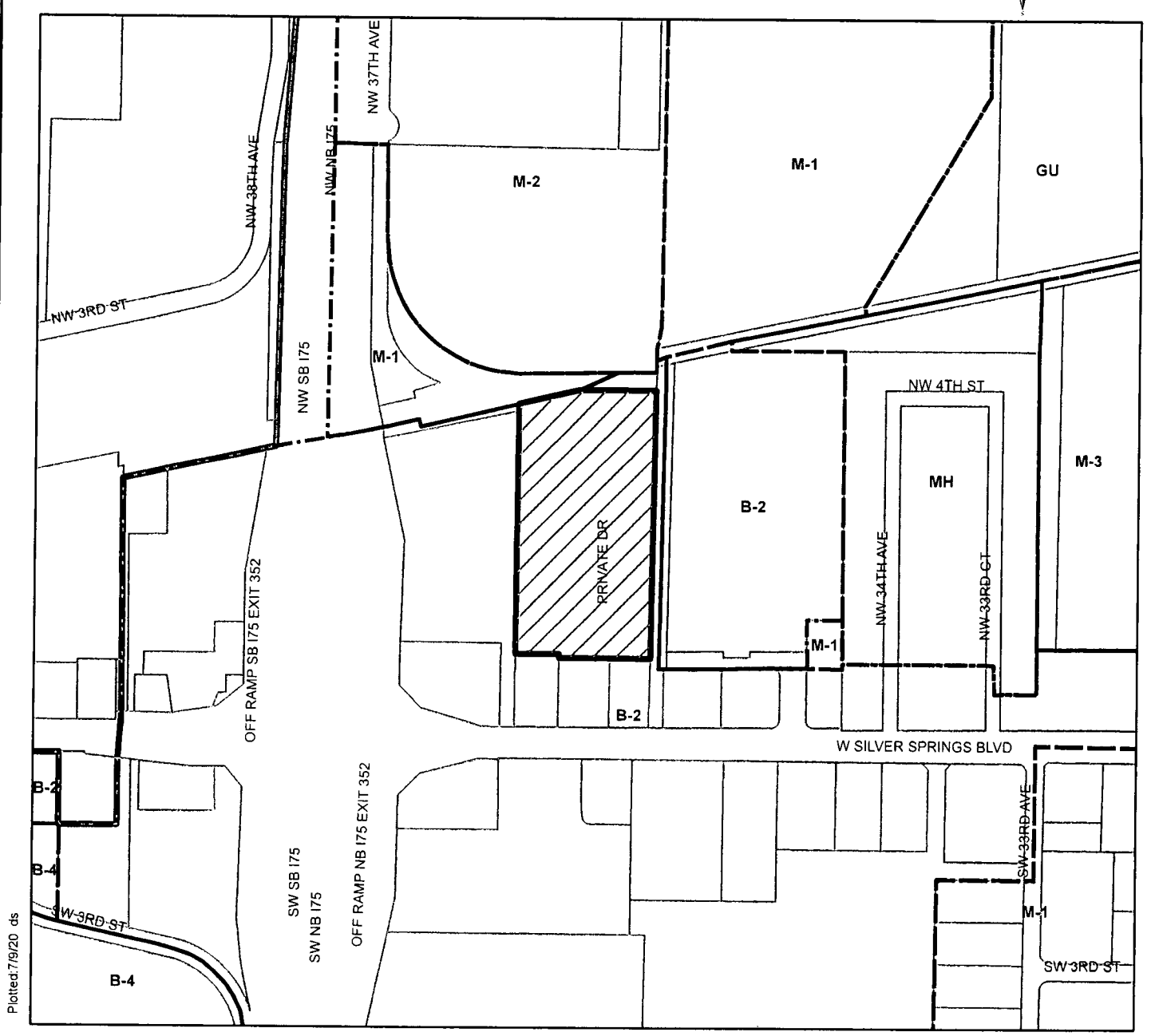
**LOCATION MAP**



SEC 14 TWP 15 RNG 21

| | |
|---|---|
| | **PD20-0003** |
| **CASE NUMBER:** | A PORTION OF 22817-000-00 |
| **PARCEL NUMBER:** | APPROX 9.31 ACRES |
| **PROPERTY SIZE:** | EMPLOYMENT CENTER |
| **EXISTING LANDUSE:** | CHANGE ZONING FROM B-2, COMMUNITY BUSINESS TO |
| **PROPOSED:** | PD, PLANNED DEVELOPMENT |

500 Feet




Plotted:7/9/20 ds

## ZONING MAP

**Legend**

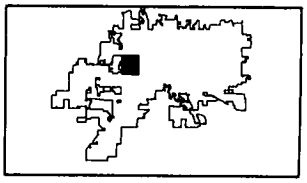
- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT*

**ZONING AERIAL MAP RESOLUTION 2021-7**

**P&Z MEETING:** 12/7/2020

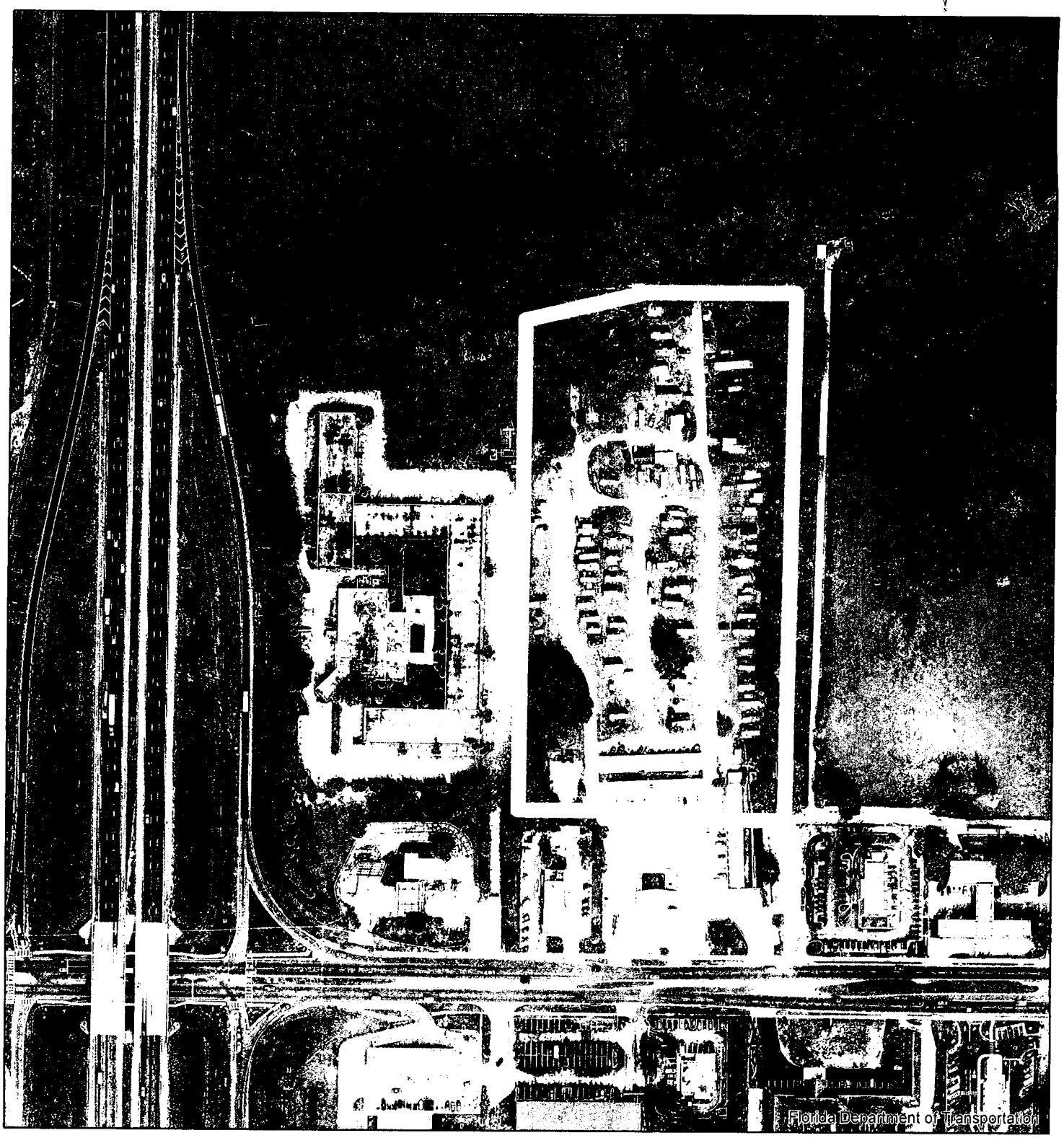
**LOCATION MAP**



**CASE NUMBER:** **PD20-0003**
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**PROPOSED:** CHANGE ZONING FROM B-2, COMMUNITY BUSINESS TO PD, PLANNED DEVELOPMENT

SEC 14 TWP 15 RNG 21

500 Feet




Plotted:7/9/20 ds

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT*

# CITY OF OCALA
**Meeting Date: 12/7/2020**
# PLANNING & ZONING COMMISSION REPORT

Subject: Zoning Change & PD Plan

Submitted by: David Boston

Department: Growth Management

**STAFF RECOMMENDATION** (Motion Ready): Recommend approval for a zoning change from B-2, Community Business, to PD, Planned Development, and of the associated PD plan including PD standards for approximately 9.31 acres of property located 3601 West Silver Springs Boulevard (Case PD20-0003).

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

**BACKGROUND:**

- Applicant: Saving Mercy Corporation
- Property Owners: Saving Mercy Corporation
- Agent: Steven H. Gray
- Applicant is proposing a residential development providing transitional housing for people experiencing homelessness that will include 12 single-family units, 70 duplex units, and 62 multifamily units.
- Supporting facilities will include the business office for administrative services, a residents' meeting and group assembly room, laundry facilities, maintenance facilities, solid waste and recycle areas, playground facilities, dog park, pavilion area, bicycle parking, outdoor seating and walkways, a community garden, and storage units for residents.
- Support services will be provided for residents to help them achieve housing stability and independence.

**FINDINGS AND CONCLUSIONS:** The requested zoning designation of PD, Planned Development, is consistent with the Employment Center future land use designation and the Comprehensive Plan. Staff recommend approval.

**FISCAL IMPACT:** N/A

**PROCUREMENT REVIEW:** N/A

**LEGAL REVIEW:** The ordinance and resolution are pending review by the City Attorney, Robert Batsel.

**ALTERNATIVES:**

- Approve with changes
- Deny
- Table

**SUPPORT MATERIALS:**

- Planning comments
- PD plan
- PD standards
- Case Map
- Case Aerial

**Applicant:** Saving Mercy Corporation

**Property Owners:** Saving Mercy Corporation

**Project Planner:** David Boston

**Agent:** Steven H. Gray

**Zoning Change Request:** from: B-2, Community Business
to: PD, Planned Development

**Parcel Information**

Acres: ~9.31
Parcel(s)#: Portion of 22817-000-00
Location: 3601 West Silver Springs Boulevard
Existing use: Motel & RV park
Future Land Use: Employment Center

**Adjacent Land**

| Direction | Future Land Use | Zone | Current Use |
|---|---|---|---|
| North | Employment Center | M-1 & M-2 | Undeveloped |
| East | Employment Center | B-2 | Undeveloped |
| South | Employment Center | B-2 | Fast-food restaurant, undeveloped |
| West | Employment Center | B-2 | Undeveloped |

**Background**

- Applicant is proposing a residential development providing transitional housing for people experiencing homelessness that will include 12 single-family units, 70 duplex units, and 62 multifamily units.
- Supporting facilities will include the business office for administrative services, a residents' meeting and group assembly room, laundry facilities, maintenance facilities, solid waste and recycle areas, playground facilities, dog park, pavilion area, bicycle parking, outdoor seating and walkways, a community garden, and storage units for residents.
- Support services will be provided for residents to help them achieve housing stability and independence.

| **Staff Recommendation:** | **Approval of PD zoning district & associated PD plan** |
|---|---|

**Basis for Approval**

The requested zoning designation of PD, Planned Development, is consistent with the Employment Center future land use designation and the Comprehensive Plan.

**Factual Support**

1. The proposed PD zoning is consistent with the following Policies of the City of Ocala Comprehensive Plan:

   **Future Land Use Element, Policy 6.5: Employment Center:** The intent of the Employment Center land use is to provide a regionally-important hub for business, enterprise, research and development, and employment activities. Employment Centers are generally single use districts, but may include more than one (1) use if there are appropriate buffers and transitions between complementary uses.

   **Housing Element, Policy 1.4:** The City shall continue to allow special needs housing in all residential categories designated on the Official Zoning Map. This includes the availability of sites and infrastructure for special need residents such as the elderly, handicapped, and institutionalized.

   **Housing Element, Policy 1.5:** To meet the objective of providing dwelling units of varying types, sizes and costs throughout the city, the City shall permit, where appropriate, infill development of various housing types such as but not limited to apartments over garages, mother-in-law apartments, multi-generational housing, live-work units, and residential units above commercial activity.

2. 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:** Development that creates 100 or more new peak hour trips will trigger the requirement that a traffic study be conducted.

**Electric:** The property is in the Ocala Electric Utility service territory.

**Potable Water:** The property is currently served by City of Ocala water.

**Sanitary Sewer:** The property is currently served by City of Ocala sewer.

**Stormwater:** For any future development, runoff must be retained on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event.[1]

**Solid Waste:** During the development review process, fees will be determined and shall be due and payable within 30 days of initiation of permanent electric service.[2]

**Fire Service:** To maintain adequate fire protection services in the City, an impact fee will be required during the development review process.

