Ocala Planning & Zoning Commission Agenda
Monday, April 13, 2026

Meeting Information

Location
City Hall
City Council Chambers
(2nd Floor)
110 SE Watula Avenue
Ocala, FL 34471

Time
5:30 PM

Board Members

Tucker Branson
Elgin Carelock
Tamboura Jenkins, Vice Chairman
Kevin Lopez, Chairman
Daniel London
Justin MacDonald
Buck Martin
Allison Campbell (non-voting), School Board Representative

Staff
Jeff Shrum, AICP
Director
Growth Management Department

Aubrey Hale
Planning Director
Growth Management Department

Endira Madraveren
Chief Planning Official
Staff Liaison

Gabriela Solano
Committee Secretary

WELCOME!
We are very glad you have joined us for today's meeting. The Planning and Zoning Commission (P & Z) comprises citizen members who voluntarily and without compensation devote their time and expertise to a variety of zoning and land development issues in the community. For many types of cases, the P& Z acts in an advisory capacity to the Ocala City Council with its recommendations subject to final action by Council.

GENERAL RULES OF ORDER
The P & Z is pleased to hear all non-repetitive comments. However, since a general time limit of five (5) minutes is allotted to the proponents/opponents of an issue, large groups are asked to name a spokesperson.

Persons with disabilities needing assistance to participate in any of these proceedings should contact the P & Z Recording Secretary at (352) 629-8404 at least 48 hours in advance of the meeting.

APPEALS

Any person who desires to appeal any decision at this meeting will need a record of the proceedings and for this purpose may need to ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which the appeal is made.

This meeting and past meetings may be viewed by selecting it https://www.ocalafl.gov/meetings.

1. Call to Order
   a. Pledge of Allegiance
   b. Roll Call for Determination of a Quorum
   c. Agenda Notes:
   Cases heard by the Planning and Zoning Commission will be presented to City Council in accordance with the schedule provided after each case in the agenda. Please note that the City Council meetings will begin at 4:00 p.m.
2. Proof of Publication
   It was acknowledged that a Public Meeting Notice was posted at City Hall (110 SE Watula Avenue, Ocala, Florida 34471) and published in the Ocala Gazette on March 27, 2026.

   a. Ad Proof

   Attachments: P&Z Draft Ad PROOF 04132026
3. Approval of Minutes
4. Public Hearing

   a. Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-2, Two-Family Residential, district for property located at 2236 NW 8th Street (Parcel 22508-000-00); approximately 0.24 acres

   Presentation By: Breah Miller

   Attachments: PH25-0002 Cry of Deliverance Staff Report
   PH25-0002 Cry of Deliverance Aerial Map
   PH25-0002 Cry of Deliverance Case Map
   PH25-0002 Cry of Deliverance Site Survey

   b. Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-3, Multi- Family Residential District (Parcel 22497-000-00); approximately 0.25acres

   Presentation By: Breah Miller

   Attachments: Staff Report
   PH26-0001 Cry of Deliverance Aerial Map
   PH26-0001 Cry of Deliverance Case Map
   PH26-0001 Cry of Deliverance Site Survey
5. Rezoning

a. Ordinance to rezone from B-2, Community Business, to M-1, Light Industrial, for property located in the 200 block of SW 27th Avenue (Parcel 22780-002-00), approximately 1.25 acres (Case ZON26-0001) (Quai-Judicial)

Presentation By: Breah Miller

Attachments: ZON26-0001 Staff Report P&Z
ZON26_0001_Aerial
ZON26_0001_Case

6. Planned Development

a. Resolution to consider the amendment to a Planned Development Plan and Standards Book for property located at 3661 SW 60th Avenue and 5800 SW 31st Street (Parcel 23817-002-00 and 23817-002-02), approximately 61.4 acres (Case PD22-44929) (Quasi-Judicial)

Presentation By: Breah Miller

Attachments: PD22-44929 TBMI II, LLC Staff Report
PD22-44929 TBMI II, LLC Aerial Map
PD22-44929 TBMI II, LLC Case Map
Exhibit B- PD PLAN
Exhibit A- PD Standards
Future Land Use Policy Amendment

b. Resolution to consider an amendment to the PD Plan and Standards book for property located at 3610 NW 1st Loop (a portion of Parcel 22817-000-00), approximately 9.31 acres (Case PD20-0003) (Quasi-Judicial)

Presentation By: Endira Madraveren

Attachments: PD20-0003 Saving Mercy Staff Report
Exhibit A - Saving Mercy PD Plan
Exhibit B - Saving Mercy PD Standards Book
Prior Approval Documents
PD20_0003_Case
PD20_0003_Aerial

c. Resolution to consider an amendment to the Planned Development Plan and Standards book for property located at 5451 SW 66th Street (Parcel 2389-100-009), approximately 32.22 acres (Case PD25-0003) (Quasi-Judicial)

Presentation By: Endira Madraveren

Attachments: PD25-0003 Kinward at HB Staff Report
Exhibit A - Kinward at HB PD Plan
Exhibit B - Kinward at HB PD Standards Book
Previously Approved Documents
PD25_0003_Case
PD25_0003_Aerial

7. Vision 2050

a. Resolution 2026-XX to adopt Vision 2050.

Presentation By: Jeff Shrum

8. Public Comments
9. Staff Comments
10. Board Comments
11. Next meeting: May 11, 2026
12. Adjournment

File #: 2026-1098 Agenda Item #: a.

Submitted By: JaNiece Lucky

Department: Growth Management

FORMAL TITLE:
Ad Proof

OCALA'S RELEVANT STRATEGIC GOALS:
Operational Excellence

PROOF OF PUBLICATION:
Ocala Gazette March 27, 2026

BACKGROUND:
N/A

NOTICE OF PUBLIC HEARING
OCALA PLANNING AND ZONING COMMISSION

The Ocala Planning & Zoning Commission will consider the following petitions at its meeting on **Monday, April 13, 2026, commencing at 5:30 pm, in the City Council Chambers located on the Second Floor of City Hall at 110 SE Watula Avenue. The meeting may be viewed live by selecting it at** https://www.ocalafl.gov/meetings**.**

NORTHWEST

Petitioner: Saving Mercy Corporation: Agent: Chuck Pigeon, P.E., Ardurra Group, Inc; Case PD20-0003; A request for public hearing to amend the Saving Mercy Village Planned Development Plan and Standards Book for property located at 3610 NW 1st Loop (Parcel 22817-000-00), approximately 9.31 acres.

Petitioner: Cry of Deliverance Church, LLC; Agent: Primas Rutledge; Case: PH25-0002; A request to allow required off-street parking facilities provided on land within 300 feet of a plot within the R-2, Two-Family Residential, district for property located at 2236 NW 8th Street (Parcel 22508-000-00); approximately 0.24 acres.

Petitioner: Cry of Deliverance Church, LLC; Agent: Primas Rutledge; Case: PH26-0001; A request to allow required off-street parking facilities provided on land within 300 feet of a plot within the R-3, Multi-Family Residential, district for property located in the 2200 block of NW 8th Street (Parcel 22497-000-00); approximately 0.25 acres.

SOUTHWEST

Petitioner: TBMI II, LLC; Agent: Jameson A. Fredrick, P.E., Kimley-Horn & Associates, Inc.; Case: PD22-44929; A request for public hearing to amend the TBMI Planned Development Plan and Standards Book for property located at 3661 SW 60th Avenue and 5800 SW 31st Street (Parcels 23817-002-00 and 23817-002-02), approximately 61.4 acres.

Petitioner: Eisenhower Property Group, LLC; Agent: Robert W. Batsel, Gooding & Batsel, PLLC; Case: PD25-0003; A request for public hearing to amend the Kinward at Heathbrook (formerly known as Keys at Ocala II) Planned Development Plan and Standards Book for property located at 5451 SW 66th Street (Parcel 2389-100-009), approximately 32.27 acres.

Petitioner: Alverez Family Investments Lots, LLC: Rodney K. Rogers, Rogers Engineering & Land Surveying, LLC; Case: ZON26-0001; A request to rezone from B-2 Community Business, to M-1, Light Industrial, for property located in the 200 block of SW 27th Avenue (Parcel 22780-002-00), approximately 1.25 acres.

JEFF SHRUM, AICP
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

The agenda and material related to items on each agenda will be available in advance online at www.ocalafl.gov.

Interested parties may appear at the meeting and be heard regarding their opinion of the proposed cases. Copies of the proposed cases are available and may be reviewed at the Growth Management Department, 201 SE 3rd Street, Second Floor, Ocala, telephone (352) 629-8404, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

If reasonable accommodations are needed for you to participate in this meeting, contact the Growth Management Department at (352) 629-8404, 48 hours in advance, so those arrangements can be made.

Any person who decides to appeal any decision of the Ocala Planning and Zoning Commission with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made.

File #: 2026-1080 Agenda Item #: a.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

FORMAL TITLE:
Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-2, Two-Family Residential, district for property located at 2236 NW 8th Street (Parcel 22508-000-00); approximately 0.24 acres

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner: Primus Rutledge
- Property Owner: Cry Of Deliverance Outreach and Ministry, Inc
- Agent: Andy Kesselring

On March 16, 2026, both properties received approval with conditions from the Board of Adjustment for a Special Exceptions to allow the use of off-street parking in association with a church/place of worship within the R-2, Two-Family Residential and R-3, Multi-Family Residential District. The subject properties are currently undeveloped and serve as nonconforming off-site overflow parking lots for the Cry of Deliverance Church. Approval for off-street parking is now required by the Planning & Zoning Commission pursuant to Section 122-1002.

FINDINGS AND CONCLUSIONS:
The applicant is requesting approval to utilize off-site parking to satisfy the minimum parking requirements associated with a proposed 1,824 square-foot church expansion. Due to site constraints, the subject parcel can only accommodate four on-site parking spaces, while a total of 24 spaces are required based on the proposed 120-seat chapel. To address this deficiency, off-site parking is proposed on two nearby parcels (Parcel B and Parcel C on the provided Site Sketch), both of which are located within the required 300 feet of the church property and are not located along arterial streets. Approval of both off-site parking areas is necessary for the

site to meet minimum parking standards. The request is consistent with Section 122-1002 of the Code of Ordinances and has been evaluated against the applicable Special Exception criteria, with no anticipated adverse impacts related to traffic, compatibility, or surrounding properties.

Staff Recommends Approval with the following conditions:

1. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
2. This approval shall be granted for and run with the subject properties (Parcels: 22508-000-00 & 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory use to the church.
3. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of last public hearing.
4. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan
5. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

FISCAL IMPACT:
N/A

LEGAL REVIEW:
This Agreement will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with Changes
- Table
- Deny

Staff Report
PH25-0002
PH26-0001
Planning & Zoning Commission: April 13, 2026

Petitioner: Primus Rutledge

Property Owner: Cry Of Deliverance Outreach and Ministry, Inc.

Agent: Andy Kesselring

Project Planner: Breah Miller, Planner II

Applicant Request:

Public Hearings:

PH25-0002: A request for a Public Hearing to allow for off-street parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) in association with a church/place of worship within the R-2, Two-Family Residential District.

PH26-0001: A request for a Public Hearing to allow for off-street parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) in association with a church/place of worship within the R-3, Multi-Family Residential District.

Parcel Information

Acres:	±0.24 acres & ± 0.25 acres
Parcel(s) #:	22508-000-00 & 22497-000-00
Location:	2210 NW 8th Street & 2200 Block of NW 8th Street
Future Land Use:	Neighborhood
Zoning District:	R-2, Two- Family Residential, & R-3, Multi-Family Residential, District
Existing Use:	Vacant & Undeveloped

Adjacent Property Information

PH25-0002

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-2, Two Family District	Undeveloped Cry of Deliverance Church

South	Neighborhood	R-2, Two Family District	Duplex
West	Neighborhood	R-2, Two Family District	Single Family Residence Mobile Home

PH26-0001

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-3, Multi Family District	Water Retention Area
South	Neighborhood	R-2, Two Family District	Cry of Deliverance Church
West	Neighborhood	R-3, Multi Family District	Undeveloped

Applicant Request

The petitioner is requesting approval for two off-site parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) within the R-2, Two-Family Residential, and R-3, Multi- family Residential, district to serve as accessory parking for Cry of Deliverance Church.

Background:

On March 16, 2026, both properties received approval with conditions from the Board of Adjustment for Special Exceptions to allow off-street parking within the R-2 and R-3 Districts. The approved conditions were:

1. Approval shall become void if either of the associated Special Exception requests for the two off-site parking lots is denied.
2. Approval shall become void if the associated Special Exception for the Cry of Deliverance Church is denied.
3. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
4. Any new signs for Parcel A must be ground mounted, without any animation or illumination. No signage is permitted for the two off-site parking lots.

5. This Special Exception shall be granted for and run with the subject properties (Parcels: 22504-000-00, 22508-000-00, 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory to use to the church.
6. Approval of a public hearing by the Planning & Zoning Commission to allow required off-street parking facilities provided on land within 300 feet of the plot.
7. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of the last public hearing required as part of this request or this special exception shall expire.
8. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan.
9. Architectural elevations are required to demonstrate retention of character with the existing building. If a steeple is incorporated into the design of the church, the steeple shall not exceed 35 feet, in order to preserve the character of the R-2 zoning and the residential scale of the surrounding properties.
10. Drainage retention must be addressed during the site plan process and is subject to the review and approval of stormwater management.
11. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

PH25-0002: The subject property identified by Parcel Identification Number 22508-000-00 was annexed in 1975. Property Appraiser records indicate that there was once a building located on the property that was demolished. It is not known if the demolished building was used for residential or non-residential purposes. Cry of Deliverance Church acquired the property May 1, 2024. There is currently no established use on the property.

PH26-0001: The subject property identified by Parcel Identification Number 22497-000-00, was annexed in 1975. Property Appraiser records indicate that the property is undeveloped and serves as nonconforming grass parking for the Cry of Deliverance Church property, Parcel Identification Number 22504-000-00. This property was purchased by the Applicant in June 2022 and later transferred to the Church in May 2024.

Staff Analysis

The allowable use of off-site parking requires specific approval by the Planning and Zoning Commission pursuant to Section 122-1002: *the off-street parking facilities shall be located on the same plot or parcel of land they are intended to serve; provided, however, when practical difficulties prevent the establishment of such facilities on the same plot, the required off-street parking facilities may be provided on land within 300 feet of the plot, after application for a public hearing and subject to approval by the planning and zoning commission, except that the parking facilities shall not be located across an arterial street as designated by the thoroughfare plan*.

Special Exception (SE26-0002 and SE26-0003) were approved by the Board of Adjustment with conditions in March 2026 to allow for the R-2 and R-3 properties to be utilized as parking facilities.

The provided site sketch, labeled "Conceptual Site Plan," identifies the church parcel (22504-000-00) as Parcel A, 22508-000-00 as Parcel B, and 22497-000-00 as Parcel C. These designations will be used consistently throughout the staff analysis for clarity and reference.

The conceptual plan indicates that there will be a total of 40 parking spaces provided on all three associated properties. The existing church property, Parcel A, will contain four total paved parking spaces, 2 of which will be handicap accessible spaces; both Parcel B and Parcel C have 18 grass parking spaces each. The 36 off-site parking spaces will be unpaved and delineated with railroad ties and landscaping materials. Based on the use of Parcel A, *required parking is one (1) space for every five (5) seats in the auditorium or chapel area, not including any classrooms.* Parking facilities are required to be paved per the Land Development Code; however, the City Engineer has the ability to approve alternate surfaces for parking facilities on a case-by-case basis. Any alternate surface will have to be approved at the time of site plan review.

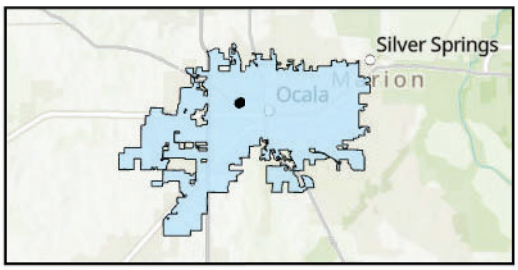
At this time, the estimated number of seats for the proposed church will be 120 seats in the worship center, auditorium, or chapel. Assuming a maximum of 120 seats, the required minimum number of parking spaces is 24, the conceptual site plan is proposing 40 total spaces. The applicant is requesting approval to utilize off-site parking to satisfy the minimum parking requirements associated with the proposed 1,824 square-foot church expansion. Due to the size and physical constraints, Parcel A, where the church is located, is unable to accommodate all of the required site improvements. Specifically, the required number of parking spaces cannot be accommodated on-site, necessitating the use of nearby parcels. The applicant is prpoposing the use of nearby parcels for use of required parking. For that purpose, parcel B is located approximately 56 feet from the church property, and Parcel C is located approximately 55 feet from Parcel A. Both of the proposed off-site parking facilities are within the required 300 feet, as outlined in Section 122-1002.

Based upon review of the application, staff recommends approval with the following conditions:

1. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
2. This approval shall be granted for and run with the subject properties (Parcels: 22508-000-00 & 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory use to the church.
3. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of last public hearing.
4. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan
5. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

Staff Recommendation: Approval with Conditions

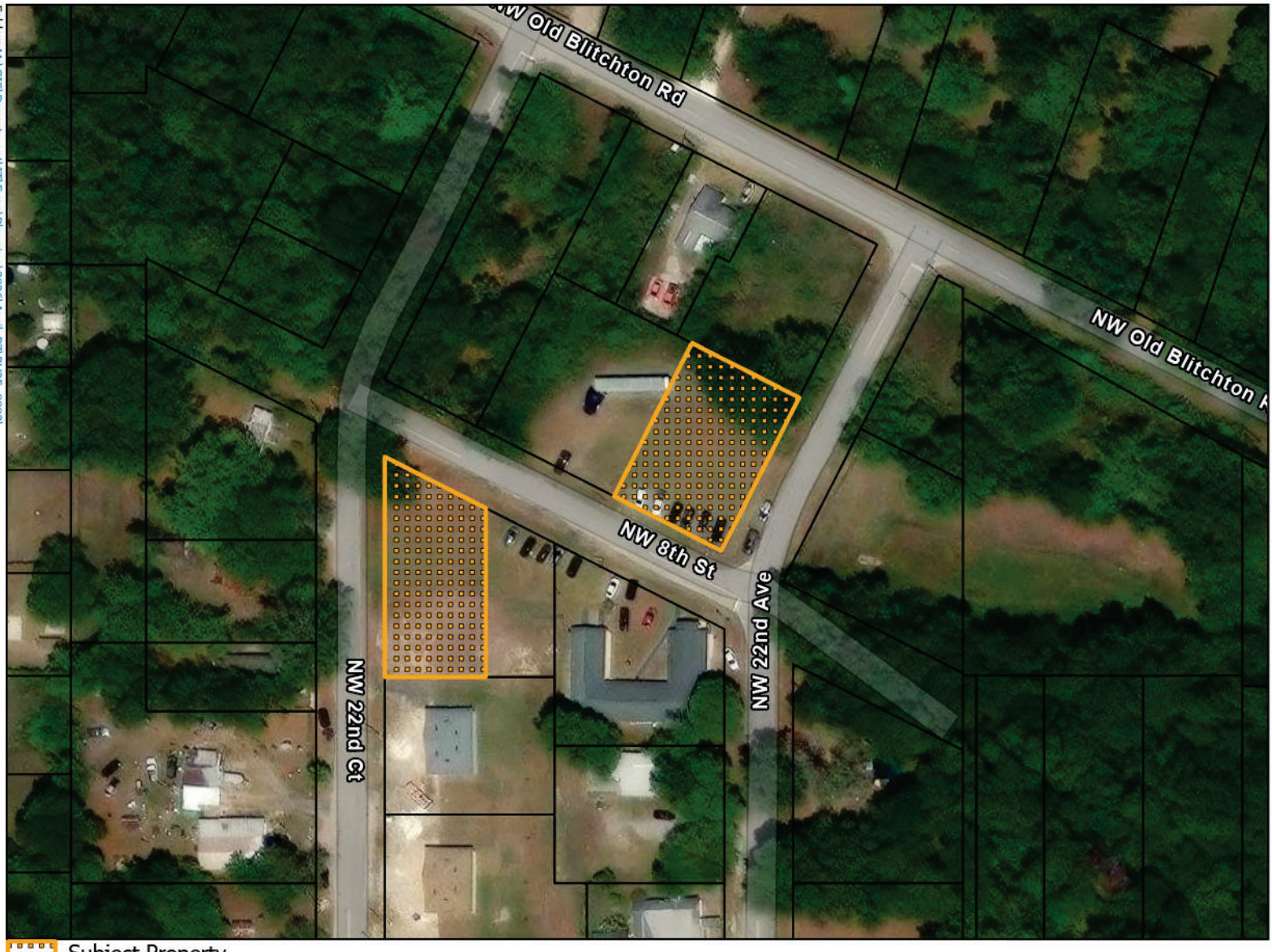
AERIAL MAP



Case Number: PH25-0002
PH26-0001

Parcel: 22508-000-00
and 22497-000-00

Property Size: Approximately 0.49 Acres
Land Use Designation: Neighborhood
Zoning: R-3, Multi-Family Residential
Proposal: Allow off-street parking within 300-feet



0 125 250 500 Feet

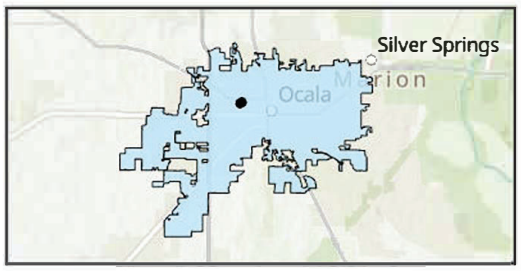
N

OCALA

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/26/2026

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

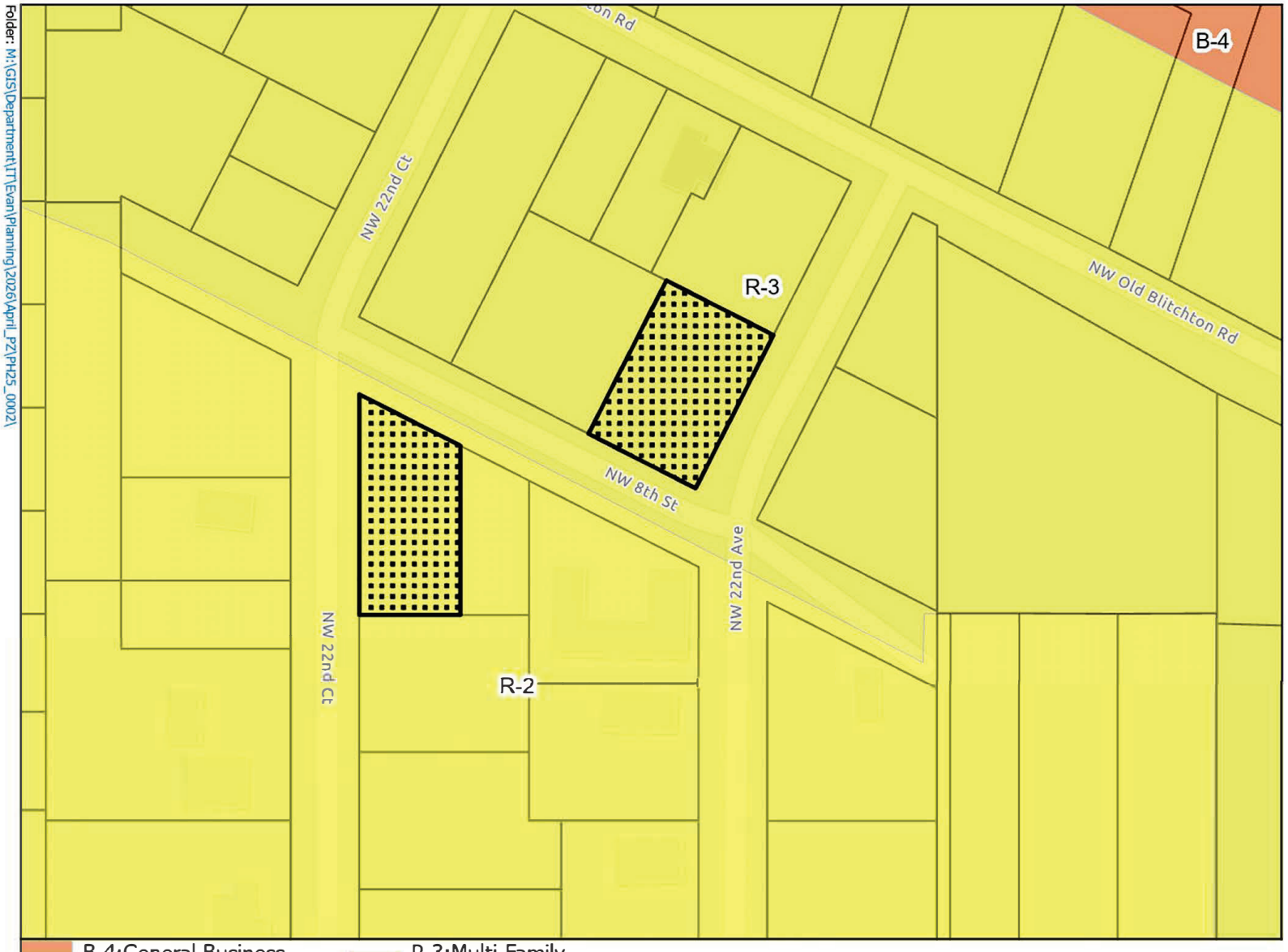
CASE MAP



Case Number: PH25-0002
PH26-0001

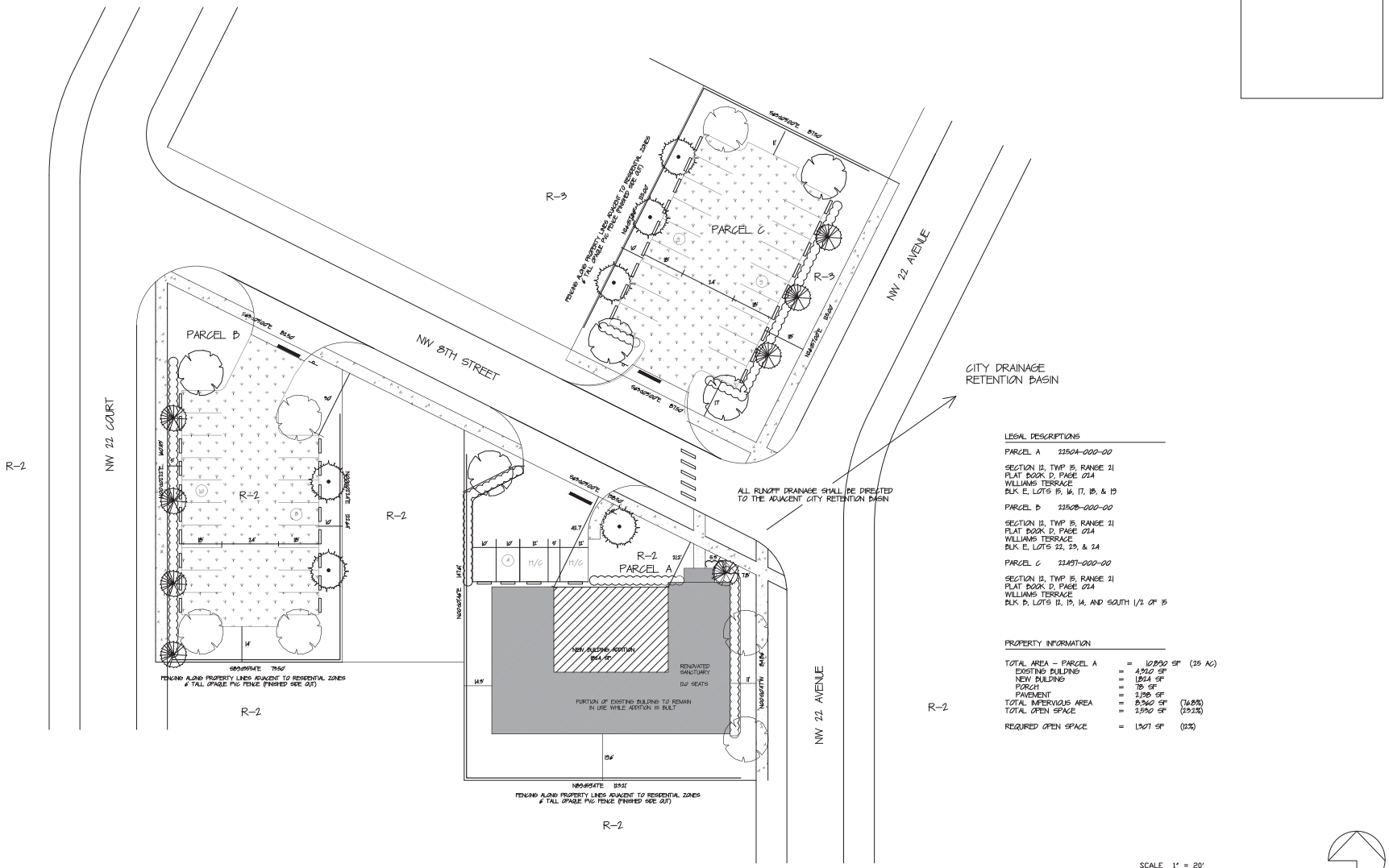
Parcel: 22508-000-00
and 22497-000-00

Property Size: Approximately 0.49 Acres
Land Use Designation: Neighborhood
Zoning: R-2 and R-3
Proposal: Allow off-street parking within 300-feet



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/26/2026



LEGAL DESCRIPTIONS

PARCEL A 22504-000-00

SECTION 12, TWP 15, RANGE 21
PLAT BOOK D, PAGE 01A
WILLIAMS TERRACE
BLK E, LOTS 15, 16, 17, 18, & 19

PARCEL B 22508-000-00

SECTION 12, TWP 15, RANGE 21
PLAT BOOK D, PAGE 01A
WILLIAMS TERRACE
BLK E, LOTS 22, 23, & 24

PARCEL C 22457-000-00

SECTION 12, TWP 15, RANGE 21
PLAT BOOK D, PAGE 01A
WILLIAMS TERRACE
BLK B, LOTS 12, 13, 14, AND SOUTH 1/2 OF 15

PROPERTY INFORMATION

TOTAL AREA - PARCEL A	=	107,890 SF	(2.5 AC)
EXISTING BUILDING	=	4,910 SF	
NEW BUILDING	=	1,814 SF	
PORCH	=	78 SF	
PAVEMENT	=	2,398 SF	
TOTAL IMPERVIOUS AREA	=	9,360 SF	(16.8%)
TOTAL OPEN SPACE	=	23,530 SF	(23.2%)
REQUIRED OPEN SPACE	=	13,07 SF	(12%)

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET (352) 622-8899
OCALA, FLORIDA 34478
LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

DRAWN BY:	RAK
SCALE:	1" = 20'
JOB NO.:	
DATE:	8 / 25
DRAWING NO.:	
VIEW NAME:	
FB.	PG.

NO.	DATE	DESCRIPTION	BY
1	1/26	AS-BUILT SURVEY	RAK

CONCEPTUAL SITE PLAN
CRY OF DELIVERANCE CHURCH
OCALA FLORIDA

SHEET C2001 of ____

File #: 2026-1082 Agenda Item #: b.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

FORMAL TITLE:
Public Hearing to allow for off-street parking facilities provided on land within 300 feet of a plot within the R-3, Multi- Family Residential District (Parcel 22497-000-00); approximately 0.25acres

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner: Primus Rutledge
- Property Owner: Cry Of Deliverance Outreach and Ministry, Inc
- Agent: Andy Kesselring

On March 16, 2026, both properties received approval with conditions from the Board of Adjustments for a Special Exception to allow off-street parking in association with a church/place of worship within the R-2, Two -Family Residential and R-3, Multi-Family Residential zoning districts. The subject property is currently undeveloped and serve as a nonconforming off-site parking overflow lots for the Cry of Deliverance Church. Approval for off-street parking is now required by the Planning & Zoning Commission pursuant to Section 122 -1002.

FINDINGS AND CONCLUSIONS:
The applicant is requesting approval to utilize off-site parking to satisfy the minimum parking requirements associated with a proposed 1,824 square-foot church expansion. Due to site constraints, the subject parcel only has the ability to accommodate can only accommodate four on-site parking spaces, while a total of 24 spaces are required based on the proposed 120-seat chapel. To address this deficiency, off-site parking is proposed on two nearby parcels (Parcel B and Parcel C on the provided Site Sketch), both of which are located within the required 300 feet of the church property and are not located along arterial streets. Approval of both off-site parking areas is necessary for the site to meet minimum parking standards. The request is consistent with

Section 122-1002 of the Code of Ordinances and has been evaluated against the applicable Special Exception criteria, with no anticipated adverse impacts related to traffic, compatibility, or surrounding properties.

Staff recommends approval with the following conditions:

1. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.

2. This approval shall be granted for and run with the subject properties (Parcels: 22508-000-00 & 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory use to the church.

3. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of last public hearing.

4. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan

5. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

FISCAL IMPACT:
N/A

LEGAL REVIEW:
This Agreement will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with Changes
- Table
- Deny

Staff Report
PH25-0002
PH26-0001
Planning & Zoning Commission: April 13, 2026

Petitioner: Primus Rutledge

Property Owner: Cry Of Deliverance Outreach and Ministry, Inc.

Agent: Andy Kesselring

Project Planner: Breah Miller, Planner II

Applicant Request:

Public Hearings:

PH25-0002: A request for a Public Hearing to allow for off-street parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) in association with a church/place of worship within the R-2, Two-Family Residential District.

PH26-0001: A request for a Public Hearing to allow for off-street parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) in association with a church/place of worship within the R-3, Multi-Family Residential District.

Parcel Information

Acres:	±0.24 acres & ± 0.25 acres
Parcel(s) #:	22508-000-00 & 22497-000-00
Location:	2210 NW 8th Street & 2200 Block of NW 8th Street
Future Land Use:	Neighborhood
Zoning District:	R-2, Two- Family Residential, & R-3, Multi-Family Residential, District
Existing Use:	Vacant & Undeveloped

Adjacent Property Information

PH25-0002

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-2, Two Family District	Undeveloped Cry of Deliverance Church

South	Neighborhood	R-2, Two Family District	Duplex
West	Neighborhood	R-2, Two Family District	Single Family Residence Mobile Home

PH26-0001

Direction	Future Land Use	Zoning District	Current Use
North	Neighborhood	R-3, Multi Family District	Undeveloped
East	Neighborhood	R-3, Multi Family District	Water Retention Area
South	Neighborhood	R-2, Two Family District	Cry of Deliverance Church
West	Neighborhood	R-3, Multi Family District	Undeveloped

Applicant Request

The petitioner is requesting approval for two off-site parking facilities to be provided on land within 300 feet of a plot (property containing the principal use) within the R-2, Two-Family Residential, and R-3, Multi- family Residential, district to serve as accessory parking for Cry of Deliverance Church.

Background:

On March 16, 2026, both properties received approval with conditions from the Board of Adjustment for Special Exceptions to allow off-street parking within the R-2 and R-3 Districts. The approved conditions were:

1. Approval shall become void if either of the associated Special Exception requests for the two off-site parking lots is denied.
2. Approval shall become void if the associated Special Exception for the Cry of Deliverance Church is denied.
3. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
4. Any new signs for Parcel A must be ground mounted, without any animation or illumination. No signage is permitted for the two off-site parking lots.

5. This Special Exception shall be granted for and run with the subject properties (Parcels: 22504-000-00, 22508-000-00, 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory to use to the church.
6. Approval of a public hearing by the Planning & Zoning Commission to allow required off-street parking facilities provided on land within 300 feet of the plot.
7. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of the last public hearing required as part of this request or this special exception shall expire.
8. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan.
9. Architectural elevations are required to demonstrate retention of character with the existing building. If a steeple is incorporated into the design of the church, the steeple shall not exceed 35 feet, in order to preserve the character of the R-2 zoning and the residential scale of the surrounding properties.
10. Drainage retention must be addressed during the site plan process and is subject to the review and approval of stormwater management.
11. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

PH25-0002: The subject property identified by Parcel Identification Number 22508-000-00 was annexed in 1975. Property Appraiser records indicate that there was once a building located on the property that was demolished. It is not known if the demolished building was used for residential or non-residential purposes. Cry of Deliverance Church acquired the property May 1, 2024. There is currently no established use on the property.

PH26-0001: The subject property identified by Parcel Identification Number 22497-000-00, was annexed in 1975. Property Appraiser records indicate that the property is undeveloped and serves as nonconforming grass parking for the Cry of Deliverance Church property, Parcel Identification Number 22504-000-00. This property was purchased by the Applicant in June 2022 and later transferred to the Church in May 2024.

Staff Analysis

The allowable use of off-site parking requires specific approval by the Planning and Zoning Commission pursuant to Section 122-1002: *the off-street parking facilities shall be located on the same plot or parcel of land they are intended to serve; provided, however, when practical difficulties prevent the establishment of such facilities on the same plot, the required off-street parking facilities may be provided on land within 300 feet of the plot, after application for a public hearing and subject to approval by the planning and zoning commission, except that the parking facilities shall not be located across an arterial street as designated by the thoroughfare plan*.

Special Exception (SE26-0002 and SE26-0003) were approved by the Board of Adjustment with conditions in March 2026 to allow for the R-2 and R-3 properties to be utilized as parking facilities.

The provided site sketch, labeled "Conceptual Site Plan," identifies the church parcel (22504-000-00) as Parcel A, 22508-000-00 as Parcel B, and 22497-000-00 as Parcel C. These designations will be used consistently throughout the staff analysis for clarity and reference.

The conceptual plan indicates that there will be a total of 40 parking spaces provided on all three associated properties. The existing church property, Parcel A, will contain four total paved parking spaces, 2 of which will be handicap accessible spaces; both Parcel B and Parcel C have 18 grass parking spaces each. The 36 off-site parking spaces will be unpaved and delineated with railroad ties and landscaping materials. Based on the use of Parcel A, *required parking is one (1) space for every five (5) seats in the auditorium or chapel area, not including any classrooms.* Parking facilities are required to be paved per the Land Development Code; however, the City Engineer has the ability to approve alternate surfaces for parking facilities on a case-by-case basis. Any alternate surface will have to be approved at the time of site plan review.

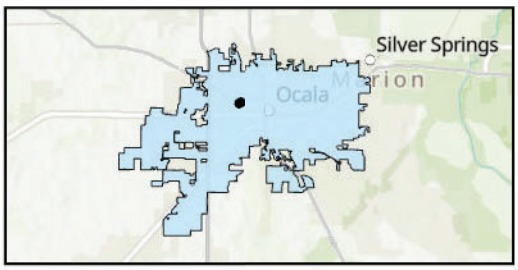
At this time, the estimated number of seats for the proposed church will be 120 seats in the worship center, auditorium, or chapel. Assuming a maximum of 120 seats, the required minimum number of parking spaces is 24, the conceptual site plan is proposing 40 total spaces. The applicant is requesting approval to utilize off-site parking to satisfy the minimum parking requirements associated with the proposed 1,824 square-foot church expansion. Due to the size and physical constraints, Parcel A, where the church is located, is unable to accommodate all of the required site improvements. Specifically, the required number of parking spaces cannot be accommodated on-site, necessitating the use of nearby parcels. The applicant is prpoposing the use of nearby parcels for use of required parking. For that purpose, parcel B is located approximately 56 feet from the church property, and Parcel C is located approximately 55 feet from Parcel A. Both of the proposed off-site parking facilities are within the required 300 feet, as outlined in Section 122-1002.