**Schools:** This property is within the College Park Elementary, Howard Middle, and Vanguard High School districts.

## Zoning

### Existing:

**B-2, Community Business:** The community business and limited community business (B-2 and B-2A) districts are intended for community businesses, including retail sales, personal and business services, and all office uses. No incidental use involving manufacturing processes shall be allowed in the B-2A zone. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.[3]

### Requested:

**PD, Planned Development:** 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.[4]

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[1] City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.
[2] City of Ocala Land Development Code, Section 114-10, Fees & Section 54-124, Billing and collection.
[3] City of Ocala Land Development Code, Section 122-621, B-2 intent and purpose
[4] City of Ocala Land Development Code, Section 122-940(a), PD intent and purpose

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

100% | 85% | 68% | 51% | 34% | 17% | 0%

# CONCEPTUAL SITE DEVELOPMENT PLAN

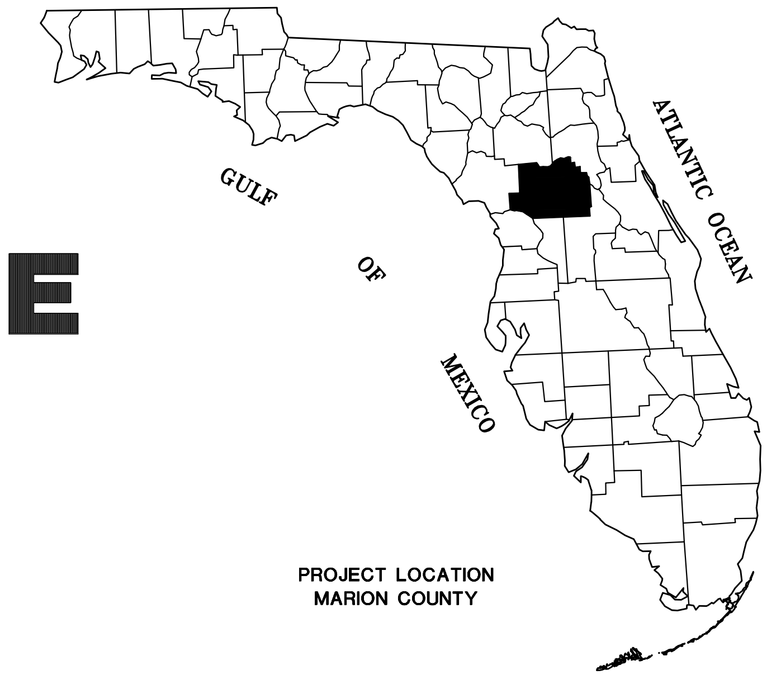
FOR

# SAVING MERCY VILLAGE

## OCALA, FLORIDA

### SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST

EXHIBIT A




PROJECT LOCATION
MARION COUNTY

## PROPERTY INFORMATION

PROJECT NAME: SAVING MERCY VILLAGE

EXISTING LAND USE: EMPLOYMENT CENTER

TOTAL OWNERSHIP AREA: 10.36 ACRES

TOTAL PROJECT AREA: 9.31 ACRES

EXISTING ZONING: B-2 (COMMUNITY BUSINESS)

PROPOSED ZONING: PD (PLANNED DEVELOPMENT)

TAX PARCEL NUMBER: 22817-000-00

FLOOD ZONE: ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "A" (A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FIRM MAP PANEL No. 12083C 0484E, DATED APRIL 19, 2017.

## PD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS FOR THIS PD ARE DEFINED IN THE PLANNED DEVELOPMENT STANDARDS BOOK FOR SAVING MERCY VILLAGE, REVISED OCTOBER 2020.

SETBACKS: (FROM PROPERTY BOUNDARY LINES)

FRONT: 10 FEET
BACK: 10 FEET
SIDE: 10 FEET
STREET: 10 FEET

MAXIMUM BUILDING HEIGHT = 35 FEET

ALLOWABLE DENSITY = 24 UNITS/AC.

| DEVELOPMENT BUILDINGS AND AMENITIES | | |
|---|---|---|
| DEVELOPMENT COMPONENT | DESCRIPTION | PLANNED FLOOR AREA / CAPACITY |
| ADMINISTRATION | 1-STORY ADMIN & MEETING ROOM | 3,600 SF COVERED FLOOR AREA |
| DEVELOPMENT OFFICE | 1-STORY OFFICE | 560 SF COVERED FLOOR AREA |
| DETACHED SINGLE FAMILY (TINY HOUSES) | 1-STORY, 600 SF MIN./ HOUSE | 8,000 SF COVERED FLOOR AREA |
| APARTMENTS | 1-STORY AND 2-STORY UNITS, MAXIMUM 16 UNITS / BUILDING, LAUNDRY FACILITY | 35,000 SF COVERED FIRST FLOOR AREA |
| DUPLEX DWELLING | 35 DUPLEX BUILDINGS WITH 2 UNITS / BUILDING, 800 SF MIN. PER BUILDING | 28,700 SF COVERED FLOOR AREA |
| MAINTENANCE SHOP | 1-STORY SHOP | 1,000 SF COVERED FLOOR AREA |
| STORAGE UNITS | 11 STORAGE UNITS | 2,200 SF COVERED FLOOR AREA |
| PAVILION | OPEN AIR PAVILION, SEATING AREA | 400 SF COVERED FLOOR AREA |
| OPEN SPACE | OPEN AREA INCLUDING BUFFER ZONES | MINIMUM 40% (3.72 ACRES MINIMUM) |
| RECREATION FACILITIES | INCLUDING PLAY GROUND & DOG PARK | MINIMUM 10% OF OPEN SPACE (0.23 ACRES) |

| PARKING STANDARDS TABLE | | | |
|---|---|---|---|
| PARKING ELEMENT | NUMBER / UNITS | STANDARD | TOTAL SPACES |
| ADMINISTRATION | 3600 SF+1200 SF | 1 SPACE PER 300 SF OF GROSS FLOOR AREA | 16 |
| DEVELOPMENT OFFICE | 560 SF | 1 SPACE PER 300 SF OF GROSS FLOOR AREA | 2 |
| DETACHED SINGLE FAMILY (TINY HOUSES) | 12 UNITS | 1 SPACE PER HOUSE | 12 |
| APARTMENTS | 62 UNITS | 1.5 SPACE PER APARTMENT | 93 |
| DUPLEX | 35 X 2 UNITS | 1 SPACE PER DWELLING UNIT | 70 |
| MAINTENANCE SHOP | 1000 SF | 1 SPACE PER 1,000 SF | 1 |
| STORAGE UNITS | 2200 SF | 1 SPACE PER 1,000 SF | 2 |
| | | TOTAL ANTICIPATED REQUIRED PARKING SPACES | 199 |

REQUIRED PARKING COUNT SHALL COMPLY TO THE MINIMUM SPACES SHOWN ABOVE. PARKING SPACE SIZE AND DESIGN SHALL COMPLY WITH THE CITY OF OCALA, LDC.

PLANNED PARKING:
PAVED PARKING SPACES = 152
HANDICAP ADA COMPLIANT = 11
GRASS PARKING SPACES = 47
PLANNED TOTAL PARKING SPACES = 199

BICYCLE PARKING: 1 BIKE SPACE PER 5 PARKING (MINIMUM)
LOADING SPACES: 1 SPACE

IMPERVIOUS SURFACE RATIO (ISR): 75% MAX.

FLOOR AREA RATIO (FAR):
FLOOR AREA RATIO IS NOT APPLICABLE TO THIS PD. REFER TO DEVELOPMENT TABLE ABOVE FOR ALLOWABLE FLOOR AREA.

OPEN SPACE:
OPEN SPACE REQUIREMENT 40% MINIMUM

**PROPERTY LEGAL DESCRIPTION:**

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT *[LESS & EXCEPT NO. 1]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT *[LESS & EXCEPT NO. 2]*:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING *[AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]*

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14. TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT *[LESS & EXCEPT NO. 3]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°41'48" EAST, 136.15 FEET, TO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 236 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 136.10 FEET; THENCE NORTH 0°31'12" EAST 236 FEET, TO THE POINT OF BEGINNING,

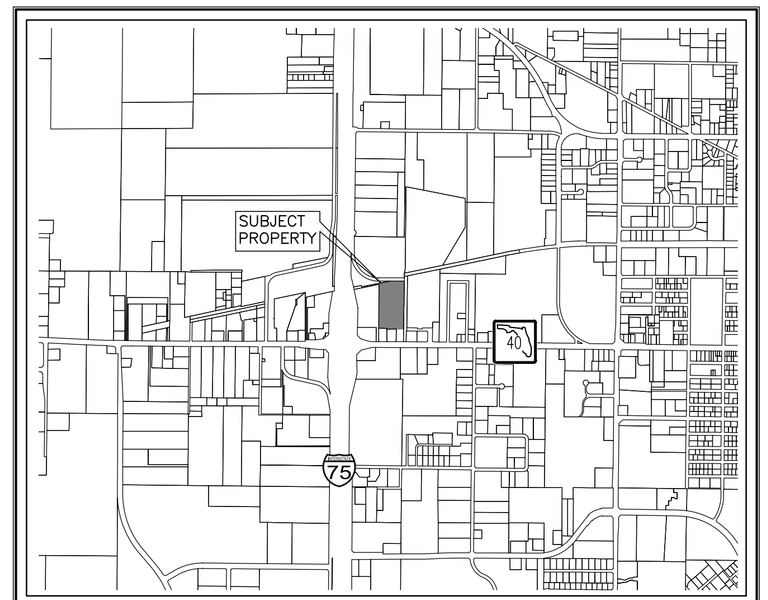
AND LESS AND EXCEPT *[LESS & EXCEPT NO. 4]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE CONTINUE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE POINT OF BEGINNING, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET, THENCE SOUTH 0°31'12" WEST, 20.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.31 ACRES, MORE OR LESS.

**MARION COUNTY, OCALA, FLORIDA**




APPROXIMATE SCALE: 1"=2000'

**VICINITY MAP**

## INDEX OF SHEETS

| SHEET NO. | CONTENTS |
|---|---|
| 01 | COVER SHEET |
| 02 | PD SITE CONCEPTUAL PLAN |
| 03 | PHASING AND CONNECTIVITY PLAN |


**OWNER:**
SAVING MERCY CORPORATION
3601 West Silver Springs Blvd.
Ocala, Florida 34475
Ph: (352) 629-6902

PREPARED BY:

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS·PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7799 voice
(352) 861-7709 fax

*CERTIFICATIONS:*
*ENGINEERING: NO. 26531 • SURVEYING & MAPPING: LB NO. 7481*


PROJECT NO. 426.03 11.04.2020

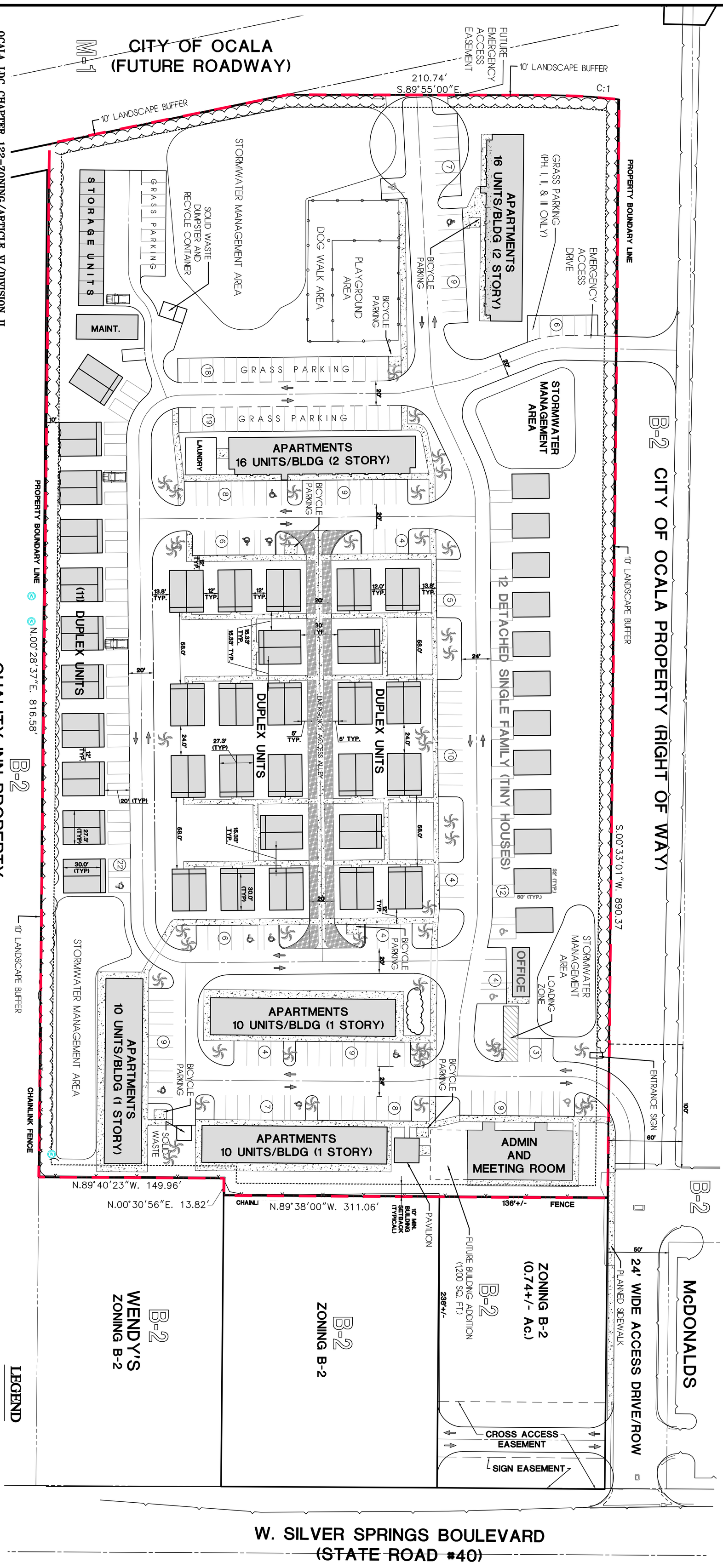


Plotted: 11/6/2020 2:02:23 PM : Peter Moore : LTScale: 1.00 : DimScale: 30.00 : PSLtscale: 1

T:\426 Saving Mercy\03 Zoning\dwg\PE\01_Cover ZONING PD (11-06-2020).dwg : Cover Sheet Site Plans

Plotted: 11/6/2020 11:56:29 AM : Peter Moore

# SAVING MERCY VILLAGE
# PLANNED DEVELOPMENT
# CONCEPTUAL SITE DEVELOPMENT PLAN




## OCALA LDC CHAPTER 122-ZONING/ARTICLE VI/DIVISION II

## OFF STREET PARKING FACILITIES

AMENDMENT TO PARKING FACILITY REQUIREMENTS:

BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICES: ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA.

APARTMENT DWELLINGS: ONE AND A HALF PARKING SPACES FOR EACH APARTMENT UNIT.

MULTI-FAMILY DUPLEX DWELLING: ONE PARKING SPACE FOR EACH DWELLING UNIT

DETACHED SINGLE FAMILY DWELLING (TINY HOUSES/PARK MODELS) ONE PARKING SPACE FOR EACH DWELLING UNIT.

MAINTENANCE SHOP AND STORAGE UNITS: ONE PARKING SPACE FOR EACH 1000 SQUARE FEET OF FLOOR AREA.

25% OF ALL PARKING SPACES MAY BE GRASSED PARKING.

SPECIFIC STUDY AND QUANTITATIVE DATA FOR VEHICLE PARKING NEEDS OF THE HOMELESS POPULATION WAS NOT AVAILABLE, THEREFORE A REASONABLE AND ESTIMATION OF PARKING FOR BOTH VEHICLE AND PEDESTRIAN BICYCLE USES WERE CONSIDERED AND INCORPORATED INTO THIS PLAN. A MINIMUM OF 1 PARKING SPACE PER DWELLING UNIT WILL PROVIDE SAFE AND ACCESSIBLE PARKING AND INCREASED BICYCLE PARKING TO 1 BICYCLE SPACE FOR EACH 10 VEHICLE IS INCLUDED. THIS DEVELOPMENT SITE IS ALSO PLANNED AND OPERATING WITH PUBLIC TRANSIT SERVICES BY THE CITY OF OCALA.

## PARKING ANALYSIS:

| USE | TOTAL NUMBER OF UNITS | TOTAL REGULAR SPACES REQUIRED | HANDICAP SPACES |
|---|---|---|---|
| DETACHED SINGLE FAMLY (TINY HOUSES) | 12 | 12 | 1 |
| APARTMENTS | 62 | 93 | 5 |
| ADMINISTRATION | 3,600 + 1,200 S.F. | 16 | 1 |
| DEVELOPMENT OFFICE | 560 SF | 2 | 1 |
| DUPLEXES | 70 | 70 | 3 |
| MAINTENANCE SHOP | 1,000 SF | 1 | 0 |
| STORAGE UNITS | 2,200 SF | 2 | 0 |
| TOTAL PARKING SPACES REQUIRED | 196 | TOTAL HANDICAP SPACES REQUIRED = | 11 |
| TOTAL SPACES PROVIDED | 207 | (160 PAVED AND 47 GRASS) | |
| TOTAL GRASSED SPACES PROVIDED | 47 = 22.7% (25 % MAXIMUM) | | |
| BICYCLE PARKING | 40 | | |

## BUFFERS:

1. MIN. 4 FT. OPEN SPACE SHALL BE PROVIDED AROUND THE PERMETER OF THE SITE.
2. MIN. 5 FT. LANDSCAPE HEDGE SHALL BE PROVIDED BETWEEN PARKING LOTS AND ADJACENT PROPERTY UNLESS VIEW IS OBSTRUCTED WITH BUILDINGS, FENCES OR LANDSCAPE BUFFER.
3. MIN. 5 FT. LANDSCAPE BUFFER SHALL EXTEND AROUND PERMETER OF THE SITE WITH ENTIRE BUFFER AREA HAVING A CALCULATED AVERAGE WIDTH OF 10 FEET.
4. OPAQUE FENCE 6 FT. HIGH MAY BE SUBSTITUTED FOR 5 FT. LANDSCAPE BUFFER INCLUDING THE USE OF CHAINLINK FENCE OPAQUE SLATS OR WITH JASMINE PLANTINGS MEETING A 75% OPAQUE CONDITION AFTER ONE YEAR.
5. REFER TO PD STANDARDS BOOK FOR BUFFER AND LANDSCAPE STANDARDS.

## NOTES:

1. REFER TO PAGE 1 OF 3 FOR PD STANDARDS AND NOTES.
2. SEE BOUNDARY AND TOPOGRAPHIC SURVEY EXHIBIT "B" AS PREPARED BY PIGEON-ROBERTS & ASSOCIATES, LLC FOR LOCATION OF EXISTING SITE FEATURES, EASEMENTS, RIGHT-OF-WAYS AND BOUNDARY DIMENSIONS.

LEGEND

- PLANNED BUILDING
- LANDSCAPE BUFFER LIMITS
- SETBACK LINE
- PD DEVELOPMENT PHASE LINES
- PD LIMITS
- EXISTING ZONING DESIGNATION
- LANDSCAPING DESIGNATION
- SANITARY SEWER
- POTABLE WATER MAIN
- WATER WELL

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7799 voice
(352) 861-7709 fax

CERTIFICATION:
ENGINEERING: NO. 26531 SURVEYING & MAPPING: LB NO. 7481

| | |
|---|---|
| SCALE: | 1" = 40' |
| DATE: | 08.08.20 |
| CHECKED: | CAP |
| DRAWN: | STAFF |
| FIELD BOOK: | – |
| PAGE: | – |
| DATUM: | SPC.FL.W |
| FILE NO.: | 426.03 |
| JOB NO.: | 426 |
| SHEET: | 02 OF 3 |

**PREPARED FOR SAVING MERCY CORPORATION**

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

| NO. | DATE: | REVISIONS: | APP'D. BY |
|---|---|---|---|
| | | | |

**SAVING MERCY VILLAGE**

**PLANNED DEVELOPMENT CONCEPTUAL SITE DEVELOPMENT PLAN**

File No. 426.03
Job No. 426
02 of 3

T:\426 Saving Mercy\03 Zoning\dwg\PE\02 PD Zoning Plan_11-06-20.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. – All Rights Reserved

# EXHIBIT B

Graphic Scale
1" = 40'

CITY OF OCALA PROPERTY
(FDOT DRAINAGE EASEMENT)
B-2 ZONING

McDONALDS

ACCESS DRIVE

S.00°33'01"W. 890.37

C:1

210.74'
S.89°55'00"E.

SET-BACK LINE (TYPICAL)

FREE STANDING SIGN

Ph V
APARTMENTS

GRASS PARKING

Ph I

Ph IV DRA

Ph IV
TINY HOUSES

DRA

DEVELOPMENT OFFICES

LOADING

Ph I

CORPORATE ADMINISTRATION BUILDING

ZONING B-2
(0.74+/- Ac.)

Ph II

RECREATIONAL PLAY AREA

DOG WALK

TEMPORARY CUL-DE-SAC FOR EMERGENCY VEHICLE USE

GRASS PARKING

APARTMENTS

Ph III
DUPLEXES

Ph V

APARTMENTS

APARTMENTS

N.89°38'00"W. 311.06'

ZONING B-2

Ph IV

Ph I

Ph I DRA

GRASS PARKING

LAUNDRY

Ph II
DUPLEXES

W. SILVER SPRINGS BOULEVARD
(STATE ROAD #40)

WENDY'S
ZONING B-2

CITY OF OCALA
(FUTURE ROADWAY)
M-1 ZONING

OPEN SPACE

GRASS PARKING

STORAGE UNITS
Ph V

APARTMENTS

N.00°30'56"E. 13.82'

N.89°40'23"W. 149.96'

Ph I
DUPLEXES

Ph I DRA

N.00°28'37"E. 816.58'

PROPERTY BOUNDARY (TYPICAL)

PLANNED DEVELOPMENT BOUNDARY (TYPICAL)

QUALITY INN PROPERTY
ZONING B-2

LANDSCAPE BUFFER LIMITS
SETBACK LINE
PHASE PD DEVELOPMENT PHASE LINES
PD LIMITS
ZONING B-2 EXISTING ZONING DESIGNATION
LANDSCAPING DESIGNATION
SANITARY SEWER
POTABLE WATER MAIN

**Phase I**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg (3600+12( | 1 | 16 | 17 |
| Maint. Shop (1000 SF) | 0 | 1 | 1 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes (22 Units) | 1 | 22 | 23 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments | 0 | 0 | 0 |

| Total Requirement by Phase | | |
|---|---|---|
| HC | Regular | Total |
| 2 | 38 | 40 |

| Total Parking Required | | |
|---|---|---|
| HC | Regular | Total |
| 2 | 38 | 40 |

| Total Parking Provided | | | |
|---|---|---|---|
| HC | Regular | | Total |
| | Paved | Grass | |
| 3 | 32 | 7 | 42 |

| Open Space Calculations | | |
|---|---|---|
| Existing Impervious Area: | 1.4379 | Acres |
| Proposed Impervious Area: | 0.9862 | Acres |
| Project Area (W/O DRA's): | 8.8073 | Acres |
| Open Area: | 72.48 | % |

**Phase II**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes (28 Units) | 1 | 28 | 29 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments | 0 | 0 | 0 |

| Total Requirement by Phase | | |
|---|---|---|
| HC | Regular | Total |
| 1 | 28 | 29 |

| Total Parking Required | | |
|---|---|---|
| HC | Regular | Total |
| 3 | 66 | 69 |

| Total Parking Provided | | | |
|---|---|---|---|
| HC | Regular | | Total |
| | Paved | Grass | |
| 5 | 59 | 7 | 71 |

| Open Space Calculations | | |
|---|---|---|
| Existing Impervious Area: | 1.0158 | Acres |
| Proposed Impervious Area: | 1.9327 | Acres |
| Project Area (W/O DRA's): | 8.8073 | Acres |
| Open Area: | 66.52 | % |

**Phase III**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes (20 Units) | 1 | 20 | 21 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments | 0 | 0 | 0 |

| Total Requirement by Phase | | |
|---|---|---|
| HC | Regular | Total |
| 1 | 20 | 21 |

| Total Parking Required | | |
|---|---|---|
| HC | Regular | Total |
| 4 | 86 | 90 |

| Total Parking Provided | | | |
|---|---|---|---|
| HC | Regular | | Total |
| | Paved | Grass | |
| 7 | 67 | 16 | 90 |

| Open Space Calculations | | |
|---|---|---|
| Existing Impervious Area: | 0.9618 | Acres |
| Proposed Impervious Area: | 2.3483 | Acres |
| Project Area (W/O DRA's): | 8.8073 | Acres |
| Open Area: | 62.42 | % |

**Phase IV**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. (560 | 1 | 2 | 3 |
| Duplexes | 0 | 0 | 0 |
| Tiny Houses (12) | 1 | 12 | 13 |
| Apartments (16) | 1 | 24 | 25 |

| Total Requirement by Phase | | |
|---|---|---|
| HC | Regular | Total |
| 3 | 38 | 41 |

| Total Parking Required | | |
|---|---|---|
| HC | Regular | Total |
| 7 | 124 | 131 |

| Total Parking Provided | | | |
|---|---|---|---|
| HC | Regular | | Total |
| | Paved | Grass | |
| 10 | 97 | 47 | 154 |

| Open Space Calculations | | |
|---|---|---|
| Existing Impervious Area: | 0.7797 | Acres |
| Proposed Impervious Area: | 3.0396 | Acres |
| Project Area (W/O DRA's): | 8.6981 | Acres |
| Open Area: | 56.09 | % |

**Phase V**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 2 | 2 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes | 0 | 0 | 0 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments (46) | 4 | 69 | 73 |

| Total Requirement by Phase | | |
|---|---|---|
| HC | Regular | Total |
| 4 | 71 | 75 |

| Total Parking Required | | |
|---|---|---|
| HC | Regular | Total |
| 11 | 196 | 207 |

| Total Parking Provided | | | |
|---|---|---|---|
| HC | Regular | | Total |
| | Paved | Grass | |
| 14 | 146 | 47 | 207 |

| Open Space Calculations | | |
|---|---|---|
| Existing Impervious Area: | 0.0000 | Acres |
| Proposed Impervious Area: | 4.3608 | Acres |
| Project Area (W/O DRA's): | 8.6981 | Acres |
| Open Area: | 49.8649 | % |

**Project Buildout Totals**

| Parking Space Calculations | | |
|---|---|---|
| Structure | HC | Regular |
| Admin. Bldg. (3600+12 | 1 | 16 |
| Maint. Shop (1000 SF) | 0 | 1 |
| Storage Units (11) | 0 | 2 |
| Dev. Ofc. (560 SF) | 1 | 2 |
| Duplexes (70 Units) | 3 | 70 |
| Tiny Houses (12) | 1 | 12 |
| Apartments (62 Units) | 5 | 93 |
| Total Parking Required | 11 | 196 |

| Total Parking Provided | | | |
|---|---|---|---|
| HC | Regular | | Total |
| | Paved | Grass | |
| 14 | 146 | 47 | 207 |

| Open Space Calculations | | |
|---|---|---|
| Existing Impervious Area: | 0.0000 | Acres |
| Proposed Impervious Area: | 4.3608 | Acres |
| Project Area (W/O DRA's): | 8.6981 | Acres |
| Open Area: | 49.86 | % |

**Notes**

1. Phase I Grassed Parking = 15%
2. Phase II Grassed Parking = 9%
3. Phase III Grassed Parking = 8%
4. Phase IV Grassed Parking = 25%
5. Phase V (and Project Buildout) Grassed Parking = 23%
6. Proposed Drainage Retention Areas not considered as open, rather removed from overall area
7. Project Area does not include City of Ocala property on North and East sides of subject site and does not include 'Flag' that connects to N.W. corner of the parcel
8. Proposed grassed parking areas considered as impervious
9. Offsite Vehicular and Pedestrian improvements not included
10. Existing RV's and vehicles parked on grass considered transitory and therefore not included
11. Fire Access Road considered open area
12. Sidewalk in center of and parallel to Fire Access road considered as impervious in Ph II
13. Phase III Grassed Parking considered as impervious improvements in that phase
14. Temporary Cul-De_Sac or "T" Turn around shall be provided for emergency vehicle use until connection to city roadway along north property limits is available.
15. Existing drive isles and roadway access shall be maintained for code compliant access to each phase of development until such time that each phase is redeveloped with new driveway and internal roadway facilities.
16. Open space Calculations do not include drainage retention areas.

**SAVING MERCY VILLAGE**
**PLANNED DEVELOPMENT**
**PHASING AND CONNECTIVITY PLAN**

**PREPARED FOR SAVING MERCY CORPORATION**

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

| NO. | REVISIONS: | APP'D. BY: |
|---|---|---|
| | DATE: | |

SCALE: 1" = 40'
DATE: JULY 2020
CHECKED: GP
DRAWN: STAFF
FIELD BOOK: N/A
PAGE: N/A
DATUM: SPC, FL, W
FILE NO.: 426.03
JOB NO.: 426
SHEET: E-03 OF 3


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CERTIFICATION
ENGINEERING NO. 26531 SURVEYING & MAPPING LB NO. 7481

File No.
426.03

Job No.
426

E-03 of 3


Plotted: 11/6/2020 3:24:00 PM : Peter Moore

T:\426 Saving Mercy\03 Zoning\dwg\PE\03_PD Phasing Plan_11-06-20.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
03 Bubble Map

# SAVING MERCY VILLAGE

## Ocala, Florida

# PLANNED DEVELOPMENT STANDARDS BOOK

## PD20-0003

**September, 2020**
**Revised October 30, 2020**


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**Project No. 20-426.03**

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B. Phasing and Connectivity Plan (1 sheet)
C. Aerial View Color Rendering

E. Concept Architectural Building Elevations (E-1 through E-4)

# Introduction:

The Saving Mercy Village is a Planned Development comprised of approximately 10 acres along West Silver Springs Boulevard in Ocala, Florida. The property is located within an area of diverse mix of existing land uses that support the goals defined in the City's adopted 2035 Vision Plan principals as well as the City's Comprehensive Plan for an Employment Center Area of the City.

The Planned Development (PD) Plan for Saving Mercy Village provides a blueprint for the preferred development patterns, design qualities, community needs, and access/transportation systems for this project. This application is consistent with the City of Ocala Future Land Use classification and PD zoning.

The PD Plan for Saving Mercy Village provided a community needed development for affordable transition housing for the homeless, as a housing first model, in an area and Employment Center District where both transportation services and employment opportunity may be available.

These PD standards serve as the foundations for the planning development efforts consistent with the provisions of Division 30 of the City's Land Development Code. In compliance with the City's PD requirements, the Saving Mercy Village PD plan is comprised of several components that are intended to provide assurance that the development of the property complies with the standards and requirements of a Planned District. The PD plan Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development and community need within this area.