Based upon review of the application, staff recommends approval with the following conditions:

1. The two parking lots are only to be used as off-site parking for Cry of Deliverance Church.
2. This approval shall be granted for and run with the subject properties (Parcels: 22508-000-00 & 22497-000-00) as long as the church remains the primary use and the off-site parking remains an accessory use to the church.
3. The site plan shall be consistent with the provided conceptual plan, and site plan approval shall be required within 24 months of the date of last public hearing.
4. Landscape areas must be defined and protected from traffic movement as indicated on the concept plan
5. An alternate surface for the off-site parking areas shall require approval by the City Engineer.

Staff Recommendation: Approval with Conditions

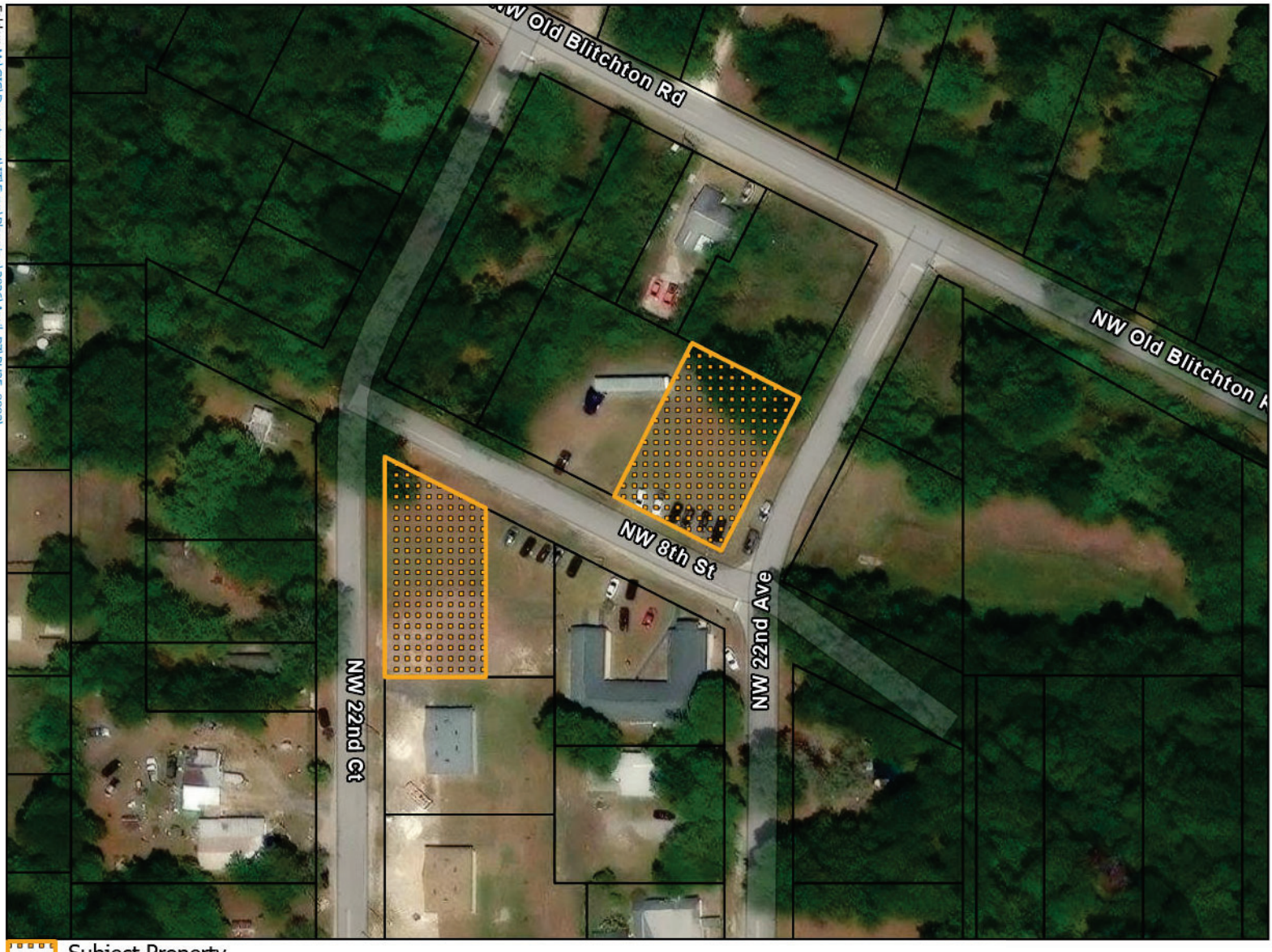
AERIAL MAP



Case Number: PH25-0002
PH26-0001

Parcel: 22508-000-00
and 22497-000-00

Property Size: Approximately 0.49 Acres
Land Use Designation: Neighborhood
Zoning: R-3, Multi-Family Residential
Proposal: Allow off-street parking within 300-feet



0 125 250 500 Feet

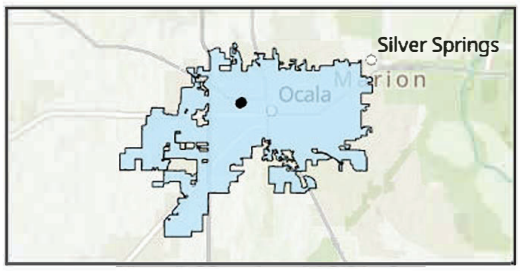
N

OCALA

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/26/2026

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

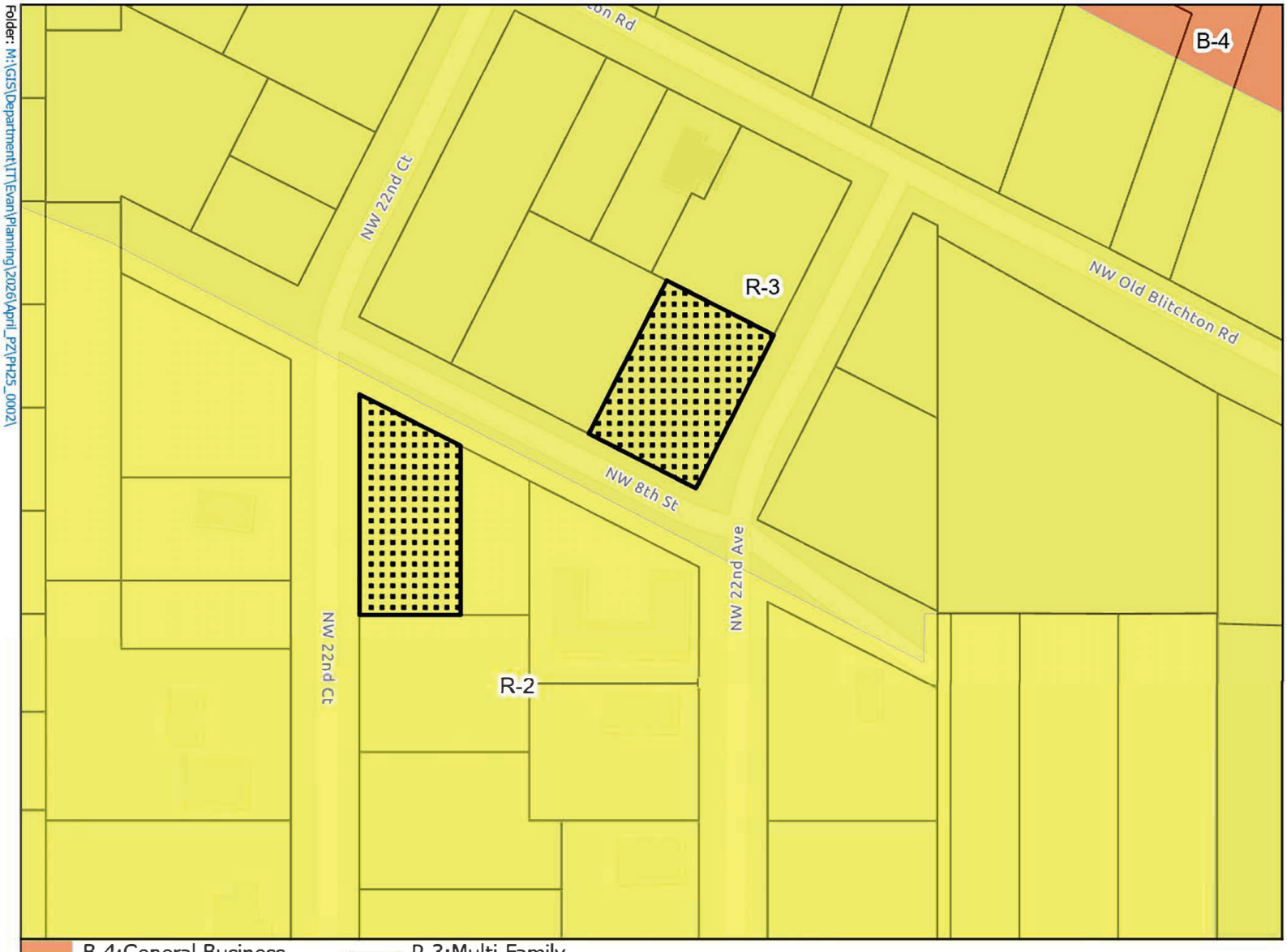
CASE MAP



Case Number: PH25-0002
PH26-0001

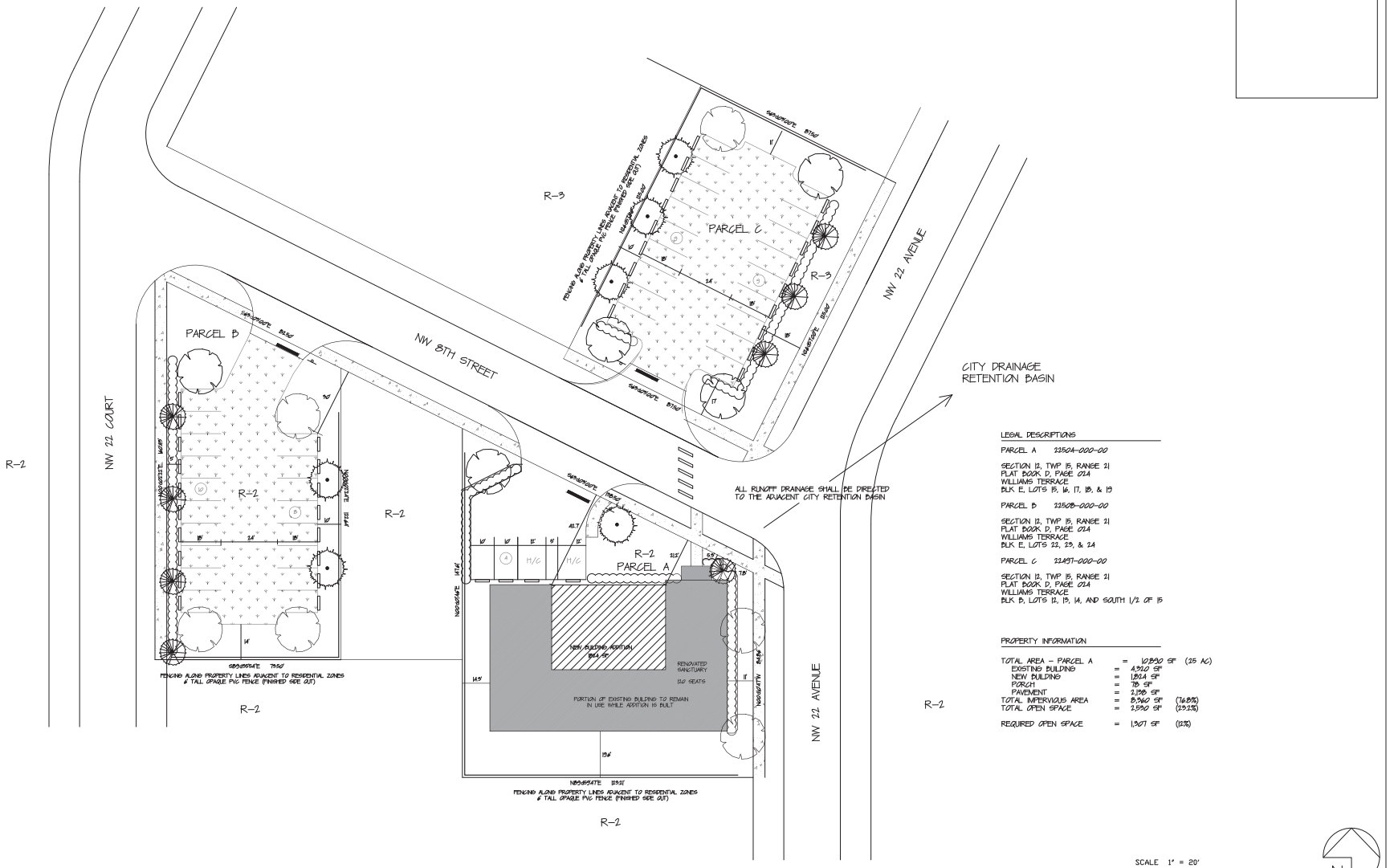
Parcel: 22508-000-00
and 22497-000-00

Property Size: Approximately 0.49 Acres
Land Use Designation: Neighborhood
Zoning: R-2 and R-3
Proposal: Allow off-street parking within 300-feet



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/26/2026



LEGAL DESCRIPTIONS

PARCEL A 22504-000-00

SECTION 12, TWP 15, RANGE 21
PLAT BOOK D, PAGE 01A
WILLIAMS TERRACE
BLK E, LOTS 15, 16, 17, 18, & 19

PARCEL B 22508-000-00

SECTION 12, TWP 15, RANGE 21
PLAT BOOK D, PAGE 01A
WILLIAMS TERRACE
BLK E, LOTS 22, 23, & 24

PARCEL C 22457-000-00

SECTION 12, TWP 15, RANGE 21
PLAT BOOK D, PAGE 01A
WILLIAMS TERRACE
BLK B, LOTS 12, 13, 14, AND SOUTH 1/2 OF 15

PROPERTY INFORMATION

TOTAL AREA - PARCEL A	=	10,890 SF	(.25 AC)
EXISTING BUILDING	=	4,310 SF	
NEW BUILDING	=	1,814 SF	
PORCH	=	78 SF	
PAVEMENT	=	2,198 SF	
TOTAL IMPERVIOUS AREA	=	8,360 SF	(76.8%)
TOTAL OPEN SPACE	=	2,530 SF	(23.2%)
REQUIRED OPEN SPACE	=	1,307 SF	(12%)

RICHARD A KESSELRING JR., PLA, ASLA
LANDSCAPE ARCHITECT , STATE OF FLORIDA #858

ENVIRONMENTAL DESIGN
ANDY KESSELRING, LANDSCAPE ARCHITECT
1920 SE. 8th STREET (352) 622-8899
OCALA, FLORIDA 34478
LANDSCAPE ARCHITECTURE, SITE PLANNING, GOLF COURSE DESIGN, COMMERCIAL-RESIDENTIAL DESIGN

DRAWN BY: RAK
SCALE: 1" = 20'
JOB NO.:
DATE: 8 / 25
DRAWING NO.:
VIEW NAME:
FB. PG.

NO.	DATE	DESCRIPTION	BY
1	1/26	AS-BUILT SURVEY	RAK

CONCEPTUAL SITE PLAN
CRY OF DELIVERANCE CHURCH
OCALA FLORIDA

SHEET CP001 of ____

File #: 2026-1081 Agenda Item #: a.

Submitted By: David Sablan

Presentation By: Breah Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Ordinance to rezone from B-2, Community Business, to M-1, Light Industrial, for property located in the 200 block of SW 27th Avenue (Parcel 22780-002-00), approximately 1.25 acres (Case ZON26-0001) (Quai-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Economic Hub.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner and Property Owner: Alvarez Family Investment Lots LLC
- Agent: Rodney K. Rogers, Rogers Engineering & Land Surveying, LLC

Key Points:

The petitioner is requesting to rezone 1.25-acres of undeveloped property from B-2, Community Business, to M -1, Light Industrial.

Zoning and Land Use Factors for Consideration:

- The property is surrounded by M-1, Light Industrial, on the eastern, western, and southern sides of the property with existing industrial uses to the north and a Sprint telecommunications facility to the west. Of the three parcels to the north of the subject property, two are zoned B-4, General Business, one is zoned M-1.

- The M-1 zoning district allows for a broad range of uses including wholesale and distribution.

- The subject property's access is from SW 27th Avenue, a minor arterial roadway.

- The surrounding area is comprised of a mixture of industrial and commercial (developed and undeveloped) properties along the SR 40 and SW/NW 27th Avenue corridors.

FINDINGS AND CONCLUSIONS:

- The subject property is currently vacant and undeveloped, therefore rezoning the property will not result in the creation of a non-conforming use or structure.

- The proposed rezoning is consistent with the Employment Center Future Land Use, the comprehensive plan and land development regulations (pursuant to Section 122-244 of the Code of Ordinances).

- The M-1, Light Industrial, zoning district is consistent with the surrounding M-1, and B-4 zoning designations.

- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends approval.

FISCAL IMPACT:
N/A

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:
- P&Z Staff Report
- Case Map
- Aerial Map

ORDINANCE 2026-XX

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING THE ZONING FROM B-2, COMMUNITY BUSINESS, TO M-1, LIGHT INDUSTRIAL, FOR CERTAIN PROPERTY LOCATED IN THE 200 BLOCK OF SW 27TH AVENUE (PARCEL 22780-002-00), APPROXIMATELY 1.25 ACRES (CASE NO. ZON26-

0001); PROVIDING DIRECTION TO STAFF; REPEALING INCONSISTENT AND/OR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY OF ORDINANCE PROVISIONS; PROVIDING FOR MODIFICATIONS ARISING FROM CONSIDERATIONS AT A PUBLIC HEARING; PROVIDING DIRECTION TO THE CODIFIER; 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 lands described below are hereby rezoned and reclassified according to the zoning regulation of the City of Ocala, Florida, as M-1, Light Industrial:

PARCEL NUMBER 22780-002-00

BEGINNING AT A POINT 445.0 FEET WEST OF THE NORTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE RUN S. 0° 8' W., 285.00 FEET; THENCE EAST 100.00 FEET; THENCE N. 0° 8' E., 285.00 FEET; THENCE WEST 100.00 FEET TO THE POINT OF BEGINNING. AND THE SOUTH 180 FEET OF THE NORTH 465 FEET OF THE EAST 345 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. EXCEPT THE EAST 30 FEET FOR ROADWAY. AND EXCEPT: COMMENCING AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 465.00 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST IN MARION COUNTY, FLORIDA, WITH THE WEST LINE OF S.W. 27TH AVENUE, BEING A LINE PARALLEL WITH AND WESTERLY 30.00 FEET FROM THE EAST LINE OF SAID SECTION 14; THENCE NORTH 00 DEGREES 38 MINUTES 42 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 95.10 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 46 SECONDS WEST, A DISTANCE OF 84.92 FEET TO THE SOUTH LINE OF THE NORTH 285.00 FEET OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 28 MINUTES 09 SECONDS EAST, ALONG SAID SOUTH LINE A DISTANCE OF 1.91 FEET TO SAID WEST LINE OF SOUTHWEST 27TH AVENUE; THENCE SOUTH 00 DEGREES 39 MINUTES 42 SECONDS WEST, A DISTANCE OF 84.90 FEET TO THE POINT OF BEGINNING.

Section 2. Direction to Staff. The City Council of the City of Ocala, Florida directs staff to take any and all steps necessary to effectuate the adoption and implementation of this ordinance; and all other matters as provided for above and herein as well as to ensure the orderly and effective administration and implementation of the intent of this ordinance and the specific matters outlined herein.

Section 3. Repealing Inconsistent and/or Conflicting Provisions. The City Council of the City of Ocala, Florida hereby specifically repeals, to the extent of any such conflict, any and all ordinances, resolutions, policies, procedures, and/or other articles which are conflicting and/or inconsistent with this ordinance and the intent and direction provided by the City Council herein.

Section 4. Severability of Ordinance Provisions. If any section, phrase, sentence or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, it is the intent of the City Council of the City of Ocala, Florida that (1) such portion shall be deemed a separate, distinct and independent provision; (2) such holding shall not affect the validity of the remaining portions hereof; and (3) this ordinance be adopted as though any such provision was not included herein.

Section 5. Modifications Arising from Consideration at a Public Hearing. It is the intention of the City Council of the City of Ocala, Florida that (1) the provisions of this ordinance may be modified as a result of its consideration by the City Council of matters that may arise during the public hearing(s) at which this ordinance

is considered; and (2) any such modifications shall be incorporated into the final version of this ordinance.

Section 6. Direction to the Codifier. It is the intention of the City Council of the City of Ocala, Florida that (1) the zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from B-2, General Business, to M-1, Light Industrial, as to lands described in Section 1 of this ordinance; (2) the sections and paragraphs of this ordinance may be renumbered or relettered in order to accomplish said intention; (3) terms or headings not affecting the intent of this ordinance may be changed to further accomplish said intention; and (4) any scrivener's error(s) contained herein which do not affect the intent of this ordinance be corrected with the authorization of the City Manager or their designee and without the need for additional public hearings or consideration by City Council.

Section 7. This ordinance shall become effective upon approval by the mayor, or upon becoming law without such approval.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Ire J. Bethea, Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2026.

By: _____
Ben Marciano
Mayor

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

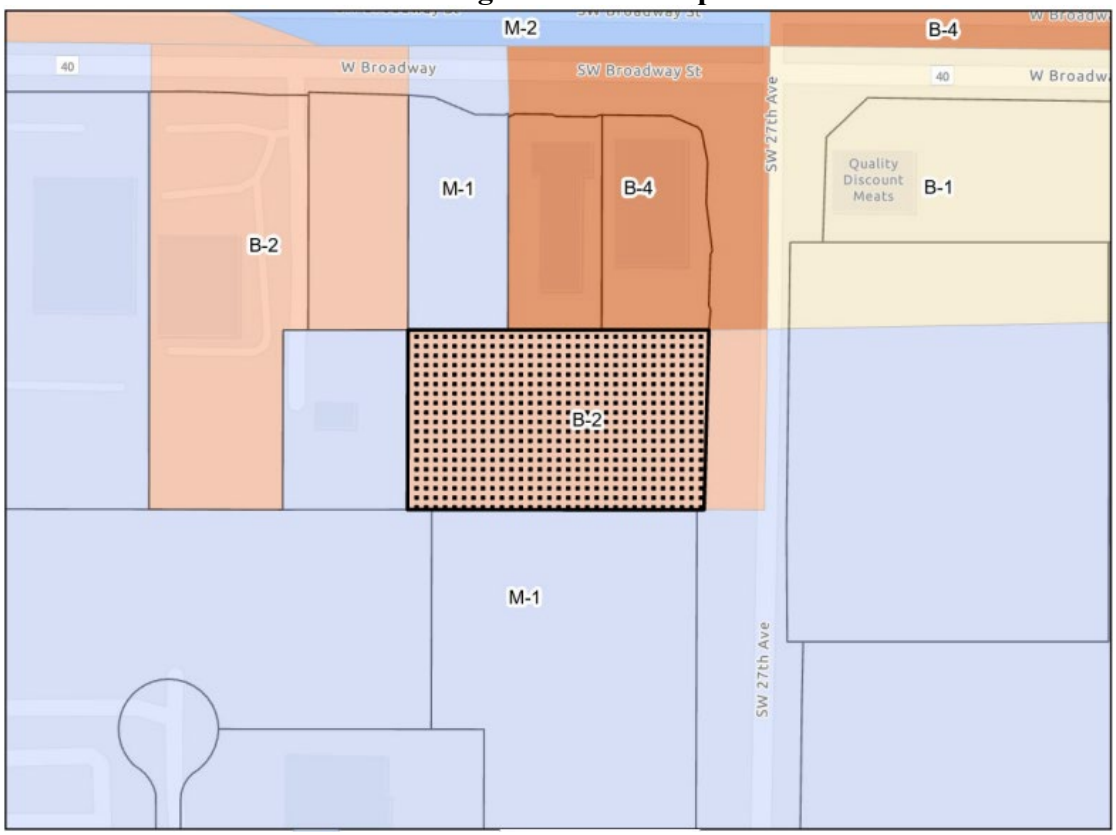
Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Rezoning Staff Report

Case No. ZON26-0001
Planning & Zoning Commission: April 13, 2026
City Council (1st Reading): May 19, 2026
City Council (Adoption): June 2, 2026

Applicant:	John Alvarez
Property Owner:	Alvarez Family Investment Lots LLC
Project Planner:	Breah Miller, Planner II
Amendment Request:	Rezone from B-2, Community Business, to M-1, Light Industrial
Parcel Information	
Acres:	±1.25 acres
Parcel(s)#:	22780-002-00
Location:	the 200 block of SW 27th Avenue
Existing use:	Undeveloped
Future Land Use Designation:	Employment Center
Zoning Designation:	B-2, Community Business
Special District(s)/Plan(s):	West Ocala CRA
Approved Agreement(s):	N/A

Figure 1. Case Map



Section 1 - Applicant Request

The applicant is requesting to rezone a 1.25-acre property from B-2, Community Business, to M-1, Light Industrial.

The agent, Rodney Rogers, Rogers Engineering & Land Surveying, LLC, is representing the applicant in this request.

Section 2 - Background Information

The subject property encompasses a total of approximately 1.25 acres. The current designations of the property are:

Zoning: **B-2, Community Business,** district is intended primarily for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.

Future Land Use: **Employment Center,** a maximum of 24 dwelling units per acre, a maximum of 2.0 floor area ratio (FAR).

The subject property is undeveloped and is accessed from SW 27th Avenue.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Employment Center	B-4, General Business & M-1, Light Industrial	Retail (Lumber & Hardware), Retail (Vacant) Undeveloped
East	Public	M-1, Light Industrial	City of Ocala Drainage Retention Area (across SW 27th Ave)
South	Employment Center	M-1, Light Industrial	Private Drainage Retention Area
West	Employment Center	M-1, Light Industrial	Undeveloped, Telecommunications Facility.

The subject property is accessed from SW 27th Avenue, a minor arterial roadway and is near to the intersection of SR 40, a principal arterial roadway. The subject property is surrounded on three sides (east, west, and south) by parcels with M-1 zoning. Three parcels border the subject property to the north, two are zoned B-4, General Business, and one is zoned M-1 as shown on Figure 1 – Case Map. The surrounding area west of the intersection of SW 27th Avenue and SR 40 consist of a mix of light industrial and commercial business uses. Further west towards I75, properties have a mix of light industrial and commercial uses, with predominately light industrial along the southern side of SR 40. The properties east of the intersection of SW 27th Avenue and SR 40 transition from commercial business within one-quarter mile of the intersection to residential uses along the north and south side of SR 40.

Section 3 – Staff Analysis

This report reviews the proposed rezoning for alignment with the city's adopted vision plans, comprehensive plan, and relevant land development regulations.

Consistency with Ocala 2035 Vision:

The Ocala 2035 Vision established the basis for what would ultimately guide development and growth in the City of Ocala. The 2035 Vision context map identified varied levels of intensity: high intensity at the central core, medium and medium-low intensity along primary corridors, and low intensity in the remaining areas of the city. Following the completion of the 2035 Vision, the comprehensive plan was amended creating six total Future Land Use (FLU) categories. In doing so, new land uses were designated in this area considering both existing and future development along with consistency of the 2035 Vision context map.

Additionally, the 2035 Vision led to the West Ocala Vision & Community Plan (West Ocala Vision) which was adopted in 2015, and established goals for revitalization in the West Ocala area by focusing on preservation, infill development, and density/intensity management. The subject property and surrounding area are identified as Employment Center in the West Ocala Vision & Community Plan.

The requested rezoning is consistent with the 2035 Vision context map for the location of medium-low intensity development.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *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. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.*

   Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit.

   There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

   Staff Comment:

   Rezoning to M-1 aligns with the Employment Center Future Land Use designation:

   - The proposed M-1 zoning district is consistent with the existing Employment Center Future Land Use category which allows light industrial uses.
   - The subject property is accessed from a minor arterial roadway, SW 27th Avenue. Minor arterial roads are intended to carry high volumes of traffic and connect major areas of the city to neighborhoods, commercial uses, and highways. They are also intended to support higher-intensity uses along corridors, with lower-intensity uses transitioning to the rear, consistent with the proposed rezoning.

2. *Future Land Use Element Objective 14: The City shall continue existing regulations or adopt new regulations to ensure that development is consistent with the Future Land Use Map and are compatible with neighboring development, available services and facilities, and topography and soil conditions.*

Staff Comment:

The requested rezoning aligns with current zoning of the surrounding properties (M-1 and B-4) and is consistent with the underlying Employment Center FLU.

Consistency with the West Ocala Vision & Community Plan

The requested rezoning is consistent with the following land use category in the West Ocala Vision & Community Plan:

1. *Employment Center: The intent of the Employment Center land use is to promote a regionally-important and vibrant hub for business, enterprise, research and development and employment activities. Access is primarily from major collectors, arterials or limited-access highways.*

Staff Comment:

The subject property is accessed from a minor arterial roadway, SW 27th Avenue. Minor arterial roads are intended to carry high volumes of traffic and connect major areas of the city to neighborhoods, commercial uses, and highways. They are also intended to support higher-intensity uses along corridors, with lower-intensity uses transitioning to the rear, which is consistent with the proposed rezoning.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. Section 122-244 - *District criteria:* Zoning districts allowed under each land use classification.

Employment Center	O-1*****, OP*****, B-1*****, B-1A*****, B-2*****, B-2A*****, B-4*****, B-5*****, SC, **M-1**, M-2, M-3, G-U, INST, A-1***, PD, FBC

***** Residential units are only allowed as part of a Planned Development (PD) zoning district

Staff Comment: The requested M-1 zoning district is consistent with the existing Employment Center Future Land Use designation.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Area (square feet)	Maximum Building Height (feet)
Existing	B-2, Community Business	Intended for community businesses, including retail sales, personal and business services, and all office uses. Businesses shall be based on walk-in trade, rather than delivery of supplies and large commodities.	10,000	50-feet

Proposed	M-1, Light Industrial	Intended primarily for wholesale distribution, warehouse storage, research and development, showroom sales, and light manufacturing of finished or semi-finished products. The light industrial uses shall be compatible with the surrounding uses. Outdoor manufacturing is not allowed in the M-1 district. Outdoor storage is allowed as a permitted accessory use, if it complies with design criteria in section 122-763. Specific uses shall be controlled by the standards for industrial performance in article VIII of this Chapter 122.	10,000	60-feet

Staff Comment:

The subject property, comprising 1.25-acres meeting the minimum lot area (10,000 square feet) and the approximate 180 feet of frontage on SW 27th Avenue meets the minimum 100 feet lot width required for the M-1 zoning district.

Section 4 - Level of Service (LOS) Analysis

The benefit of LOS analysis for a zoning amendment is limited due to the lack of specific proposed development. While worst case buildout scenarios can be reviewed, they are typically unrealistic and provide significantly overstated impacts to public facilities. Further, public schools are not impacted by the potential for residential development as they are restricted in the M-1 zoning district. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

Section 5 - Staff Findings and Recommendation

- The subject property is currently vacant and undeveloped, therefore rezoning the property will not result in the creation of a non-conforming use or structure.
- The proposed rezoning is consistent with the Employment Center Future Land Use, the comprehensive plan and land development regulations (pursuant to Section 122-244 of the Code of Ordinances).
- The M-1, Light Industrial, zoning district is consistent with the surrounding M-1, and B-4 zoning designations.

City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Approval of ZON26-0001

Exhibit A. Permitted Uses Table

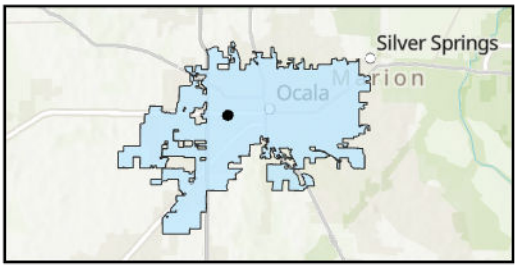
*Permitted by Special Exception
#Within the Employment Center FLU area residential units are only allowed as part of a Planned Development (PD) zoning district.

Permitted Use Type	B-2, Community Business	M-1, Light Industrial
Residential Operation	• Bed and breakfast • Community residential home, maximum of twelve unrelated residents per single-family residential dwelling. • Fraternity or sorority house • Residence- gallery • Residence- office • Rooming/boarding house	
Residential Type	• Multifamily dwellings*# • Single-family dwelling# • Single-family (attached) dwelling unit# • Two-family dwelling#	
General Retail	• Auto Supply Store • Bakery Store • Department store • Drugstore • Electronics store • Furniture store • Garden and nursery sales • Grocery store • Hardware store • Home decorating store • Pharmacy • Roadside fruit and vegetable sales • Specialty retail stores • Swimming pool sales (enclosed) • Used merchandise store • Videotape store	• Furniture store • Home garden/hobby farm equipment sales • Used merchandise store
Vehicular Sales		• Construction/farm equipment sales*
Agricultural Use		• Indoor greenhouse • Indoor Hemp facility
Business Service	• Equipment rental and leasing • General business service • Parking garage (or structure) • Parking lot • Radio/TV broadcasting facility • Security systems service	• Advertising service (on-site/off-site signs) • Construction service establishment • Day labor service establishment* • Equipment rental and leasing • General business service • Maintenance and cleaning service • Parking garage (or structure) • Parking lot • Pest control service • Radio/TV broadcasting facility

		• Security systems service
Eating or Drinking Establishment	• Alcoholic beverage establishment (off-premises consumption) • Alcoholic beverage establishment (on-premises consumption) • Drive-in or drive-through restaurant* • Fast-food restaurant • Restaurant (enclosed)	• Alcoholic beverage establishment (off-premises consumption) • Restaurant (enclosed)
Hospitality and Tourism	• Antique gallery/art gallery/museum • Conference center • Hotel/convention center • Motel	
Office Use	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Financial institution • Photocopying and duplicating services • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office	• Commercial photography (art and graphic design service) • Computer maintenance and repair • Photofinishing laboratory • Prepackaged software services • Print shop • Professional and business office
Personal Service	• Check cashing establishment • Coin-operated laundry and dry cleaning • Emergency shelter • Funeral home and/or crematory • Hairstyling shop • Laundry and dry cleaning pickup establishment • Laundry and dry cleaning service • Major household repair establishment • Mini-warehouse (self-service storage facility) • Minor household repair establishment • Recreational vehicle park • Recycling collection point • Tattoo or body piercing establishment	• Bail bonds agency • Kennel • Laundry and dry cleaning service • Major household repair establishment • Mini-warehouse (self-service storage facility) • Minor household repair establishment • Recycling collection point
Vehicular Service	• Auto repair, minor • Automobile cleaning/detailing services • Drive-through facility (non-restaurant) • Full-service station • Self-service station/convenience store	• Auto repair, minor • Repair garage • Self-service station/convenience store
Community Service	• Church/place of worship • Day care facility • Library • Private club	• Day care facility*

Educational Use	• Colleges/universities • Community education center • School, private elementary and secondary • Speech and language center/school • Vocational professional school	• Community education center
Recreational Use	• Bowling center • Commercial outdoor baseball batting facility* • Commercial recreation, indoor • Commercial recreation, outdoor* • Dance/art/music studio • Driving range* • Miniature golf* • Motion picture theaters (except drive-in) • Physical fitness center • Recreation facility, indoor	• Recreation facility, indoor* • Shooting range, indoor
Public Use	• Park/open space area* • Post office (federal) • Public transportation terminal*	
Health Care Use	• Assisted living facility • Medical and dental laboratory • Medical and dental office on major and minor arterials • Medical and dental office on local and collector streets • Transitional/recovery facility • Transitional treatment facility • Veterinarian office	• Medical and dental laboratory • Veterinarian office
Low-Impact Industrial Use	• Microbrewery/microdistillery	• Assembly of electronic components • Carpet and upholstery cleaning • Manufacturing, light • Microbrewery/microdistillery • Newspaper printing facility • Packing and crating • Recycling center • Research and testing laboratory • Truck/freight terminal • Warehouse • Wholesale and distribution

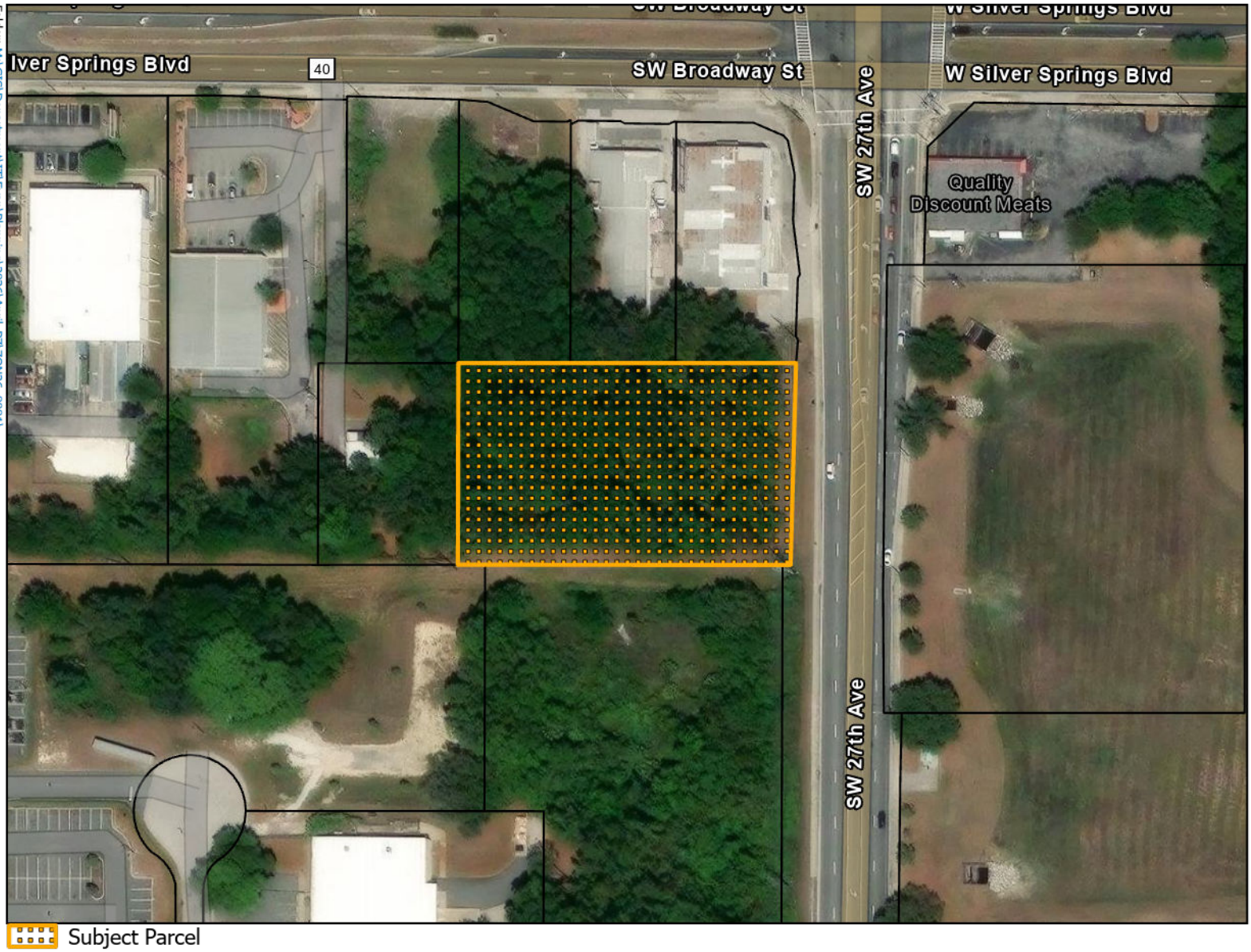
AERIAL MAP



Case Number: ZON26-0001

Parcel: 22780-002-00

Property Size: Approximately 1.25 Acres
Land Use Designation: Employment Center
Zoning: B-2, Community Business
Proposal: Request to rezone from B-2 to M-1



0 150 300 600 Feet

N

OCALA

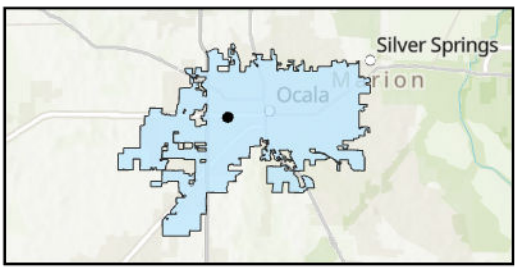
This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/26/2026

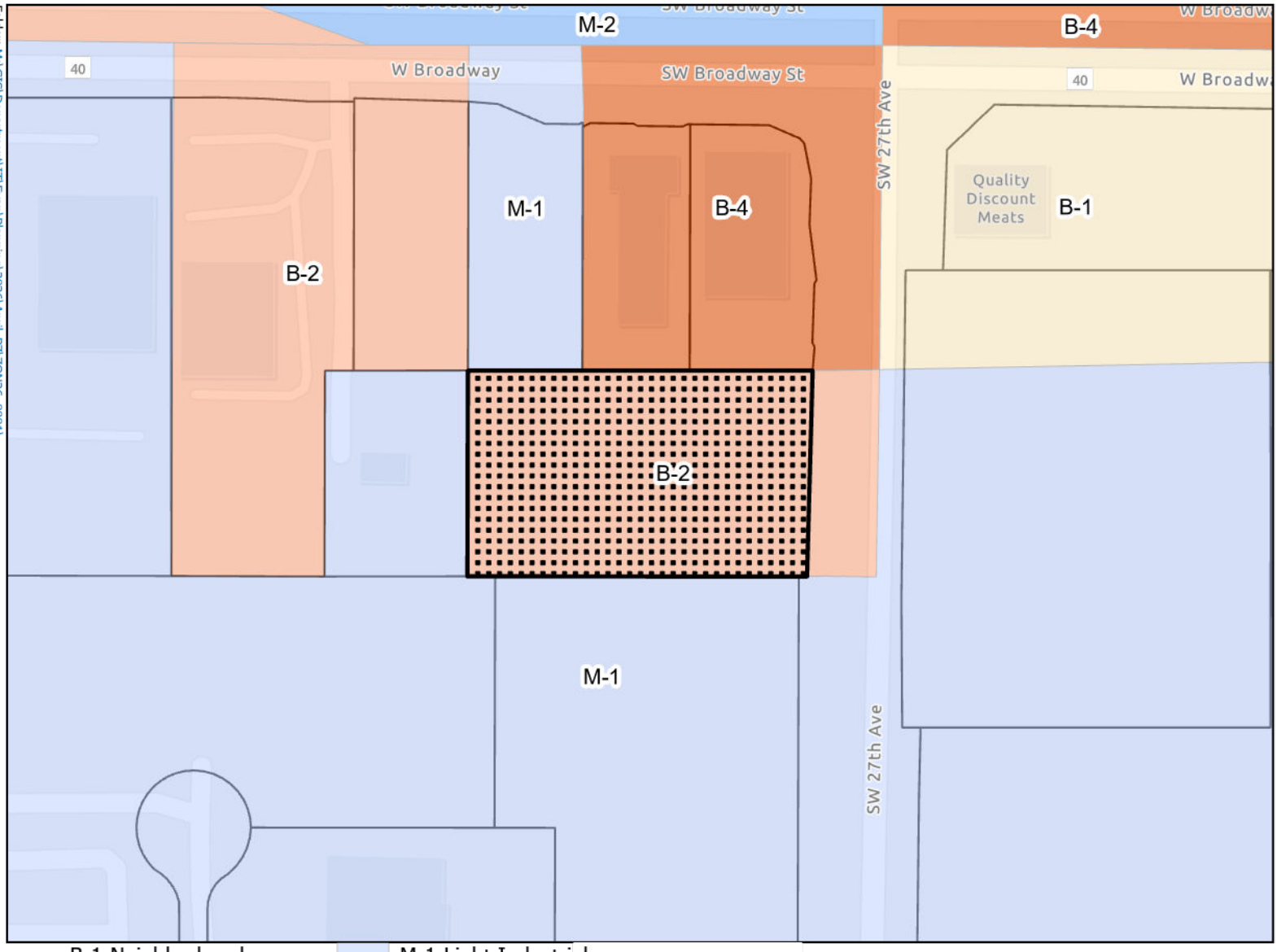
CASE MAP

Case Number: ZON26-0001

Parcel: 22780-002-00



Property Size: Approximately 1.25 Acres
Land Use Designation: Employment Center
Zoning: B-2, Community Business
Proposal: Request to rezone from B-2 to M-1



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/26/2026

File #: 2026-1079 Agenda Item #: a.

Submitted By: Breah Miller

Presentation By: Breah Miller

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Resolution to consider the amendment to a Planned Development Plan and Standards Book for property located at 3661 SW 60th Avenue and 5800 SW 31st Street (Parcel 23817-002-00 and 23817-002-02), approximately 61.4 acres (Case PD22-44929) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant: TBMI II, LLC
- Property Owner: TBMI II, LLC
- Agent: Jameson A. Fredrick, P.E., Kimley-Horn & Associates, Inc.

Key Points:

The applicant is requesting to amend a Planned Development (PD) Plan and Standards Book that was originally approved in March 2023. The proposed amendment refines the existing PD Plan and Standards Book without altering the overall development layout. The amendment introduces a more detailed site layout, including internal lot configuration, setbacks, and development standards. Modifications include the addition of one commercial lot and the conversion of a previously designated commercial lot into a stormwater retention area. Internal setbacks are now established and will apply to both residential and commercial lots, whereas prior standards only addressed external property boundaries.

The plan also identifies signage locations for residential areas in addition to previously approved commercial signage. The two residential phases, as well as all previously approved buffers and access points, remain unchanged. Updates to the PD Standards Book include the addition of a definition for ancillary structures permitted within the 100-foot height-restricted buffer, with a maximum height of 35-feet. The proposed changes do not increase the density or intensity of development, as maximum development allowances remain unchanged at 11.88-acres of commercial development and 750 new residential units. Additionally, the amendments do not impact the previously approved level of service (LOS) analysis and remain consistent with the adopted Future Land Use Policy governing the subject property.

FINDINGS AND CONCLUSIONS:

- The proposed amendment is consistent with the existing Low Intensity Future Land Use classification pursuant to Code of Ordinances Section 122-244 and is not anticipated to impact the approved Future Land Use Policy for the Winding Oaks PD.

- The proposed development will be required to extend sewer services to this project. All other City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends **approval with conditions.**

- Access to lots within the PD are restricted to the internal road network.

- The internal road network must be provided for each subdivision of the PD to ensure access to the lots created and interconnectivity between subdivisions. The internal road network shall adhere to the applicable requirements of the Land Development Regulations. Single-lot subdivisions are not permitted.

FISCAL IMPACT:
N/A

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:
- Staff Report
- Exhibit A - PD Standards Book
- Exhibit B - PD Plan
- Previously Approved Staff Report

- Case Map
- Aerial Map

RESOLUTION 2026-XX

A RESOLUTION APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (TBMI PD) FOR CERTAIN PROPERTY LOCATED AT 3661 SW 60TH AVENUE AND 5800 SW 31ST STREET (PARCEL 23817-002-00 & 23817-002-02), APPROXIMATELY 61.4 ACRES (CASE NO. PD22-44929).

WHEREAS, TBMI II, LLC (the "applicant") submitted a PD Plan (Case PD22-44929) for property located at 3661 SW 60th Avenue and 5800 SW 31st Street (parcel 23817-002-00 & 23817-002-02), approximately 61.4 acres to allow for the construction of 750 residential units and 11.88 acres of commercial lots, including landscape buffers along the perimeter of the site, signage, and building height restricted areas; and

WHEREAS, as an associated Ordinance 2023-41 amended the zoning map of the City of Ocala changing parcels 23817-002-00 & 23817-002-02 from NO ZONING, to PD, Planned Development; and

WHEREAS, the City Council adopted Resolution 2023-1 establishing the PD Plan and Standards for development for the construction of 750 residential units and 11.88 acres of commercial land

WHEREAS, the applicant submitted an amendment to PD Plan and Standards Book (Case PD22-44929) requesting to amend the internal lot configuration, the addition of setbacks for residential lots, the identification of signage locations within residential areas, and the inclusion of a definition for ancillary structures; and

WHEREAS, on April 13, 2026, the Planning and Zoning Commission recommended approval of the applicant's request by a vote

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

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

2. The effective date for this resolution will be _____, 2026.

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::

PARCEL 1

THAT PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND LYING SOUTH OF TIMBERWOOD, AS PER PLAT BOOK S, PAGES 148 AND 149, LYING WEST OF TIMBERWOOD THIRD ADDITION, AS PER PLAT BOOK Y, PAGES 64 THROUGH 69, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND LYING EAST OF S.W. 60TH AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 1 AT THE NORTHWEST CORNER OF LOT 1, BLOCK G OF TIMBERWOOD THIRD ADDITION, AS PER PLAT BOOK Y, PAGES 64 THROUGH 69 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND PROCEED NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST (FIELD MEASURE - NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST) ALONG THE SOUTH BOUNDARY LINE OF TIMBERWOOD SUBDIVISION AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET, A DISTANCE OF 202.43 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST ALONG SAID SOUTH BOUNDARY LINE AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 663.75 FEET (FIELD MEASURE - NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST 663.71 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS DISTANCE OF 540.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 55 MINUTES 29 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE, AN ARC DISTANCE OF 102.96 FEET THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 29 MINUTES 18 SECONDS WEST 102.81 FEET (FIELD MEASURE - NORTH 84 DEGREES 07 MINUTES 34 SECONDS WEST 102.99 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, AT A POINT OF REVERSE CURVE OF A CURVE BEING CONCAVE SOUTHERLY HAVING A RADIUS DISTANCE OF 460.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 58 MINUTES 39 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AND ARC DISTANCE OF 88.13 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 30 MINUTES 53 SECONDS WEST, 88.00 FEET (FIELD MEASURE - NORTH 84 DEGREES 59 MINUTES 27 SECONDS WEST 87.86 FEET), TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE, AS SHOWN ON SAID PLAT; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 279.92 FEET, (FIELD MEASURE - NORTH 89 DEGREES 46 MINUTES 27 SECONDS WEST 279.73 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF TANGENCY OF SAID CURVE, BEING CONCAVE SOUTHERLY HAVING A RADIUS DISTANCE OF 800.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 21 MINUTES 20 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE, AN ARC DISTANCE OF 88.74 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 49 MINUTES 11 SECONDS WEST, 88.70 FEET (FIELD MEASURE - SOUTH 86 DEGREES 03 MINUTES 17 SECONDS WEST 88.88 FEET), TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE NORTHERLY HAVING A RADIUS DISTANCE OF 827.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 20 MINUTES 59 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 48 MINUTES 59 SECONDS WEST 62.77 FEET (FIELD MEASURE - SOUTH 85 DEGREES 49 MINUTES 28 SECONDS WEST 62.78 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS DISTANCE OF 30.00 FEET, AND A CENTRAL ANGLE OF 87 DEGREES 59 MINUTES 38 SECONDS; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE, AN ARC DISTANCE OF 46.07 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 59 MINUTES 41 SECONDS WEST, 41.68 FEET (FIELD MEASURE - SOUTH 44 DEGREES 04 MINUTES 50 SECONDS WEST 41 .62 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE, (BEING 100 FEET WIDE); THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 730.52 FEET (FIELD MEASURE - SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST 730.39 FEET) TO A

CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE WATER RETENTION AREA, AS SHOWN ON SAID PLAT, THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST ALONG SAID RIGHT OF WAY LINE AND ALONG THE WEST BOUNDARY OF SAID WATER RETENTION AREA, A DISTANCE OF 300.00 FEET (FIELD MEASURE - SOUTH 00 DEGREES 01 MINUTES 56 SECONDS EAST 300.17 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B-C AS DESCRIBED HEREIN; THENCE CONTINUE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 1475.12 FEET (FIELD MEASURE - SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST 1475.12 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS DISTANCE OF 25.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 56 MINUTES 22 SECONDS, SAID POINT BEING NORTH 89 DEGREES 50 MINUTES 53 SECONDS EAST 49.92 FEET AND NORTH 00 DEGREES 04 MINUTES 37 SECONDS EAST 64.83 FEET FROM THE SOUTHWEST CORNER OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, THENCE SOUTHEASTERLY ALONG THE NORTH RIGHT OF WAY LINE OF S.W. 38TH STREET, AND ALONG SAID CURVE, AN ARC DISTANCE OF 39.24 FEET, THROUGH A FIELD MEASURED CHORD BEARING AND DISTANCE OF SOUTH 45 DEGREES 01 MINUTES 27 SECONDS EAST 35.31 FEET TO A CONCRETE MONUMENT AT THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89 DEGREES 57 MINUTES 16 SECONDS EAST, 40 FEET NORTH F AND PARALLEL TO THE SOUTH BOUNDARY LINE OF SAID SECTION 28 AND ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 806.53 FEET TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 8 AT THE SOUTHWEST CORNER OF LOT 5, BLOCK Q, AS PER AFORESAID PLAT OF TIMBERWOOD THIRD ADDITION; THENCE NORTH 0 DEGREES 00 MINUTES OS SECONDS WEST ALONG THE WEST BOUNDARY LINE OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 1182.68 FEET (FIELD MEASURE - NORTH 00 DEGREES 00 MINUTES 57 SECONDS WEST 1182.70 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 7; THENCE SOUTH 89 DEGREES 56 MINUTES 56 SECONDS EAST ALONG SAID NORTH BOUNDARY LINE OF LOT 15, BLOCK G OF SAID TIMBERWOOD THIRD ADDITION, A DISTANCE OF 199.17 FEET (FIELD MEASURE - SOUTH 89 DEGREES 59 MINUTES 40 SECONDS EAST 199.22 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 6; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 575.90 FEET (FIELD MEASURE -NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST 575.88 FEET) TO A CONCRETE MONUMENT THAT IS SOUTH 00 DEGREES 00 MINUTES OS SECONDS EAST A DISTANCE OF 5.03 FEET FROM A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5; THENCE SOUTH 89 DEGREES 59 MINUTES 56 SECONDS WEST, 0.50 FEET NORTH OF AND PARALLEL WITH BOARD FENCE LINE, A DISTANCE OF 830.84 FEET TO A CONCRETE MONUMENT ON THE EAST BOUNDARY LINE OF THE AFORESAID WATER RETENTION AREA, SAID POINT IS SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST A DISTANCE OF 42.46 FEET FROM A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WATER RETENTION AREA; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST ALONG THE SAID EAST BOUNDARY LINE, A DISTANCE OF 257.54 FEET (FIELD MEASURE - SOUTH 00 DEGREES 05 MINUTES 11 SECONDS EAST 257.44 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SAID WATER RETENTION AREA; THENCE SOUTH 89 DEGREES 59 MINUTES 52 SECONDS WEST A DISTANCE OF 200.00 FEET (FIELD MEASURE - SOUTH 89 DEGREES 54 MINUTES 45 SECONDS WEST 200.23 FEET) TO A CONCRETE MONUMENT AT THE SOUTHWEST CORNER OF SAID WATER RETENTION AREA AND TO THE POINT OF BEGINNING OF PARCEL NO. B-C.

SAID PARCEL NO. B-C LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

PARCEL 2

THAT PORTION OF LAND IN THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST AND LYING SOUTH OF F TIMBERWOOD AS PER PLAT BOOK S, PAGES 148 AND 149, LYING WEST OF TIMBERWOOD THIRD ADDITION AS PER PLAT BOOK Y, PAGES 64 THROUGH 69, ALL IN THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND LYING EAST OF S.W. 60TH AVENUE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 1 AT THE NORTHWEST CORNER OF LOT 1 , BLOCK G OF TIMBERWOOD THIRD ADDITION AS PER PLAT BOOK Y, PAGES 64 THROUGH 69 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND PROCEED NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST (FIELD MEASURE - NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST), ALONG THE SOUTH BOUNDARY LINE OF TIMBERWOOD SUBDIVISION AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALONG THE SOUTH RIGHT OF WAY LINE OF S.W. 31ST STREET A DISTANCE OF 202.43 FEET TO A CONCRETE MONUMENT AT THE POINT OF BEGINNING OF PARCEL 2 AS DESCRIBED HEREIN; THENCE CONTINUE NORTH 89 DEGREES 56 MINUTES 59 SECONDS WEST, ALONG SAID SOUTH BOUNDARY LINE AND SOUTH RIGHT OF WAY LINE A DISTANCE OF 663.75 FEET (FIELD MEASURE - NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST 663.71 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS DISTANCE OF 540.00 FEET AND A CENTRAL ANGLE OF 10 DEGREES 55 MINUTES 29 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, AND ALONG SAID CURVE AN ARC DISTANCE OF 102.96 FEET THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 29 MINUTES 18 SECONDS WEST, 102.81 FEET (FIELD MEASURE - NORTH 84 DEGREES 07 MINUTES 34 SECONDS WEST 102.99 FEET), TO CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT A POINT OF REVERSE CURVE OF A CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS DISTANCE OF 460.00 FEET, AND A CENTRAL ANGLE OF 10 DEGREES 58 MINUTES 39 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.13 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 84 DEGREES 30 MINUTES 53 SECONDS WEST 88.00 FEET (FIELD MEASURE- NORTH 84 DEGREES 59 MINUTES 27 SECONDS WEST, 87.86 FEET) TO A CONCRETE MONUMENT AT THE POINT OF CURVATURE AS SHOWN ON SAID PLAT; THENCE SOUTH 89 DEGREES 59 MINUTES 50 SECONDS WEST, ALONG SAID SOUTH RIGHT OF WAY LINE DISTANCE OF 279.92 FEET (FIELD MEASURE - NORTH 89 DEGREES 46 MINUTES 27 SECONDS WEST, 279.73 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, AT THE POINT OF TANGENCY OF SAID CURVE, BEING CONCAVE SOUTHERLY, HAVING A RADIUS DISTANCE OF 800.00 FEET AND A CENTRAL ANGLE OF 06 DEGREES 21 MINUTES 20 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 88.74 FEET, THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 86 DEGREES 49 MINUTES 11 SECONDS WEST 88.70 FEET (FIELD MEASURE - SOUTH 86 DEGREES 03 MINUTES 17 SECONDS WEST, 88.88 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT THE POINT OF REVERSE CURVE, BEING CONCAVE NORTHERLY HAVING A RADIUS DISTANCE OF 827.00 FEET AND A CENTRAL ANGLE OF 04 DEGREES 20 MINUTES 59 SECONDS; THENCE WESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 62.79 FEET THROUGH A CHORD BEARING AND DISTANCE OF SOUTH 85 DEGREES 48 MINUTES 59 SECONDS WEST, 62.77 FEET (FIELD MEASURE - SOUTH 85 DEGREES 19 MINUTES 28 SECONDS WEST, 62.78 FEET); TO CONCRETE MONUMENT AS SHOWN ON SAID PLAT AT

THE POINT OF REVERSE CURVE, BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS DISTANCE OF 30.00 FEET AND A CENTRAL ANGLE OF 87 DEGREES 59 MINUTES 38 SECONDS; THENCE SOUTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND ALONG SAID CURVE AN ARC DISTANCE OF 46.07 FEET, THROUGH CHORD BEARING AND DISTANCE OF SOUTH 43 DEGREES 59 MINUTES 41 SECONDS WEST, 41.68 FEET (FIELD MEASURE -SOUTH 44 DEGREES 04 MINUTES 50 SECONDS WEST 41.62 FEET) TO A CONCRETE MONUMENT AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE EAST RIGHT OF WAY LINE OF S.W. 60TH AVENUE (BEING 100 FEET WIDE); THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 730.52 FEET (FIELD MEASURE - SOUTH 00 DEGREES 00 MINUTES 12 SECONDS EAST, 730.39 FEET) TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE WATER RETENTION AREA AS SHOWN ON SAID PLAT; THENCE DEPARTING FROM SAID EAST RIGHT OF WAY LINE, NORTH 89 DEGREES 59 MINUTES 52 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID WATER RETENTION AREA A DISTANCE OF 200.00 FEET (FIELD MEASURE - NORTH 89 DEGREES 57 MINUTES 41 SECONDS EAST 199.95 FEET) TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF SAID WATER RETENTION AREA; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST, ALONG THE EAST BOUNDARY LINE OF SAID WATER RETENTION AREA A DISTANCE OF 42.46 FEET (FIELD MEASURE - SOUTH 00 DEGREES 05 MINUTES 11 SECONDS EAST, 42.46 FEET) TO A CONCRETE MONUMENT; THENCE DEPARTING FROM SAID EAST BOUNDARY LINE, NORTH 89 DEGREES 59 MINUTES 56 SECONDS EAST, 0.50 FEET NORTH OF AND PARALLEL WITH A BOARD FENCE LINE A DISTANCE OF 830.84 FEET TO A CONCRETE MONUMENT ON THE WEST BOUNDARY LINE OF D.RA NO. 2 OF BLOCK G OF AFORESAID TIMBERWOOD THIRD ADDITION; THENCE NORTH 00 DEGREES 00 MINUTES 05 SECONDS WEST, ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 5.03 FEET (FIELD MEASURE - NORTH 00 DEGREES 01 MINUTES 03 SECONDS WEST, 5.03 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 5; THENCE NORTH 89 DEGREES 59 MINUTES 55 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF SAID D.R.A. NO. 2, A DISTANCE OF 80.00 FEET (FIELD MEASURE - NORTH 89 DEGREES 59 MINUTES 35 SECONDS EAST, 80.00 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 4; THENCE NORTH 82 DEGREES 03 MINUTES 12 SECONDS EAST, ALONG THE NORTH BOUNDARY LINE OF LOTS 5 AND 6 OF SAID BLOCK G, A DISTANCE OF 435.15 FEET (FIELD MEASURE - NORTH 82 DEGREES 04 MINUTES 35 SECONDS EAST 435.10 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 3, SAID POINT BEING ON A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS DISTANCE OF 2730.00 FEET AND CENTRAL ANGLE OF 07 DEGREES 57 MINUTES 51 SECONDS; THENCE NORTHERLY ALONG THE WEST BOUNDARY LINE OF BLOCK G OF SAID IMBERWOOD THIRD ADDITION, ALONG SAID CURVE AN ARC DISTANCE OF 379.17 FEET, THROUGH A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 55 MINUTES 52 SECONDS WEST, 379.17 FEET (FIELD MEASURE - NORTH 03 DEGREES 56 MINUTES 28 SECONDS WEST, 379.35 FEET) TO A CONCRETE MONUMENT MARKED PERMANENT REFERENCE MONUMENT NO. 2, AT THE POINT OF CURVATURE OF SAID CURVE; THENCE NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, ALONG SAID WEST BOUNDARY LINE A DISTANCE OF 134.00 FEET (FIELD MEASURE - NORTH 00 DEGREES 03 MINUTES 04 SECONDS EAST, 134.00 FEET) TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF TRACT NO. 1 (A ONE ACRE TRACT); THENCE DEPARTING FROM SAID WEST BOUNDARY LINE NORTH 89 DEGREES 57 MINUTES 54 SECONDS WEST, A DISTANCE OF 202.35 FEET TO THE SOUTHWEST CORNER OF SAID TRACT NO, 1; THENCE NORTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, A DISTANCE OF 216.00 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF TRACT NO. 1 AND TO THE POINT OF BEGINNING. SAID PARCEL 2 LYING AND BEING SITUATE IN MARION COUNTY, FLORIDA.

LESS AND EXCEPT ALL THAT PORTION OF LAND NOTED AND SHOWN AS A 30 FOOT DRAINAGE RIGHT OF WAY AS RECORDED IN THE PLAT OF TIMBERWOOD, AS PER PLAT BOOK S, PAGE A; AND BEING SUBJECT TO A 30 FOOT DRAINAGE EASEMENT "A" AS SHOWN ON THE RECORDED PLAT OF TIMBERWOOD AS PER PLAT BOOK S, PAGES 148 AND 149 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

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

This resolution adopted this _____ day of _____, 2026.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Ire J. Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Staff Report

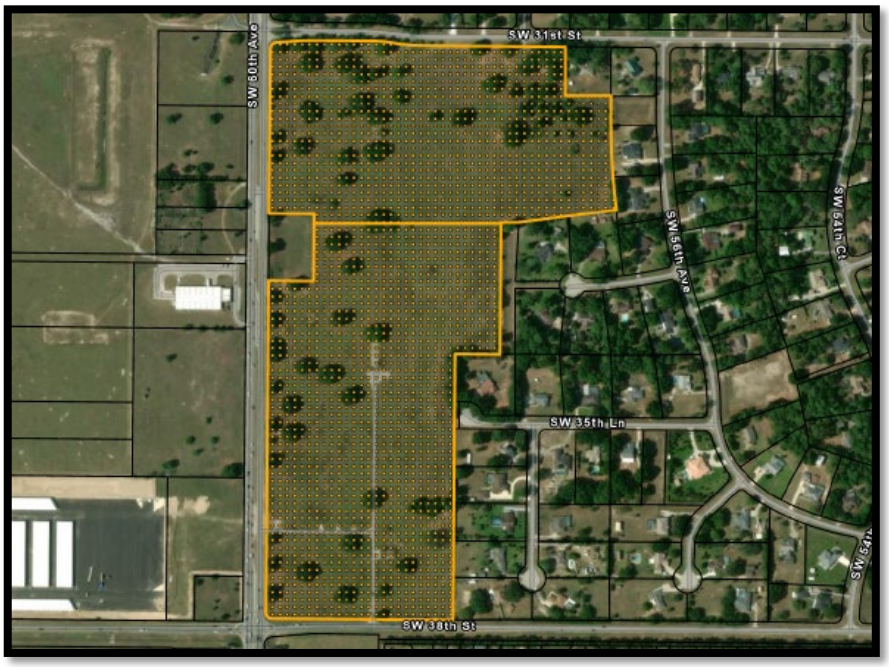
Case No. PD22-44929
Planning & Zoning Commission: April 13, 2026
City Council (1st Reading): May 19, 2026
City Council (Adoption): June 2, 2026

Applicant:	TBMI II, LLC
Property Owner:	TBMI II, LLC
Agent:	Jameson A. Fredrick, P.E., Kimley-Horn & Associates, Inc.
Project Planner:	Breah Miller, Planner II
Amendment Request:	Public hearing to consider a resolution to amend the Planned Development Plan and Standards Book

Parcel Information

Acres:	61.4 acres
Parcel(s)#:	23817-002-00 and 23817-002-02
Location:	3661 SW 60th Avenue and 5800 SW 31st Street
Existing use:	Undeveloped
Future Land Use Designation:	Low Intensity
Zoning Designation:	PD, Planned Development
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	Future Land Use Policy (Policy Ordinance 2022-62)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting an amendment to the Planned Development (PD) Plan and Standards Book to modify the property lines of the commercial lots, revise access points, and establish setback requirements for the residential phases.

The agent, Jameson A. Frederick, P.E., is representing the applicant in this request.

Section 2 - Background Information

The subject properties are comprised of two parcels of land (Parcel 23817-002-00 and 23817-002-02) encompassing a total of approximately 61.4 acres. The current designations of the properties are:

Zoning:	**PD, Planned Development**, the intent of the PD district is 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.
Future Land Use:	**Low Intensity**, a minimum of 3 and maximum of 18 dwelling units per acre, up to a maximum of 0.75 floor area ratio (FAR).

The original PD was approved in March 2023. The following timeline is provided for background and contextual purposes to outline the history of the subject property. A more detailed analysis, including supporting documentation and application materials, is provided in the attached documents for further reference.

- **2003 & 2006** - Subject parcels were annexed into the city.

- **December 2009** - City Council adopted Ordinance 2010-28, changing the Future Land Use (FLU) designation from Low Density Residential and Neighborhood Business to Retail Services.

- **January 2013 -** City Council adopted Comprehensive Plan Amendments consistent with the Ocala 2035 Vision, which eliminated the Retail Services FLU, while assigning the new designation of Low Intensity to the subject property.

- **December 2021** - Subject parcels were purchased by TBMI II, LLC**.**

- **July 2022** - City Council adopted Ordinance 2022-62, approving the Future Land Use Policy (FLUP22-44631) amendment following review by the Florida Department of Economic Opportunity.

- **March 2023** - City Council approved a rezoning request to establish zoning from No Zoning to PD along with the associated PD Plan and Standards Book.

The originally approved PD plan proposed seven commercial lots and one residential parcel, with development anticipated to occur in two phases. A maximum of 750 residential units within the designated residential areas were approved. The original TBMI PD approval was subject to the conditions and requirements associated with FLUP22-44631. The PD has received Traffic Study approval and is pending conceptual subdivision for the commercial development phase.

A summary of the adjacent property land use, zoning, and current uses is provided in Table 1 below.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Medium Intensity/ Special District Medium Intensity/ Special District	M-1, Light Industrial A-1, General Agriculture	Industrial/ Manufacturing
East	Low Residential (County)	A-1, General Agriculture (County)	Residential
South	Neighborhood Low Intensity	PUD-04, Planned Unit Development Pending	Improved Residential
West	Low Intensity Low Intensity Low Intensity	M-1 GU B-2	Warehouse/Distribution Vacant Municipal Property Vacant Commercial

Section 3 – Staff Analysis

This analysis evaluates the proposed amendment to the PD Plan and Standards Book. The originally approved PD established the overall development framework as a conceptual plan which outlines specific land use areas, density, permitted uses, buffering, and general site design standards.

The proposed amendment modifies the PD Plan to incorporate one additional commercial lot and converts a previously designated commercial lot into a stormwater retention area. Internal setbacks, which were not previously included in the PD Standards Book and were limited to external property boundaries, are now established and will govern both residential and commercial lots within the development.

The amended plan identifies signage locations for the residential portions of the development, supplementing the previously approved commercial signage framework. The two residential phases remain unchanged, and all previously approved buffers and access points are maintained.

The PD Standards Book has also been revised to include a definition for ancillary structures. These structures are permitted within the 100-foot height-restricted buffer adjacent to the Timberwood subdivision and SW 31st Street, provided they do not exceed 35-feet in height. The definition is as follows:

"Ancillary non-habitable structures may be permitted within the 100-foot setback height-restricted area. Such structures shall not exceed 35 feet in height. Ancillary non-habitable structures include garages, carports, walls, fences, pools, and sheds."

The proposed amendments do not alter the previously approved level of service analysis. Residential development remains capped at 750 units, and the commercial acreage remains at 11.88 acres. Furthermore, the proposed modifications are consistent with the adopted FLUP which governs the subject property.

Table 2: Previous Setbacks

Use	Setback Requirements
Commercial	Front Setback: 10-feet Side Yard Setback: 10-feet Rear Yard Setback: 20-feet

Table 3: Proposed Setbacks

Use	Setback Requirements
Commercial	Front Setback: 10-feet Side Yard Setback: 10-feet Rear Yard Setback: 20-feet
Multi-Family Residential	Front Setback*: 10-feet Side Yard Setback*: 10-feet Rear Yard Setback*: 20-feet Multi-Family Residential *No multi-family residential buildings are to be located within the 100' building height restriction area. Ancillar Structure Rear and Side Yard Setbacks: 20-feet
Single-Family Residential	Attached*: Front Setback: 10-feet Side Yard Setback: 0-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet Ancillary Structures are allowed in the Rear Yard only. Ancillary Structure Rear and Side Yard Setbacks: 5-feet

	Single-Family Residential Detached*: Front Setback: 10-feet Side Yard Setback: 5-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet *No single-family residential buildings are to be located within the required 25' buffers.

Consistency with Comprehensive Plan:

The requested amendment is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.3: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.*

   The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of- way than other mixed-use districts. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

   The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

   Staff Comment*:* The revised setbacks, internal roadway adjustments, and building type modifications remain compatible with the intent of promoting a walkable suburban form within an automobile-oriented framework. Buffers and access points are retained, and the FLU designation remains unchanged. Therefore, the proposed amendment is consistent with Policy 6.3.

Consistency with Land Development Regulations

T*he requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:*

1. *Section 122-946(a): Substantial changes to a PD plan shall require city council approval, and any revised PD plan approved by city council shall be adopted by resolution prior to approval of a site plan or conceptual subdivision plan that includes substantial changes. A*

revised PD plan proposing substantial changes shall meet all requirements of this division and shall be heard at public hearings before the planning and zoning commission and city council after due public notice. Changes in land uses and density/intensity greater than five percent shall be considered substantial. For purposes of this subsection, other substantial changes are defined as: changes to project access, circulation plan, land use arrangement, buffers, a change to the approved PD standards book or the elements required to be included therein, and any other changes deemed substantial by the site plan review committee.

Staff Comment: As a result of the additional lot access points, the internal roadway network has been modified. Setbacks have been revised, and additional building types have been introduced. The modifications are deemed to be a substantial change to the PD Plan and require City Council's approval. It is noted that each commercial lot fronts along SW 60th Avenue but access is limited to the internal road network of the original PD and this PD amendment request.

2. *Section 122-244 – District criteria: Zoning districts allowed under the current land use classification.*

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, M-1, M-2, G-U, INST, A-1, **PD**, FBC

Staff Comment: The PD zoning district is a permitted district within the subject property's Low Intensity FLU Category.

Section 5 - Level of Service (LOS) Analysis

The proposed modifications to the PD Plan and Standards Book do not impact the previously approved level of service (LOS) analysis. The overall development remains unchanged, including the maximum 750 residential units and 11.88 acres of commercial development. The amendments primarily refine internal site design elements, such as lot configuration, setbacks, and development standards, without increasing density or intensity. As such, the traffic generation assumptions and associated impacts analyzed under the original approval remain valid, and no additional LOS analysis is required at this time.

Section 6 - Staff Findings and Recommendation

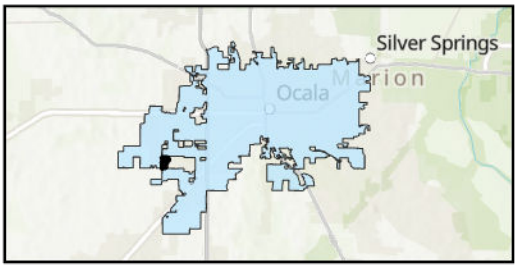
- The proposed amendment is consistent with the existing Low Intensity Future Land Use classification pursuant to Code of Ordinances Section 122-244 and is not anticipated to impact the approved Future Land Use Policy for the TBMI PD.
- The proposed development will be required to extend sewer services to this project. All other City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Approval of PD22-44929 with conditions

- Access to lots within the PD are restricted to the internal road network.
- The internal road network must be provided for each subdivision of the PD to ensure access to the lots created and interconnectivity between subdivisions. The internal road network shall adhere to

the applicable requirements of the Land Development Regulations. Single-lot subdivisions are not permitted.