The PD Standards have been prepared to encourage and regulate the residential use of the development, including affordable building and site design requirements, which help ensure the provision of sound and sustainable land use planning. These components are fully described and presented throughout this document and include the PD Master Plan and Guideline Standards for development.

**Development Phasing and Statement of Intensity/Density**

Development of the Saving Mercy Village project and the associated transition of the existing mobile home park and motel facilities to the planned residential housing village will take time and several years to complete. The project development is subject to the degree of charitable funding received along with community funding support and both State and federal grant funding. Therefore the buildout development of this PD is planned in five planning phases. Any number of phases may be combined depending on needs and funding. **Table 1** summarizes the planned development characteristic of the PD with a density to not exceed the City Code of Ordinance allowable 24 units per acre.

**Table 1: Planned Development Summary**

| Development Component | Phase 1 | Phase 2 | Phase 3 | Phase 4 | Phase 5 | Total Buildout |
|---|---|---|---|---|---|---|
| Administrative Building | 3,600 sf | 1,200 sf | 0 | 0 | 0 | 4,800 sf |
| Development Office | 560 sf | 0 | 0 | 0 | 0 | 560 sf |
| Duplex | 22 | 28 | 20 | 0 | 0 | 70 units |
| Tiny House Residential | 0 | 0 | 0 | 0 units | 12 units | 12 units |
| Residential Apartments | 0 | 0 | 0 | 16 units | 46 units | 62 units |
| Maintenance/Storage | 1,000 sf | 0 | 0 | 0 | 2,200 sf | 3,200 sf |
| Storage Units | | | | | | |




**PLANNED PERSPECTIVE OF GENERAL DEVELOPMENT LAYOUT FOR**

# SAVING MERCY VILLAGE

## Planned Development Guidelines:

The following PD Guiding Principles are intended to communicate the overall general design intent of the multi-family residential and supporting administrative uses for this development. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this guideline, the City of Ocala may permit such superior design alternative through an administrative review and approval process for the development.

The Standards and Guidelines may be amended by the applicant, from time to time, to reflect changes in building construction materials and standards, nature of support services and housing needs, changes to City standards and services, and overall project funding requirements.

These standards and guidelines have been developed along with the PD Master Plan and phasing schedule based on the development servicing housing opportunities for otherwise homeless individuals and families. The PD Plan has been developed based on existing site features, utility services, existing housing to be phased out over time and replaced with new development, and the overall vision of housing for those individuals that can assist in providing a local workforce to aid in supporting the City's adopted 2035 Vision Plan for this region of the City to continue to grow as an Employment Center.

# Guiding Principles:

## Proposed Uses

- Development phases of the Saving Mercy Village include single-family detached, duplex and multi-family accommodations for residential housing along with the related supporting facilities for this unique Planned Development. Supporting facilities include the business office for administrative services, residents meeting and group assembly room, laundry and bathroom facilities, maintenance facilities, solid waste and recycle areas, and playground facilities.

## Architecture and Styles Guide

- Architecture shall be of a similar style and level of quality as the examples shown on the following pages of this Guidebook.
- Buildings shall include architectural features that provide visual interest, break up aesthetically similar areas, and recognize local character
- Façade colors shall be low reflectance, subtle, or neutral tone colors. Building trim and accent areas may feature brighter colors, white or including primary colors
- 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 such as railing and fence features.
- Buildings should be articulated to highlight access to building entrances and public / common spaces. Design elements for articulation and architectural relief may include but are not limited to windows, pedestrian entrances, awnings, canopies, cupolas, overhangs, recesses, projections, pilasters, arches or similar types of building materials and massing to establish visual relief.
- Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers, and other utility and service functions shall be screened and incorporated into the overall design of the buildings and landscaping
- Building height is limited to two story structures

## Vehicular and Pedestrian Facilities

- Vehicular access and drive lane layout is planned for safety and emergency services. The transportation network supports multiple modes of transportation including vehicle, pedestrian, bicycle and if available local transit. The vehicle access provided within the PD is positioned to provide efficient access to parking and other site amenities.
- The location of vehicle drive lanes and parking is positioned to utilize some of the existing road access to allow efficient development phasing, while also providing development of village housing clusters and separation of different residential use intensities.
- Vehicle travel and parking areas area are consolidated where possible and efficient for tenant needs.
- Access drives are designed to minimize congestion.
- Access drives are provided for community services such as solid waste pickup, loading zone access and utility services.
- Vehicular traffic is separated from pedestrian walkways and pedestrian traffic where practical.

- Where pedestrian and traffic conflict may occur such as drive lane crossings, pedestrian cross walks and pavement markings are provided for increased safety. In some areas special paving or color markings may be utilized.
- Larger parking areas will include clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Pedestrian walkway will be hard surface materials such as concrete or asphalt.
- Bicycle parking and access ways are incorporated in the design of this Planned development. Bicycle parking is planned for one bicycle space for each 10 vehicle parking spaces.

## Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians or motorists
- Street lights shall have a uniform motif and finish to provide continuity throughout the site
- Light fixtures shall not exceed the following heights:
  - Parking lots – 20 feet
  - Pedestrians – 15 feet
- The design of site and street lighting shall include existing and future tree locations to maintain appropriate levels of illumination
- Promote use of LED lighting
- Light fixtures and security lighting shall be cut-off fixtures
- Promote use of “dark sky” principles and practices

## Signage

- Entrance monuments / signs shall be located to create an arrival threshold
- Sign construction and placement shall comply with Florida Department of Transportation and City of Ocala design standards, e.g. line-of-sight safety requirements
- Signs shall complement the building architecture through style, material, and color
- Signs shall not adversely impact the vision of pedestrians or motorists
- The maximum area for wall signs shall be 32 square feet per monument sign

## Amenities

- Usable aggregate open space as required by City of Ocala municipal code section 122-942(a)(4)(d) to be comprised of amenities comparable to those shown on photos in the following guidebook section or similar amenities of equivalent value to future residents.

  Amenities are intended to include, but may not be limited to:

  - ✓ Children Playground and open space Play Area
  - ✓ Dog walk area (Dog Park)
  - ✓ Sidewalks
  - ✓ Pavilion Area
  - ✓ Bicycle Parking and seating areas
  - ✓ Laundry building
  - ✓ Community Garden small plot areas
  - ✓ Storage Units for resident belongings temporary storage

## Landscape

- Plants shall be Florida No. 1
- Landscape plantings should include a diverse combination of deciduous and evergreen trees, shrubs, grasses, and ground covers
- Drought tolerant plants are encouraged
- Promote low-use irrigation
- Landscape materials that are problematic invasives are prohibited
- Shade trees shall be 10’ away from underground utilities and overhead power lines
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk
- Shade trees shall not conflict with buildings
- Where vegetative buffers are required, evergreen shrubs shall be used to create a continuous screen. In buffer areas with an existing understory, shrubs and trees shall be used to supplement the visual screen

## Parking

- Parking shall comply with the design standards of Article VI of the City of Ocala Land Development Code
- Handicap parking shall with ADA standards and be available to various areas of the development with specific emphasis on community use buildings.
- Parking will be illuminated for nighttime safety
- Common parking and grass parking areas will be provided in the plan for overflow and longer term parking.
- Not all units will be adjacent to a parking space or have a dedicated parking spot at the individual housing unit

## Utilities

- New Utilities including electric and replacement utilities shall be designed for underground installation where practical and feasible. Existing City of Ocala electric utilities shall remain if determined acceptable by the City.
- Utilities provided shall include city of Ocala sewer service, water service, fire water supply, and City of Ocala electric. Other utilities may include limited gas service, internet and cable.

# Architectural Styles:

The following artist renderings illustrate the planned architectural style for the different building features and housing for this Planned Development.



**ADMINISTRATION BLDG & MEETING HALL**



**APARTMENT SUITES (10 UNITS)**



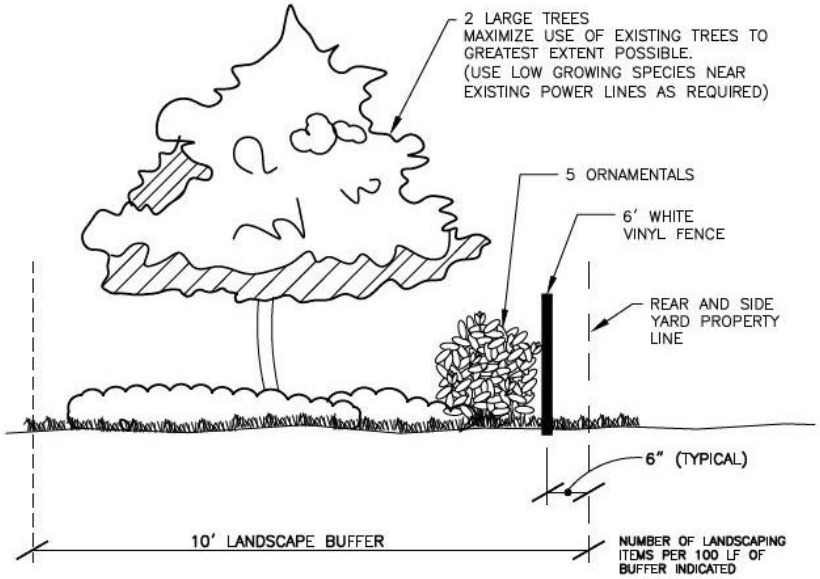
**TINY HOME DUPLEX EXTERIOR VIEW**



**TINY HOME DUPLEXES**

# Vegetative Buffers:

Vegetative buffers are planned along the east, north and west side perimeter of the Planned Development to primarily provide a safety fence system and visual tree landscape area for shade and aesthetics. The planned buffer is limited in plantings to reduce maintenance and irrigation needs, but enhanced with group plantings and landscape clusters around trees. This will discourage an unappealing long linear appearance of the white vinyl 6 foot high security fencing along the development perimeter. Below is a typical cross section sketch of the planned perimeter buffer.




REAR AND SIDE YARD LANDSCAPE BUFFERS
NOT TO SCALE

Buffers areas 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.



TYPICAL 6' HIGH VINYL FENCE

# Amenities:

Amenities are to include playground equipment and open space for children and passive outdoor activities.  The photo below is representative of the playground area.

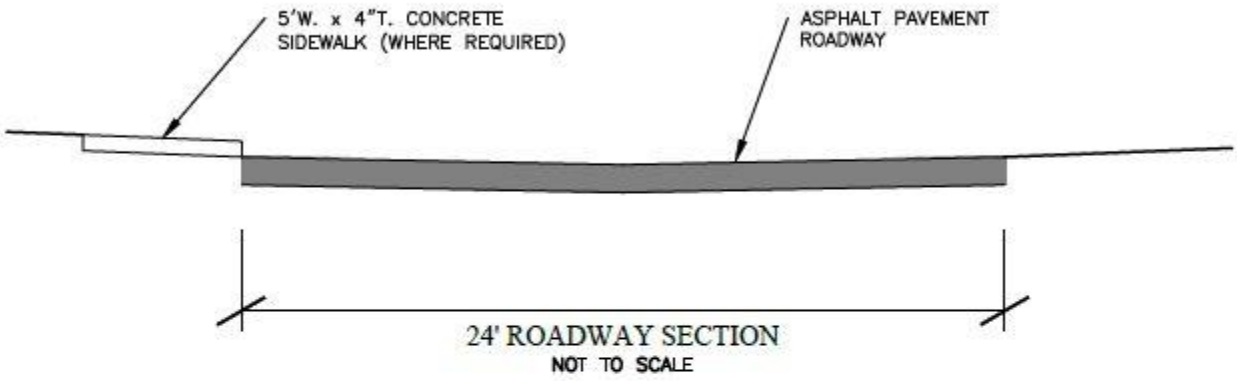


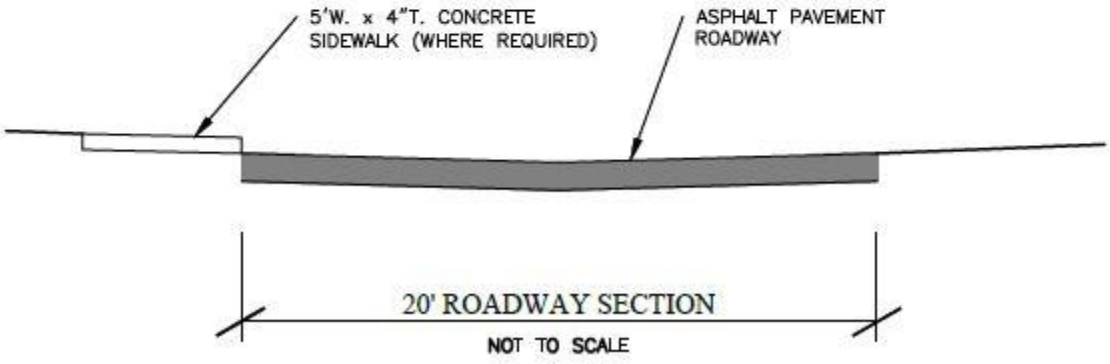
The Planned development will also include an open space area for dog walking and outdoor activity.



## Access Drives and Roadway Sections:

Drive lanes and roadway sections will include 24 foot wide access ways for primary route to service vehicles, emergency vehicles and truck deliver or pickup services. Hard surface concrete, asphalt or pavers may be utilized, however, the drive lanes will predominantly be asphalt pavement.



# Signage:

The existing establishment entrance sign is illustrated herein and will remaining place until the existing sign location is no longer available to Saving Mercy Corp., either due to the commercial frontage parcel changing ownership or a new sign is made available near the main Saving Mercy community entrance.




The existing monument sign may be relocated to the main entrance as generally shown herein, or may be substituted with a ¾ to ½ size sign and placed at ground level with structural foundation support utilizing similar block and stucco exterior finishes to match the community building appearance. Monument sign type, size, colors, finishes and location will be determined by the owner. The photo provided herein is for illustrative purposes only.

Entrance signage will be illuminated for night time visibility.