AERIAL MAP

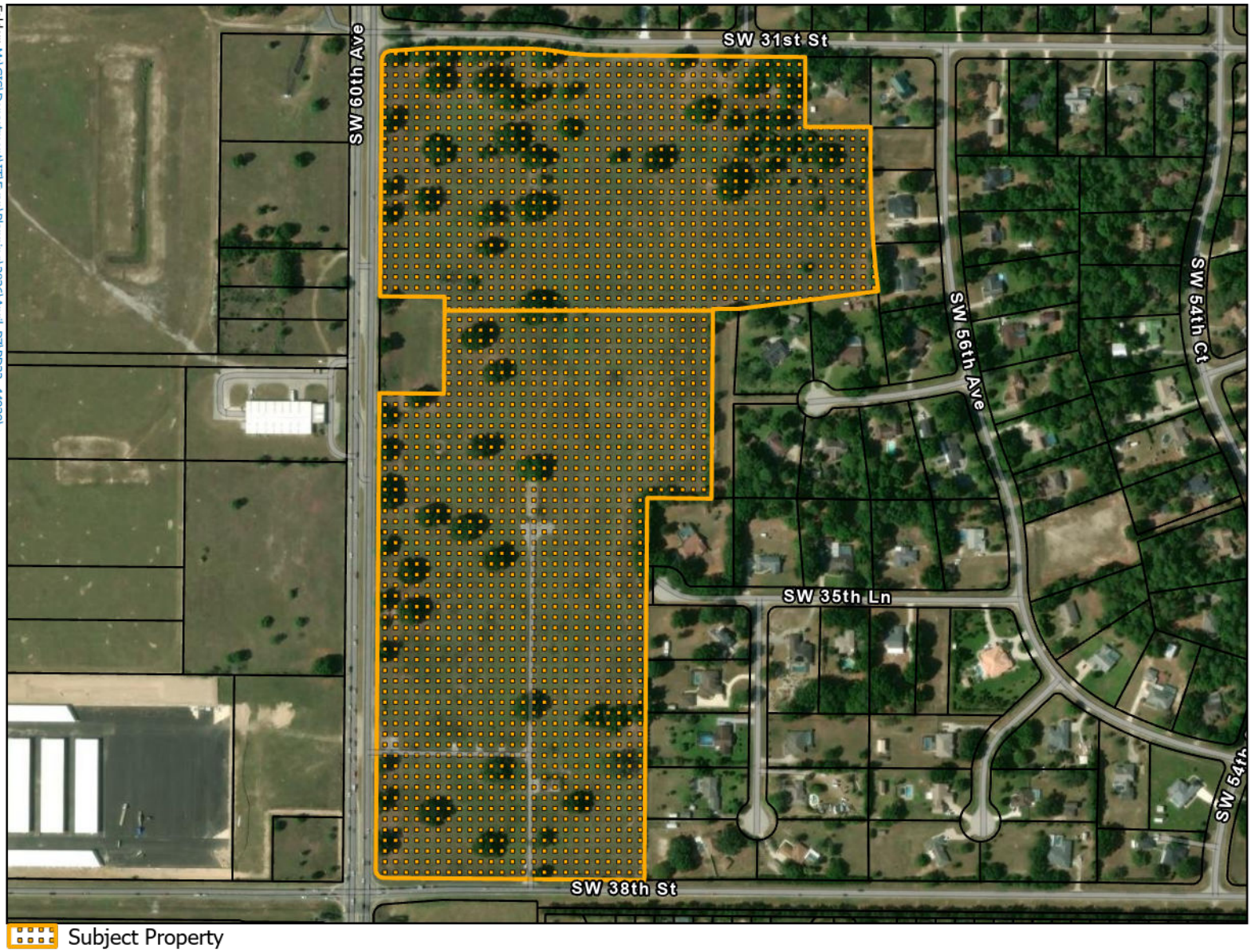


Case Number: PD22-44929

Parcel: 23817-002-00 and 23817-002-02

Property Size: Approximately 61.4 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development
Proposal: Revision to setbacks

Folder: M:\GIS\Department\IT\Evan\Planning\2026\April_PZ\PD22_44929\



Subject Property

Parcels

0 500 1,000 2,000 Feet

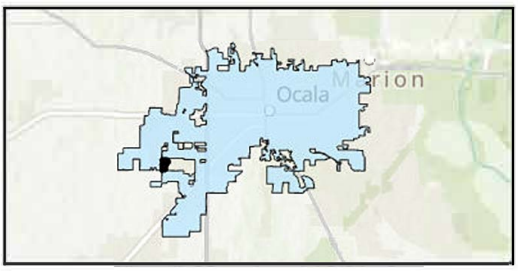
N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/24/2026

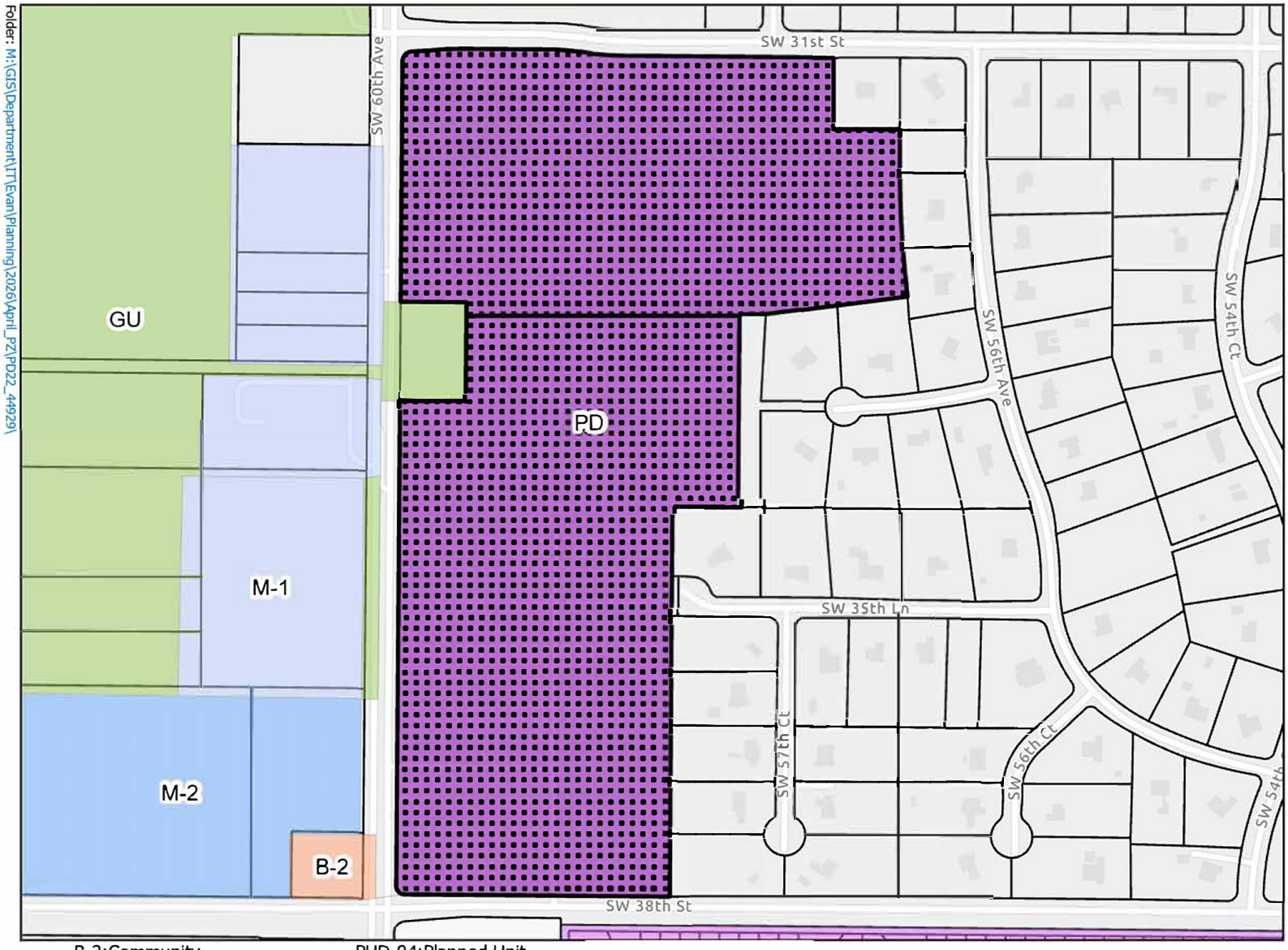
CASE MAP



Case Number: PD22-44929

Parcel: 23817-002-00 and 23817-002-02

Property Size: Approximately 61.4 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development
Proposal: Revision to PD Plan & Standards Book



B-2:Community Business
GU:Governmental Use
M-1:Light Industrial
M-2:Medium Industrial
PUD-04:Planned Unit Development-4 Units
Planned Development
NO ZONING
Parcels
Subject Property

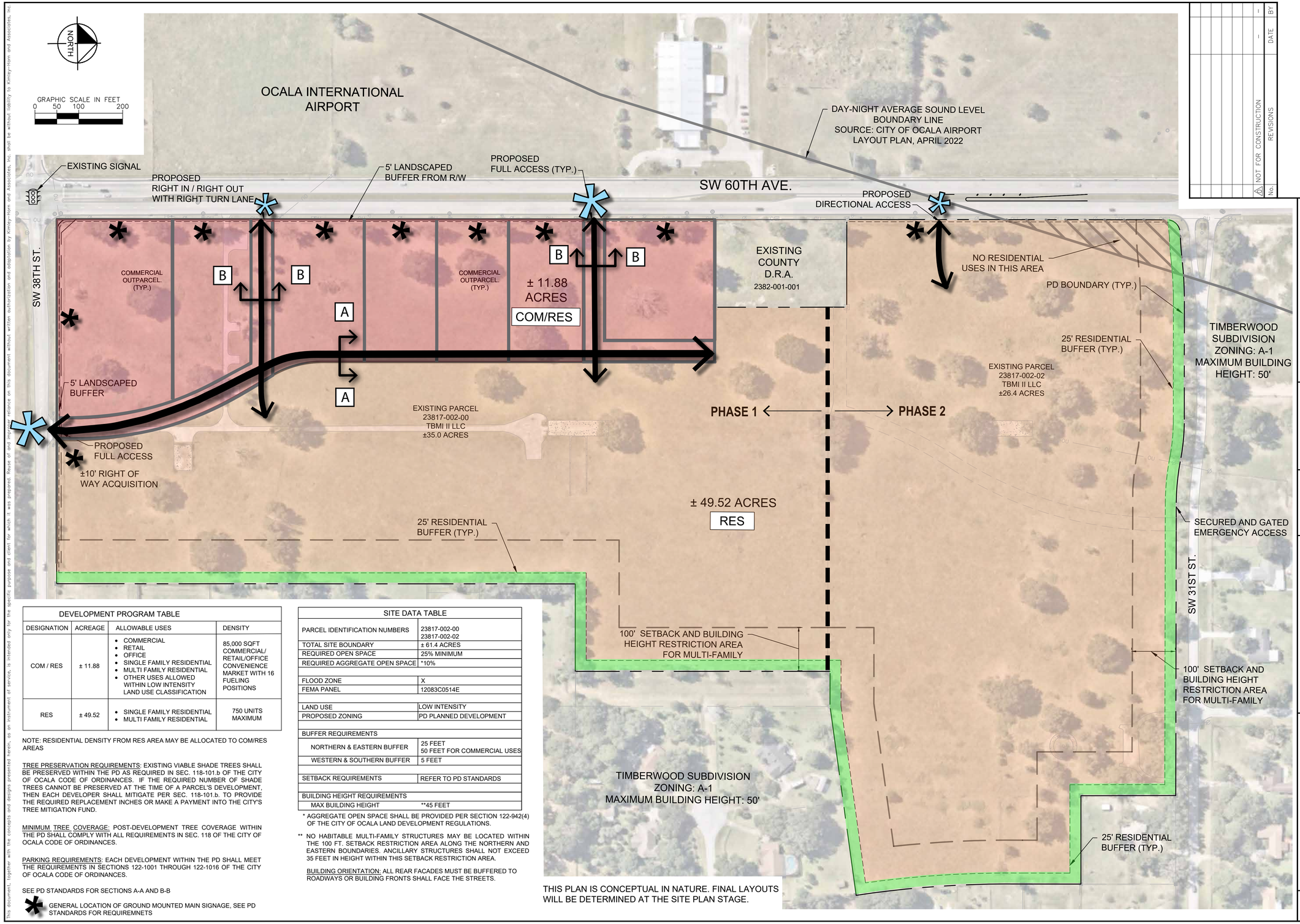
0 500 1,000 2,000 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Department by ekrepps on 3/24/2026



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

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

TREE PRESERVATION REQUIREMENTS: EXISTING VIABLE SHADE TREES SHALL BE PRESERVED WITHIN THE PD AS REQUIRED IN SEC. 118-101.b OF THE CITY OF OCALA CODE OF ORDINANCES. IF THE REQUIRED NUMBER OF SHADE TREES CANNOT BE PRESERVED AT THE TIME OF A PARCEL'S DEVELOPMENT, THEN EACH DEVELOPER SHALL MITIGATE PER SEC. 118-101.b. TO PROVIDE THE REQUIRED REPLACEMENT INCHES OR MAKE A PAYMENT INTO THE CITY'S TREE MITIGATION FUND.

MINIMUM TREE COVERAGE: POST-DEVELOPMENT TREE COVERAGE WITHIN THE PD SHALL COMPLY WITH ALL REQUIREMENTS IN SEC. 118 OF THE CITY OF OCALA CODE OF ORDINANCES.

PARKING REQUIREMENTS: EACH DEVELOPMENT WITHIN THE PD SHALL MEET THE REQUIREMENTS IN SECTIONS 122-1001 THROUGH 122-1016 OF THE CITY OF OCALA CODE OF ORDINANCES.

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

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

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

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

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

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

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

No.	REVISIONS	DATE	BY
1	NOT FOR CONSTRUCTION	-	-

Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

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

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

PLANNED DEVELOPMENT PLAN

60TH AVE PARCELS

PREPARED FOR
TBMI II, LLC

CITY OF OCALA FLORIDA

SHEET NUMBER
PD002

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

K:\OCA_Ocala\042887001\TBMI II - 60th Ave Parcels\042-PlanSheets\PD\042887001-00-dft-PD-Plan\042887001-00-dft-PD-Plan.dwg Layout:D200 PLANNED DEVELOPMENT PLAN Feb 13, 2026 11:48:51 AM User:Jameson.Frederick
XREFs: xBase_042887001 In-address-xxx Survey_042887001 Survey Exhibit_Updated.dwg - 142500002 - Outparcel 1 Residential Concept Plan Ref Residential Concept Plan Ref_Updated Drawing0tab

60TH AVENUE PARCELS

PLANNED DEVELOPMENT

PD STANDARDS

Prepared for:

TBMI II, LLC.

Prepared by:

Kimley-Horn and Associates, Inc.

February 2026

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

CONTENTS

Introduction 2
Overall Guiding Principles 4
Development Standards 6
Residential Construction Standards 11
Typical Building Elevations, Articulation, and Accent Materials 14
PD Road Sections 18
Signage Standards 19

INTRODUCTION

The "60th Avenue Parcels Planned Development" is approximately 61.4 acres located within the City of Ocala (the City), East of SW 60th Avenue and North of SW 38th Street. The Planned Development (PD) comprises of the TBMI II property (parcels: 23817-002-00 and 23817-002-02). The property is located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The "60th Avenue Parcels Planned Development" consists of a diverse development program that allows commercial and mixed-use development generally adjacent to SW 60th Avenue, transitioning to residential uses for the remainder of the PD area.

The PD Plan for "60th Avenue Parcels Planned Development" provides a blueprint for the preferred development patterns, design qualities, and transportation systems, at a conceptual level for this project.

Consistent with requirements for a PD Plan, these PD Standards ("Standards") establish project objectives that are appropriate for planning. It is expected that during review for "60th Avenue Parcels Planned Development", the following activities will take place:

1. Site Plans and/or Subdivision Plans will be prepared and submitted through the City of Ocala development review process showing more detailed site plans, open space areas, circulation routes, access locations, etc., as required by the current City of Ocala procedures.

2. Updates to the Standards may be amended if needed to reflect the design of the tract.

3. Adjustments to the Standards contained in this document will be submitted by the developer and approved by the City, per the requirements of Section 122-946 of the Code of Ordinances.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's PD district and Low Intensity Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared to encourage and regulate the commercial mixed-use and residential use of the development in accordance with this document, including building and site design elements, which help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and include the PD Plan, delineation and identification of Planning Area and Standards for development. This application is consistent with the City of Ocala's Low Intensity Land Use classification and PD zoning district.

The PD Plan identifies and graphically depicts the Planning Areas or "Tracts" and provides the land uses and density/intensity envisioned within each area. The "Tracts" have been noted in Table 1 below to further identify respective design standards and other guiding principles.

These Standards may be amended, as permitted in Sec. 122-946, by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes standards that have been developed based on existing site features, available infrastructure, the City's overall vision for the area and similarly situated residential developments. The PD Plan provides a

sustainable land use which is compatible internally and with adjacent properties. The standards provide flexibility to best respond to current and future market forces, changes in building and development patterns, and community demographics. The project's proposed densities and intensities are consistent with the Low Intensity Land Use classification of the City's adopted Comprehensive Plan.

Table 1: 60th Avenue Parcels Plan Tracts

Tract	Generalized Land Use	Intent
COM-RES	Mixed-Use Commercial and Residential	Mixed-use commercial/retail, office, and similar uses, including highway commercial uses as generally located along arterial highways or major roadway intersections. Development within this Tract may be in the form of a singular building with one tenant, singular building with multiple tenants and/or series of buildings/lots. Other uses that are allowed, but not required, within this Tract include medical, assisted living, educational and any other use generally consistent with these development types. Residential uses that complement the commercial and similar uses are allowed, but not required, such as multi-family residences, single family residences, and live/work style residences.
RES	Residential	Residential use consisting of single-family detached and multi-family dwelling units. Single-family residential neighborhoods will allow for varying lot sizes to provide opportunity for different economic and social needs. Multi-family neighborhoods will allow for a variety of densities and unit types. This land use allows units such as single family detached, duplexes, townhomes, villas, garden apartments, and multi-family apartments.

OVERALL GUIDING PRINCIPLES

This PD Master Plan is intended to allow a cohesive blend of commercial and residential uses across the property. Each development Tract within the PD will develop into a safe, attractive, sustainable, connected, and economically viable use.

- The commercial uses shall include those uses permitted under the "Low Intensity" future land use category and are envisioned to include highway commercial uses such as shopping centers, gas and convenience stores, pharmacy, sit-down and fast-food restaurants, general retail and office uses, and open space uses.
- Residential uses will follow principles that promote a high-quality neighborhood development and encourages a sense of place and community. These principles include a diversity of housing styles, shapes, and materials to create variety. Different housing types shall be integrated architecturally in order to give the developments a harmonious appearance. A variety of roof heights, pitches and materials are encouraged. Landscaping should link the neighborhoods to other developments and open spaces.

The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- The location and design of surface parking is important in establishing the character of the project. Surface parking shall generally be designed as described in Section 122, Article V, Division 29, and Article VI of the Code of Ordinances.
- The project architecture shall promote and enhance a pedestrian scale and orientation on any façade facing a street, through building articulation, transparency, or other design treatments.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.
- The street network should be safe and interconnected, and should support multiple modes of travel including vehicular, bicycling, and pedestrian users. Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Access driveways have been designed and are shown to minimize congestion.
- Sidewalks have been designed to allow pedestrian connections between developments.

- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height and shall be used adjacent to existing residential. Light fixtures may allow for additional elements such as non-commercial banners or hanging planters. Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries.

DEVELOPMENT STANDARDS

This PD is intended to provide for flexibility in design while meeting the City's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. Site development must be ever mindful of the emphasis on pedestrian connectivity with safe and inviting design addressing convenient access for walking and bicycling for users of the area. Such emphasis shall be achieved at all development stages. The overall program distribution may be adjusted according to the needs of the community, providing the total densities and intensities included in the PD Plan are not exceeded. The "SW 60th Avenue Parcels" PD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PD Plan.

This PD Standards book is intended to communicate the general design intent of the project. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this book, The City of Ocala may permit such superior design alternative through an administrative review and approval of the referenced project.

Table 2: Development Standards for Commercial and Residential Mixed-Use

Standard	Requirements
Tract size (acres ±)	±11.88 acres
Maximum Lot Coverage (FAR)	0.75
Minimum Front Setback	10-feet
Minimum Lot Size	N/A
Maximum Building Height	Buildings may not exceed 45 feet in height as defined by the City of Ocala Land Development Code.
Parking	Parking shall be pursuant to Section 122, Article V, Division 29, and Article VI of the Code of Ordinances. Developments may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 122-1016.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. All business signage within the Planned Development shall be ground mounted signage. Pedestrian and Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Buffers	Buffers shall comply with 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.

Standard	Requirements
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Building Materials	Building Materials for shopping centers and qualifying single retail store developments as defined in 122-3 shall be consistent with the standards included Section 122-923. Building materials for all other buildings shall be determined and reviewed at the time of Site Plan review for development of tracts or sub-tracts.
Building Articulation	Building Articulation for Retail/Commercial uses (single use greater than 35,000 gsf or multiuse with at least one use greater than 25,000 gsf) shall be consistent with the Section 122-923.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics and photographs included in the PD Plan and PD Standards including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Tracts and Roadway Alignment	Tract acreage and delineation/boundary may be adjusted at the time of the final development plan for engineering and planning considerations.
Access	Tracts shall provide at least one access to a public or private road as generally illustrated on the PD Plan. The number and location of access points to internal roadways may be modified during the Site Plan or Subdivision Plan review process.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances. Additionally, no fruit-bearing plant species shall be planted within the PD due to proximity to the Ocala International Airport.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then each developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.

Table 3: Development Standards for Residential Use

Standard	Requirements
Tract size (acres+/-)	± 49.52 acres
Intensity (Minimum and maximum FAR)	0.0 (min), 0.50 (max)
Minimum Front Setbacks (feet)[1]	10-feet
Minimum Lot Size ·	N/A
Building Height	No building, as defined by the City of Ocala Code of Ordinances, shall exceed 45-feet in height. No habitable multi-family structures shall be permitted within the 100-foot setback height restricted area along the northern and eastern boundaries of the property. Ancillary non-habitable structures may be permitted within the 100-foot setback height-restricted area. Such structures shall not exceed 35-feet in height. Ancillary non-habitable structures include garages, carports, walls, fences, pools, and sheds.
Building Materials	Residential Building Construction Standards shall meet the minimum requirements defined on pages 10-12 of this document.
Building Service Areas	Buildings shall be organized to group the utilitarian functions away from the public view from public streets. Delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be incorporated into the overall design of the building and landscaping.
Dumpsters	Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 16 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Lighting should be directed away from adjacent properties and no more than 1 foot candle is permitted beyond property lines. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. All business signage within the Planned Development shall be ground mounted signage. Pedestrian and Internal Wayfinding Signage may be provided and shall not be included in the overall site signage calculation. Signage shall be in accordance with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.

Standard	Requirements
Buffers[1]	Landscaped buffers twenty-five feet in width shall be provided adjacent to single family residential developments along the east and north boundaries. Buffers shall comply with 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas.
Exterior Elevations	Exterior elevation examples are provided within this booklet.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in the PD Plan including, but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Lots and Roadway Alignment	Lot acreage and delineation/boundary may be adjusted at the time of the formal site plan for engineering and planning considerations, subject to City approval.
Access	Lots shall be provided access to the public roadways as generally illustrated on the PD Plan.
Landscape	Landscaping planted within the PD shall meet all requirements in Chapter 118 of the City of Ocala Code of Ordinances. Additionally, no fruit-bearing plant species shall be planted within the PD due to proximity to the Ocala International Airport.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then each developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec.118 of the City of Ocala of Ordinances.

Table 4: Setback Requirements for Commercial and Residential Uses

Use	Setback Requirements
Commercial	Front Setback: 10-feet Side Yard Setback: 10-feet Rear Yard Setback: 20-feet
Multi-Family Residential	Front Setback*: 10-feet Side Yard Setback*: 10-feet Rear Yard Setback*: 20-feet *No multi-family residential buildings are to be located within the 100' building height restriction area. Ancillar Structure Rear and Side Yard Setbacks: 20-feet
Single-Family Residential	<u>Attached*:</u> Front Setback: 10-feet Side Yard Setback: 0-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet Ancillary Structures are allowed in the Rear Yard only. Ancillary Structure Rear and Side Yard Setbacks: 5-feet <u>Detached*:</u> Front Setback: 10-feet Side Yard Setback: 5-feet Side Street Setback: 10-feet Rear Yard Setback: 20-feet *No single-family residential buildings are to be located within the required 25' buffers.

RESIDENTIAL CONSTRUCTION STANDARDS

1. GENERAL

a. Brick veneer, masonry blocks or stucco exterior walls shall be grouted or caulked airtight.

b. At the penetration of exterior walls by pipes, ducts, or conduits, the space between the wall and pipes, ducts or conduits shall be caulked or filled with mortar.

c. Window and/or through-the-wall ventilation units (excluding bathroom and dryer exhaust units) shall not be used.

d. Through-the-wall door mailboxes shall not be used.

2. EXTERIOR WALLS

a. Exterior wall assemblies other than as described in this section shall have a laboratory sound transmission class rating of at least STC-39, exclusive of windows and exterior wall penetrations.

b. Masonry walls having a surface weight of at least 25 pounds per square foot do not require a furred (stud) interior wall. At least one surface of concrete block walls shall be plastered or painted with heavy "bridging" paint.

c. Stud walls shall be at least 4-inch in nominal depth and shall be finished on the outside with siding-on-sheathing, stucco, or brick veneer.

1) Interior surface of the exterior walls shall be of gypsum board or plaster at least ½-inch thick, installed on the studs.

2) Continuous composition board, plywood or gypsum board sheathing at least ½-inch thick shall cover the exterior side of the wall studs behind wood or metal siding. Asphalt or wood shake shingles are acceptable in lieu of siding.

3) Sheathing panels shall be butted tightly and covered on the exterior with overlapping building paper. The top and bottom edges of the sheathing shall be sealed.

4) Insulation material at least 2-inch thick shall be installed continuously throughout the cavity space behind the exterior sheathing and between wall studs. Insulation shall be glass fiber or mineral wool.

3. WINDOWS

a. Windows other than as described in this section shall have a laboratory sound transmission class rating of at least STC-28.

b. Glass shall be at least 3/16-inch thick.

c. All operable windows shall be weather stripped and airtight when closed so as to conform to an air infiltration test not to exceed 0.5 cubic foot per minute per foot of crack length in accordance with ASTM E -283-65-T.

d. Glass of fixed-sash windows shall be sealed in an airtight manner with a non-hardening sealant, or a soft elastomer gasket or glazing tape.

e. The perimeter of window frames shall be sealed airtight to the exterior wall construction with a sealant conforming to one of the following Federal Specifications: TT-S-00227, TT-S-00230, or TT-S-00153.

f. The total area of glass in both windows and doors in sleeping spaces shall not exceed 20% of the floor area.

4. DOORS

a. Doors, other than as described in this section shall have a laboratory sound transmission class rating of at least STC-28.

b. All exterior side-hinged doors shall be solid-core wood or insulated hollow metal at least 1-3/4-inch thick and shall be fully weather stripped.

c. Exterior sliding doors shall be weather stripped with an efficient airtight gasket system with performance as specified in Paragraph 3.c. above. The glass in the sliding doors shall be at least 3/16-inch thick.

d. Glass in doors shall be sealed in an airtight non-hardening sealant or in soft elastomer gasket or glazing tape.

e. The perimeter of door frames shall be sealed airtight to the exterior wall construction as described in Paragraph 3.e. above.

5. ROOFS

a. Combined roof and ceiling construction other than described in this Paragraph and Paragraph 6 shall have a laboratory sound transmission class rating of at least STC-39.

b. With an attic or rafter space at least 6-inch deep, and with a ceiling below, the roof shall consist of closely butted ½-inch composition board, plywood or gypsum board sheathing topped by roofing as required.

c. If the underside of the roof is exposed, or if the attic or rafter spacing is less than 6-inch, the roof construction shall have a surface weight of at least 25 pounds per square foot. Rafters, joists, or other framing may not be included in the surface weight calculation.

d. Window or dome skylights shall have a laboratory sound transmission class rating of at least STC-28.

6. CEILINGS

a. Gypsum board or plaster ceilings at least ½-inch thick shall be provided where required by Paragraph 5.b. above. Ceilings shall be substantially airtight, with a minimum number of penetrations.

b. Glass fiber or mineral wool insulation at least 2-inch thick shall be provided above the ceiling between joists.

7. FLOORS

a. Openings to any crawl spaces below the floor of the lowest occupied rooms shall not exceed 2% of the floor space area of the occupied rooms.

8. VENTILATION

a. Each residential unit shall be equipped with a mechanical ventilation system that is standard for residential use pursuant to the generally applicable building code (without mechanical makeup air requirements), which system shall provide the minimum air circulation and fresh air supply requirements according to the generally applicable building code for use of the occupied rooms without the need to open any windows, doors, or other openings to the exterior.

b. Gravity vent openings in attic shall not exceed code minimum in number and size.

c. If a fan is used for forced ventilation, the attic inlet and discharge openings shall be fitted with sheet metal transfer ducts of at least 20-gauge steel, which shall be lined with 1-inch-thick coated glass fiber and shall be at least 5 feet long with one 90-degree bend.

d. All vent ducts connecting the interior space to the outdoors, excepting domestic range exhaust ducts, shall contain at least a 5-foot length of internal sound absorbing duct lining. Each duct shall be provided with a bend in the duct such that there is no direct line of sight through the duct from the venting cross section to the room-opening cross section.

e. Duct lining shall be coated glass fiber duct liner at least 1-inch thick.

f. Domestic range exhaust ducts connecting the interior space to the outdoors shall contain a baffle plate across the exterior termination which allows proper ventilation. The dimensions of the baffle plate should extend at least one diameter beyond the line of sight into the vent duct. The baffle plate shall be of the same material and thickness as the bent duct material.

g. Fireplaces shall be provided with well-fitted dampers.

TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS



Gasoline



Restaurant



Restaurant



Retail



Retail



Retail



Retail



Multi-use



Multi-use



Multi-family

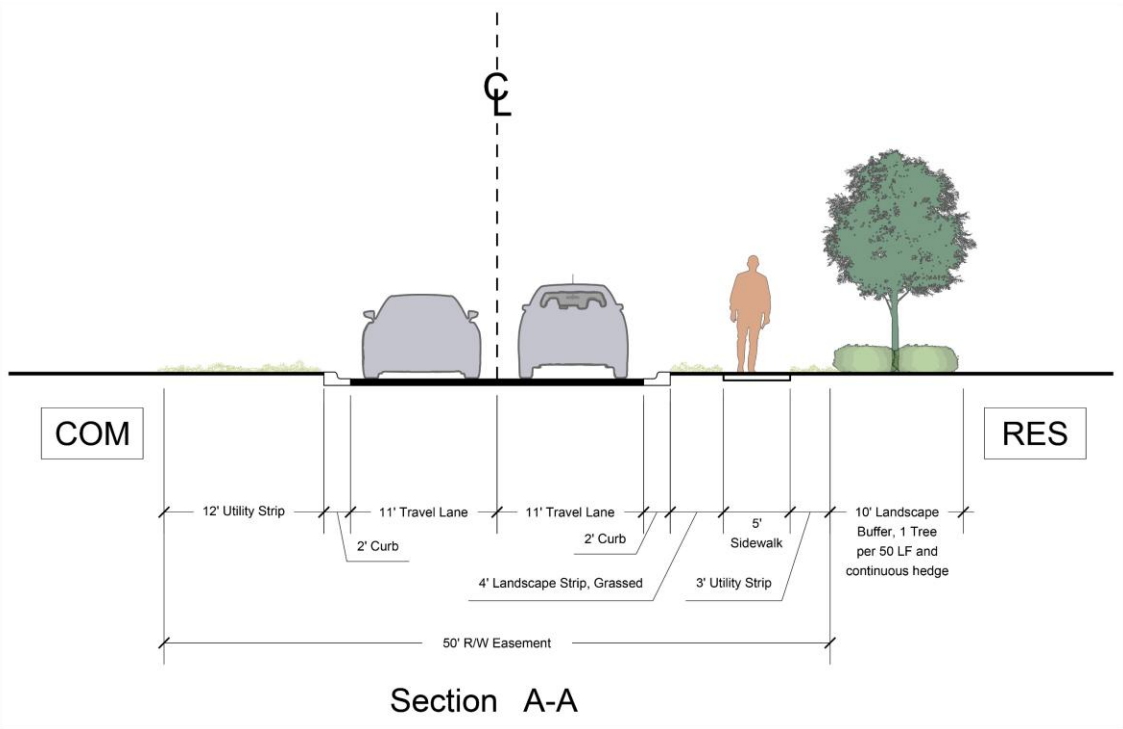


Multi-family

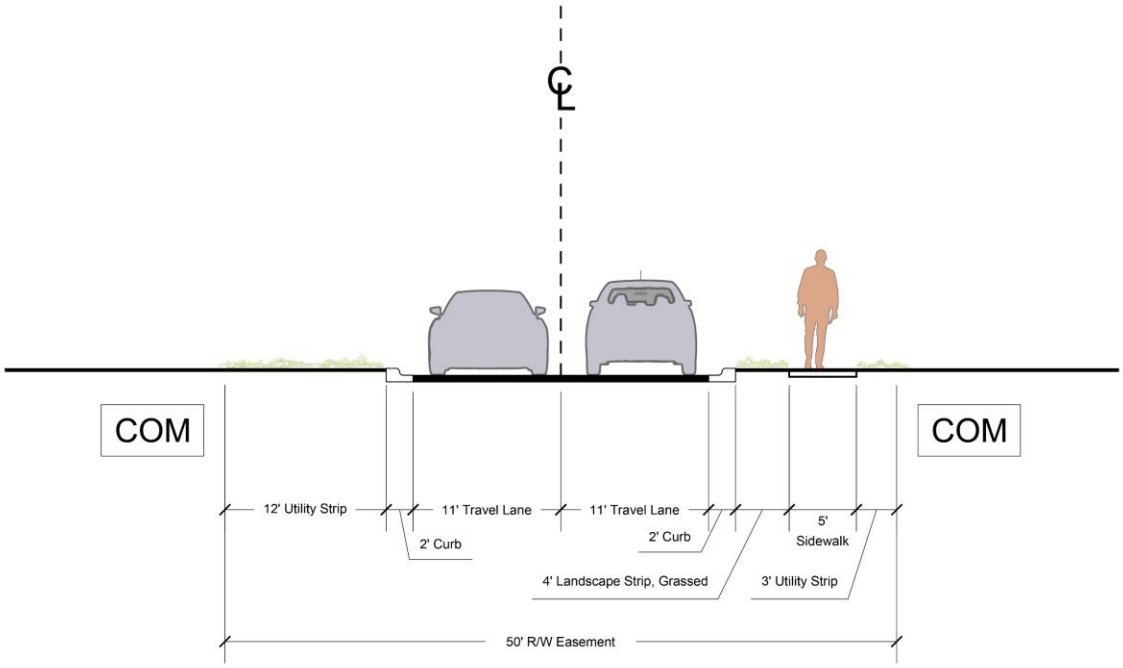


Multi-family

PD ROAD SECTIONS

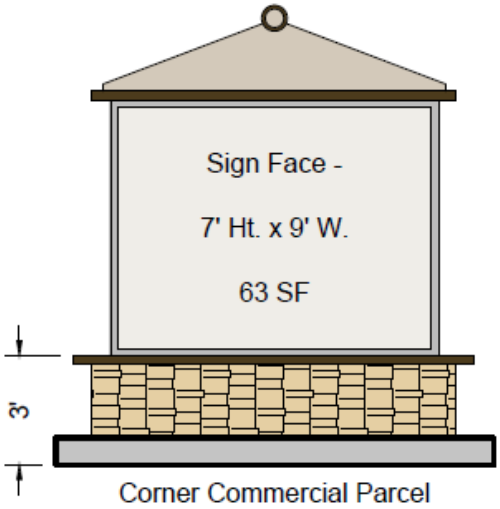


Section A-A

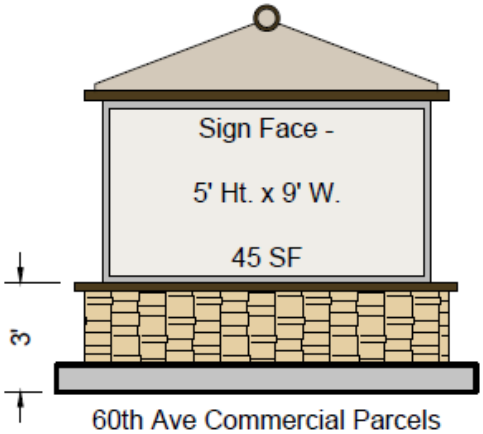


Section B-B

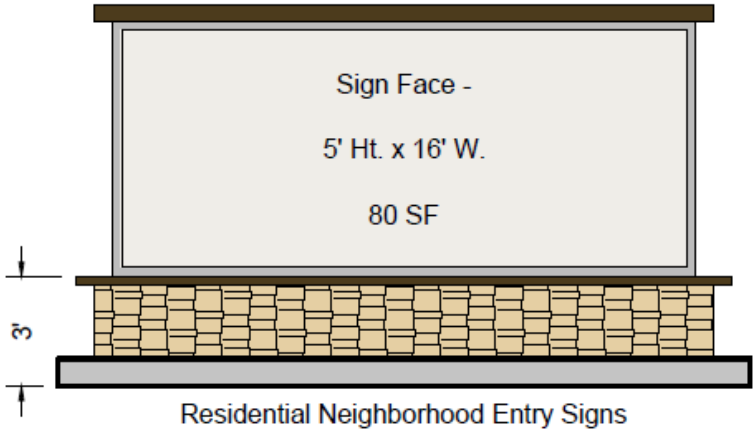
SIGNAGE STANDARDS



Corner Commercial Parcel



60th Ave Commercial Parcels



Residential Neighborhood Entry Signs

Notes:

1. All signs must be ground monument signage.
2. All signs must have consistent base and cap design, colors, and materials.
3. Signs may be internally illuminated, have backlit channel letters and designs, or be illuminated by ground mounted up lights. No electric message boards shall be permitted. Residential Neighborhood entry signs shall not be internally illuminated.
4. A unique wall-mounted design for the residential entry signs may be proposed provided it delivers the same quality of design and is within the size limitation noted.
5. Internal signs not on the external streets, building mounted signage, wayfinding, etc. shall be per the City of Ocala Land Development Code.
6. Commercial signage on 60th Avenue shall be limited to one sign per parcel with a minimum spacing of 150 feet between signs.

CITY OF OCALA
Meeting Date: February 14, 2022
PLANNING AND ZONING COMMISSION MEMO

Subject: Land Use Policy Amendment

Submitted By: Breah J. Miller, Planner

City Council Date: March 15th, 2022 (transmittal for State review)

Staff Recommendation (Motion Ready): **Approval** of an amendment to the Future Land Use Policy for approximately 61.39 acres of property located at the east side of SW 60th Avenue, between SW 31st Street and SW 38th Street (Case FLUP22-44631).

OCALA'S RELEVANT STRATEGIC GOALS: Economic Hub

BACKGROUND:

- Petitioner: TBMI II, LLC
- Property Owner: TBMI II, LLC
- In October 2003, parcel 23817-002-00 was annexed into the City of Ocala. Parcel 23817-002-02 was later annexed into the City of Ocala in 2006. In December 2009, City Council adopted ordinance 2010-28, which changed the future land use designation of the property from Low Density Residential and Neighborhood Business to Retail Services
- An accompanying ordinance also adopted Future Land Use Policy 12.14, which limited the development potential of the property to 600,000 square feet of commercial development and created several other development requirements on the property. The policy number was subsequently changed from 12.14 to 18.14, but the content remained the same.
- The current request is to revise the policy to allow mixed-use residential and commercial development consistent with the existing Low Intensity future land use designation. The revisions include language that allows for residential development on the property, so long as the development does not exceed the traffic generated by 600,000 square feet of commercial development, measured by PM peak hour net new trips.
- The revisions also include a modification to the buffer requirement, requiring a 25-foot-wide buffer instead of a 50-foot wide buffer if residential development is built on the eastern side of the property instead of commercial development.
- The property owner intends to propose Planned Development zoning on the property, therefore the requirement for a developer's agreement is proposed to be amended to require Planned Development zoning instead.

FINDINGS AND CONCLUSIONS: The proposed future land use policy amendment is consistent with the Low Intensity future land use designation and compatible with the surrounding area.

FISCAL IMPACT: N/A

ALTERNATIVES:

- Approve
- Deny
- Table

SUPPORT MATERIALS:

- Policy Redline
- Staff Report
- Case Map
- Case Aerial

Policy18.14: Future Land Use Map (FLUM) Amendment LUC06-0036 adopted by Ordinance Number 2010-20 on December 15, 2009 changes the future land use on the amendment area from Low Density Residential and Neighborhood Business to Retail Services. ~~The parcel number is 23817-002-02.~~The citywide comprehensive plan amendment adopted in 2013 further amended the future land use designation on the property from Retail Services to Low Intensity. Subsequently future land use policy amendment FLUP22- 44631 adopted by ordinance number _____ further amended development restrictions on the property. Development shall meet the requirements of all applicable goals, objectives and policies of the Comprehensive Plan; however, the land use and development potential made available by FLUM Amendment LUC09-0011 is hereby limited based on the following:

1. Allowable uses shall be consistent with allowable uses in the Low Intensity Future Land Use category, as defined in the City of Ocala Comprehensive Plan. The maximum allowable ~~building square footage~~intensity of the overall development plan shall not exceed the PM peak hour net new trips equivalent to 600,000 square feet of commercial development, as defined in the Institute of Transportation Engineer's Trip Generation Manual, latest edition.

2. ~~An executed Developer's Agreement with an associated master~~ A Planned Development Plan shall be provided prior to the submittal of any subdivision or final development ~~order~~ application to address:

   a. Architectural design standards;

   b. Landscape and buffering standards to include a minimum fifty (50) foot ~~landscape~~landscaped buffer between commercial development uses along the eastern boundary of the property for the adjacent agricultural and residential properties~~;~~

   ~~c. Limitation~~, and a minimum twenty five (25) foot landscaped buffer between residential development uses along the eastern boundary of ~~allowable building square footage to no more than 600,000 square feet of commercial development~~the property for the adjacent agricultural and residential properties;

   ~~d.~~ c. The property owner/developer will be required to submit a traffic impact analysis that is consistent with the City's Traffic Study Guidelines and Concurrency Management System;

   ~~e.~~ d. The property owner/developer will be required to provide all necessary traffic ~~improvements~~improvement mitigations as determined by ~~a~~the traffic analysis;

   e. The property owner/developer will be required to provide an Access Management Plan to address site access;

   f. All new freestanding signage to be located on the Amendment Parcel or any portion thereof at the time of development shall be limited to ground mounted signage structures; and

   g. Meet all requirements of Florida Statute Chapter 333 Airport Zoning, which includes the requirement to obtain permitting from the Department of Transportation prior to any construction.

Petitioner: TBMI II, LLC

Property Owner: TBMI II, LLC

Project Planner: Breah Miller, Planner

Land Use Policy Amendment

Zoning Present: Pending

Parcel Information

Acres: ±61.39 acres
Parcel(s)#: 23817-002-00 and 23817-002-02
Location: The east side of SW 60th Avenue, between SW 31st Street and SW 38th Street
Existing use: Vacant

Adjacent Land

Direction	Future Land Use	Zone	Current Use
North	Medium Intensity/ Special District	M-1	Grazing Land
	Medium Intensity/ Special District &	A-1	Heavy Manufacturing
	Employment Center	M-1	
East	Low Residential (County)	A-1(County)	Improved Residential
South	Neighborhood	PUD-04	Improved Residential
	Low Intensity	Pending	Crop Land
West	Low Intensity	M-1	Warehouse/Distribution
	Low Intensity	GU	Municipal Property
	Low Intensity	B-2	Vacant Commercial

Staff Recommendation: ***Approval***

Basis for Approval:
The proposed future land use Policy amendment is consistent with the Low Intensity future land use designation and compatible with the surrounding area.

Factual Support:

1. Consistent with the following Objective and Policies of the City of Ocala Future Land Use Element:
    a. Objective 12: The Future Land Use Element shall require efficient use of existing services, facilities and infrastructure to discourage urban sprawl and promote a clustered urban development pattern.
    b. Policy 6.3: Low Intensity The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged.

2. Approval of this request will not adversely affect the health, safety, convenience, prosperity or general welfare of the community.

Background:
The subject parcels are currently vacant. Both properties were purchased by TBMI II, LLC., in December 2021. In October 2003, parcel 23817-002-00 was annexed into the City of Ocala. Parcel 23817-002-02 was later annexed into the City of Ocala in 2006. In December 2009, City Council adopted ordinance 2010-28, which changed the future land use designation of the property from Low Density Residential and Neighborhood Business to Retail Services. With the future land use designation change to Retail Services, an accompanying ordinance also adopted Future Land Use Policy 12.14, which limited the development potential of the property to 600,000 square feet of commercial development and created several other development requirements on the property. The policy number was subsequently changed from 12.14 to 18.14, but the content remained the same.

The current request is to revise the policy to allow mixed-use residential and commercial development consistent with the existing Low Intensity future land use designation. The revisions include language that allows for residential development on the property, so long as the development does not exceed the traffic generated by 600,000 square feet of commercial development, measured by PM peak hour net new trips. The revisions also include a modification to the buffer requirement, requiring a 25-foot wide buffer instead of a 50-foot wide buffer if residential development is built on the eastern side of the property instead of commercial development. Lastly, the property owner intends to propose Planned Development zoning on the property, therefore the requirement for a developer's agreement is proposed to be amended to require Planned Development zoning instead.

Level of Service Impact Analysis:

Traffic Circulation
Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement.

Potable Water: Water service is available.

Sanitary Sewer: No sewer service is available.

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-storm event.[1]

Solid Waste: Service is available.

Fire Service: Service is available.

Schools: This request is not expected to have an impact on area schools.

Land Use Designation

Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is

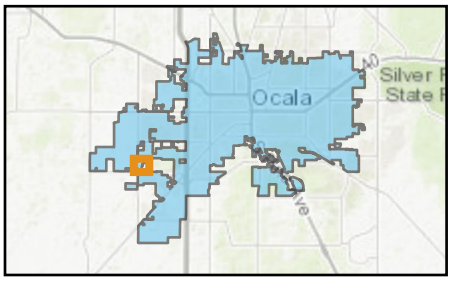
encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

[1] Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.

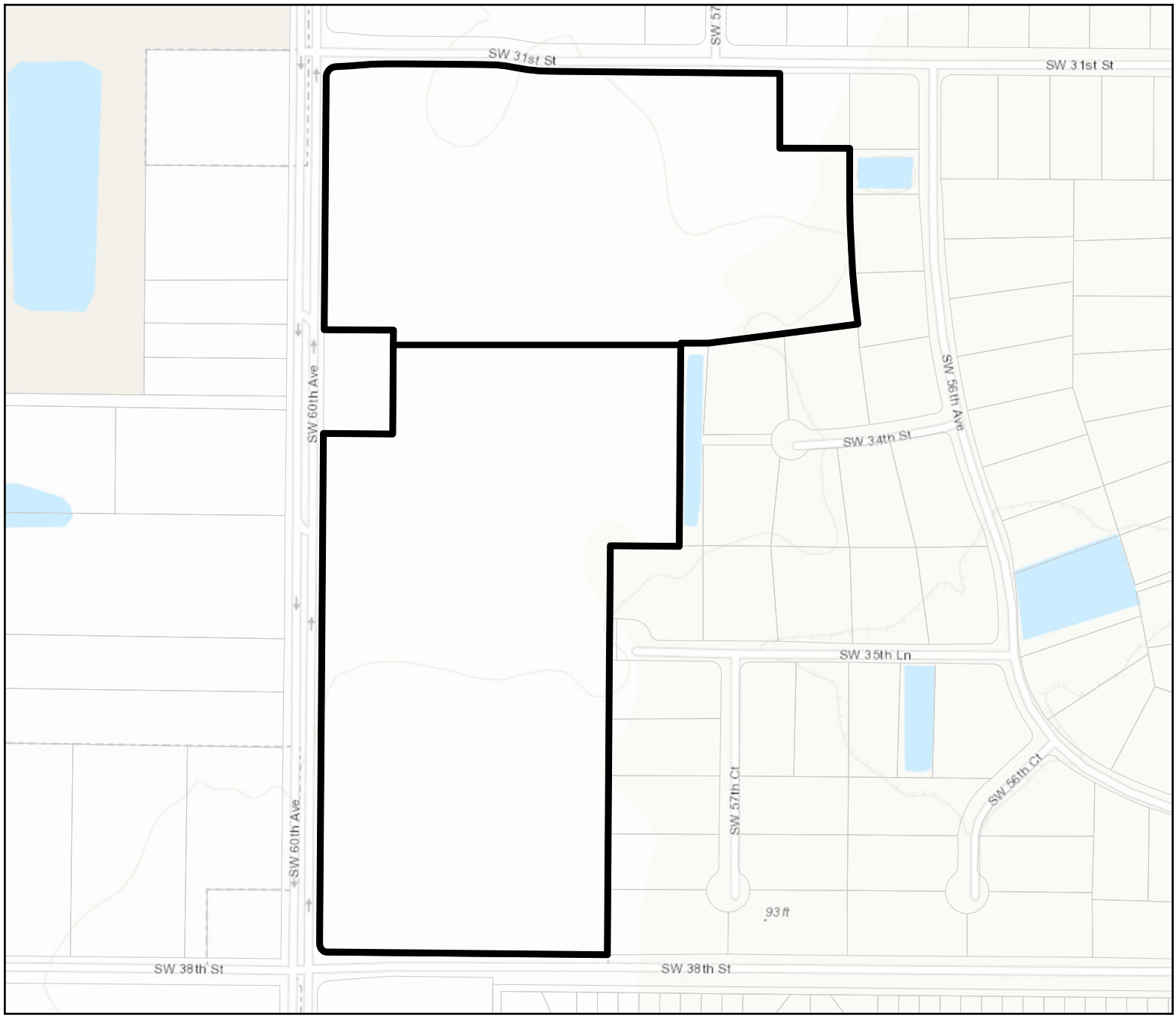
FLUP CASE MAP

P & Z Meeting: February 14, 2022

Location Map



Case Number: FLUP22-44631
Parcel Number: 23817-002-00 & 23817-002-02
Property Size: Approximately 61.39 acres
Land Use Designation: LI, Low Intensity (City)
Zoning: No Zoning
Proposal: Request to amend Future Land Use Policy 18.14 to require Planned Development (PD) zoning, provide buffer requirements and limit development potential for property located on the east side of SW 60th



Legend

- Property
- Parcels

0 295 590 Feet

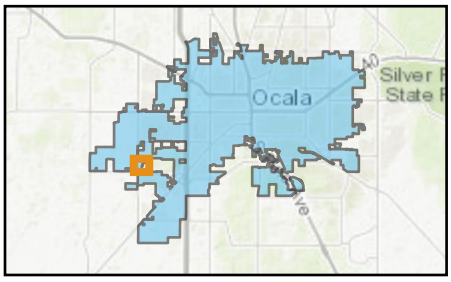
OCALA

Prepared by the City of Ocala Growth Management Department

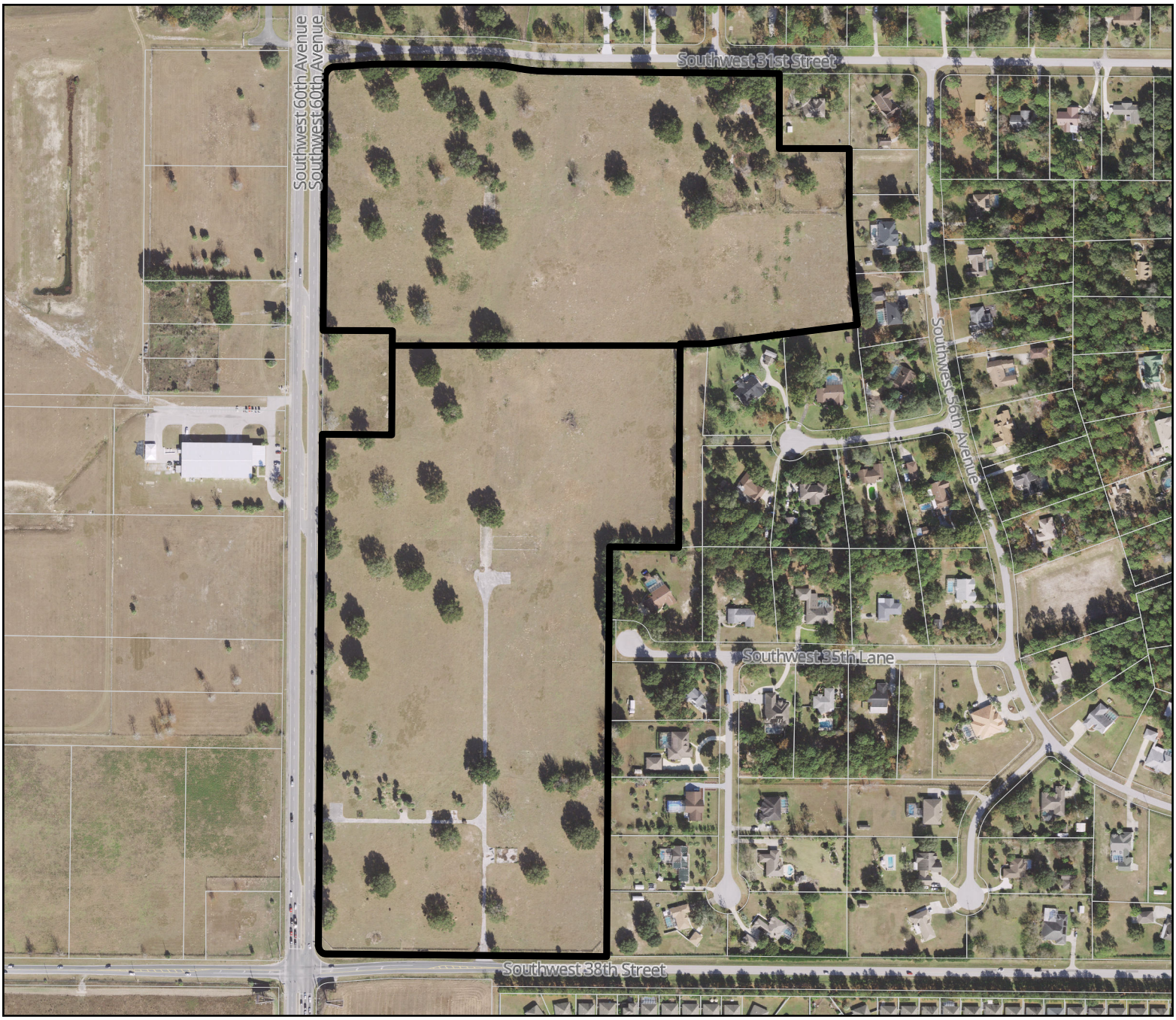
FLUP CASE MAP

P & Z Meeting: February 14, 2022

Location Map



Case Number: FLUP22-44631
Parcel Number: 23817-002-00 & 23817-002-02
Property Size: Approximately 61.39 acres
Land Use Designation: LI, Low Intensity (City)
Zoning: No Zoning
Proposal: Request to amend Future Land Use Policy 18.14 to require Planned Development (PD) zoning, provide buffer requirements and limit development potential for property located on the east side of SW 60th



Legend
Property
Parcels

0 295 590 Feet

OCALA

Prepared by the City of Ocala Growth Management Department

File #: 2026-1072 Agenda Item #: b.

Submitted By: Emily Johnson

Presentation By: Endira Madraveren

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Resolution to consider an amendment to the PD Plan and Standards book for property located at 3610 NW 1st Loop (a portion of Parcel 22817-000-00), approximately 9.31 acres (Case PD20-0003) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant and Property Owner: Saving Mercy Corporation
- Agent: Chuck Pigeon, P.E., Ardurra Group, Inc

Key Points:

The applicant is requesting an amendment to the Saving Mercy Planned Development (PD) Plan and Standards Book to allow for the following modifications:

- Increase the total number of residential units from 144 to 200, consisting of 20 duplex units and 180 multi-family (apartment) units.
- Increase the maximum permitted building height from 35-feet to 45-feet.
- Revise the development layout to reflect four phases, including 20 existing duplex units and three multi-family apartment buildings.

- Incorporate additional minor, non-substantial revisions, including: a reduction in administrative office and other ancillary uses; removal of previously proposed storage units and a pavilion; relocation (with no change in size) of amenity areas; an increase in the number of vehicle parking spaces; a decrease in the number of bike parking spaces; and the addition of architectural details for a new freestanding monument entrance sign.

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- The existing PD zoning district was approved by Ordinance 2021-14 on December 15, 2020, with the associated PD Plan and Standards Book adopted by Resolution 2021-7.

- The subject property encompasses a total of approximately 9.31 acres and is currently developed with 20 duplex units, an administrative office building and a two-story apartment building containing 59 multi-family units are under construction.

- The subject property is currently designated as Employment Center Future Land Use (FLU) category. This designation allows for a maximum density of 24 dwelling units per acre.

- The existing PD was granted a variation from Section 122-1010(a)) to reduce the amount of parking required from 1.5 parking spaces to one parking space per unit. There are no additional variations from the Code of Ordinances proposed as part of the amendment request.

FINDINGS AND CONCLUSIONS:

- The existing PD was approved to provide transitional housing and support services for individuals experiencing homelessness.

- The proposed amendment would increase the total number of units from 144 to 200 and the maximum allowable building height from 35-feet to 45-feet.

- The proposed amendment revises the development layout to reflect four phases; Phase I is complete, and Phase II is currently under construction.

- The Employment Center FLU category requires a maximum density of 24 dwelling units per acre. The revised PD Plan increases the proposed density from 15.47 to 21.48 dwelling units per acre. This density is still within the maximum allowed under the Employment Center FLU.

- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942).

- The proposed rezoning is compatible with the Comprehensive Plan, and the City's Code of Ordinances.

- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends **approval with the following conditions:**

- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the Phase

III site plan.

FISCAL IMPACT:
N/A

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:
- Staff Report
- Exhibit A - PD Plan
- Exhibit B - PD Standards Book
- Previously Approved PD Documents
- Case Map
- Aerial Map

RESOLUTION 2026-XX

A RESOLUTION APPROVING AN AMENDMENT TO THE PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (SAVING MERCY PD) FOR PROPERTY LOCATED AT 3610 NW 1ST LOOP (A PORTION OF PARCEL 22817-000-00), APPROXIMATELY 9.31 ACRES (CASE NO. PD20-0003).

WHEREAS, Chuck Pigeon, Ardurra Group, Inc. submits a revised PD plan and Standards Book (Case PD20-0003) for property located at 3610 NW 1st Loop (a portion of parcel 22817-000-00), approximately 9.31 acres to increase the total number of residential units from 144 to 200, consisting of 20 duplex units and 180 multi-family (apartment) units; increase the maximum permitted building height from 35-feet to 45-feet; revise the development layout to reflect four phases, including 20 existing duplex units and three multi-family apartment buildings; incorporate additional minor, non-substantial revisions, including: a reduction in administrative office and other ancillary uses; removal of previously proposed storage units and a pavilion; relocation (with no change in size) of amenity areas; an increase in the number of vehicle parking spaces; a decrease in the number of bike parking spaces; and the addition of architectural details for a new freestanding monument entrance sign; and

WHEREAS, the existing PD, Planned Development, zoning district was approved by Ordinance 2021-14 on December 15, 2020, with the associated PD Plan and Standards Book adopted by Resolution 2021-7; and

WHEREAS, on April 13, 2026, the Planning and Zoning Commission recommended _____ of the

applicant's request by a X-X vote.

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

1. The City of Ocala does hereby approve the amended Saving Mercy PD plan (Exhibit "A") and PD standards book (Exhibit "B"), with the following condition:

    a. A final sign package, compliant with the approved PD Standards Book, shall be submitted with the Phase III site plan.

2. The effective date for this resolution will be _____, 2026.

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,

    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.

AKA: A PORTION OF 22817-000-00

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

This resolution adopted this _____ day of _____, 2026.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Ire J. Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Public Hearing Staff Report

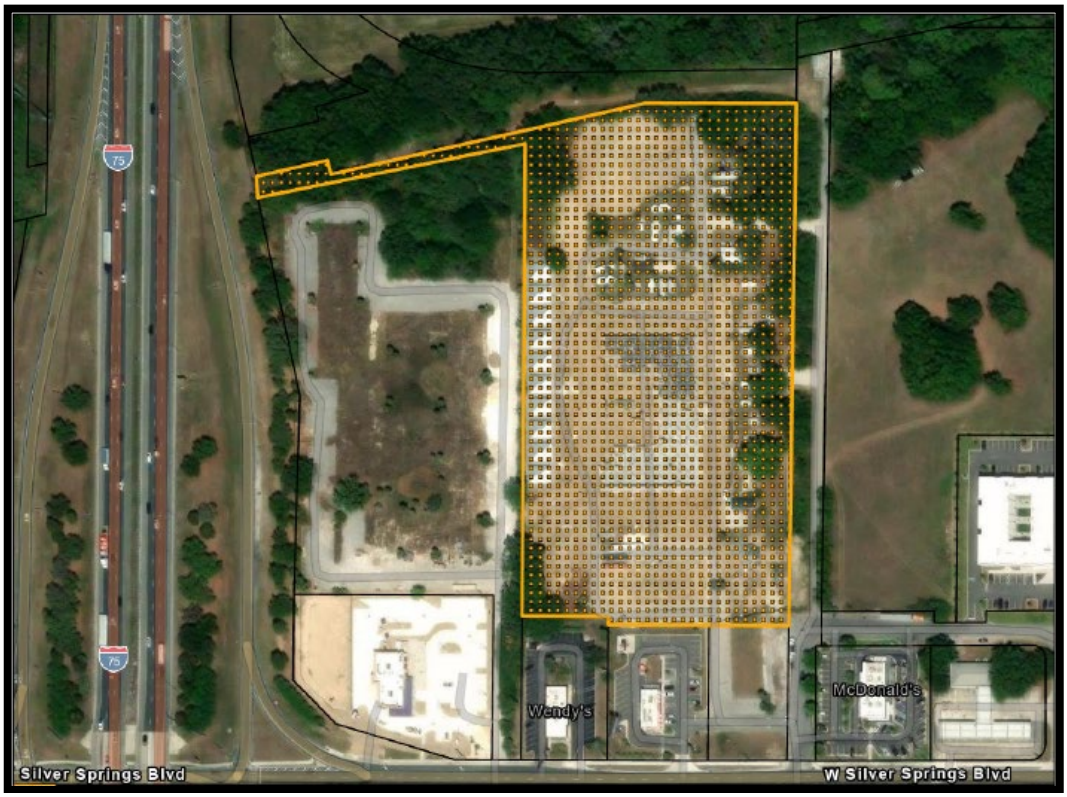
Case No. PD20-0003
Planning & Zoning Commission: April 13, 2026
City Council (Adoption): May 19, 2026

Applicant and Property Owner:	Saving Mercy Corporation
Agent:	Chuck Pigeon, P.E., Ardurra Group, Inc
Project Planner:	Emily W. Johnson, AICP, Senior Planner
Amendment Request:	Public hearing to consider a resolution to amend the Planned Development Plan and Standards Book

Parcel Information

Acres:	±9.31 acres
Parcel(s)#:	22817-000-00
Location:	3610 NW 1st Loop
Existing use:	Two-family, multi-family residential and administrative office building under construction
Future Land Use Designation:	Employment Center
Zoning Designation:	PD, Planned Development (Ordinance 2021-14)
Special District(s)/Plan(s):	West Ocala Community Redevelopment Area (CRA)
Approved Agreement(s):	N/A

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting an amendment to the Saving Mercy Planned Development (PD) Plan and Standards Book to allow for the following modifications:

- Increase the total number of residential units from 144 to 200, consisting of 20 duplex units and 180 multi-family apartment units.
- Increase the maximum permitted building height from 35-feet to 45-feet.
- Revise the development layout to reflect four phases, including 20 existing duplex units and three multi-family apartment buildings.
- Incorporate additional minor, non-substantial revisions, including: a reduction in administrative office and other ancillary uses; removal of previously proposed storage units and a pavilion; relocation (with no change in size) of amenity areas; an increase in the number of vehicle parking spaces; a decrease in the number of bike parking spaces; and the addition of architectural details for a new freestanding monument entrance sign.

Section 2 - Background Information

The existing PD zoning district was approved by Ordinance 2021-14 on December 15, 2020, with the associated PD Plan and Standards Book adopted by Resolution 2021-7. The prior staff report did not include comprehensive background or property history; therefore, additional context is provided herein to support evaluation of the proposed amendment.

The subject property encompasses a total of approximately 9.31 acres and is currently developed with 20 duplex units, an administrative office building and a two-story apartment building containing 59 multi-family units are under construction. The current designations of the properties are:

Zoning: **PD, Planned Development**, intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in other zoning districts.

Future Land Use: **Employment Center** (Comprehensive Plan – Policy 6.5), a maximum of 24 dwelling units per acre and 2.0 floor area ratio (FAR).

The subject property was brought into City limits in 1975 via Ordinance 788, as part of a larger annexation of approximately 26.3 square miles. Subsequently, the property was zoned B-2, Community Business, and designated as Retail Services Future Land Use (FLU) by the Comprehensive Plan. The subject property was previously developed with a motel and RV Park, which have since been demolished.

On January 22, 2013, the City Council adopted Comprehensive Plan Amendments consistent with the Ocala 2035 Vision, which eliminated the Retail Services FLU, while assigning the new designation of Employment Center to the subject property. The intent of the Employment Center FLU is to provide a regionally-important hub for business, enterprise, research and development, and employment activities.

On December 15, 2020, the City Council adopted Ordinance 2021-14, rezoning the subject property from B-2 to PD, Planned Development. The associated PD Plan and Standards Book were adopted via resolution 2021-7 and established a five-phase development program consisting of 12 single-family homes, 70 duplexes, and 62 multi-family units in four apartment buildings. The PD also included

allowances for supporting facilities, including business offices for administrative services, a meeting and group assembly room for residents, laundry facilities, maintenance facilities, solid waste and recycling areas, playground facilities, dog park, pavilion area, bicycle parking, outdoor seating and walkways, a community garden, and storage units for residents. It was also indicated that support services would be provided on-site to assist residents in achieving housing stability and independence.

Pursuant to Section 122-946, non-substantial modifications to PD Plans may be approved by the site plan review committee. Non-substantial changes include minor changes in right-of-way alignment/access/circulation; minor changes to buildings (architectural features) or changes in building orientation; changes in number of units or building square footage of a specific use type less than five percent; and minor changes to dumpster locations, parking areas, open space/landscaping/trees, utilities, sidewalks and accessory uses.

Two prior administrative revisions were approved by staff for non-substantial changes to the PD, pursuant to Section 122-946(b):

- In 2023, the applicant revised the plan to include a two-story apartment building containing 59 multi-family units, replacing the original approval for 24 duplex units, a 10-unit apartment building, and one single-family dwelling. The overall maximum unit count of 144 units did not change.
- In 2024, the applicant amended the phasing schedule to begin construction of the infrastructure and the multi-family units.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Employment Center	B-2, Community Business M-1, Light Industrial M-2, Medium Industrial	City of Ocala right-of-way Vacant, undeveloped industrial acreage
East	Employment Center	B-2, Community Business	Vacant, undeveloped commercial acreage
South	Employment Center	B-2, Community Business	Fast-food restaurants (Wendy's, KFC) Undeveloped commercial parcel
West	Employment Center	B-2, Community Business	Undeveloped commercial acreage

The subject property is accessed via a City-owned right-of-way connecting to W Silver Springs Boulevard (State Road 40). The property is also bordered to the north by an undeveloped City-owned right-of-way intended for the future extension of NW 37th Street and its realignment with SW 33rd Avenue. To the south, the property is adjacent to fast-food restaurants along W Silver Springs Boulevard, in proximity to the I-75 interchange.

Section 3 – Staff Analysis

This report analyzes the proposed amendment to the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Code, and the

established neighborhood development pattern.

The PD Plan and Standards Book proposes a revised four-phase development plan. Phase I, consisting of 20 duplex units with associated parking and infrastructure, has been completed. Phase II, currently under construction, includes a two-story apartment building with 59 multi-family units and a 1,460-square-foot administrative building, along with associated parking and infrastructure.

The existing PD alluded to support services being provided onsite, however, the primary purpose of the PD is to provide transitional housing for individuals experiencing homelessness. While the overall intent of the PD remains unchanged, the proposed amendment would increase the total number of units from 144 to 200 and the maximum allowable building height from 35-feet to 45-feet.

Proposed PD Plan and Standards:

The proposed amendment further modifies the phasing approach; Phase I has been completed, and Phase II is currently under construction. The remaining phases will include additional administrative office space, two apartment buildings containing 57 and 64 units (136 units total), a maintenance facility, outdoor amenity areas (including a playground and dog park), and associated parking and infrastructure.

Neighborhood Meeting:

Pursuant to Section 122-949, a neighborhood meeting is only required prior to filing an application for a new PD rezoning; a neighborhood meeting is not typically required to amend the PD.

Consistency with Comprehensive Plan:

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. <u>Future Land Use Element Policy 6.5: Employment Center.</u> *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. Permitted uses shall include a primary use and may include a secondary use. Primary uses are industrial, office and commercial. Secondary uses are public, recreation, institutional, and residential, as well as educational facilities. There are no form requirements in this land use category.*

   Access is primarily from major collectors, arterials, or limited-access highways. The primary modes of transportation include automobiles, trucks, freight rail, bus, and commuter rail transit. Provisions should be made for walking, bicycles, and transit.

   There is no minimum density and intensity in this future land use category. The maximum density and intensity before any incentives is 24 dwelling units per gross acre or 2.00 FAR. The location and application of incentives shall be set forth in the Land Development Code.

   Staff Comment:

   The proposed request amends a previously approved PD; the only substantive changes are to increase the overall number of units, increase the maximum building height, and provide new architectural standards.

   - The Employment Center FLU category requires a maximum density of 24 dwelling units per

acre. The revised PD Plan increases the proposed density from 15.47 to 21.48 dwelling units per acre. This density is still within the maximum allowed under the Employment Center FLU.

2. *Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.*

   Staff Comment:

   The PD abuts commercial development to the south and is surrounded by undeveloped industrial and commercial acreage to the north, east, and west. The surrounding area is a major commercial corridor in proximity to the I-75 interchange.

   - The amendment includes an increase in the maximum allowable building height from 35-feet to 45-feet, with three-story apartment buildings proposed on the north and south ends of the property. Adjacent zoning districts, B-2 and M-1, permit maximum building heights of 50-feet and 60-feet, respectively (Sec. 122-286). As such, the proposed increase in height is compatible with the scale and character of surrounding nonresidential development.

3. *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.*

   Staff Comment:

   The PD provides transitional housing for individuals experiencing homelessness, and is intended to promote employment, housing stability, and long-term independence.

4. *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.*

   Staff Comment:

   The proposed PD Plan includes both duplex units and apartment units as transitional housing for individuals experiencing homelessness.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. *Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.*

   Staff Comment: The subject property contains approximately 9.31 acres, the PD is proposed to include duplex and apartment units.

   The acreage and frontage are not anticipated to change as a result of the amendment request.

2. *Section 122-244 - District criteria: Zoning districts allowed under each land use classification.*

Employment Center	O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5, SC, M-1, M-2, M-3, G-U, INST, A-1, **PD**, FBC

Staff Comment: The current Employment Center Future Land Use category only permits residential units as part of a PD zoning district.

3. *Section 122-942(a) – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:*

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

Staff Comment: The previously approved access to the site is not anticipated to change as a result of this amendment request.

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

Staff Comment: The previously approved buffers and screening are not anticipated to change as a result of this amendment request.

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

Staff Comment: New onsite utilities shall be located underground such that tree installations are possible without conflict.

(4) Open space. Open space requirements for a PD are as follows:

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

Staff Comment: The previously approved amount of open space is not anticipated to change as a result of this amendment request. The PD plan indicates that a minimum of 42.2% of the development will be preserved as open space (approximately 3.92 acres).

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

Staff Comment: The previously approved aggregate open space is not anticipated to change as a result of this amendment request.

c. *Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall not be counted as aggregate open space.*

Staff Comment: The amendment request includes relocation of proposed amenity areas to cluster open space into usable recreation areas for residents. The previously approved amount of open space is not anticipated to change as a result of this amendment request.

d. *There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.*

Staff Comment: The previously approved amount of open space is not anticipated to change as a result of this amendment request.

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

Staff Comment: The agent submitted a Title Opinion and Statement of Unified Control to the City dated September 2025.

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

Staff Comment: The PD Plan and Standards Book proposes a revised four-phase development plan. Phase I, consisting of 20 duplex units with associated parking and infrastructure, has been completed. Phase II, currently under construction, includes a two-story apartment building with 59 multi-family units and a 1,460-square-foot administrative building, along with associated parking and infrastructure.

The remaining phases will include additional administrative office space, two apartment buildings containing 57 and 64 units (136 units total), a maintenance facility, outdoor amenity areas (including a playground and dog park), and associated parking and infrastructure. The timing of phasing will be determined at a future date.

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

Staff Comment: Subsequent to PD approval by City Council, a conceptual subdivision may be

submitted for review.

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

Staff Comment: Site plan review shall occur as required with a designated phase of the development. Portions of the development may only be subject to subdivision requirements

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

Staff Comment: A shopping center is not proposed as part of the development schedule.

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

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

Variations from Code of Ordinances

- There are no additional variations from the Code of Ordinances proposed as part of the amendment request. The existing PD was granted a variation from Section 122-1010(a)) to reduce the amount of parking required from 1.5 parking spaces to one parking space per unit.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PD, Planned Development	Development of 144 units (single-family, two-family/duplex, and multi-family units)	N/A	35-feet
Proposed	PD, Planned Development	Development of 200 units (two-family/duplex and multi-family units)	N/A	45-feet

Staff Comment:

As previously stated, the existing PD was approved to provide transitional housing for individuals experiencing homelessness. While the overall intent of the PD remains unchanged, the proposed amendment would increase the total number of units from 144 to 200 and the maximum allowable building height from 35-feet to 45-feet.

Section 4 - Level of Service (LOS) Analysis

Typically, an analysis of LOS impact based upon maximum potential buildout (density/intensity) is not realistic for a rezoning petition. For this rezoning, the proposed density and intensity for the PD are consistent with the Employment Center Future Land Use designation and represents a reduction in potential impacts compared to the maximum buildout allowed under the existing Future Land Use designation. Additionally, further detailed LOS impact analysis will be required to address the specific proposed development as part of subsequent application review.

For this staff report, the following LOS analysis provides a review of the potential impact on public facilities based upon the applicant's request to increase the maximum number of units from 144 to 200, generating 56 additional units.

A. Required Public Facilities (adopted LOS standards in the comprehensive plan):

Transportation: The PD Plan depicts that the subject property has frontage along a city-owned right-of-way, connecting to W Silver Springs Boulevard (SR 40). The 2023 congestion management data from the Ocala-Marion TPO for the affected roadway(s) is provided below.

Table 3: Adopted LOS / Available Capacity:

Road/ Street Name	Lanes	Speed Limit	Functional Classification	Adopted LOS	LOS Capacity	2023 AADT	Existing LOS
SR 40	4	45 MPH	Arterial	D	38,430	32,200	C

Developments proposing to generate 100 or more net new PM peak hour trips are required to submit a traffic study as part of the development review process.

LOS Impact: The subject segment of State Road 40 is currently operating below the adopted LOS.

Potable Water: City utilities are available at this location; connections will be determined during the site plan review process. City water mains run along W Silver Springs Boulevard (SR 40) south of the project for connection.

- *Adopted Level of Service (LOS) Potable Water:* 300 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 167 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of the City's water system is 24.4 million gallons daily (mgd).

LOS Impact: The amended PD Plan proposes an additional 56 units, which would generate an impact of 16,800 gpd (or 0.0168 mgd) at the current LOS. A capacity analysis will be required at the time of subdivision review for any future development.

Sanitary Sewer: City utilities are available at this location; connections will be determined during the site plan review process. City force mains run along W Silver Springs Boulevard (SR 40) south of the project for connection.

- *Adopted Level of Service (LOS) Sanitary Sewer:* 250 gallons per day (gpd) per equivalent residential unit (ERU), or the equivalent of 80 gallons per capita daily (gpcd).
- *Available Capacity:* Capacity is available. The permitted capacity of Water Reclamation Facility #2 is 6.5 million gallons daily (mgd) and the permitted capacity of Water Reclamation Facility #3 is 4.0 million gallons daily (mgd).

LOS Impact: The amended PD Plan proposes an additional 56 units, which would generate an impact of 14,000 gpd (or 0.014 mgd) at the current LOS. Water Resources staff has indicated the approximate daily flows are 6.6 mgd leaving a remaining capacity of approximately 3.9 mgd; additional capacity analysis will be required at the time of subdivision and site plan review for any future development.

Solid Waste: The subject property is located within the City's service area; refuse pickup will be determined during the subdivision review process.

- *Adopted Level of Service (LOS) Solid Waste:* 3.54 pounds per capita per day for residential development.

LOS Impact: Solid waste is transported to facilities outside of the city, the capacity of these facilities is under other jurisdiction.

Parks and Recreation Facilities:

- *Adopted Level of Service (LOS) Solid Waste:* 4.6 developed park acres per 1,000 population for each Regional Park Service Area (RPSA).
- *Available Capacity:* Capacity is available. The City's population of 69,283 requires 318.70 developed park acres. The city currently owns and maintains 622.27 developed park acres, pursuant to the Spring 2025 Activity Guide released by the Recreation and Parks Department.

LOS Impact: Open space and resident amenities will be provided as part of the future development; however, the proposed rezoning may generate additional demand for park facilities within the City's northwest quadrant of the City. Additional capacity analysis will be required at the time of subdivision review for future development.

B. Other Public Facilities:

The following public facilities do not have adopted Level of Service standards and are provided as additional information.

Stormwater: The subject property contains isolated areas of Flood Zone A, which indicates a 1% annual chance of flooding. Any future development must retain runoff on-site to match pre-development conditions. Facilities must be designed to provide flood protection for a 100 year, 24-hour storm event and subsequent 14-day recovery.

Electric: The subject properties are within the Ocala Electric Utility service territory.

Fiber: Service is not currently available at this location.

Fire Service: Ocala Fire Rescue Station #4 is located approximately 1.8 miles from the subject property. This distance exceeds the desired industry standard of 1.5 miles for fire service.

Schools: The proposed amendment is anticipated to impact College Park Elementary, Howard Middle School, and Vanguard High School. The maximum units shown below in blue reflect the maximum allowable under the existing PD. The proposed units reflect the maximum allowable proposed by this amendment.

		DWELLING TYPE	Maximum Units	Proposed Units
		SFR	144	200
SCHOOL LEVEL	SCHOOL NAME	SFR STU GEN RATE	ESTIMATED STUDENTS	
E	College Park Elementary	0.107	16	22
M	Howard Middle School	0.043	7	9
H	Vanguard High School	0.071	11	15

		DWELLING TYPE	Maximum Units	Proposed Units
		MFR	144	200
SCHOOL LEVEL	SCHOOL NAME	MFR STU GEN RATE	ESTIMATED STUDENTS	
E	College Park Elementary	0.137	20	28
M	Howard Middle School	0.055	8	11
H	Vanguard High School	0.066	10	14

Staff Comment: Preliminary review of the Required Public Facilities does not indicate any capacity issues. Further LOS analysis will be required prior to any expansion or future redevelopment as part of subsequent site plan reviews.

Section 5 - Staff Findings and Recommendation

- The existing PD was approved to provide transitional housing and support services for individuals experiencing homelessness.
- The proposed amendment would increase the total number of units from 144 to 200 and the maximum allowable building height from 35-feet to 45-feet.
- The proposed amendment revises the development layout to reflect four phases; Phase I is complete and Phase II is currently under construction.
- The Employment Center FLU category requires a maximum density of 24 dwelling units per acre. The revised PD Plan increases the proposed density from 15.47 to 21.48 dwelling units per acre. This density is still within the maximum allowed under the Employment Center FLU.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942).
- The proposed rezoning is compatible with the Comprehensive Plan, and the City's Code of

Ordinances.

- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff Recommendation: Approval with conditions of PD25-0001

- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the Phase III site plan.

MINIMUM REQUIRED VISIBILITY STANDARD FOR MAKING PRINTS & COPIES
100% 85% 68% 51% 34% 17% 0%

CONCEPTUAL SITE DEVELOPMENT PLAN

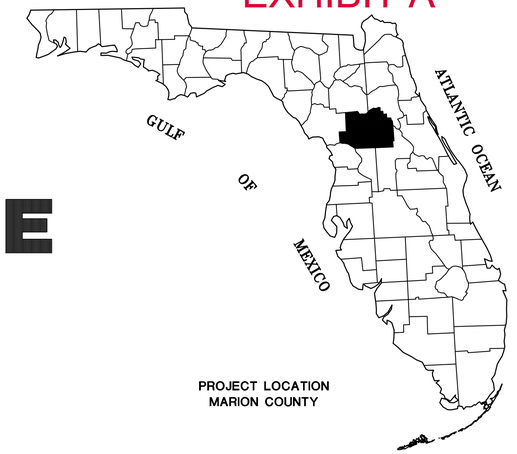
FOR

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: PD (PLANNED DEVELOPMENT) PD20-0003 (12/15/2020) RESOLUTION 2021-07

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 NOVEMBER 2023.

SETBACKS: (FROM PROPERTY BOUNDARY LINES)
FRONT: 10 FEET
BACK: 10 FEET
SIDE: 10 FEET
STREET: 10 FEET

MAXIMUM BUILDING HEIGHT = 45 FEET

ALLOWABLE DENSITY = 24 UNITS/AC.