### Monument Entrance Sign:

**Description**

- Signs are subject to the requirements set forth in City of Ocala Code of Ordinances Chapter 110

**Standards**

- Monument signs must display the street address of the property. Where multiple addresses exist with the same street frontage, the highest and lowest street addresses must be identified. Numbers must be a minimum of 8 inches in height and be visible from both directions of travel
- Monument signs must be set back at least 10 feet from side lots lines and a minimum of 5 feet from the right of way line
- Monument signs shall match the style of their associated building

**Dimensions**

- Sign area maximum: 32 square feet each side
- Maximum height: 12 feet
- Pedestal height (Min/Max) 2 feet / 5 feet

**Number of Signs**

- Two monument signs (one at each entrance) are allowed along street frontage

**Signage Prohibitions**

- Any sign which poses a traffic hazard or detriment to traffic safety by reason of its size, location, movement, content, coloring, or method of illumination
- Signs which move or give the appearance of moving, including banners, pennants, streamers, string pennants, balloons and all other signs which flutter, undulate, swing, oscillate, rotate, or otherwise move by natural or artificial means
- Roof signs that are constructed or maintained upon the roof of any building or any wall sign extending more than thirty-six (36) inches above the roof line or parapet of a building
- Signs should not interfere with views of buildings
- Excessive numbers of individual signs

# Sample Plants:

## Planting Material

| Botanical Name | Common Name |
|---|---|
| **Shrubs, Grasses, & Groundcovers** | |
| Agapanthus africanus | Lily of the Nile |
| Dianella tasmanica ‘Variegata’ | Variegated Flax Lily |
| Dietes vegeta | African Iris |
| Illicium parviflorum | Yellow Anise |
| Ilex vomitoria ‘Stokes Dwarf’ | Schilling’s Dwarf Yaupon Holly |
| Ligustrum japonicum | Ligustrum |
| Lirioe muscari | Liriope |
| Muhlenbergia capillaris | Muhly Grass |
| Paspalum notatum ‘Argentine’ | Argentine Bahia |
| Pittosporum tobira ‘Variegata’ | Variegated Pittosporum |
| Serenoa repens | Saw Palmetto |
| Spartina bakeri | Cordgrass |
| Stenotaphrum secundatum ‘Floratam’ | St. Augustine ‘Floratam’ |
| Tulbaghia violacea | Society Garlic |
| Trachelospermum jasminiodes | Creeping Jasmine |
| Viburnum obovatum’Mrs. Shillers Delight’ | Dwarf Walters Viburnum |
| Viburnum odoratissimum | Sweet Viburnum |
| Viburnum suspensum | Sandankwa Viburnum |
| Zamia floridana | Coontie |
| **Trees** | |
| Acer rubrum ‘Florida Flame’ | Flame Red Maple |
| Ilex x ‘Nellie R. Stevens’ | Nellie Stevens Holly |
| Ilex vomitoria | Weeping Yaupon Holly |
| Lagerstroemia indica | Crepe Myrtle |
| Ligustrum japonica | Ligustrum, tree-form |
| Liquidambar styraciflua | Sweetgum |
| Magnolia grandiflora ‘D.D. Blanchard’ | D.D. Blanchard Magnolia |
| Myrica cerifera | Wax Myrtle |
| Pinus elliottii | Slash Pine |
| Pinus palustris | Longleaf Pine |
| Prunus angustifolia | Chickasaw Plum |
| Sabal Palmetto | Sabal Palm |
| Taxodium distichum | Bald Cypress |
| Ulmus alata ‘Winged’ | Winged Elm |
| Quercus shumardi | Shumard Oak |
| Quercus Virginiana | Live Oak |

# Statement of Variations:

The following section defines the specific variations for this Planned Development from the City of Ocala Code of Ordinances in accordance with code section 122-943(a)(3). The following statement is a compilation of all requested variations.

Parking:

Section 122-1010(a)(2) Required Number of Parking Spaces: The number of parking spaces for two-family and multiple-family dwellings is revised from 1 ½ parking spaces for each dwelling unit to 1 parking space per dwelling unit.

# Exhibits

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES

0% | 17% | 34% | 51% | 68% | 85% | 100%

# CONCEPTUAL SITE DEVELOPMENT PLAN

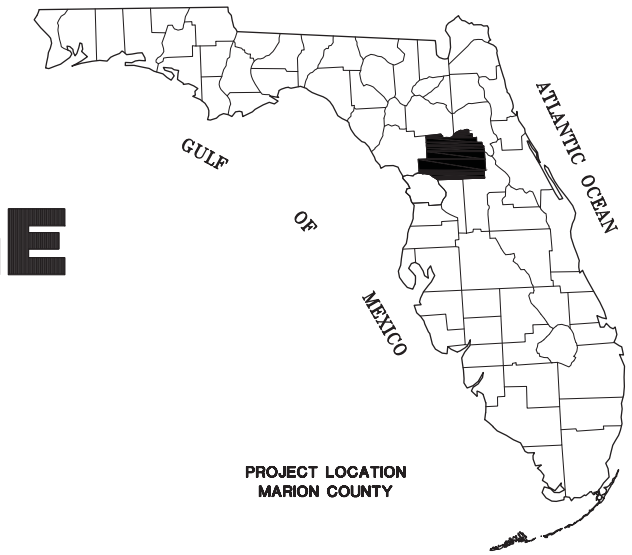
FOR

# SAVING MERCY VILLAGE

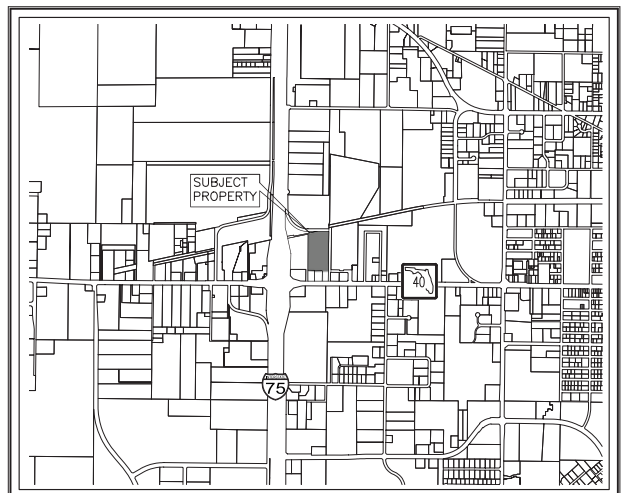
## OCALA, FLORIDA

### SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST

EXHIBIT A




MARION COUNTY, OCALA, FLORIDA




## PROPERTY INFORMATION

| | |
|---|---|
| PROJECT NAME: | SAVING MERCY VILLAGE |
| EXISTING LAND USE: | EMPLOYMENT CENTER |
| TOTAL OWNERSHIP AREA: | 10.36 ACRES |
| TOTAL PROJECT AREA: | 9.31 ACRES |
| EXISTING ZONING: | B-2 (COMMUNITY BUSINESS) |
| PROPOSED ZONING: | PD (PLANNED DEVELOPMENT) |
| TAX PARCEL NUMBER: | 22817-000-00 |

FLOOD ZONE: ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD), SHADED ZONE "X" (AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AND ZONE "A" (A SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED) ACCORDING TO FIRM MAP PANEL No. 12083C 0484E, DATED APRIL 19, 2017.

## PD DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS FOR THIS PD ARE DEFINED IN THE PLANNED DEVELOPMENT STANDARDS BOOK FOR SAVING MERCY VILLAGE, REVISED OCTOBER 2020.

SETBACKS: (FROM PROPERTY BOUNDARY LINES)

| | |
|---|---|
| FRONT: | 10 FEET |
| BACK: | 10 FEET |
| SIDE: | 10 FEET |
| STREET: | 10 FEET |

MAXIMUM BUILDING HEIGHT = 35 FEET

ALLOWABLE DENSITY = 24 UNITS/AC.

| DEVELOPMENT BUILDINGS AND AMENITIES | | |
|---|---|---|
| DEVELOPMENT COMPONENT | DESCRIPTION | PLANNED FLOOR AREA / CAPACITY |
| ADMINISTRATION | 1-STORY ADMIN & MEETING ROOM | 3,600 SF COVERED FLOOR AREA |
| DEVELOPMENT OFFICE | 1-STORY OFFICE | 560 SF COVERED FLOOR AREA |
| DETACHED SINGLE FAMILY (TINY HOUSES) | 1-STORY, 600 SF MIN./ HOUSE | 8,000 SF COVERED FLOOR AREA |
| APARTMENTS | 1-STORY AND 2-STORY UNITS, MAXIMUM 16 UNITS / BUILDING, LAUNDRY FACILITY | 35,000 SF COVERED FIRST FLOOR AREA |
| DUPLEX DWELLING | 35 DUPLEX BUILDINGS WITH 2 UNITS / BUILDING, 800 SF MIN. PER BUILDING | 28,700 SF COVERED FLOOR AREA |
| MAINTENANCE SHOP | 1-STORY SHOP | 1,000 SF COVERED FLOOR AREA |
| STORAGE UNITS | 11 STORAGE UNITS | 2,200 SF COVERED FLOOR AREA |
| PAVILION | OPEN AIR PAVILION, SEATING AREA | 400 SF COVERED FLOOR AREA |
| OPEN SPACE | OPEN AREA INCLUDING BUFFER ZONES | MINIMUM 40% (3.72 ACRES MINIMUM) |
| RECREATION FACILITIES | INCLUDING PLAY GROUND & DOG PARK | MINIMUM 10% OF OPEN SPACE (0.23 ACRES) |

| PARKING STANDARDS TABLE | | | |
|---|---|---|---|
| PARKING ELEMENT | NUMBER / UNITS | STANDARD | TOTAL SPACES |
| ADMINISTRATION | 3600 SF+1200 SF | 1 SPACE PER 300 SF OF GROSS FLOOR AREA | 16 |
| DEVELOPMENT OFFICE | 560 SF | 1 SPACE PER 300 SF OF GROSS FLOOR AREA | 2 |
| DETACHED SINGLE FAMILY (TINY HOUSES) | 12 UNITS | 1 SPACE PER HOUSE | 12 |
| APARTMENTS | 62 UNITS | 1.5 SPACE PER APARTMENT | 93 |
| DUPLEX | 35 X 2 UNITS | 1 SPACE PER DWELLING UNIT | 70 |
| MAINTENANCE SHOP | 1000 SF | 1 SPACE PER 1,000 SF | 1 |
| STORAGE UNITS | 2200 SF | 1 SPACE PER 1,000 SF | 2 |
| TOTAL ANTICIPATED REQUIRED PARKING SPACES | | | 199 |

REQUIRED PARKING COUNT SHALL COMPLY TO THE MINIMUM SPACES SHOWN ABOVE. PARKING SPACE SIZE AND DESIGN SHALL COMPLY WITH THE CITY OF OCALA, LDC.

PLANNED PARKING:

| | | |
|---|---|---|
| PAVED PARKING SPACES | = | 152 |
| HANDICAP ADA COMPLIANT | = | 11 |
| GRASS PARKING SPACES | = | 47 |
| PLANNED TOTAL PARKING SPACES | = | 199 |

BICYCLE PARKING: 1 BIKE SPACE PER 5 PARKING (MINIMUM)
LOADING SPACES: 1 SPACE

IMPERVIOUS SURFACE RATIO (ISR): 75% MAX.

FLOOR AREA RATIO (FAR):
FLOOR AREA RATIO IS NOT APPLICABLE TO THIS PD. REFER TO DEVELOPMENT TABLE ABOVE FOR ALLOWABLE FLOOR AREA.

OPEN SPACE:
OPEN SPACE REQUIREMENT 40% MINIMUM

**PROPERTY LEGAL DESCRIPTION:**

PARCEL 1:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 804.95 FEET TO THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION, THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 1186.05 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 311.10 FEET TO THE POINT OF BEGINNING,

LESS AND EXCEPT *[LESS & EXCEPT NO. 1]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, FOR THE POINT OF BEGINNING, THENCE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, THENCE SOUTH 0°31'12" WEST 236 FEET TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 40, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 175 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT *[LESS & EXCEPT NO. 2]*:

LEGAL DESCRIPTION FOR RIGHT OF WAY TAKING *[AS DESCRIBED IN EXHIBIT "A" OF THE WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 2680, AT PAGE 1139, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA]*

COMMENCE AT THE INTERSECTION OF THE EAST BOUNDARY OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 14. TOWNSHIP 15 SOUTH, RANGE 21 EAST, IN MARION COUNTY, FLORIDA AND THE NORTH RIGHT OF WAY LINE OF STATE ROAD 40 (107.50 FEET WIDE); THENCE RUN N.00°32'42"E., ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTHERLY ALONG SAID LINE, FOR A DISTANCE OF 60.30 FEET TO THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE ABANDONED FLORIDA NORTHERN RAILROAD, FORMERLY KNOWN AS THE ATLANTIC COASTLINE RAILROAD (120.00 FEET WIDE); THENCE RUN S.78°11'49"W., ALONG SAID RAILROAD RIGHT OF WAY LINE, FOR A DISTANCE OF 276.48 FEET; THENCE DEPARTING SAID RAILROAD RIGHT OF WAY LINE, RUN S.89°55'24"E. FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 06°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S.86°39'06"E.; THENCE RUN EASTERLY ALONG SAID CURVE FOR A DISTANCE OF 59.38 FEET TO THE POINT OF BEGINNING.

AND LESS AND EXCEPT *[LESS & EXCEPT NO. 3]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'48" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD; THENCE CONTINUE NORTH 0°31'12" EAST 236 FEET, THENCE SOUTH 89°41'48" EAST PARALLEL TO THE CENTERLINE OF STATE ROAD NO. 40, 175 FEET, FOR THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 89°41'48" EAST, 136.15 FEET, TO ITS INTERSECTION WITH THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14; THENCE SOUTH 0°31'59" WEST ALONG SAID EAST BOUNDARY 236 FEET TO A POINT ON THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF SR 40 THAT IS NORTH 0°31'59" EAST 40.48 FEET FROM THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF NORTHWEST 1/4, THENCE NORTH 89°41'48" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, 136.10 FEET; THENCE NORTH 0°31'12" EAST 236 FEET, TO THE POINT OF BEGINNING,

AND LESS AND EXCEPT *[LESS & EXCEPT NO. 4]*:

A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF SAID NORTHWEST 1/4, 191.82 FEET TO THE CENTERLINE OF INTERSTATE HIGHWAY NO. 75, THENCE SOUTH 0°31'12" WEST ALONG SAID CENTERLINE 16.94 FEET TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE CENTERLINE OF STATE ROAD NO. 40, THENCE SOUTH 89°41'48" EAST ALONG SAID STATE ROAD 40 CENTERLINE 821.88 FEET, THENCE NORTH 0°31'12" EAST, 53.75 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID STATE ROAD, THENCE CONTINUE NORTH 0°31'12" EAST 250.00 FEET, THENCE NORTH 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHERLY OF AND AT RIGHT ANGLE TO THE CENTERLINE OF THE ATLANTIC COAST LINE RAILROAD FOR THE POINT OF BEGINNING, THENCE SOUTH 78°11'52" WEST PARALLEL WITH SAID CENTERLINE 477.85 FEET, THENCE NORTH 11°37'34" WEST 45.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID RAILROAD, SAID POINT BEING 35.00 FEET FROM AND AT RIGHT ANGLE TO SAID RAILROAD CENTERLINE, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 149.37 FEET, THENCE SOUTH 11°48'08" EAST, PERPENDICULAR TO SAID CENTERLINE, 25.00 FEET, THENCE NORTH 78°11'52" EAST ALONG SAID RAILROAD RIGHT-OF-WAY LINE 332.71 FEET, THENCE SOUTH 0°31'12" WEST, 20.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 9.31 ACRES, MORE OR LESS.

## INDEX OF SHEETS


| SHEET NO. | CONTENTS |
|---|---|
| 01 | COVER SHEET |
| 02 | PD SITE CONCEPTUAL PLAN |
| 03 | PHASING AND CONNECTIVITY PLAN |



**OWNER:**
SAVING MERCY CORPORATION
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Ph: (352) 629-6902

PREPARED BY:

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS · PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
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Ocala, Florida 34471
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*CERTIFICATIONS:*
*ENGINEERING: NO. 28531 · SURVEYING & MAPPING: LB NO. 7451*


PROJECT NO. 426.03 11.04.2020

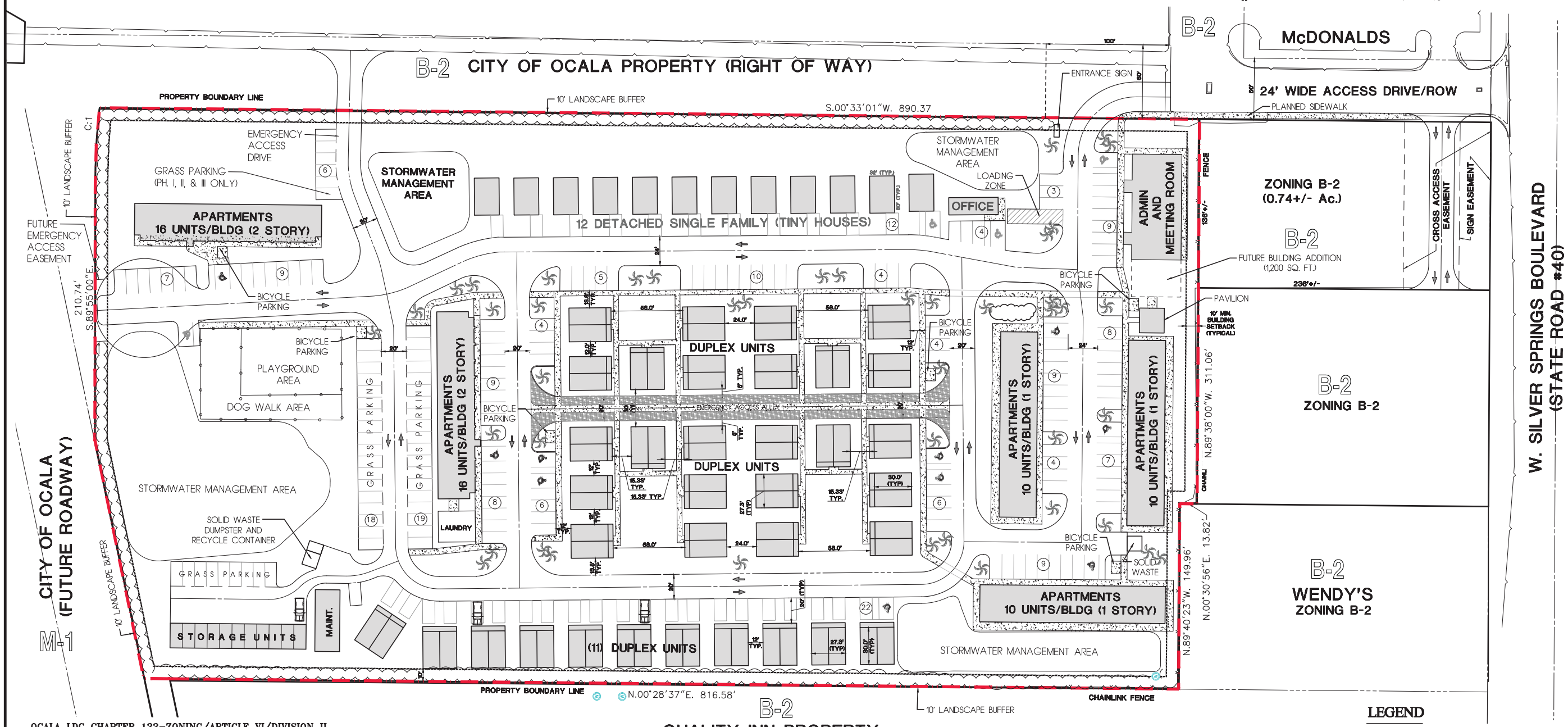



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# SAVING MERCY VILLAGE
# PLANNED DEVELOPMENT
# CONCEPTUAL SITE DEVELOPMENT PLAN

EXHIBIT A

Graphic Scale
1" = 40'




## OCALA LDC CHAPTER 122-ZONING/ARTICLE VI/DIVISION II OFF STREET PARKING FACILITIES

AMENDMENT TO PARKING FACILITY REQUIREMENTS:
BUSINESS, PROFESSIONAL AND ADMINISTRATIVE OFFICES: ONE PARKING SPACE FOR EACH 300 SQUARE FEET OF FLOOR AREA.
APARTMENT DWELLINGS: ONE AND A HALF PARKING SPACES FOR EACH APARTMENT UNIT.
MULTI-FAMILY DUPLEX DWELLING: ONE PARKING SPACE FOR EACH DWELLING UNIT
DETACHED SINGLE FAMILY DWELLING (TINY HOUSES/PARK MODELS) ONE PARKING SPACE FOR EACH DWELLING UNIT.
MAINTENANCE SHOP AND STORAGE UNITS: ONE PARKING SPACE FOR EACH 1000 SQUARE FEET OF FLOOR AREA.
25% OF ALL PARKING SPACES MAY BE GRASSED PARKING.

SPECIFIC STUDY AND QUANTATIVE DATA FOR VEHICLE PARKING NEEDS OF THE HOMLESS POPULAITON WAS NOT AVAILABLE, THEREFORE A REASONABLE AND ESTIMATON OF PARKING FOR BOTH VEHICLE AND PEDESTRIAN BICYCLE USES WERE CONSIDERED AND INCORPORATED INTO THIS PLAN. A MINIMUM OF 1 PARKING SPACE PER DWELLING UNIT WILL PROVIDE SAFE AND ACCESSIBLE PARKING AND INCREASED BICYCLE PARKING TO 1 BICYCLE SPACE FOR EACH 10 VEHICLE IS INCLUDED. THIS DEVELOPMENT SITE IS ALSO PLANNED AND OPERATING WITH PUBLIC TRANSIT SERVICES BY THE CITY OF OCALA.

## PARKING ANALYSIS:

| USE | TOTAL NUMBER OF UNITS | TOTAL REGULAR SPACES REQUIRED | HANDICAP SPACES |
|---|---|---|---|
| DETACHED SINGLE FAMILY (TINY HOUSES) | 12 | 12 | 1 |
| APARTMENTS | 62 | 93 | 5 |
| ADMINISTRATION | 3,600 + 1,200 S.F. | 16 | 1 |
| DEVELOPMENT OFFICE | 560 S.F | 2 | 1 |
| DUPLEXES | 70 | 70 | 3 |
| MAINTENANCE SHOP | 1,000 SF | 1 | 0 |
| STORAGE UNITS | 2,200 SF | 2 | 0 |

| | | | |
|---|---|---|---|
| TOTAL PARKING SPACES REQUIRED | 196 | TOTAL HANDICAP SPACES REQUIRED = | 11 |
| TOTAL SPACES PROVIDED | 207 | (160 PAVED AND 47 GRASS) | |
| TOTAL GRASSED SPACES PROVIDED | 47 = 22.7% (25 % MAXIMUM) | | |
| BICYCLE PARKING | 40 | | |

## BUFFERS:

1. MIN. 4 FT. OPEN SPACE SHALL BE PROVIDED AROUND THE PERIMETER OF THE SITE.
2. MIN. 5 FT. LANDSCAPE HEDGE SHALL BE PROVIDED BETWEEN PARKING LOTS AND ADJACENT PROPERTY UNLESS VIEW IS OBSTRUCTED WITH BUILDINGS, FENCES OR LANDSCAPE BUFFER.
3. MIN. 5 FT. LANDSCAPE BUFFER SHALL EXTEND AROUND PERIMETER OF THE SITE WITH ENTIRE BUFFER AREA HAVING A CALCULATED AVERAGE WIDTH OF 10 FEET.
4. OPAQUE FENCE 6 FT. HIGH MAY BE SUBSTITUTED FOR 5 FT. LANDSCAPE BUFFER INCLUDING THE USE OF CHAINLINK FENCE OPAQUE SLATS OR WITH JASMINE PLANTINGS MEETING A 75% OPAQUE CONDITION AFTER ONE YEAR.
5. REFER TO PD STANDARDS BOOK FOR BUFFER AND LANDSCAPE STANDARDS.

## NOTES:

1. REFER TO PAGE 1 OF 3 FOR PD STANDARDS AND NOTES.
2. SEE BOUNDARY AND TOPOGRAPHIC SURVEY EXHIBIT "B" AS PREPARED BY PIGEON-ROBERTS & ASSOCIATES, LLC FOR LOCATION OF EXISTING SITE FEATURES, EASEMENTS, RIGHT-OF-WAYS AND BOUNDARY DIMENSIONS.

## LEGEND

- PLANNED BUILDING
- LANDSCAPE BUFFER LIMITS
- SETBACK LINE
- PHASE — PD DEVELOPMENT PHASE LINES
- PD LIMITS
- B-2 EXISTING ZONING DESIGNATION
- LANDSCAPING DESIGNATION
- -SS---SS- SANITARY SEWER
- -WM--WM- POTABLE WATER MAIN
- (W) WATER WELL

PREPARED FOR SAVING MERCY CORPORATION

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
CONCEPTUAL SITE DEVELOPMENT PLAN

SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

| NO. | DATE: | REVISIONS: | APP'D. BY |
|---|---|---|---|
| | | | |

SCALE: 1" = 40'
DATE: 08.08.20
CHECKED: CAP
DRAWN: STAFF
FIELD BOOK: –
PAGE: –
DATUM: SPC FLW
FILE NO.: 426.03
JOB NO.: 426
SHEET: 02 OF 3


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CERTIFICATION
ENGINEERING NO. 26531 SURVEYING & MAPPING LB NO. 7451

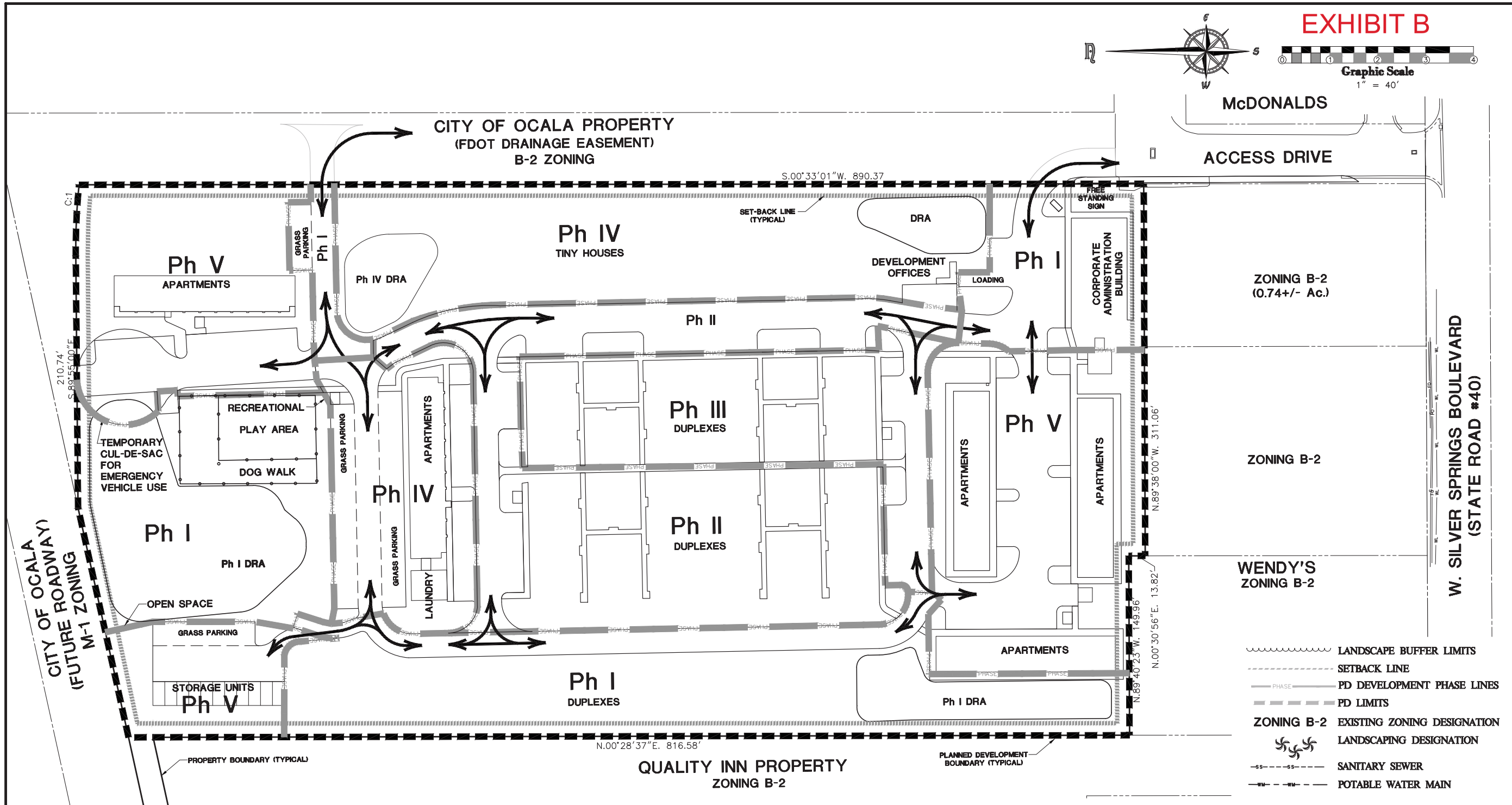
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02 of 3


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T:\426 Saving Mercy\03 Zoning\dwg\PE\02 PD Zoning Plan_11-06-20.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. – All Rights Reserved
02 Master Plan

# EXHIBIT B




**Phase I**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg (3600+12( | 1 | 16 | 17 |
| Maint. Shop (1000 SF) | 0 | 1 | 1 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes (22 Units) | 1 | 22 | 23 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments | 0 | 0 | 0 |
| Total Requirement by Phase | | | |
| HC | | Regular | Total |
| 2 | | 38 | 40 |
| Total Parking Required | | | |
| HC | | Regular | Total |
| 2 | | 38 | 40 |
| Total Parking Provided | | | |
| HC | Regular | | Total |
| | Paved | Grass | |
| 3 | 32 | 7 | 42 |
| Open Space Calculations | | | |
| Existing Impervious Area: | | 1.4379 | Acres |
| Proposed Impervious Area: | | 0.9862 | Acres |
| Project Area (W/O DRA's): | | 8.8073 | Acres |
| Open Area: | | 72.48 | % |