DEVELOPMENT BUILDINGS AND AMENITIES		
DEVELOPMENT COMPONENT	DESCRIPTION	PLANNED FLOOR AREA / CAPACITY
ADMINISTRATION (AREA)	ADMIN & MEETING ROOM	3,460 SF COVERED FLOOR AREA
APARTMENTS	2 AND 3-STORY MULTIPLE UNITS / BUILDING, LAUNDRY FACILITY	67,300 SF COVERED FIRST FLOOR AREA (INCLUDES ADMIN/MAINTENANCE AREA)
DUPLEX DWELLING	DUPLEX BUILDINGS WITH 2 UNITS / BUILDING, 800 SF MIN. PER BUILDING	8,000 SF COVERED FLOOR AREA
MAINTENANCE SHOP	1-STORY SHOP	650 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 (0.37 ACRES MINIMUM)

PARKING STANDARDS TABLE			
PARKING ELEMENT	NUMBER / UNITS	STANDARD	TOTAL SPACES
ADMINISTRATION	3460 SF	1 SPACE PER 300 SF OF GROSS FLOOR AREA	12
APARTMENTS	180 UNITS (30 DOUBLE)	1 SPACE PER APARTMENT (1 BED UNIT) 1.5 SPACE FOR 2-BED UNITS	195
DUPLEX	10 X 2 UNITS	1 SPACE PER DWELLING UNIT	20
MAINTENANCE SHOP	650 SF	1 SPACE PER 1,000 SF	1
TOTAL ANTICIPATED REQUIRED PARKING SPACES			228

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 = 228 (234 ILLUSTRATED)
GRASS PARKING SPACES = 10 (10 ILLUSTRATED)
PLANNED TOTAL PARKING SPACES = 228 (244 ILLUSTRATED)

HANDICAP ADA COMPLIANT = 10 (17 ILLUSTRATED)

BICYCLE PARKING: 1 BIKE SPACE PER 10 PARKING (MINIMUM)
LOADING SPACES: 3 SPACES

IMPERVIOUS SURFACE RATIO (ISR):
60% DESIGN (75% MAXIMUM)

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

TRAFFIC STATEMENT

BASED ON I.T.E. 11th EDITION CODE 223, THIS DEVELOPMENT WILL GENERATE THE AVERAGE DAILY TRIP ENDS AND PM PEAK HOUR TRIP ENDS AS LISTED IN THE TABLE BELOW. TRIP COUNTS BASED ON AVERAGE RATES FOR CODE 223 (AFFORDABLE HOUSING).

I.T.E. CODE	LAND USE	NO. UNITS	AVERAGE DAILY TRIPS		PM PEAK HOUR		AM PEAK HOUR	
			RATE	TOTAL	RATE	TOTAL	RATE	TOTAL
223	AFFORDABLE HOUSING	200	4.81	962	0.46	92	0.36	72

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,

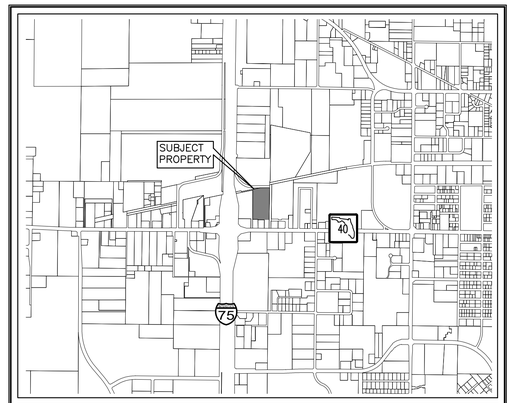
AND LESS AND EXCEPT *[LESS & EXCEPT NO. 4]*:

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

SITE ADDRESS:
3610 NW 1st LOOP
Ocala, Florida 34475

PREPARED BY:

ARDURRA
COLLABORATE INNOVATE CREATE
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7799 voice

REGISTRATION NUMBERS:
ENGINEERING NO. 26531 · SURVEYING & MAPPING LB NO. 2610

PROJECT NO. 426.09

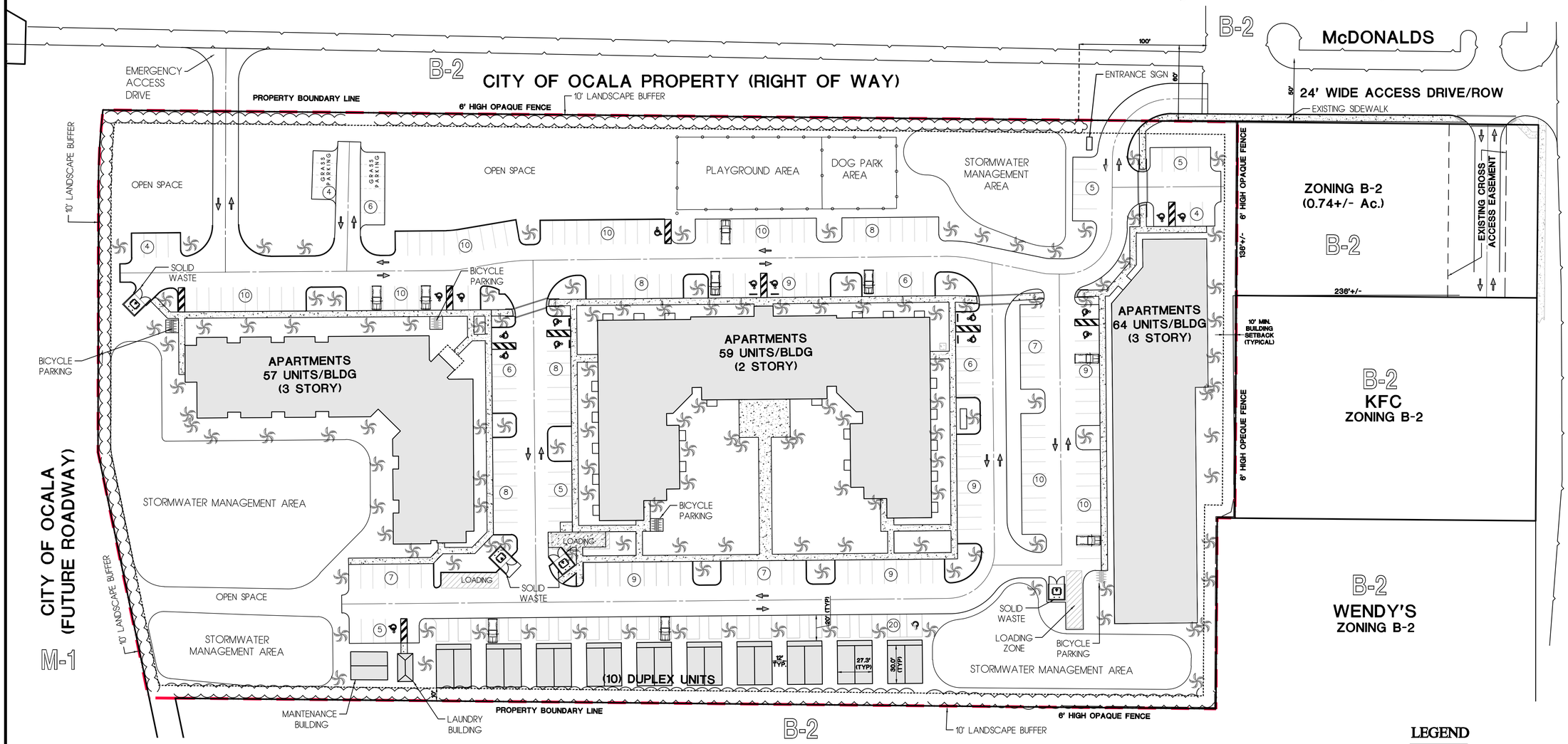
REVISION DATE: FEBRUARY 25, 2026

Plotted: 3/25/2026 9:39:45 AM : Linda Pigeon : LTScale: 1.00 : DimScale: 30.00 : PSLtscale: 1
T:\426 Saving Mercy\03 Zoning\dwg\PE\01_Cover ZONING PD (02-25-2026).dwg : EXHIBIT A Cover Sheet

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 SPACE PER ONE BEDROOM UNIT AND ONE AND A HALF PARKING SPACES FOR TWO BEDROOM 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
APARTMENTS (INCLUDES 30 TWO-BED UNITS)	180	195	8
ADMINISTRATION (FLOOR AREA)	3,460 S.F.	12	1
DUPLEXES (10 BUILDINGS)	20	20	1
MAINTENANCE SHOP	650 SF	1	0

TOTAL PARKING SPACES REQUIRED (BASED ON LAYOUT) 228 TOTAL HANDICAP SPACES REQUIRED = 10

TOTAL SPACES PLANNED 256 (238 PAVED AND 18 GRASS)

TOTAL GRASSED SPACES PLANNED 18 = 7.56% (25 % MAXIMUM)

BICYCLE PARKING PLANNED 30 (1 SPACE PER 10 PARKING MIN)

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 ARDURRA GROUP, Inc FORMERLY 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

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
CONCEPTUAL SITE DEVELOPMENT PLAN

PREPARED FOR
SAVING MERCY CORPORATION

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

NO.	DATE	REVISIONS	APP'D BY
1	10/7/24	ADDED ADDRESS DESIGNATIONS	CAP
2	1/22/26	AMENDED PD PLAN, SITE & BUILDING LAYOUT	CAP

SCALE:	1" = 40'
DATE:	08.08.23
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOK:	-
PAGE:	-
DATUM	SPCS L-N
FILE NO:	426.03
JOB NO:	426
SHEET:	02 OF 3

925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 867-7068 voice

ARDURRA
COLLABORATE INNOVATE CREATE

REGISTRATION NUMBERS:
ENGINEERING NO. 28631 SURVEYING & MAPPING LB NO. 2910

File No.
426.03

Job No.
426

02 of 3

Plotted: 2/25/2026 12:54:05 PM : Chuck Pigeon
T:\426 Saving Mercy\03 Zoning\dwg\PE\02 PD Zoning Plan_02-23-2026.dwg : Copyright 2026 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
02 Master Plan

EXHIBIT B

Graphic Scale
1" = 40'

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

McDONALDS

UNNAMED EXISTING ACCESS DRIVE

FREE STANDING ENTRANCE SIGN

EXISTING SIDEWALK

L=59.46',
R=520.00'

S.00°33'01"W. 890.37

SET-BACK LINE (TYPICAL)

PLAYGROUND AREA

DOG PARK AREA

GRASS PARKING

GRASS PARKING

Ph III

Ph IV

Ph II DRA
Ph IV DRA

Ph IV

Ph I

Ph III

S.89°55'00"E. 210.74'

BICYCLE PARKING

BICYCLE PARKING

APARTMENTS
Ph III

APARTMENTS
Ph II

BICYCLE PARKING

Ph IV
APARTMENTS

N.89°38'00"W. 311.06'

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

KFC
ZONING B-2

WENDY'S
ZONING B-2

W. SILVER SPRINGS BOULEVARD
(STATE ROAD #40)

CITY OF OCALA
(FUTURE ROADWAY)
ZONING
M-1

Ph I DRA
Ph II DRA
Ph III DRA

LOADING

LOADING

BICYCLE PARKING

BICYCLE PARKING

Ph III

Ph I DRA
Ph II DRA
Ph III DRA

Ph I
DUPLEXES

Ph I DRA
Ph IV DRA

N.89°40'23"W. 149.96'

N.00°30'56"E. 13.82'

N.84°11'11"E. 528.37'

N.78°12'25"E. 477.64'

PROPERTY BOUNDARY (TYPICAL)

MAINTENANCE BUILDING & LAUNDRY

N.00°28'37"E. 816.58'

PLANNED DEVELOPMENT BOUNDARY (TYPICAL)

QUALITY INN PROPERTY
ZONING B-2

LEGEND

- LANDSCAPE BUFFER LIMITS
- SETBACK LINE
- PHASE — PD DEVELOPMENT PHASE LINES
- PD LIMITS
- ZONING B-2 EXISTING ZONING DESIGNATION

PHASE I			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG.	0	0	0
DUPLEXES (20 UNITS)	1	19	20
APARTMENTS	0	0	0
MAINTENANCE SHOP	0	0	0
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
1	19		20
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
1	19		20
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
1	19	0	20
OPEN SPACE CALCULATIONS PHASE I			
TOTAL PROJECT AREA:		1.33	ACRES
PROJECT AREAS (W/O DRA's):		1.20	ACRES
PROPOSED IMPERVIOUS AREA:		0.63	ACRES
OPEN AREA:		42.5	%

PHASE II			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG. (1460 SF)	0	5	5
DUPLEXES	0	0	0
APARTMENTS (59)	3	56	59
MAINTENANCE SHOP	0	0	0
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
3	61		64
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
4	80		84
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
7	89	0	96
OPEN SPACE CALCULATIONS PHASE II			
TOTAL PROJECT AREA:		2.45	ACRES
PROJECT AREAS (W/O DRA's):		2.45	ACRES
PROPOSED IMPERVIOUS AREA:		1.74	ACRES
OPEN AREA:		33.9	%

PHASE III			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG. (800 SF)	0	3	3
DUPLEXES	0	0	0
APARTMENTS (57)	3	69	72
MAINTENANCE SHOP (650 SF)	0	1	1
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
3	73		76
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
7	153		160
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
13	153	10	176
OPEN SPACE CALCULATIONS PHASE III			
TOTAL PROJECT AREA:		4.11	ACRES
PROJECT AREAS (W/O DRA's):		3.50	ACRES
PROPOSED IMPERVIOUS AREA:		1.26	ACRES
OPEN AREA:		44.6	%

PHASE IV			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG. (1200 SF)	0	4	4
DUPLEXES	0	0	0
APARTMENTS (64)	3	61	64
MAINTENANCE SHOP	0	0	0
TOTAL REQUIREMENT BY PHASE			
HC	REGULAR		TOTAL
3	65		68
TOTAL CUMULATIVE DEVELOPMENT PARKING REQUIRED			
HC	REGULAR		TOTAL
10	218		228
TOTAL CUMULATIVE PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
17	217	10	244
OPEN SPACE CALCULATIONS PHASE IV			
TOTAL PROJECT AREA:		1.41	ACRES
PROJECT AREAS (W/O DRA's):		1.37	ACRES
PROPOSED IMPERVIOUS AREA:		0.96	ACRES
OPEN AREA:		42.2	%

PROJECT BUILDOUT TOTALS			
PARKING SPACE CALCULATIONS			
STRUCTURE	HC	REGULAR	TOTAL
ADMIN. BLDG. (3460 SF)	0	12	12
DUPLEXES (20 UNITS)	1	19	20
APARTMENTS (180)	9	186	195
MAINTENANCE SHOP (650 SF)	0	1	1
TOTAL PARKING REQUIRED			
HC	REGULAR		TOTAL
10	218		228
TOTAL CUMULATIVE DEVELOPMENT PARKING PLANNED			
HC	REGULAR		TOTAL
	PAVED	GRASS	
17	217	10	244
OPEN SPACE CALCULATIONS			
TOTAL PROJECT AREA:		9.31	ACRES
PROJECT AREAS (W/O DRA's):		8.58	ACRES
PROPOSED IMPERVIOUS AREA:		4.65	ACRES
OPEN AREA:		42.2	%

Notes

1. PHASE III GRASSED PARKING = 7.56%
2. PROPOSED DRAINAGE RETENTION AREAS NOT CONSIDERED AS OPEN SPACE.
3. 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.
4. PROPOSED GRASSED PARKING AREAS CONSIDERED AS IMPERVIOUS.
5. OFFSITE VEHICULAR AND PEDESTRIAN IMPROVEMENTS NOT INCLUDED.
6. EXISTING RV'S AND VEHICLES PARKED ON GRASS CONSIDERED TRANSITORY AND THEREFORE NOT INCLUDED.
7. 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.
8. ALL DRA'S WILL BE RESHAPED AND / OR EXPANDED WITH NEW PHASES OF DEVELOPMENT.

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
PHASING AND CONNECTIVITY PLAN

PREPARED FOR
SAVING MERCY CORPORATION

SECTION 4, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE:	REVISIONS:	APP'D. BY:
2	1/22/26	AMENDED PD PLAN, SITE & BUILDING LAYOUT	CRP

SCALE: 1" = 40'
DATE: JULY 2025
CHECKED: CRP
DRAWN: STAFF
FIELD BOOK: N/A
PAGE: SPC PL V
DATUM: 426.06
FILE NO: 426
JOB NO:
SHEET: 03 OF 3

925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 687-7788 voice

ARDURRA
COLLABORATE INNOVATE CREATE

REGISTRATION NUMBERS:
ENGINEERING NO. 28631 · SURVEYING & MAPPING LB NO. 2810

File No.
426.06

Job No.
426
03 of 3

Plotted: 2/25/2026 12:51:02 PM · Chuck Pigeon

T:\426 Saving Mercy\03 Zoning\dwg\PE\03_PD Phasing Plan_02-23-2026.dwg · Copyright 2026 Pigeon-Roberts & Associates, LLC. - All Rights Reserved

03 Phase Plan

SAVING MERCY VILLAGE

Ocala, Florida

PLANNED DEVELOPMENT STANDARDS BOOK

PD20-0003

September, 2020
Revised October 30, 2020
Revised November 30, 2023
Revised January 10, 2024
Revised January 23, 2026
Revised February 25, 2026

Site Address:
3610 NW 1st Loop
Ocala, FL 34475

Prepared For:
Saving Mercy Corporation
3601 West Silver Springs Blvd.
Ocala, FL 34475
Ph: (352) 629-6902
Email: info@savingmercy.org
www.savingmercy.org
and
Carrfour Supportive Housing, Inc.
1398 SW 1st ST, 12th FL
Miami, FL 33135
Ph: (305) 371-8300
www.carrfour.org

Prepared By:

ARDURRA
925 S.E. 17th Street, Suite A
Ocala, FL 34471
Ph 352-861-7799

Project No. 20-426.09

Table of Contents

Introduction……..……...3

Planned Development Guidelines……..……..……..…4

Guiding Principals..……..……..……..……4

Architectural Style……..……..……..……..……8

Vegetative Buffers……..……..……..……..…..…11

Amenities……..……..……12

Access Drives and Roadway Sections..……..……..……...13

Signage…….……14

Sample Plants……..…..…16

Statement of Variations……...……17

Exhibits……..18

A. (REMOVED)
B. (REMOVED)
C. (REMOVED)
D. (REMOVED)
E. Concept Architectural Building Elevations

Introduction:

The Saving Mercy Village is a Planned Development comprised of just under 10 acres set back from 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 four 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	Total Buildout
Duplex	20	0	0	0	20 units
Residential Apartments	0	59 units	57 units	64 units	180 units
Total					200 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 duplex and multi-family accommodations for residential housing along with the related supporting facilities for this unique Planned Development. Supporting facilities include laundry and bathroom facilities, solid waste and recycle areas, and playground / dog park 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 three-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. For apartment units the design criteria will be one bicycle space for each 5 units, bicycle racks shall be located near main entrances.

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

- An Entrance monument sign 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
- The maximum area for entrance sign shall be 48 square feet.

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

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 comply with ADA standards and be available to various areas of 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. Housing styles include Tiny Home Duplex Units, 2-story multi-family apartments and 3-story multi-family apartments.



TINY HOME DUPLEX EXTERIOR VIEW



TINY HOME DUPLEXES

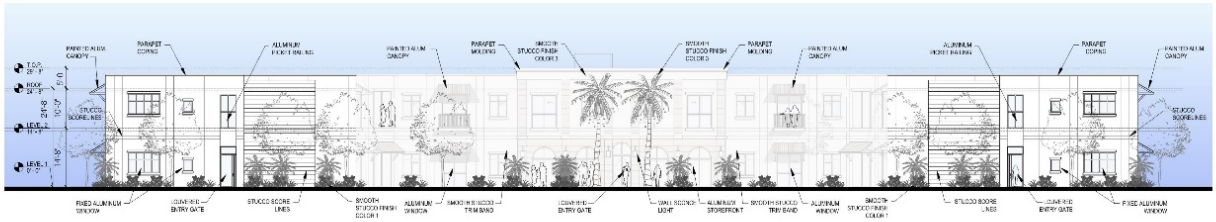
2-STORY APARTMENT ELEVATION DRAWING



1 FRONT ELEVATION - EAST
SCALE: 3/32" = 1'



2 SIDE ELEVATION - SOUTH
SCALE: 3/32" = 1'



3 REAR ELEVATION - WEST
SCALE: 3/32" = 1'

3-STORY APARTMENT ELEVATION DRAWING



1 EAST ELEVATION

SCALE: 3/32" = 1'

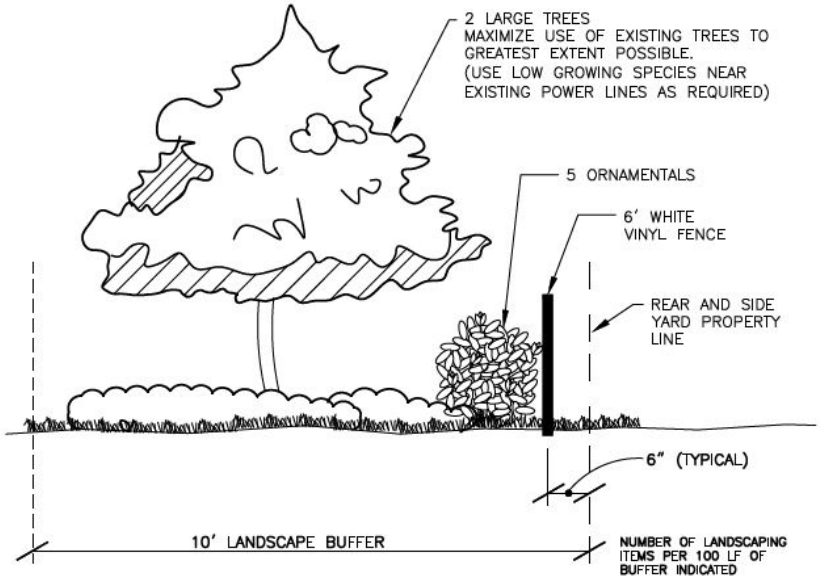


2 SOUTH ELEVATION

SCALE: 3/32" = 1'

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.

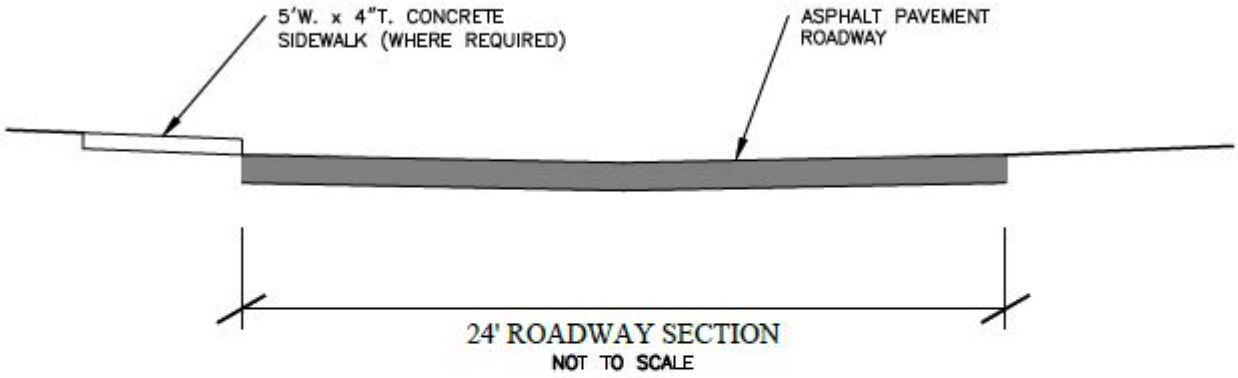


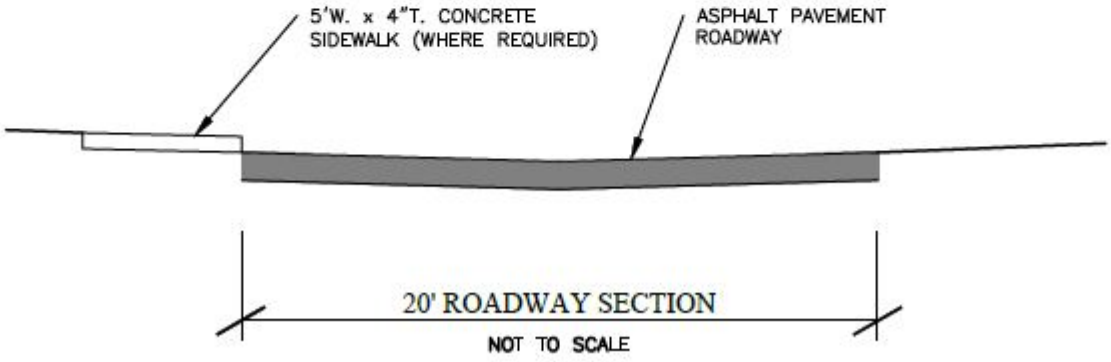
The Planned development will also include an open space area for dog walking and outdoor activity.



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 proposed entrance sign illustrated herein is to be located near the main Saving Mercy community entrance as illustrated on the PD Master Plan.

Entrance signage will be illuminated for nighttime visibility.



Note: The original sign location for the development on SR 40 is no longer available to Saving Mercy Corporation due to the commercial frontage parcel changing ownership. The original community sign at SR 40 has been removed.

Monument Entrance Sign:

Description

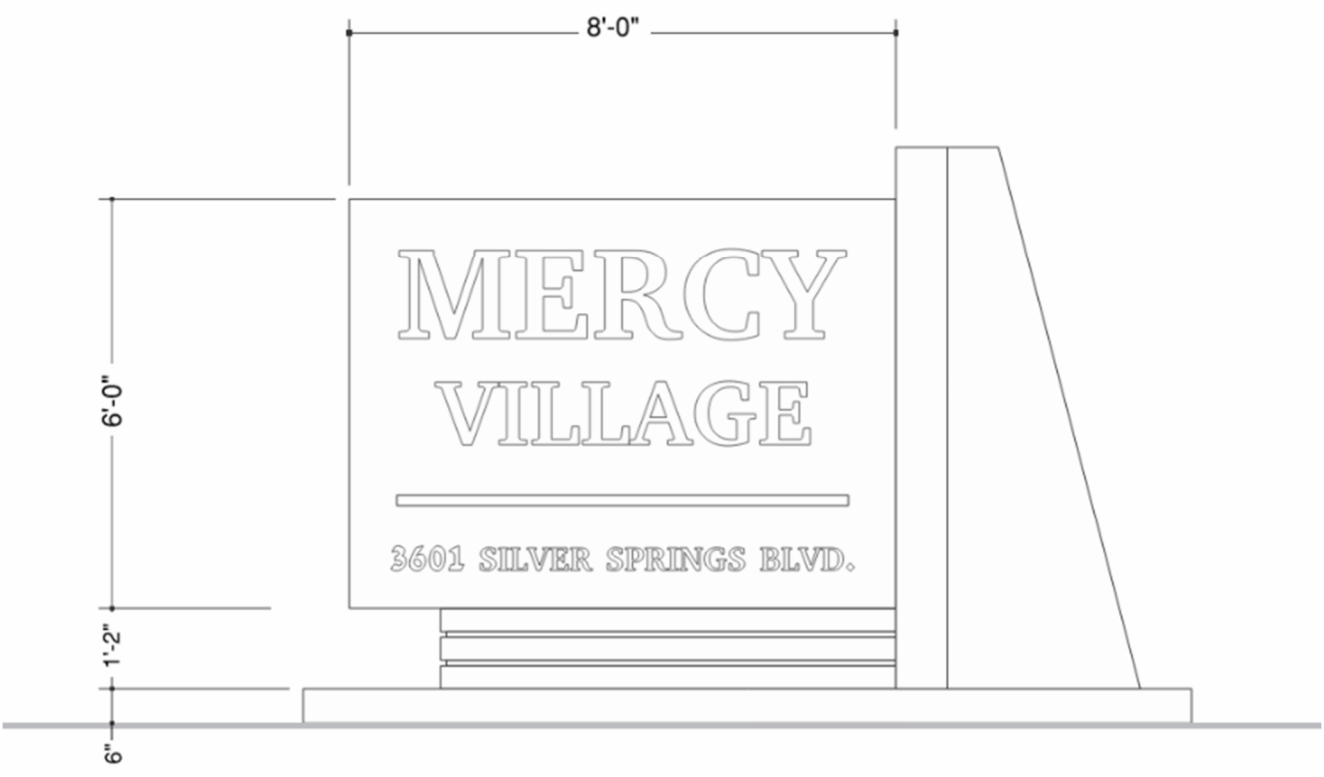
- Signs are subject to the requirements set forth in City of Ocala Code of Ordinances Chapter 110 as applicable.

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 – for Entrance Signage

- Sign area maximum: 48 square feet each side
- Maximum height: 8 feet
- Pedestal height (Min/Max) 2 feet



Typical Entrance Signage Dimensions

Number of Signs

- Two monument signs (one at each entrance) are allowed along street frontage.
- Wall signs shall be located and attached to each building identifying the building.

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
- Signs should not interfere with views of buildings
- Excessive numbers of individual signs
- Individual building numbers as required by NFPA Code shall not be considered a sign

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.

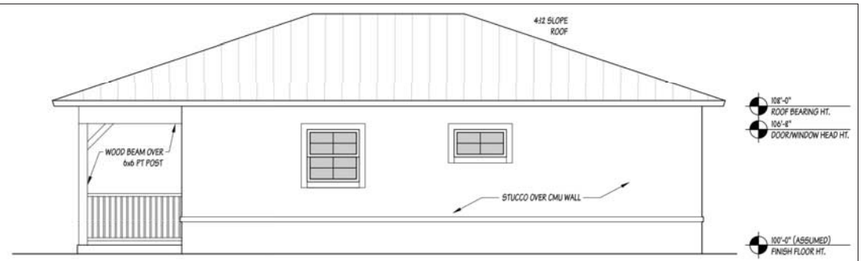
Parking:

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

SAVING MERCY VILLAGE
ARCHITECTURAL
ELEVATIONS

EXHIBIT E-2



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

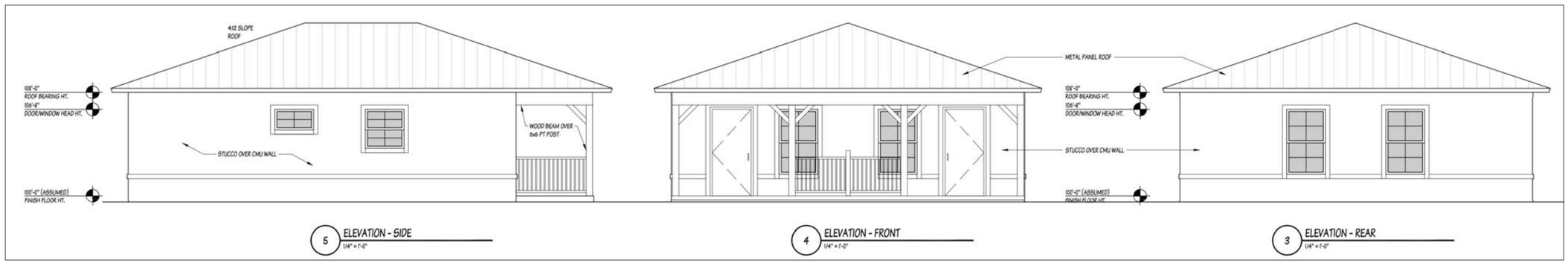


5 ELEVATION - SIDE AT STANDARD SUITE
1/4" = 1'-0"

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
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR SAVING MERCY CORPORATION
SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE:	REVISIONS:	APP'D. BY

SCALE:	NO SCALE
DATE:	08.08.20
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOK:	N/A
PAGE:	N/A
DATUM:	SPC FL W
FILE NO.:	426.03
JOB NO.:	426
SHEET:	E-05 OF 6

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 867-7798 Voice
(352) 867-7700 fax

CERTIFICATION:
ENGINEERING NO. 28531 • SURVEYING & MAPPING LB NO. 7451

File No.
426.03

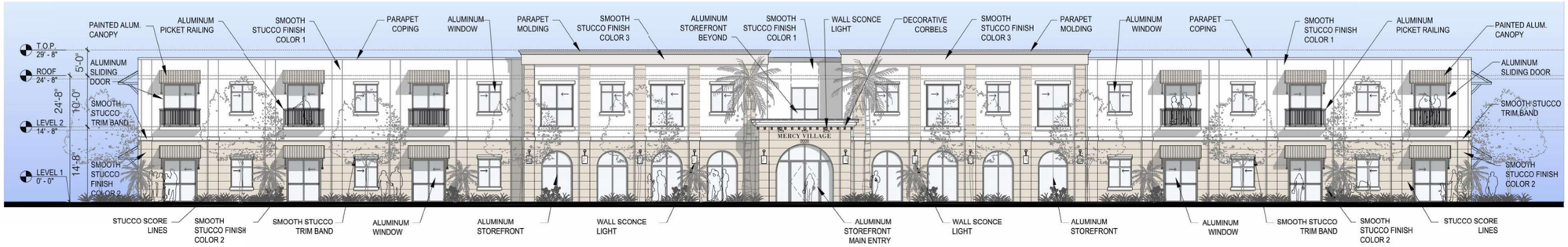
Job No.
426

E-05 of 6

Plotted: 9/29/2020 1:36:40 PM : Chuck Pigeon
T:\426 Saving Mercy\03 Zoning\dwg\PE\Exhibit 05_AIA Elevations.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
05 AIA E1 2

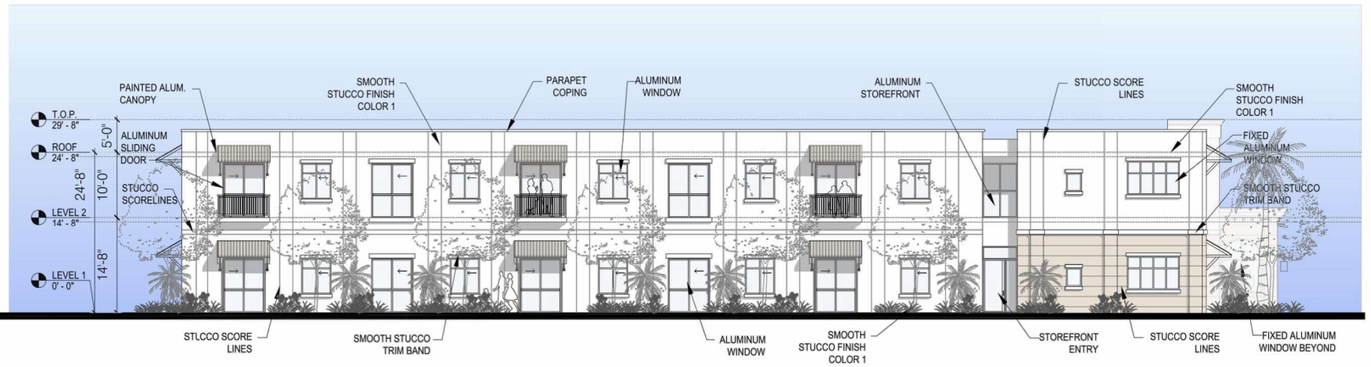
SAVING MERCY VILLAGE
APARTMENT ARCHITECTURAL ELEVATIONS

EXHIBIT E-5



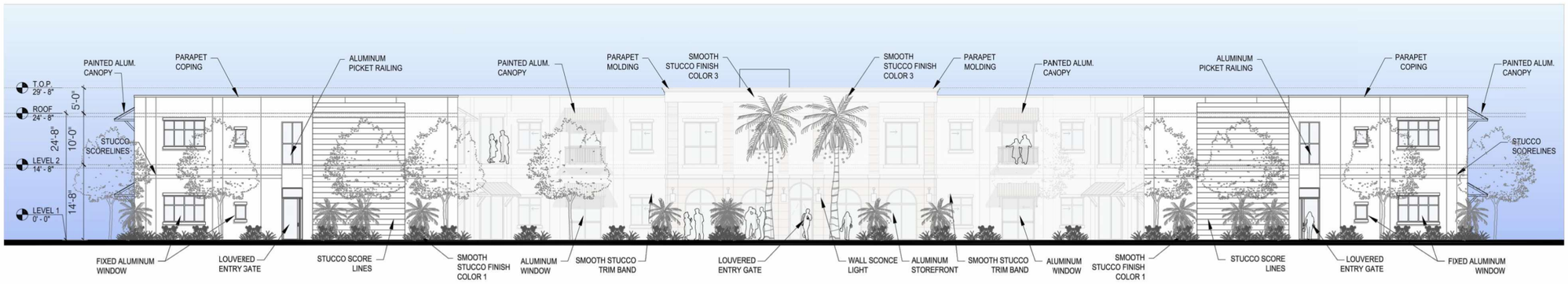
1 FRONT ELEVATION - EAST

SCALE: 3/32" = 1'



2 SIDE ELEVATION - SOUTH

SCALE: 3/32" = 1'



3 REAR ELEVATION - WEST

SCALE: 3/32" = 1'

NOTE:
ELEVATIONS PREPARED BY
CMA ARCHITECTS, DORAL, FL

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR
SAVING MERCY CORPORATION

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

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

SCALE: NO SCALE
DATE: 12.03.23
CHECKED: CAP
DRAWN: STAFF
FIELD BOOK: N/A
PAGE: N/A
DATUM: SPC FL W
FILE NO.: 426.06
JOB NO.: 426
SHEET: E-08 OF 8

925 S.E. 17th Street, Suite A
Ocala, Florida 34471
(352) 861-7799 voice

ARDURRA
COLLABORATE. INNOVATE. CREATE.

REGISTRATION NUMBERS:
ENGINEERING NO. 28539 - SURVEYING & MAPPING LB NO. 2610

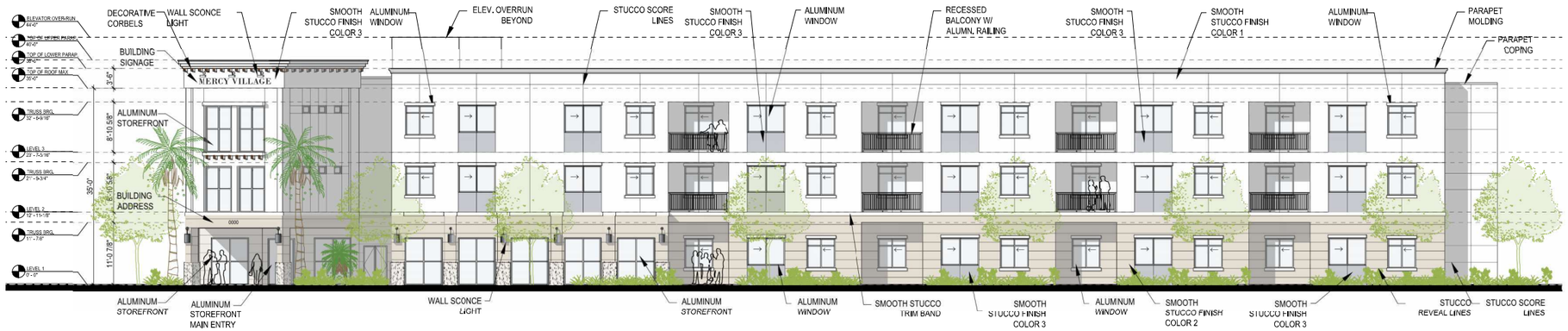
File No.
426.06

Job No.
426

E-08 of 8

T:\426 Saving Mercy\03 Zoning\dwg\PE\Exhibit 08_AIA Elevations.dwg : Copyright 2023 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
08 AIA G

EXHIBIT E-6



1 EAST ELEVATION

SCALE: 3/32" = 1'



2 SOUTH ELEVATION

SCALE: 3/32" = 1'

CMA
ARCHITECTS
1430 S. Dixie Highway Suite 316B
Coral Gables, FL 33146
T (305) 527-8246
WWW.CMAARCHITECTS.COM

SEAL

ALFRED RAVELO LIC. # AR101896

OWNER

PROPOSED CONSTRUCTION OF A AFFORDABLE MULTIFAMILY BUILDING

MERCY VILLAGE PHASE III

3601 WEST SILVER SPRINGS BLVD.
OCALA, FL

DATE: 01-21-2026

DRAWINGS SET:
SCHEMATIC SET

REVISIONS

PROJECT #: 25-015
DRAWN BY: AR/LA
CHECKED BY: AR
SCALE: AS INDICATED

SHEET NAME:
SCHEMATIC ELEVATIONS
SHEET NUMBER:

A-1.3

NO COPIES, REPRODUCTIONS, TRANSMISSIONS OR ELECTRONIC MANIPULATION OF ANY PORTION OF THESE DRAWINGS IN WHOLE OR IN PART ARE TO BE MADE WITHOUT THE EXPRESS WRITTEN PERMISSION OF CMA ARCHITECTS, LLC. ALL DESIGNS INDICATED IN THESE DRAWINGS ARE PROPERTY OF CMA ARCHITECTS, LLC. ALL COPYRIGHTS RESERVED (C) 2020. THESE PLANS ARE FOR BUILDING DEPARTMENT REVIEW ONLY. THEY ARE NOT TO BE CONSTRUED AS CONSTRUCTION DOCUMENTS UNTIL ALL BUILDING DEPARTMENT APPROVALS ARE OBTAINED.