**Phase II**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes (28 Units) | 1 | 28 | 29 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments | 0 | 0 | 0 |
| Total Requirement by Phase | | | |
| HC | | Regular | Total |
| 1 | | 28 | 29 |
| Total Parking Required | | | |
| HC | | Regular | Total |
| 3 | | 66 | 69 |
| Total Parking Provided | | | |
| HC | Regular | | Total |
| | Paved | Grass | |
| 5 | 59 | 7 | 71 |
| Open Space Calculations | | | |
| Existing Impervious Area: | | 1.0158 | Acres |
| Proposed Impervious Area: | | 1.9327 | Acres |
| Project Area (W/O DRA's): | | 8.8073 | Acres |
| Open Area: | | 66.52 | % |

**Phase III**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes (20 Units) | 1 | 20 | 21 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments | 0 | 0 | 0 |
| Total Requirement by Phase | | | |
| HC | | Regular | Total |
| 1 | | 20 | 21 |
| Total Parking Required | | | |
| HC | | Regular | Total |
| 4 | | 86 | 90 |
| Total Parking Provided | | | |
| HC | Regular | | Total |
| | Paved | Grass | |
| 7 | 67 | 16 | 90 |
| Open Space Calculations | | | |
| Existing Impervious Area: | | 0.9618 | Acres |
| Proposed Impervious Area: | | 2.3483 | Acres |
| Project Area (W/O DRA's): | | 8.8073 | Acres |
| Open Area: | | 62.42 | % |

**Phase IV**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 0 | 0 |
| Development Ofc. (560 | 1 | 2 | 3 |
| Duplexes | 0 | 0 | 0 |
| Tiny Houses (12) | 1 | 12 | 13 |
| Apartments (16) | 1 | 24 | 25 |
| Total Requirement by Phase | | | |
| HC | | Regular | Total |
| 3 | | 38 | 41 |
| Total Parking Required | | | |
| HC | | Regular | Total |
| 7 | | 124 | 131 |
| Total Parking Provided | | | |
| HC | Regular | | Total |
| | Paved | Grass | |
| 10 | 97 | 47 | 154 |
| Open Space Calculations | | | |
| Existing Impervious Area: | | 0.779? | Acres |
| Proposed Impervious Area: | | 3.0396 | Acres |
| Project Area (W/O DRA's): | | 8.6981 | Acres |
| Open Area: | | 56.05 | % |

**Phase V**

| Parking Space Calculations | | | |
|---|---|---|---|
| Structure | HC | Regular | Total |
| Admin. Bldg | 0 | 0 | 0 |
| Maint. Shop | 0 | 0 | 0 |
| Storage Units | 0 | 2 | 2 |
| Development Ofc. | 0 | 0 | 0 |
| Duplexes | 0 | 0 | 0 |
| Tiny Houses | 0 | 0 | 0 |
| Apartments (46) | 4 | 69 | 73 |
| Total Requirement by Phase | | | |
| HC | | Regular | Total |
| 4 | | 71 | 75 |
| Total Parking Required | | | |
| HC | | Regular | Total |
| 11 | | 196 | 207 |
| Total Parking Provded | | | |
| HC | Regular | | Total |
| | Paved | Grass | |
| 14 | 146 | 47 | 207 |
| Open Space Calculations | | | |
| Existing Impervious Area: | | 0.0000 | Acres |
| Proposed Impervious Area: | | 4.3608 | Acres |
| Project Area (W/O DRA's): | | 8.6981 | Acres |
| Open Area: | | 49.8649 | % |

**Project Buildout Totals**

| Parking Space Calculations | | |
|---|---|---|
| Structure | HC | Regular |
| Admin. Bldg. (3600+12 | 1 | 16 |
| Maint. Shop (1000 SF) | 0 | 1 |
| Storage Units (11) | 0 | 2 |
| Dev. Ofc. (560 SF) | 1 | 2 |
| Duplexes (70 Units) | 3 | 70 |
| Tiny Houses (12) | 1 | 12 |
| Apartments (62 Units) | 5 | 93 |
| Total Parking Required | 11 | 196 |
| Total Parking Provided | | |

| HC | Regular | | Total |
|---|---|---|---|
| | Paved | Grass | |
| 14 | 146 | 47 | 207 |

| Open Space Calculations | | |
|---|---|---|
| Existing Impervious Area: | 0.0000 | Acres |
| Proposed Impervious Area: | 4.3608 | Acres |
| Project Area (W/O DRA's): | 8.698' | Acres |
| Open Area: | 49.86 | % |

**Notes**

1. Phase I Grassed Parking = 15%
2. Phase II Grassed Parking = 9%
3. Phase III Grassed Parking = 8%
4. Phase IV Grassed Parking = 25%
5. Phase V (and Project Buildout) Grassed Parking = 23%
6. Proposed Drainage Retention Areas not considered as open, rather removed from overall area
7. Project Area does not include City of Ocala property on North and East sides of subject site and does not include 'Flag' that connects to N.W. corner of the parcel
8. Proposed grassed parking areas considered as impervious
9. Offsite Vehicular and Pedestrian improvements not included
10. Existing RV's and vehicles parked on grass considered transitory and therefore not included
11. Fire Access Road considered open area
12. Sidewalk in center of and parallel to Fire Access road considered as impervious in Ph II
13. Phase III Grassed Parking considered as impervious improvements in that phase
14. Temporary Cul-De_Sac or "T" Turn around shall be provided for emergency vehicle use until connection to city roadway along north property limits is available.
15. Existing drive isles and roadway access shall be maintained for code compliant access to each phase of development until such time that each phase is redeveloped with new driveway and internal roadway facilites.
16. Open space Calculations do not include drainage retention areas.

**SAVING MERCY VILLAGE**
**PLANNED DEVELOPMENT**
**PHASING AND CONNECTIVITY PLAN**

**PREPARED FOR SAVING MERCY CORPORATION**

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SCALE: 1" = 40'
DATE: JULY 2020
CHECKED: OAP
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FIELD BOOK: N/A
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03 Bubble Map

# SAVING MERCY VILLAGE
## AERIAL RENDERING

EXHIBIT C




**NOTE:**
RENDERING PREPARED BY
MARTINEZ ARCHITECTURE

**SAVING MERCY VILLAGE**
**PLANNED DEVELOPMENT**
**AERIAL RENDERING**

**PREPARED FOR**
**SAVING MERCY CORPORATION**

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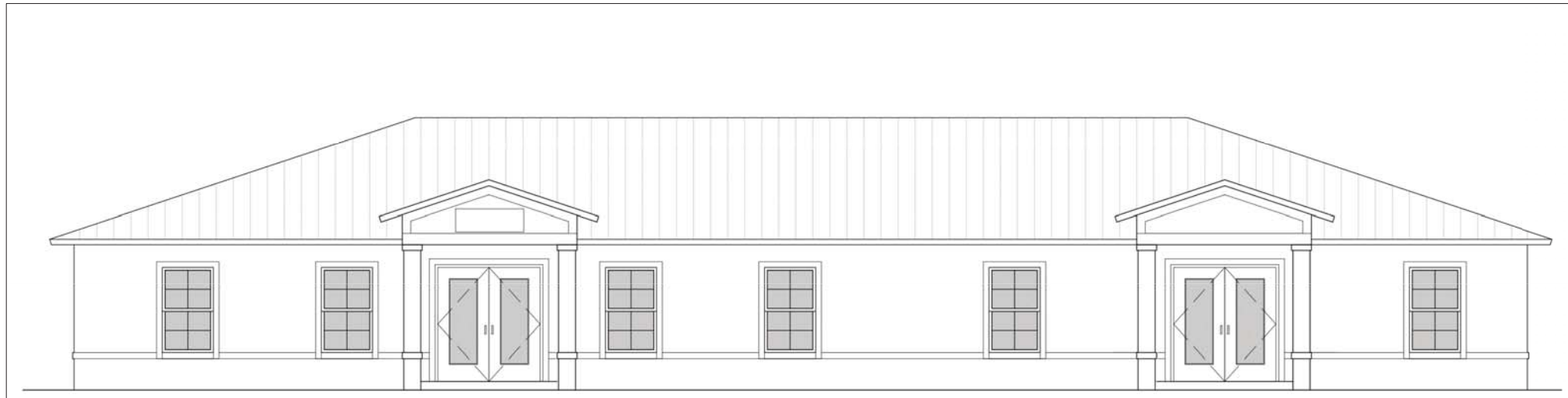
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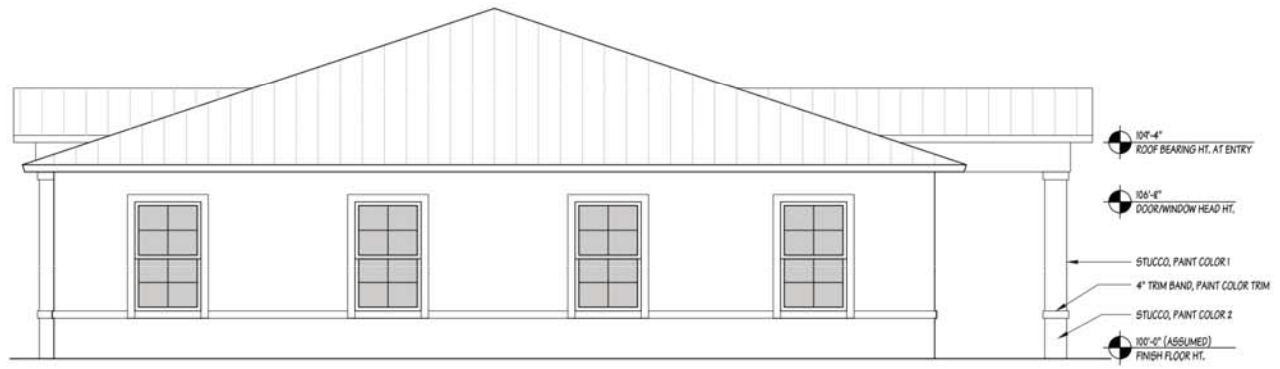

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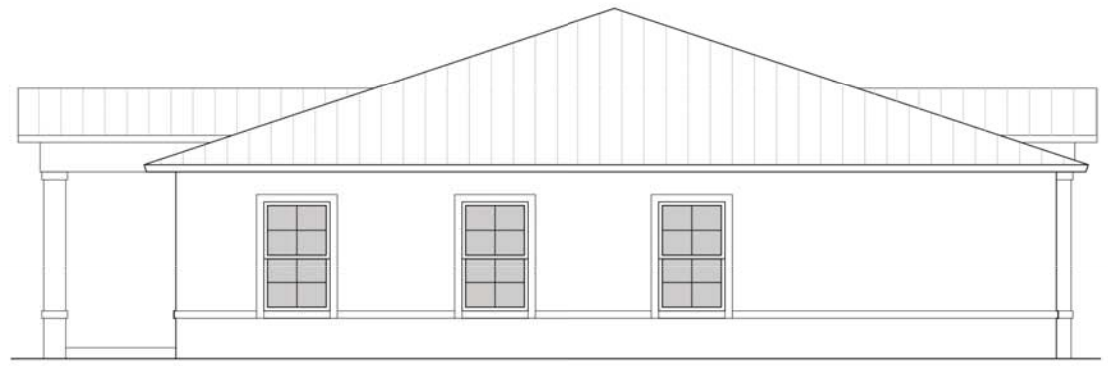
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03 AIA Aerial

# SAVING MERCY VILLAGE
# ARCHITECTURAL
# ELEVATIONS

EXHIBIT E-1







OFFICE ELEVATIONS

**NOTE:**
ELEVATIONS PREPARED BY
MARTINEZ ARCHITECTURE

**SAVING MERCY VILLAGE**
**PLANNED DEVELOPMENT**
**ARCHITECTURAL ELEVATIONS**

**PREPARED FOR**
**SAVING MERCY CORPORATION**

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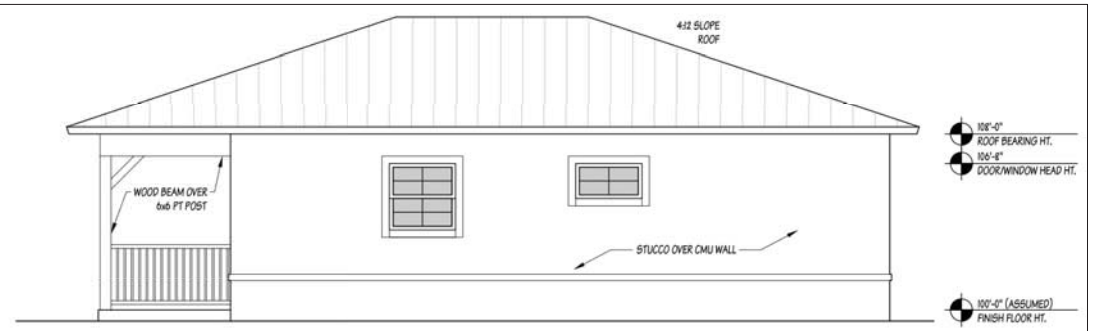
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04 AIA El 1

# SAVING MERCY VILLAGE
# ARCHITECTURAL
# ELEVATIONS

EXHIBIT E-2




6 ELEVATION - SIDE AT H.C. SUITE
1/4" = 1'-0"

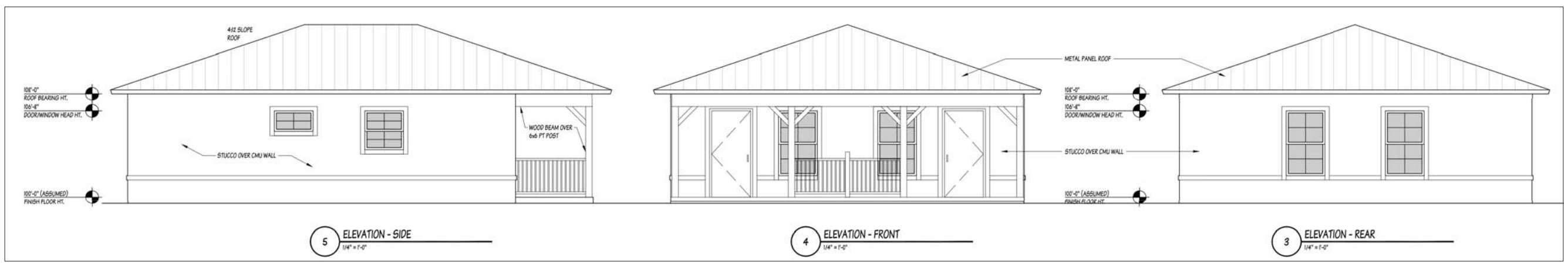



5 ELEVATION - SIDE AT STANDARD SUITE
1/4" = 1'-0"

4 ELEVATION - FRONT
1/4" = 1'-0"

3 ELEVATION - REAR
1/4" = 1'-0"

**DUPLEX ELEVATIONS**




5 ELEVATION - SIDE
1/4" = 1'-0"

4 ELEVATION - FRONT
1/4" = 1'-0"

3 ELEVATION - REAR
1/4" = 1'-0"

**H.C. DUPLEX ELEVATIONS**

**NOTE:**
ELEVATIONS PREPARED BY
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**SAVING MERCY VILLAGE**
**PLANNED DEVELOPMENT**
**ARCHITECTURAL ELEVATIONS**