C M A A R C H I T E C T S , L L C THE DESIGN AND DRAWINGS FOR THIS PROJECT ARE THE PROPERTY OF THIS ARCHITECT AND ARE PROTECTED UNDER THE COPYRIGHT PROTECTION ACT.

DUE TO THE COMPLEXITY OF THE PROJECT, THE CONTRACTOR SHALL CARRY A 3% CONTINGENCY OF HARD COST ON THE PROJECT.

ORDINANCE 2021-14

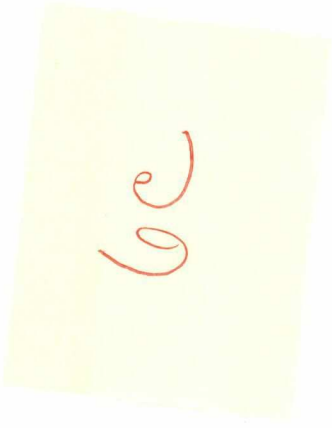
AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM B-2, COMMUNITY BUSINESS, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED AT 3601 WEST SILVER SPRINGS BOULEVARD, OCALA, FLORIDA (CASE NO. PD20-0003); PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF CONFLICTING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



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.

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:

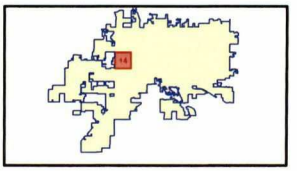
By: _____
Robert W. Batsel, Jr.
City Attorney

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

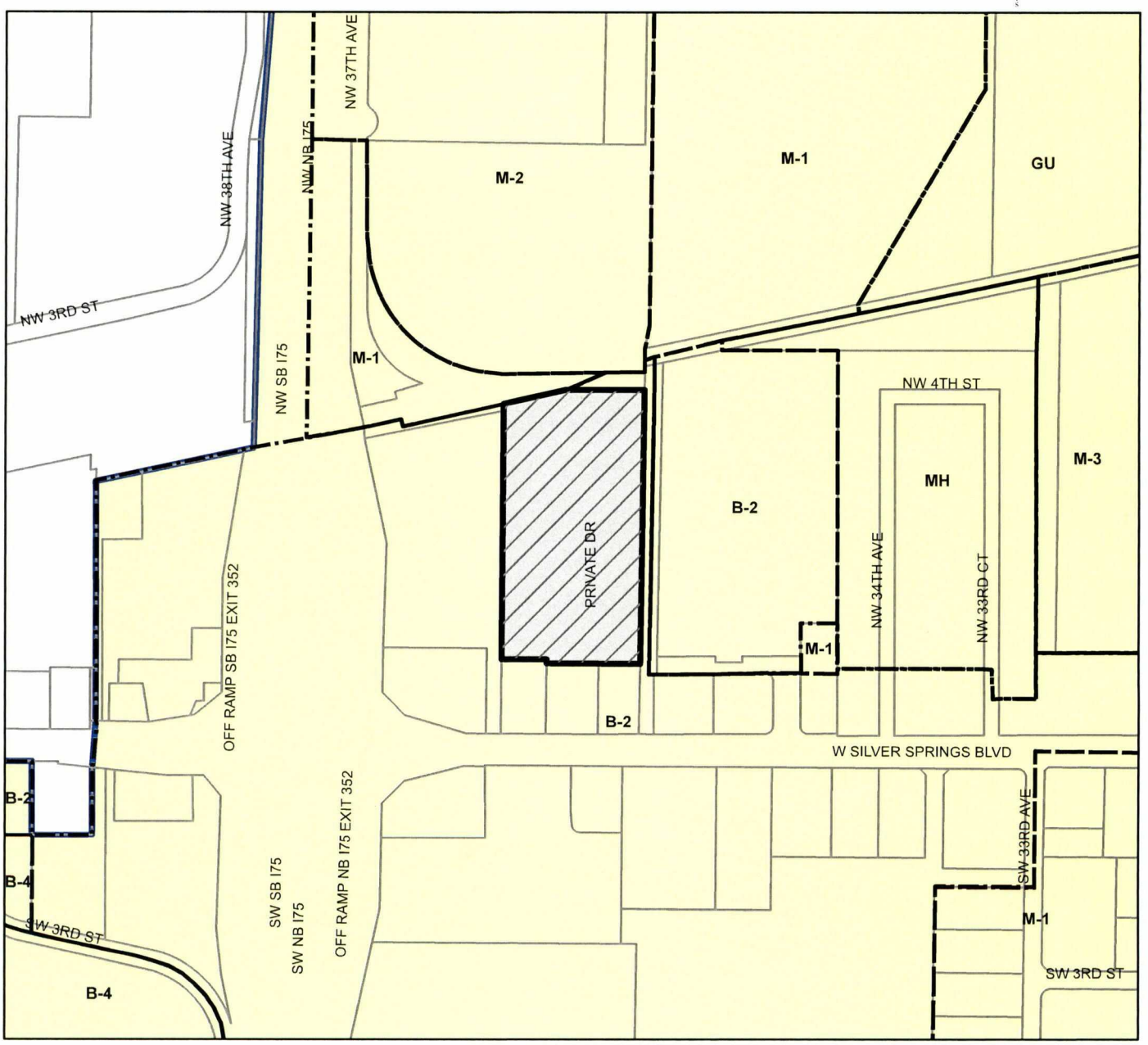


SEC 14 TWP 15 RNG 21

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

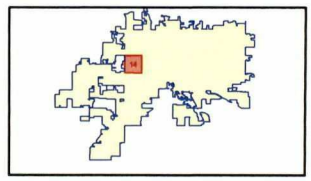
- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT*

ZONING AERIAL MAP ORDINANCE 2021-14

P&Z MEETING: 12/7/2020

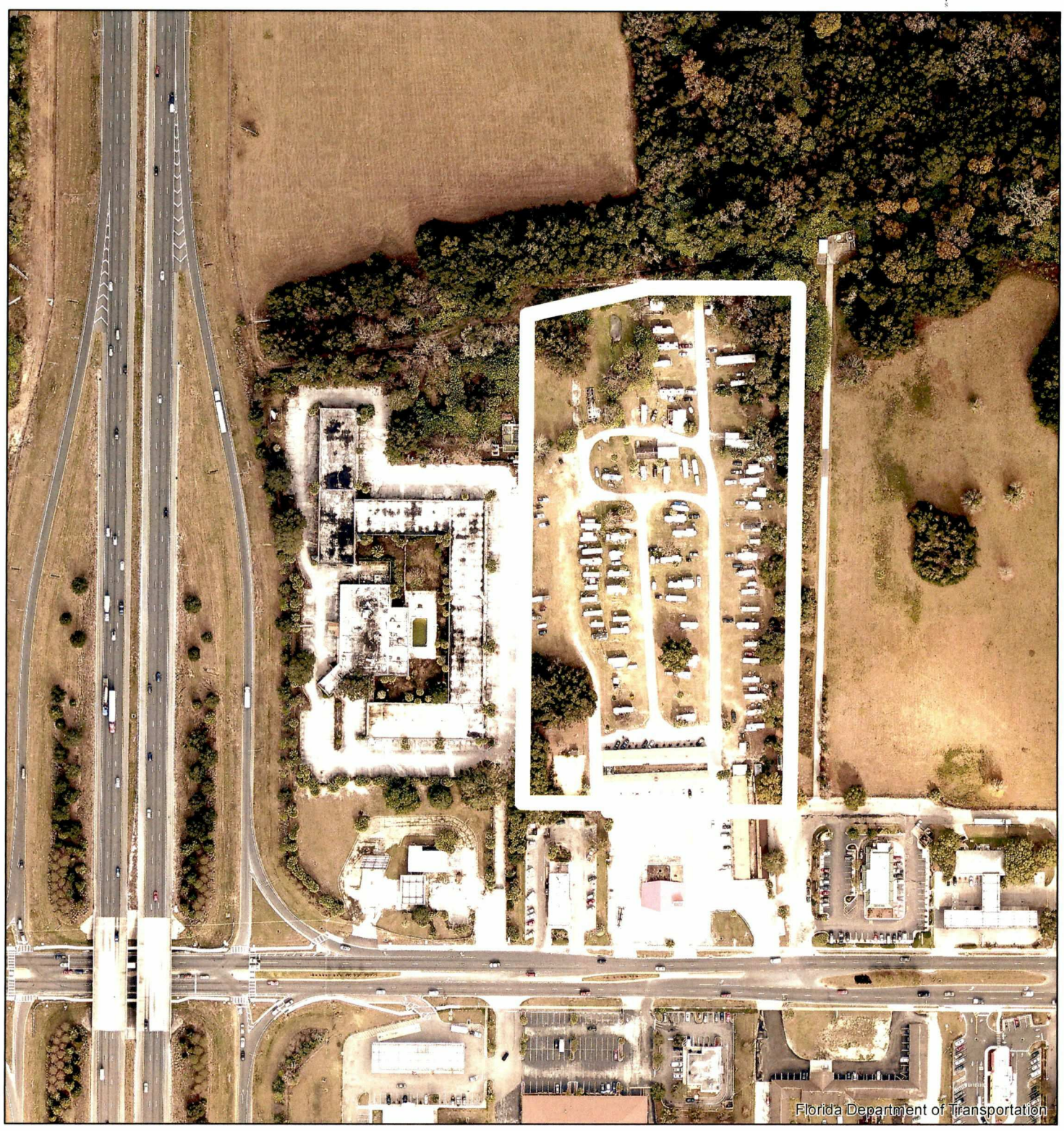
LOCATION MAP



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 MANAGEM*

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,

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.

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

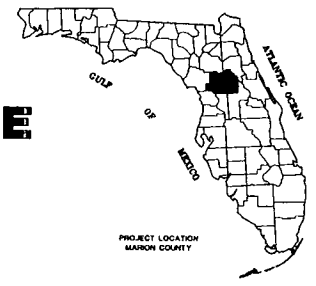
CONCEPTUAL SITE DEVELOPMENT PLAN

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 COMPONENT	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 SITE AREA (0.93 ACRES)

PARKING STANDARDS TABLE			
PARKING ELEMENT	NUMBER / UNITS	STANDARD	TOTAL SPACES
ADMINISTRATION	2600 SF = 2.600 SF	1 SPACE PER 300 SF OF GROSS FLOOR AREA	10
DEVELOPMENT OFFICE	360 SF	1 SPACE PER 300 SF OF GROSS FLOOR AREA	2
DETACHED SINGLE FAMILY (FEE HOUSES)	10 UNITS	1 SPACE PER HOUSE	10
APARTMENTS	32 UNITS	1.5 SPACE PER APARTMENT	32
DUPLEX	35 = 7 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			100

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	= 195

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 250.00 FEET; THENCE NORTH 89°41'48" WEST 150.00 FEET; THENCE NORTH 0°31'12" EAST 818.54 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 236.00 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 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 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, 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.

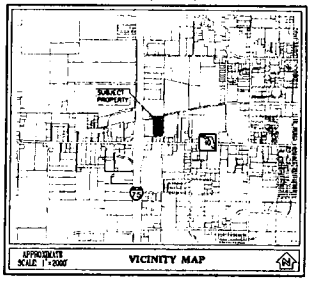
AND LESS AND EXCEPT *[LESS & EXCEPT NO 4]*:

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 250.00 FEET; THENCE NORTH 89°41'48" WEST 150.00 FEET; THENCE NORTH 0°31'12" EAST 818.54 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
3661 West Silver Springs Blvd.
Ocala, Florida 34475
Ph: (352) 629-8902

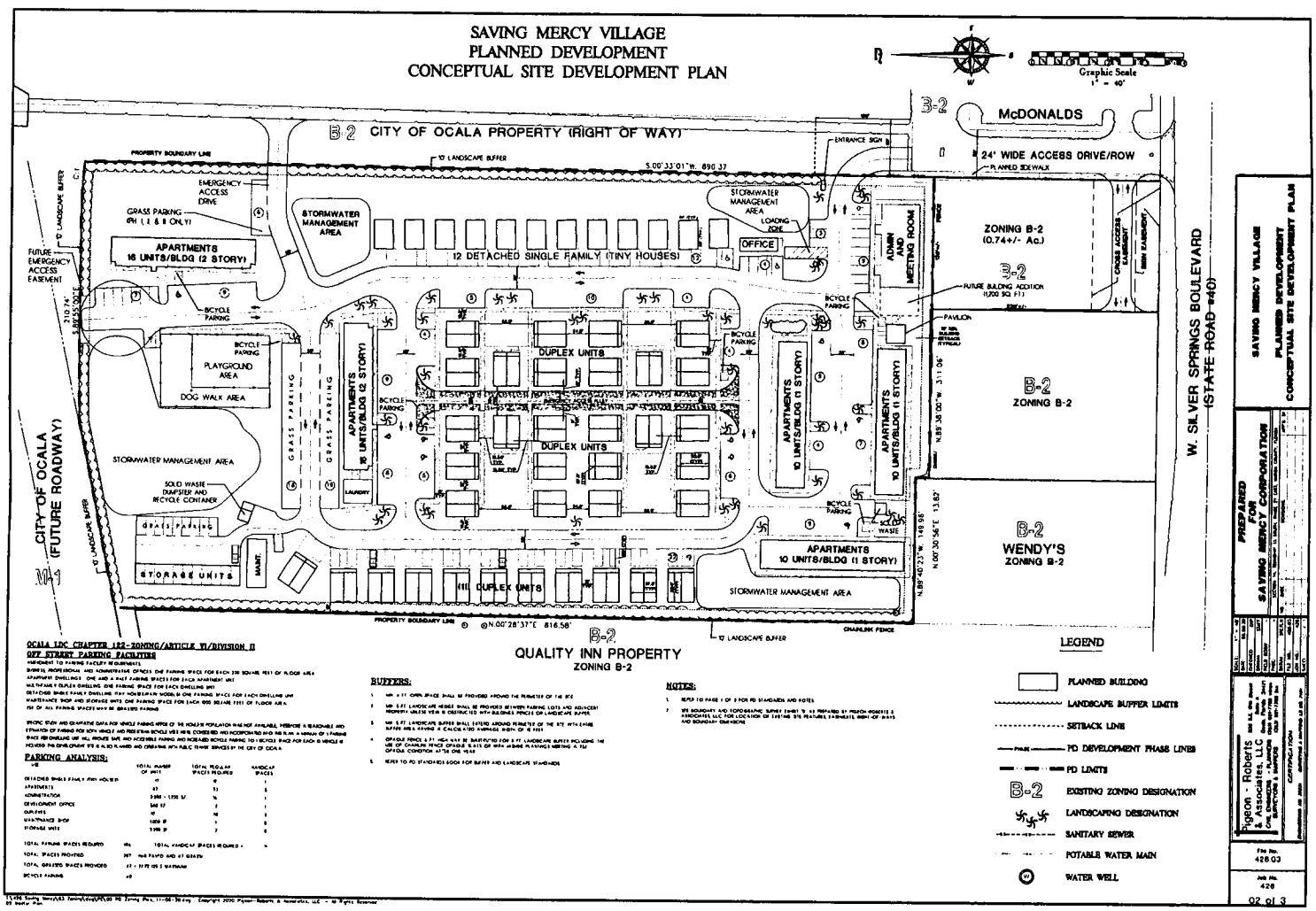
PREPARED BY:

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS-PLANNERS
SURVEYORS & MAPPERS
926 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7700 voice
(352) 861-7709 fax

CERTIFICATIONS:
ENGINEERING NO. 28631 - SURVEYING & MAPPING LB NO. 7481

PROJECT NO. 426.03 11.04.2020

SHEET 01 OF 03


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
15' LANDSCAPE BUFFER
S.00°33'01"W. 890.37
ENTRANCE SIGN
B-2
McDONALDS
24' WIDE ACCESS DRIVE/ROW
PLANNED SIDEWALK
EMERGENCY ACCESS DRIVE
GRASS PARKING (PH. I, II & III 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
ZONING B-2
(0.74+/- Ac.)
B-2
FUTURE EMERGENCY ACCESS EASEMENT
BICYCLE PARKING
FUTURE BUILDING ADDITION (1,000 SQ. FT.)
CROSS ACCESS EASEMENT
PLAYGROUND AREA
DOG WALK AREA
DUPLEX UNITS
PAVILION
B-2
ZONING B-2
STORMWATER MANAGEMENT AREA
GRASS PARKING
SOLID WASTE DUMPSTER AND RECYCLE CONTAINER
APARTMENTS
10 UNITS/BLDG (1 STORY)
LAUNDRY
STORAGE UNITS
MAINT.
(III) DUPLEX UNITS
B-2
WENDY'S
ZONING B-2
CITY OF OCALA
(FUTURE ROADWAY)
M-1
W. SILVER SPRINGS BOULEVARD
(STATE ROAD #40)
PROPERTY BOUNDARY LINE
N.00°28'37"E. 816.58'
CHAINLINK FENCE
B-2
QUALITY INN PROPERTY
ZONING B-2
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

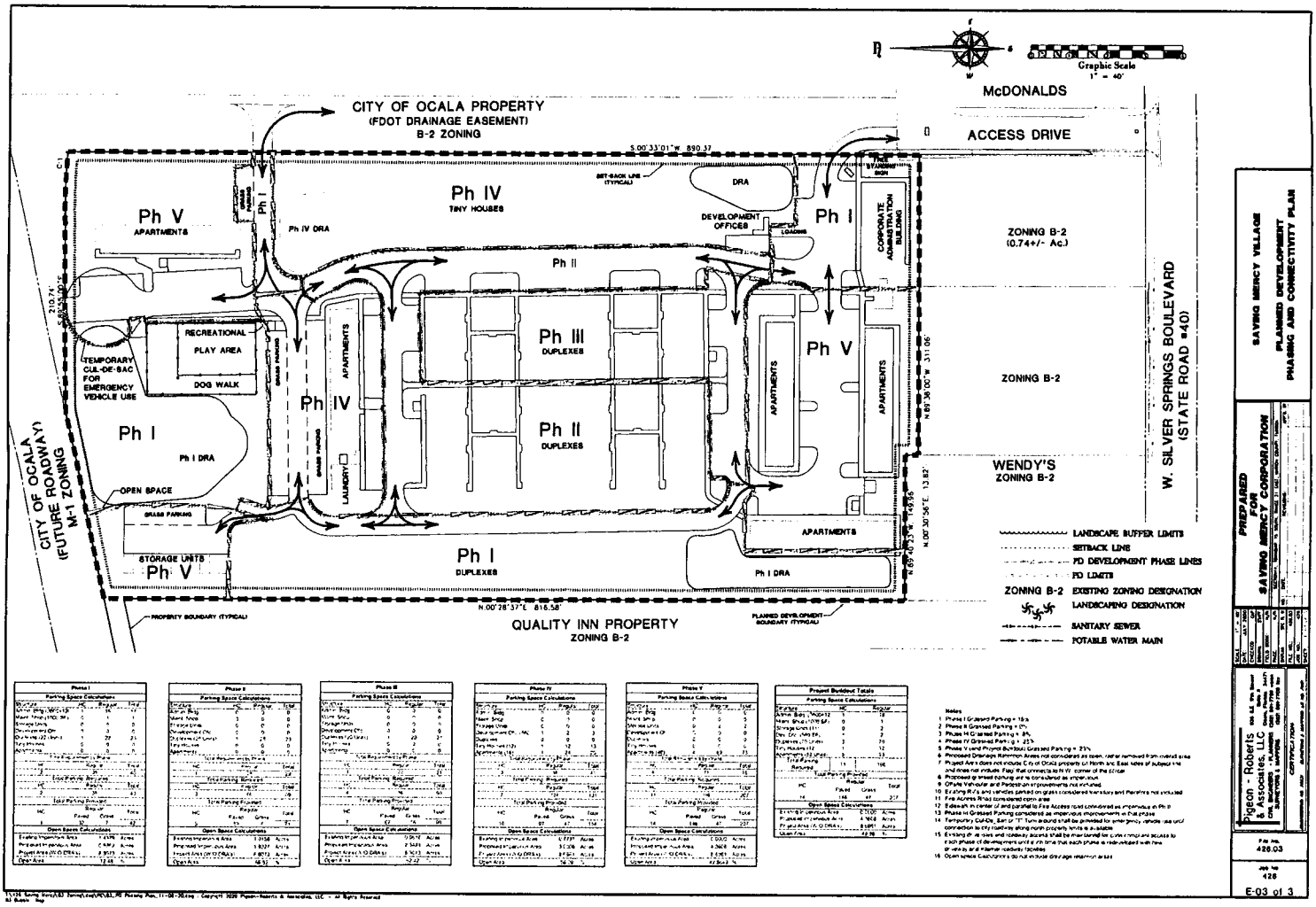

CITY OF OCALA PROPERTY
(FDOT DRAINAGE EASEMENT)
B-2 ZONING
McDONALDS
ACCESS DRIVE
Graphic Scale
1" = 40'
Ph V
APARTMENTS
Ph IV
TINY HOUSES
Ph I
Ph IV DRA
DRA
DEVELOPMENT OFFICES
Ph II
Ph III
DUPLEXES
Ph V
APARTMENTS
ZONING B-2
(0.74+/- Ac.)
ZONING B-2
WENDY'S
ZONING B-2
W. SILVER SPRINGS BOULEVARD
(STATE ROAD #40)
RECREATIONAL
PLAY AREA
DOG WALK
TEMPORARY CUL-DE-SAC FOR EMERGENCY VEHICLE USE
Ph I
Ph I DRA
OPEN SPACE
GRASS PARKING
LAUNDRY
STORAGE UNITS
Ph V
Ph I
DUPLEXES
Ph I DRA
CITY OF OCALA
(FUTURE ROADWAY)
M-1 ZONING
PROPERTY BOUNDARY (TYPICAL)
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
PREPARED FOR SAVING MERCY CORPORATION
SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
PHASING AND CONNECTIVITY PLAN
Pigeon - Roberts
426.03
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

Table of Contents

Introduction.....3
Planned Development Guidelines.....4
Guiding Principals.....6
Architectural Style.....8
Vegetative Buffers.....10
Amenities.....11
Access Drives and Roadway Sections.....12
Signage.....13
Sample Plants.....15
Statement of Variations.....16
Exhibits.....17

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.

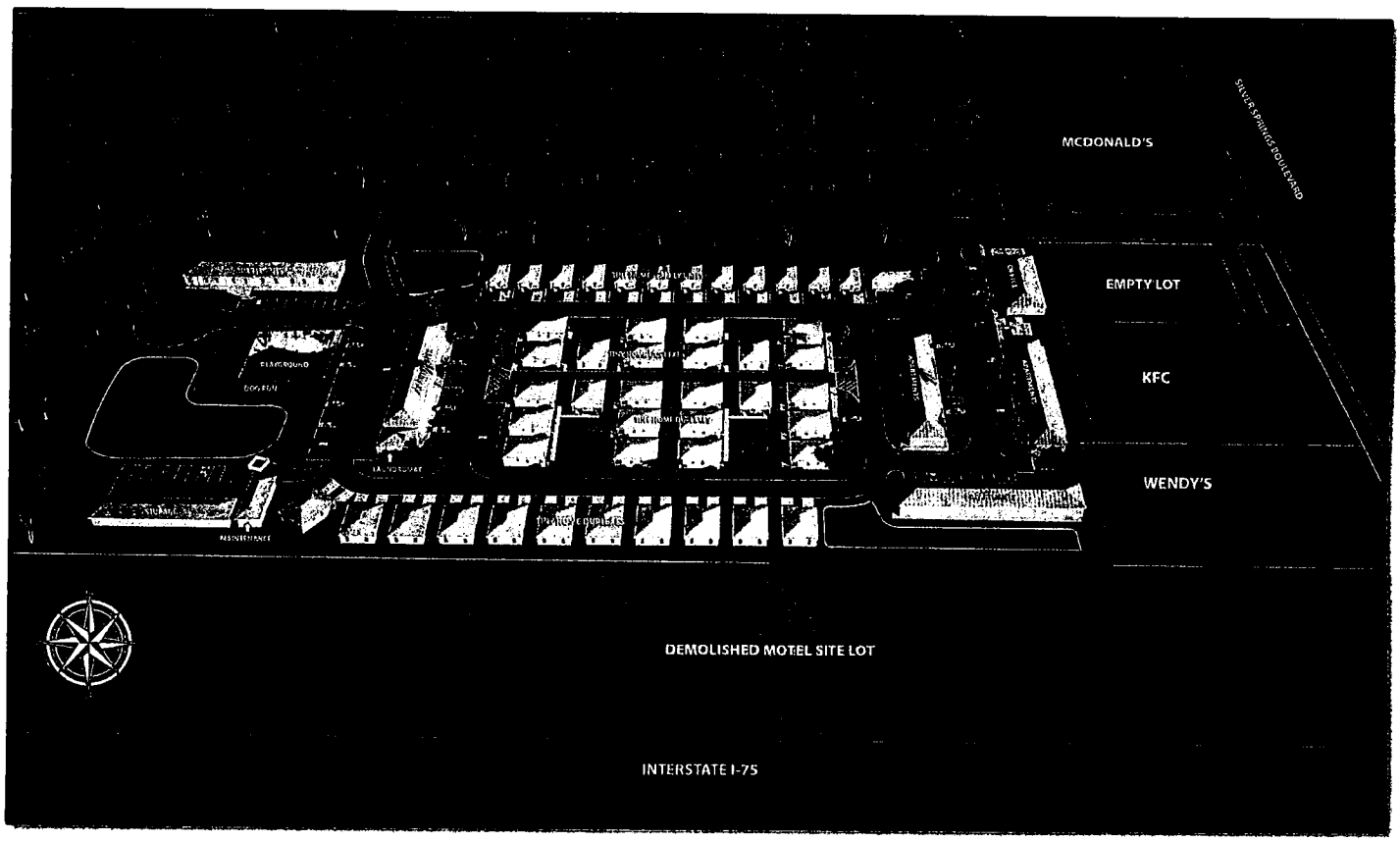
The PD Standards have been prepared to encourage and regulate the residential use of the development, including affordable building and site design requirements, which help ensure the provision of sound and sustainable land use planning. These components are fully described and presented throughout this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



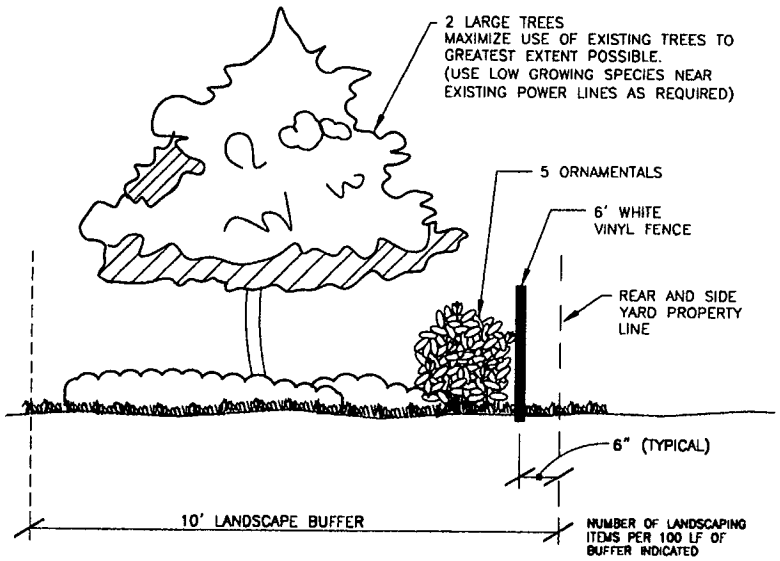
TINY HOME DUPLEX EXTERIOR VIEW



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.

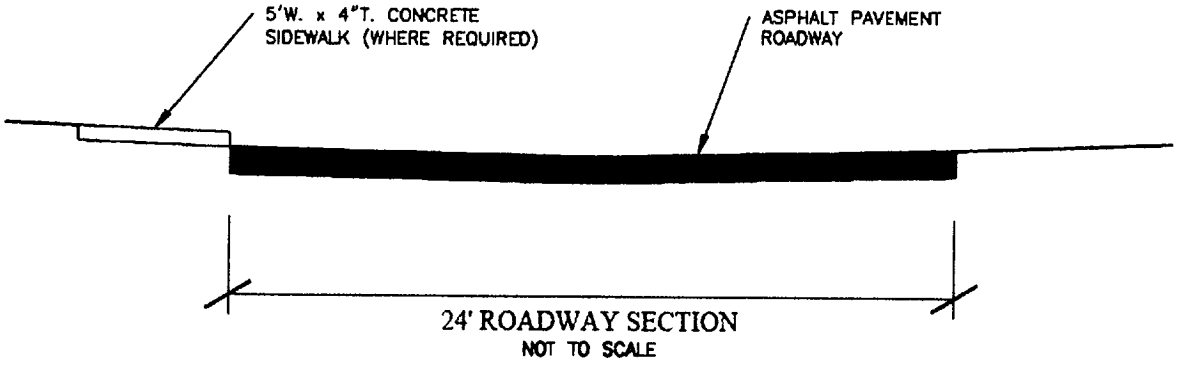


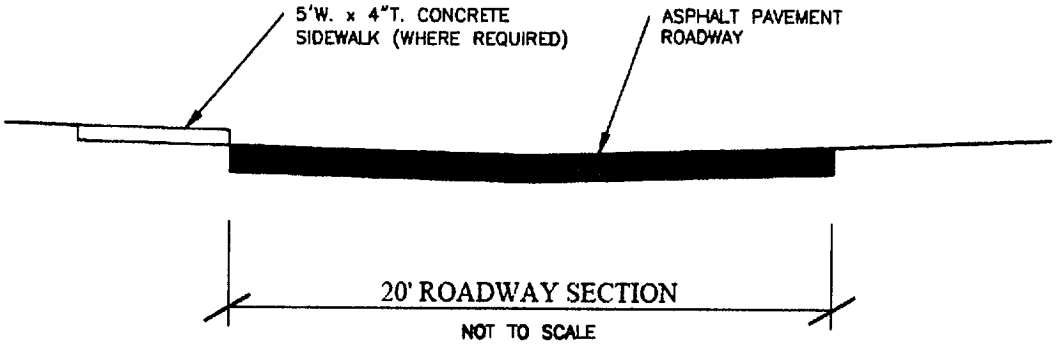
The Planned development will also include an open space area for dog walking and outdoor activity.



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

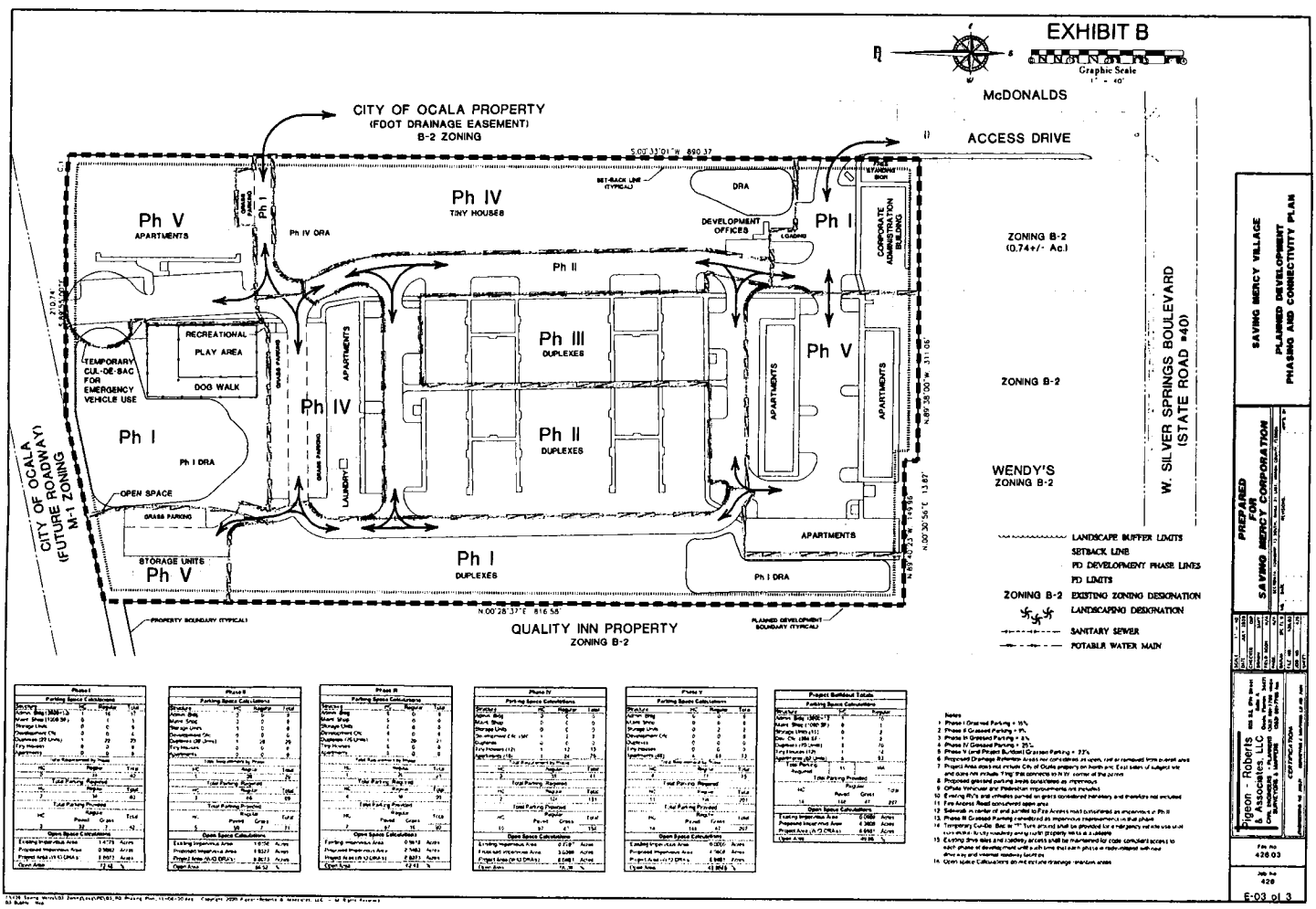
Statement of Variations:

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:

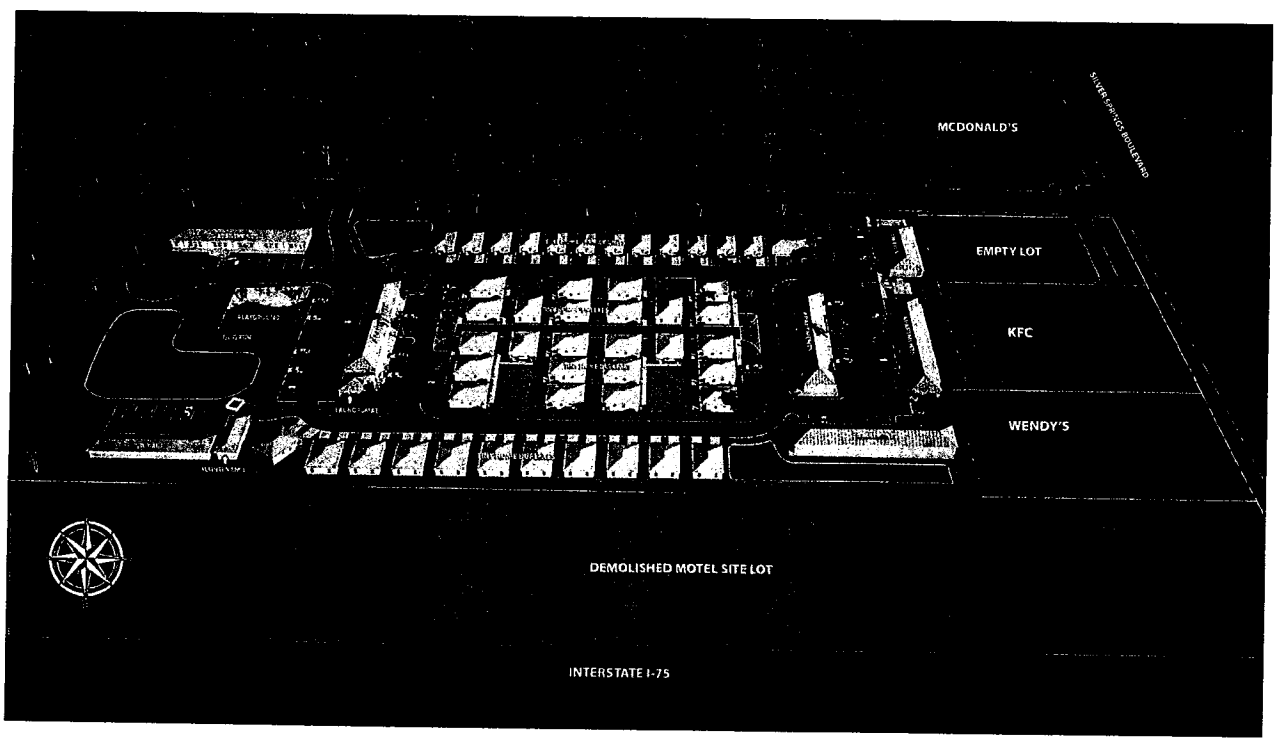
Section 122-1010(a)(2) Required Number of Parking Spaces: The number of parking spaces for two-family and multiple-family dwellings is revised from 1 ½ parking spaces for each dwelling unit to 1 parking space per dwelling unit.