**PREPARED FOR SAVING MERCY CORPORATION**
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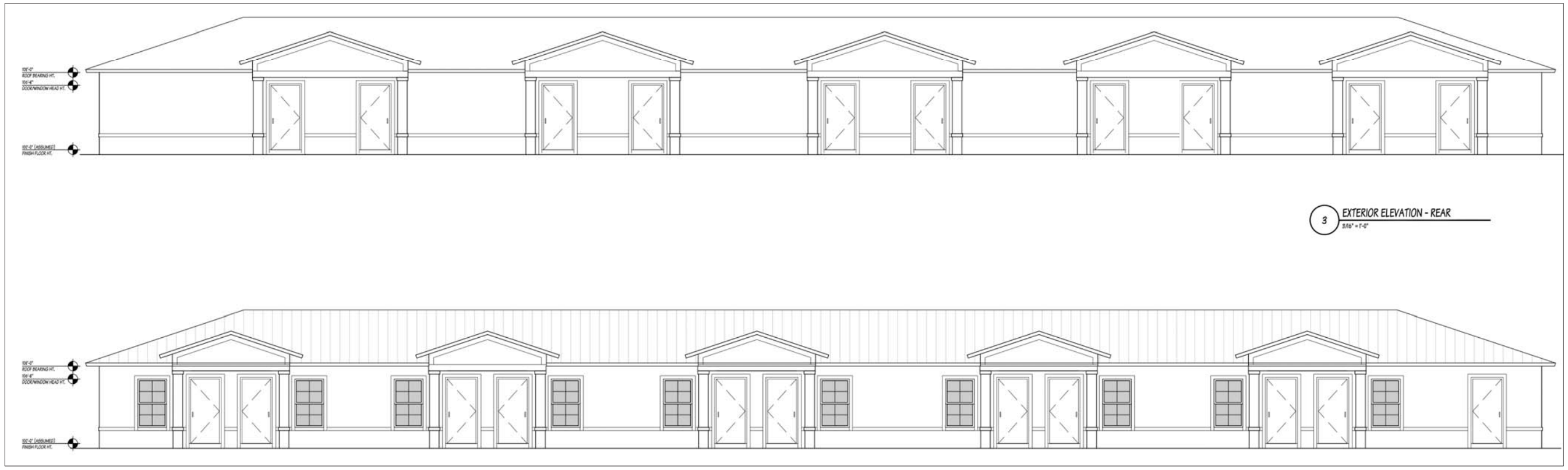
**Job No.**
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05 AIA EI 2

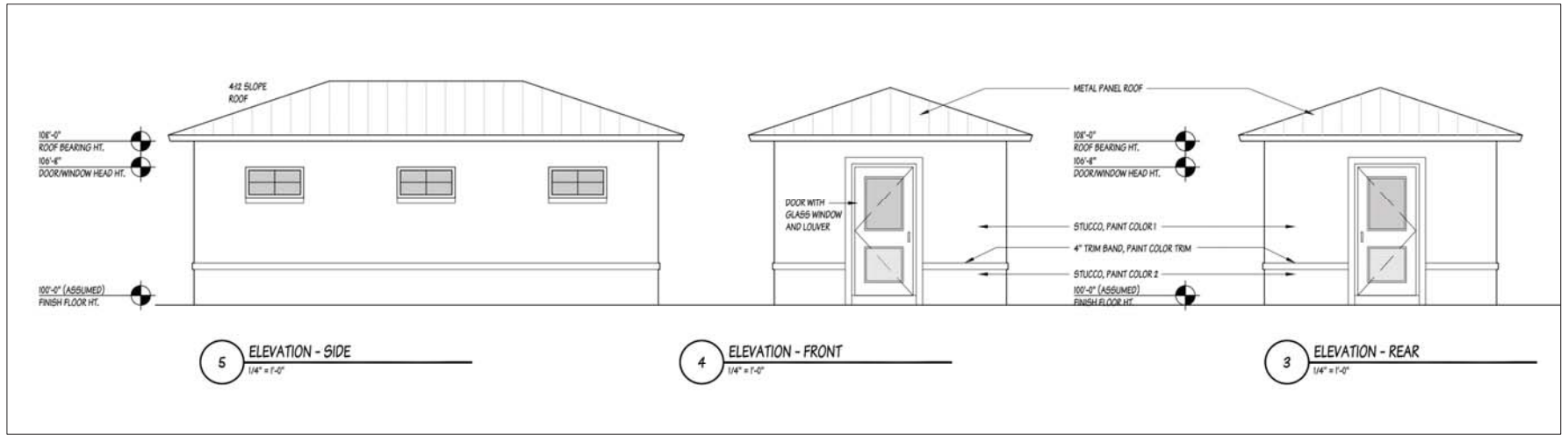
# SAVING MERCY VILLAGE
# ARCHITECTURAL
# ELEVATIONS

EXHIBIT E-3




3 EXTERIOR ELEVATION - REAR
3/16" = 1'-0"

**ONE STORY APARTMENTS**




5 ELEVATION - SIDE
1/4" = 1'-0"

4 ELEVATION - FRONT
1/4" = 1'-0"

3 ELEVATION - REAR
1/4" = 1'-0"

**LAUNDRY ELEVATIONS**

**NOTE:**
ELEVATIONS PREPARED BY
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**ARCHITECTURAL ELEVATIONS**

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06 AIA EI 3

# SAVING MERCY VILLAGE
# ARCHITECTURAL
# ELEVATIONS

EXHIBIT E-4



1 APARTMENT 2-STORY EXTERIOR ELEVATION
3/16" = 1'-0"

**TWO STORY APARTMENTS**

**NOTE:**
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**PLANNED DEVELOPMENT**
**ARCHITECTURAL ELEVATIONS**

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**Job No.**
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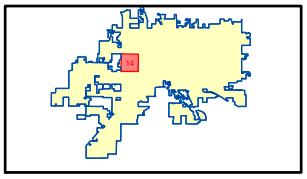

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07 AIA El 4

**ZONING CASE MAP**

**P&Z MEETING:** 12/7/2020

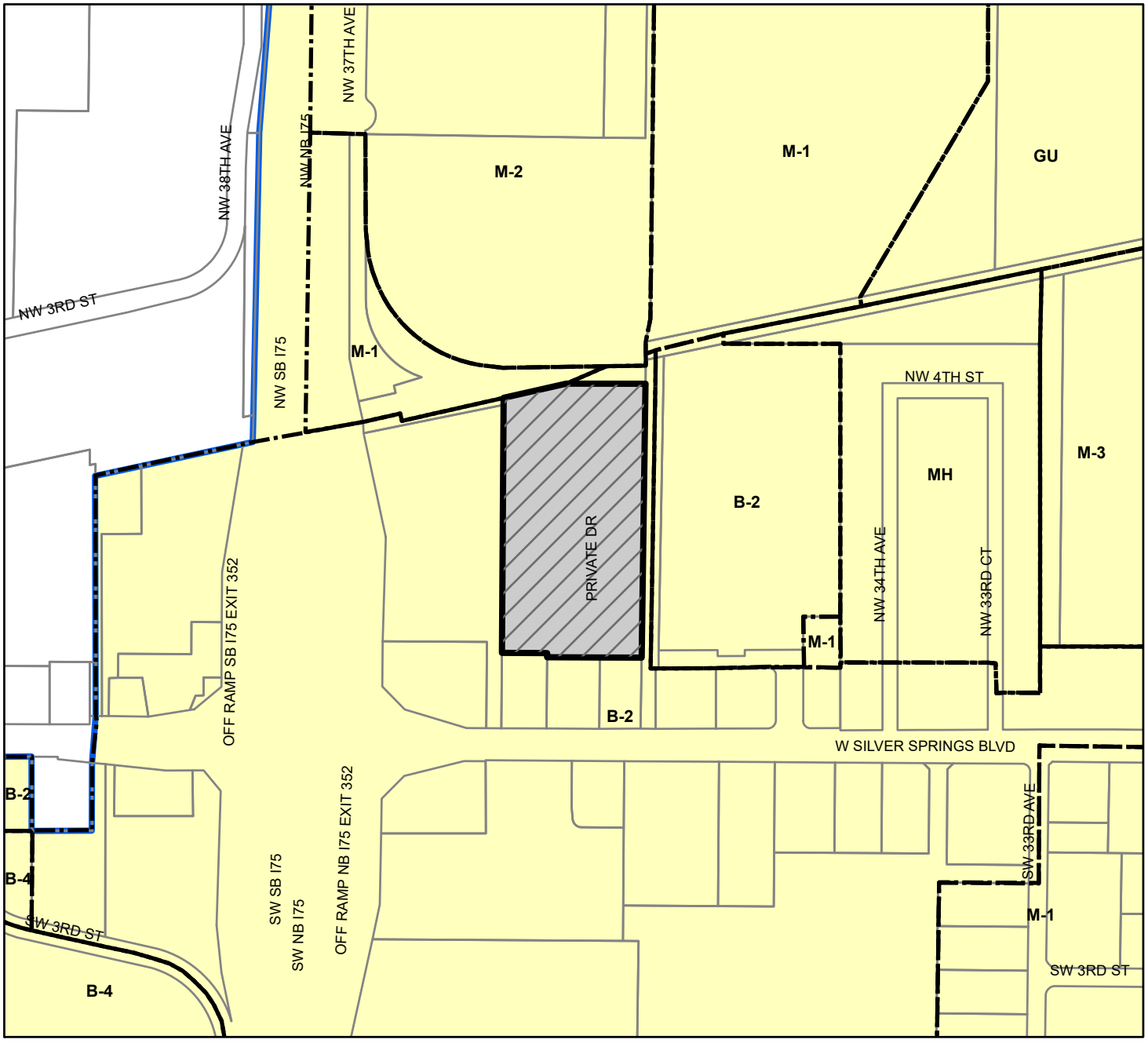
**LOCATION MAP**



SEC 14 TWP 15 RNG 21

**CASE NUMBER:** **PD20-0003**
**PARCEL NUMBER:** A PORTION OF 22817-000-00
**PROPERTY SIZE:** APPROX 9.31 ACRES
**EXISTING LANDUSE:** EMPLOYMENT CENTER
**PROPOSED:** CHANGE ZONING FROM B-2, COMMUNITY BUSINESS TO PD, PLANNED DEVELOPMENT

500 Feet




Plotted:7/9/20 ds

# ZONING MAP

**Legend**

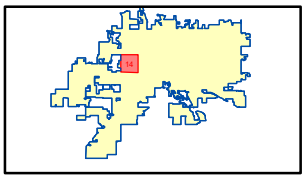
- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

Prepared by ***CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT***

**ZONING AERIAL MAP**

**P&Z MEETING:** 12/7/2020

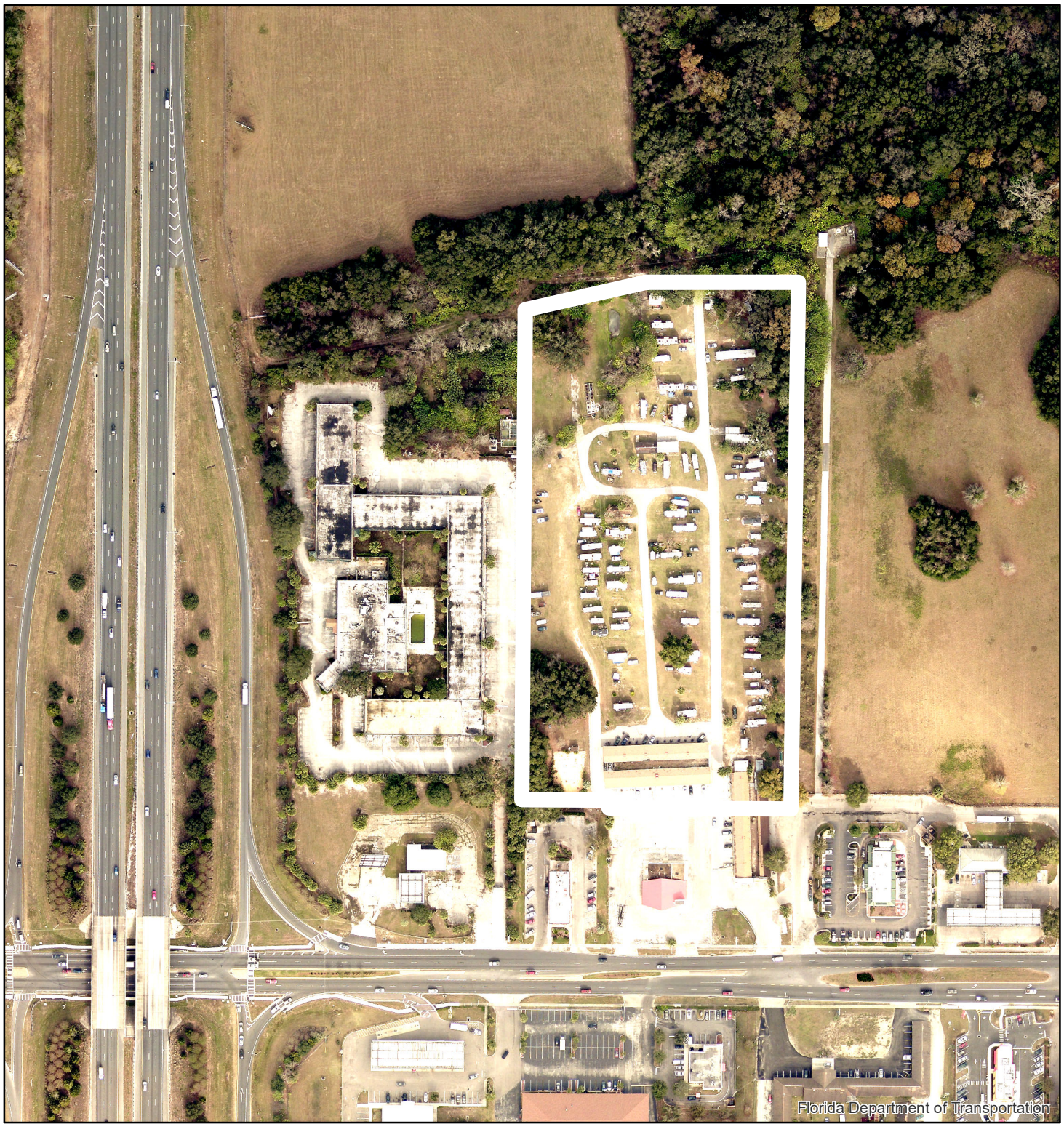
**LOCATION MAP**



**CASE NUMBER:** **PD20-0003**
**PARCEL NUMBER:** A PORTION OF 22817-000-00
**PROPERTY SIZE:** APPROX 9.31 ACRES
**EXISTING LANDUSE:** EMPLOYMENT CENTER
**PROPOSED:** CHANGE ZONING FROM B-2, COMMUNITY BUSINESS TO PD, PLANNED DEVELOPMENT

SEC 14 TWP 15 RNG 21

500
Feet




Plotted:7/9/20 ds

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