Exhibits


EXHIBIT B
Graphic Scale
CITY OF OCALA PROPERTY
(FOOT DRAINAGE EASEMENT)
B-2 ZONING
McDONALDS
ACCESS DRIVE
Ph V
APARTMENTS
Ph I
Ph IV ORA
Ph IV
TINY HOUSES
DRA
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
Ph IV
Ph II
DUPLEXES
ZONING B-2
Ph I
Ph I DRA
OPEN SPACE
GRASS PARKING
LAUNDRY
WENDY'S
ZONING B-2
W. SILVER SPRINGS BOULEVARD
(STATE ROAD #40)
CITY OF OCALA
(FUTURE ROADWAY)
M-1 ZONING
STORAGE UNITS
Ph V
Ph I
DUPLEXES
Ph I DRA
APARTMENTS
PROPERTY BOUNDARY (TYPICAL)
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
PREPARED FOR
SAVING MERCY CORPORATION
SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
PHASING AND CONNECTIVITY PLAN
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

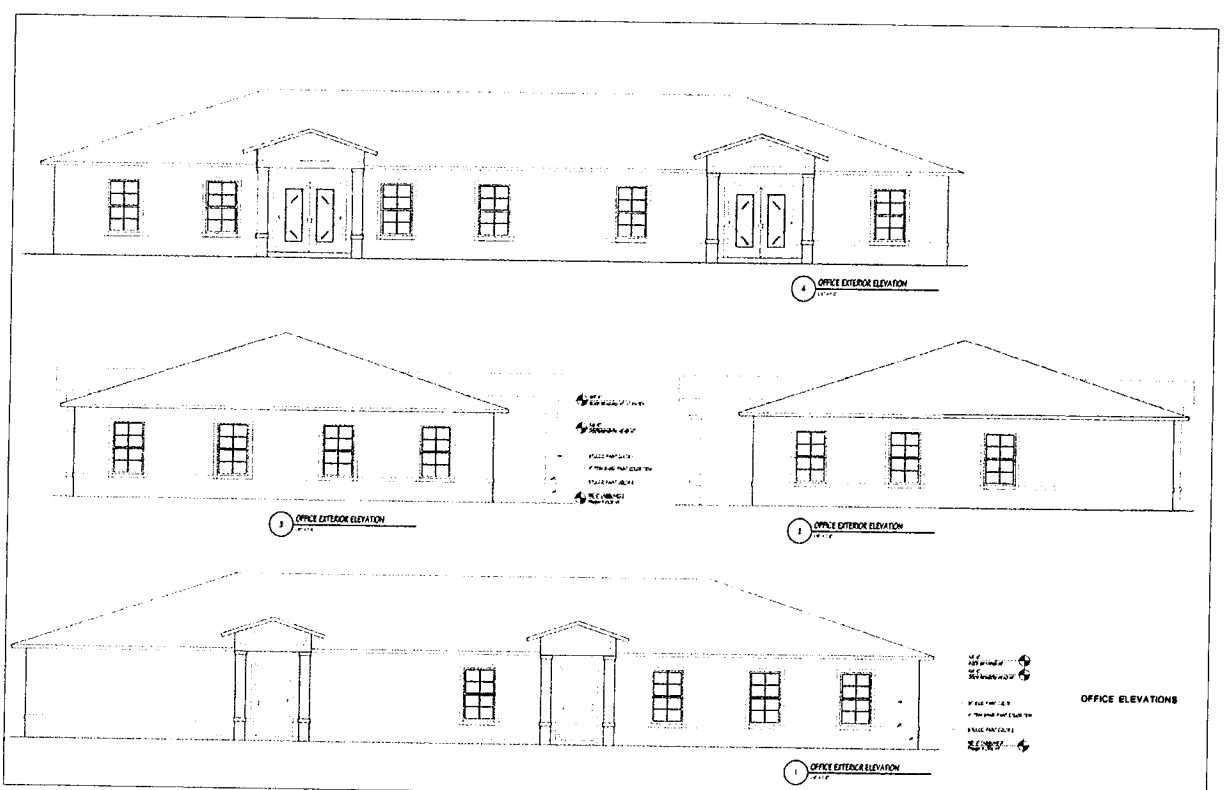
Pigeon - Roberts & Associates, LLC

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

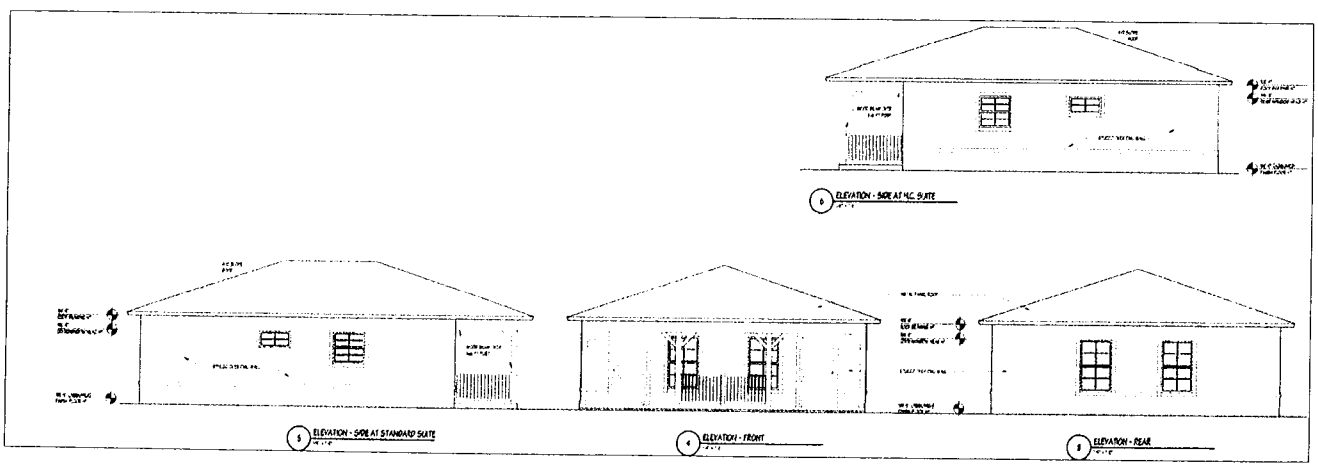
PREPARED FOR
SAVING MERCY CORPORATION

Pigeon - Roberts & Associates, LLC

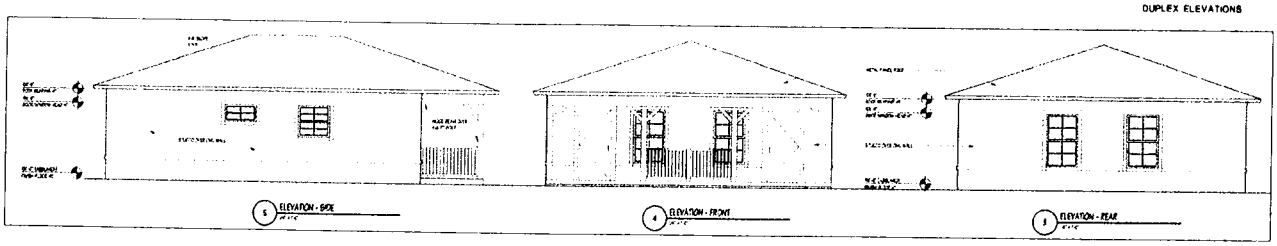
E-04 of 6

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

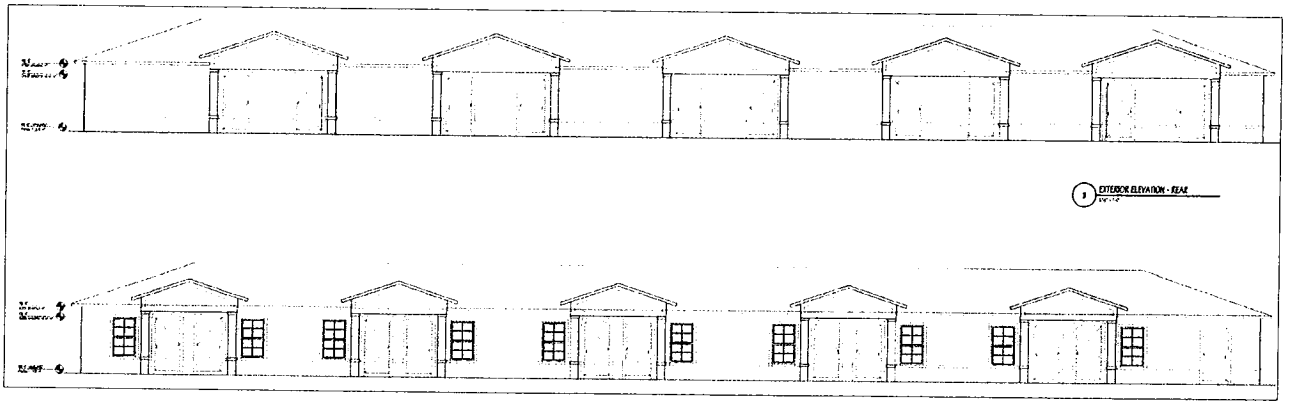
PM No
428.03

Job No
428

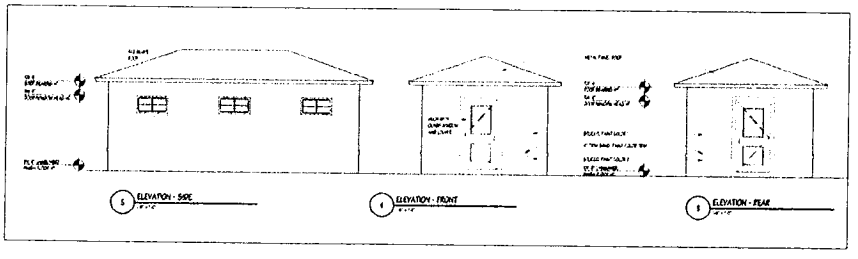
E-05 of 8

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

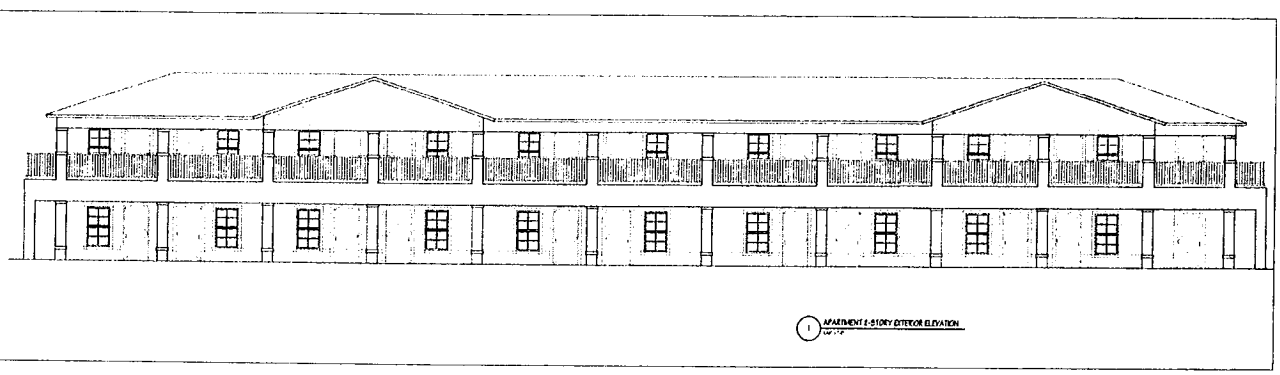
File No.
4283

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

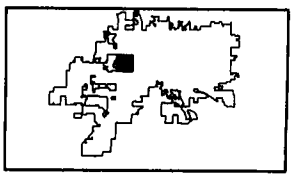
Job No.
428

E-07 of 7

ZONING CASE MAP
RESOLTION 2021-7

P&Z MEETING: 12/7/2020

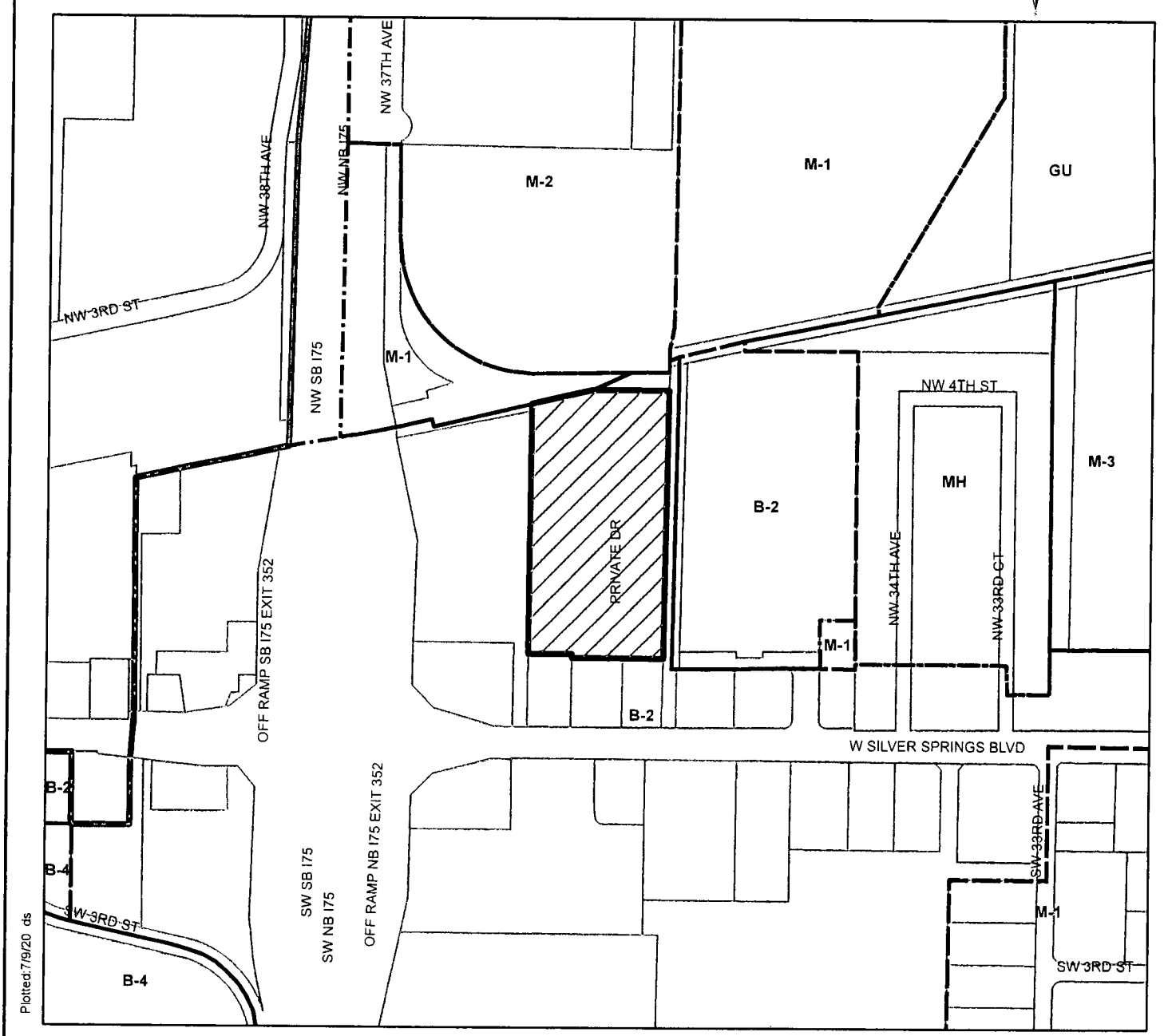
LOCATION MAP



	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

SEC 14 TWP 15 RNG 21

500 Feet



Plotted:7/9/20 ds

ZONING MAP

Legend

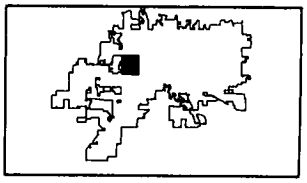
- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT*

ZONING AERIAL MAP RESOLUTION 2021-7

P&Z MEETING: 12/7/2020

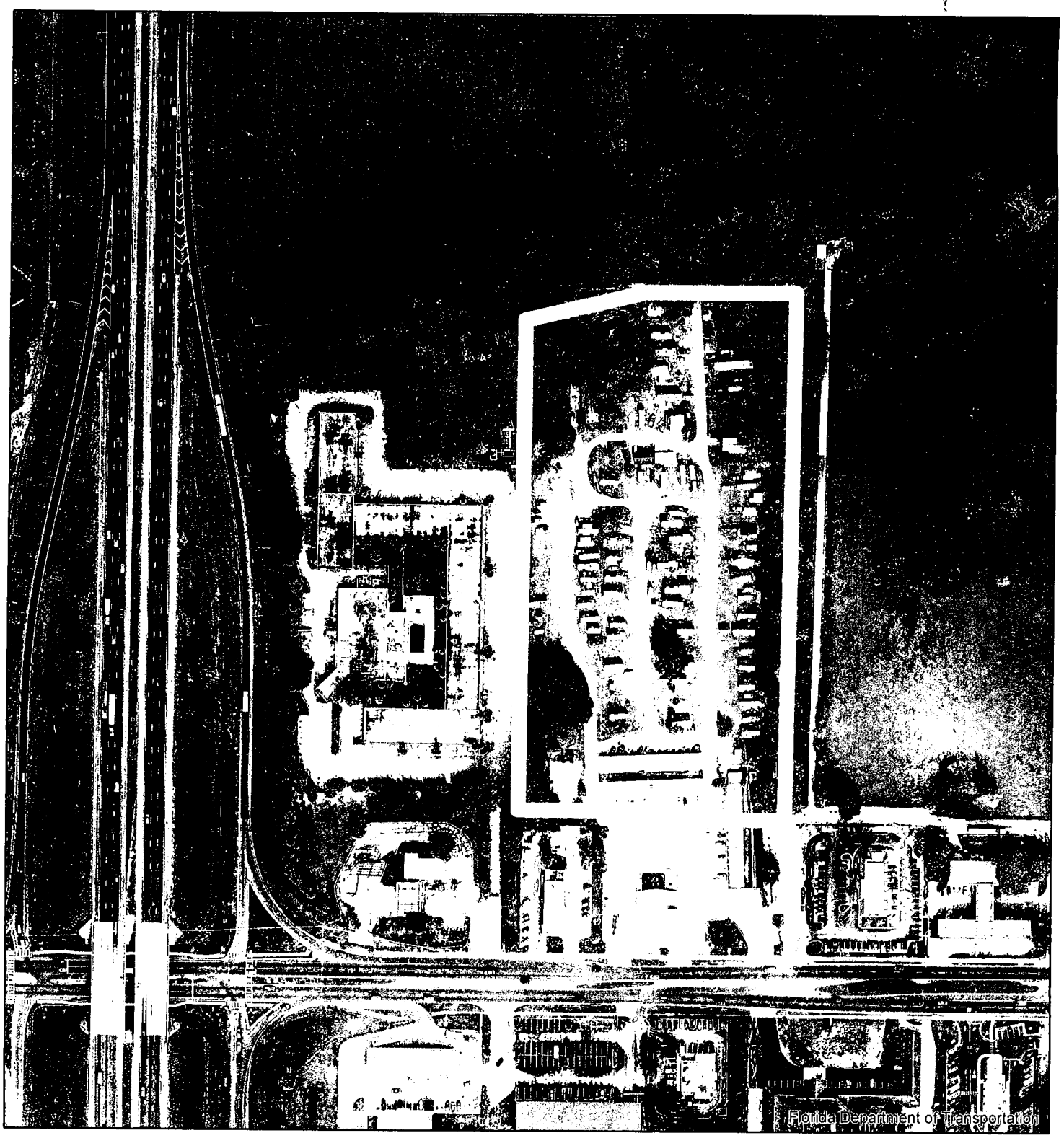
LOCATION MAP



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
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]

---

[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

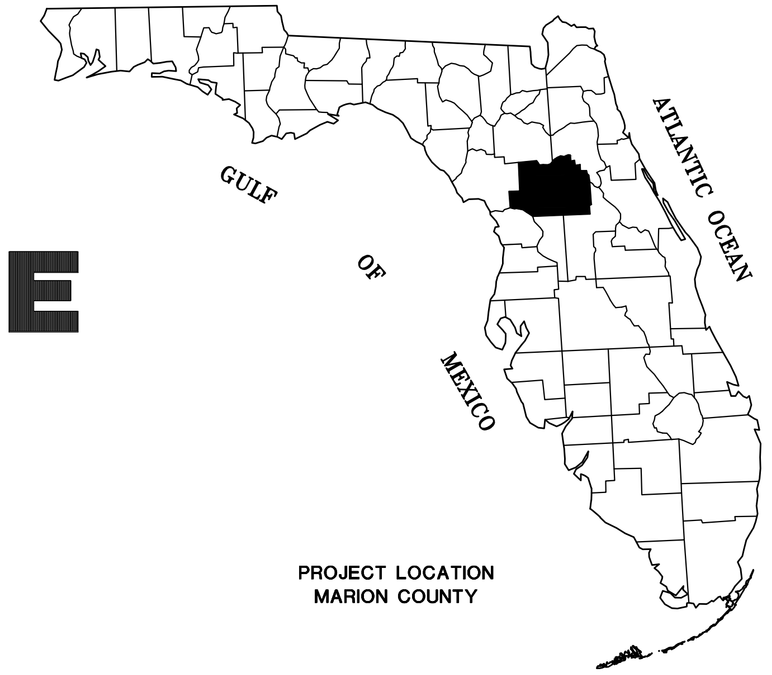
FOR

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,

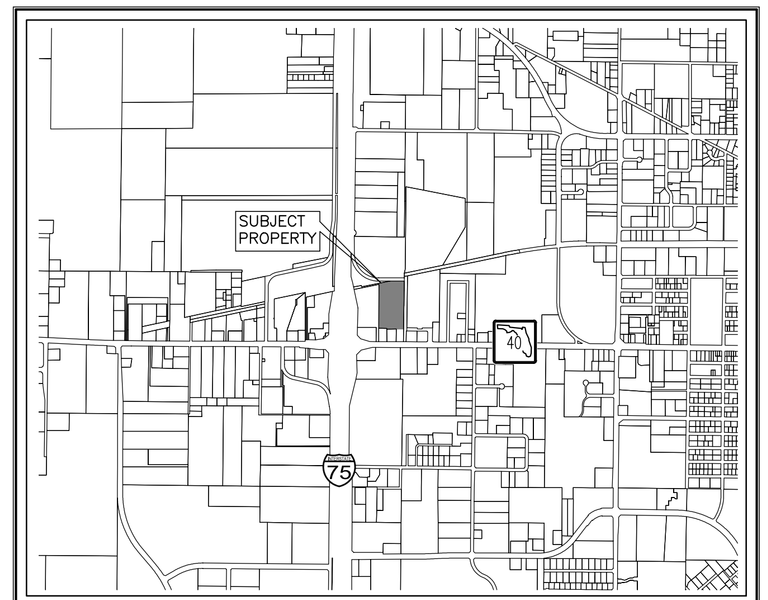
AND LESS AND EXCEPT *[LESS & EXCEPT NO. 4]*:

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

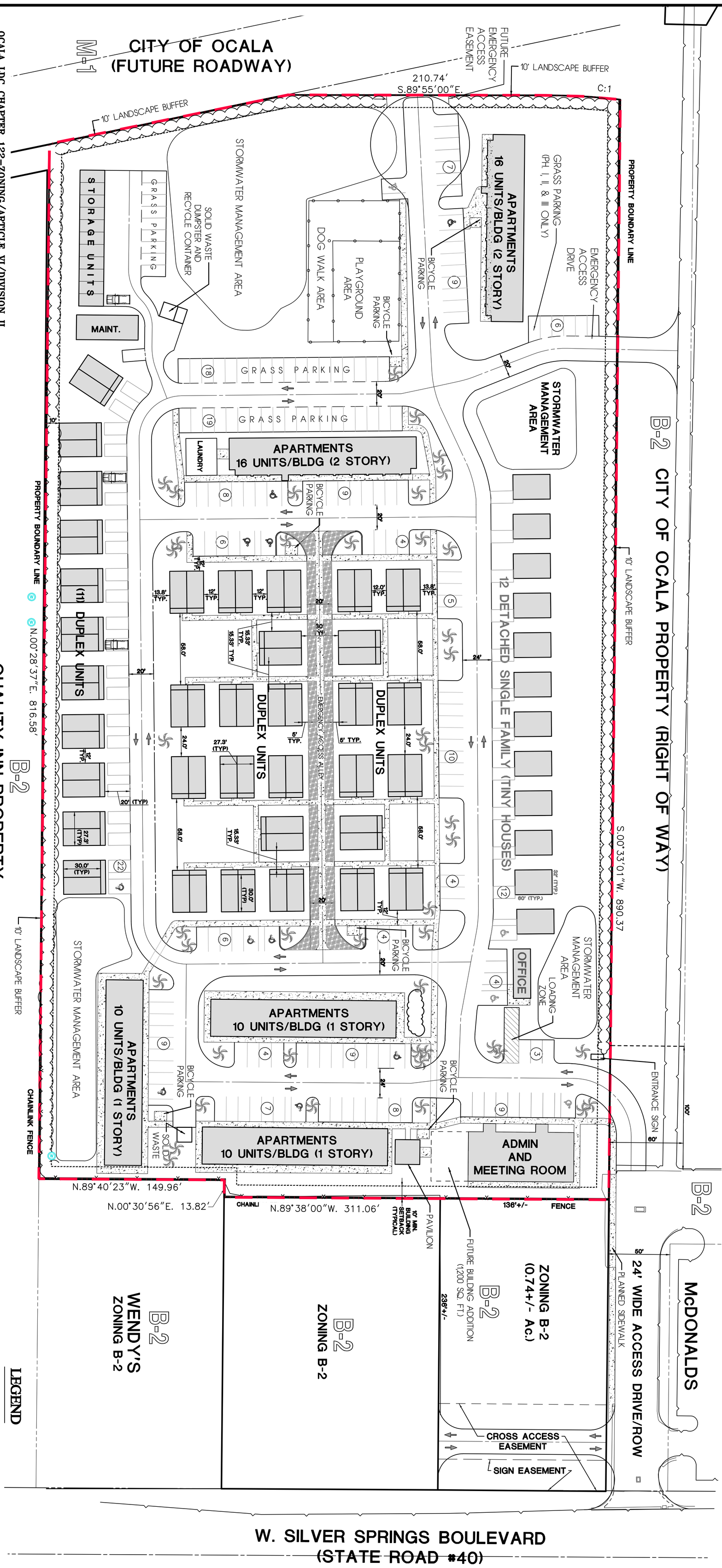


EXHIBIT A

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 (PHASE)
- PD LIMITS
- EXISTING ZONING DESIGNATION (B-2)
- LANDSCAPING DESIGNATION
- SANITARY SEWER (SS)
- POTABLE WATER MAIN (W)
- WATER WELL (W)

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

APARTMENTS

N.00°30'56"E. 13.82'

N.89°40'23"W. 149.96'

STORAGE UNITS
Ph V

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.	DATE:	REVISIONS:	APP'D. BY:

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

Pigeon - Roberts & Associates, LLC
925 S.E. 17th Street Suite A Ocala, Florida 34471
CIVIL ENGINEERS • PLANNERS (352) 861-7789 voice
SURVEYORS & MAPPERS (352) 861-7709 fax

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

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

Table of Contents

Introduction……..……...3

Planned Development Guidelines……..……..……..…4

Guiding Principals..……..……..……..……6

Architectural Style……..……..……..……..……8

Vegetative Buffers……..……..……..……..…..…10

Amenities…….……..……11

Access Drives and Roadway Sections..……..……..……...12

Signage…….13

Sample Plants…….…..…15

Statement of Variations……...……16

Exhibits……..17

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)



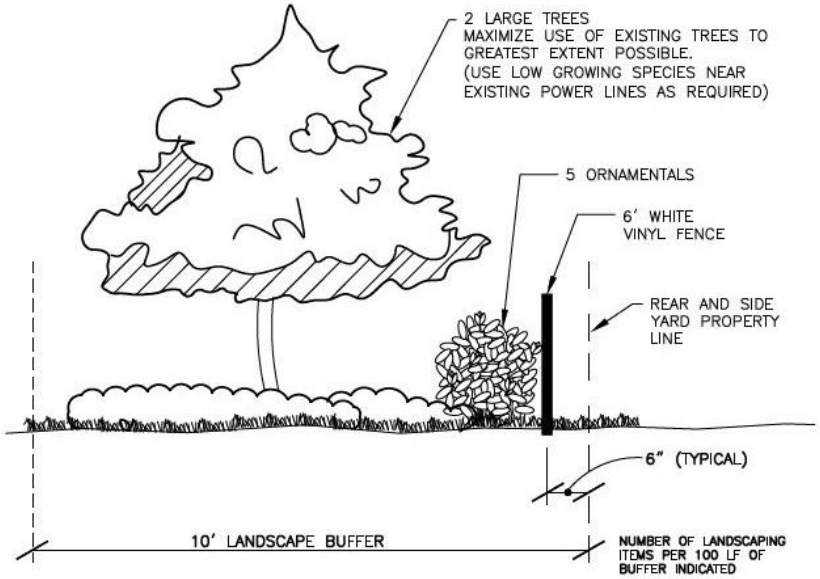
TINY HOME DUPLEX EXTERIOR VIEW



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.

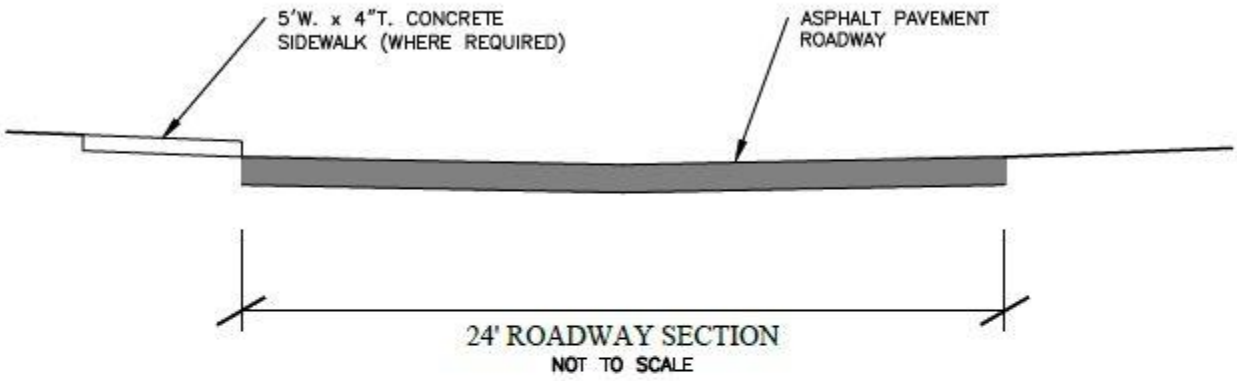


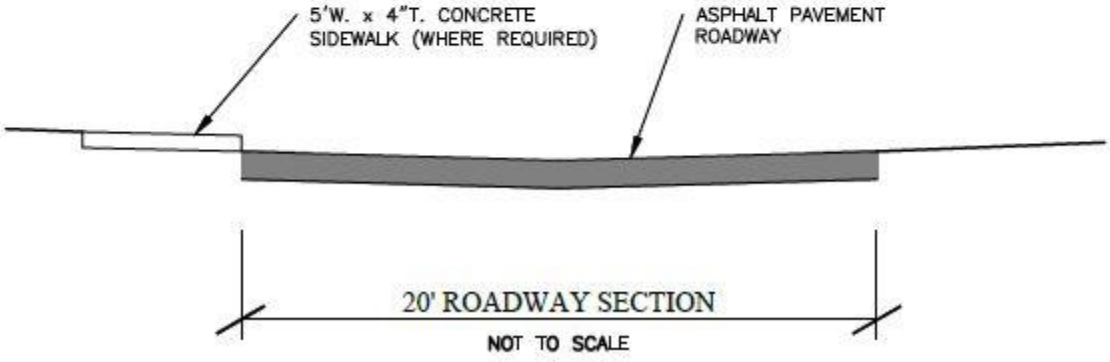
The Planned development will also include an open space area for dog walking and outdoor activity.



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:

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

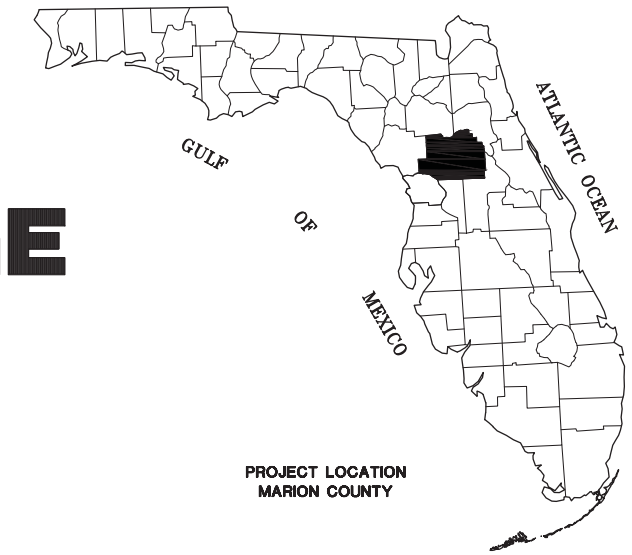
FOR

SAVING MERCY VILLAGE

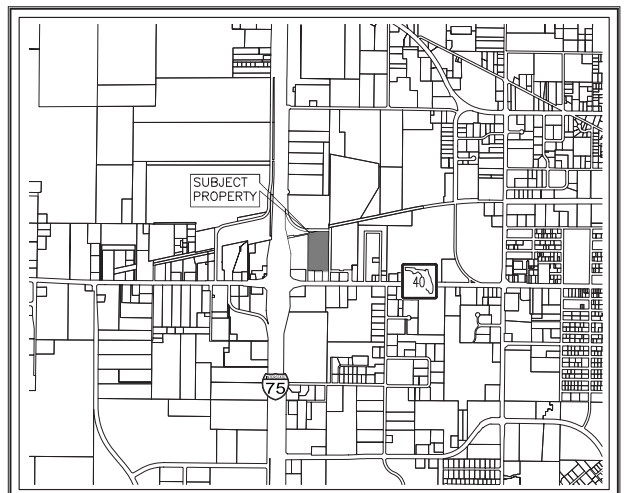
OCALA, FLORIDA

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
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. 7451

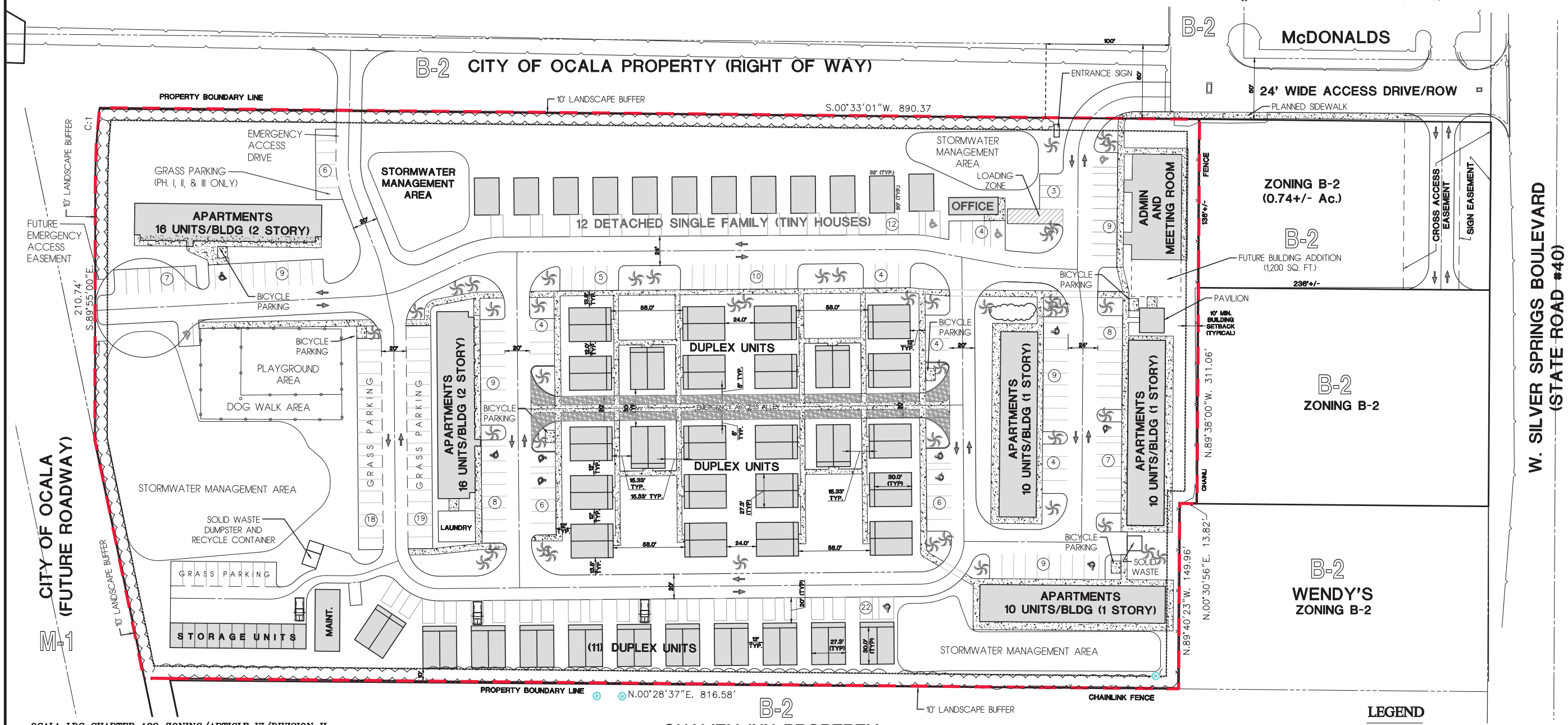
PROJECT NO. 426.03 11.04.2020

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

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.	REVISIONS:	DATE:	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

Pigeon - Roberts & Associates, LLC
926 S.E. 17th Street Suite A
Ocala, Florida 34471
(352) 861-7789 voice
(352) 861-7709 fax
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
CERTIFICATION
ENGINEERING NO. 26531 SURVEYING & MAPPING LB NO. 7451

File No.
426.03

Job No.
426

02 of 3

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

Graphic Scale
1" = 40'

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

S.00°33'01"W. 890.37

McDONALDS

ACCESS DRIVE

FREE STANDING SIGN

SET-BACK LINE (TYPICAL)

DRA

Ph IV
TINY HOUSES

Ph V
APARTMENTS

GRASS PARKING

Ph I

Ph IV DRA

DEVELOPMENT OFFICES

LOADING

Ph I

CORPORATE ADMINISTRATION BUILDING

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

Ph II

C:1

210.74'
S.89°55'00"E.

RECREATIONAL PLAY AREA

DOG WALK

TEMPORARY CUL-DE-SAC FOR EMERGENCY VEHICLE USE

GRASS PARKING

APARTMENTS

Ph III
DUPLEXES

Ph V

APARTMENTS

APARTMENTS

ZONING B-2

N.89°38'00"W. 311.06'

W. SILVER SPRINGS BOULEVARD
(STATE ROAD #40)

Ph IV

Ph I

Ph I DRA

GRASS PARKING

LAUNDRY

Ph II
DUPLEXES

CITY OF OCALA
(FUTURE ROADWAY)
M-1 ZONING

OPEN SPACE

GRASS PARKING

STORAGE UNITS
Ph V

Ph I
DUPLEXES

APARTMENTS

Ph I DRA

WENDY'S
ZONING B-2

N.89°40'23"W. 149.96'

N.00°30'56"E. 13.82'

N.00°28'37"E. 816.58'

PROPERTY BOUNDARY (TYPICAL)

QUALITY INN PROPERTY
ZONING B-2

PLANNED DEVELOPMENT BOUNDARY (TYPICAL)

LANDSCAPE BUFFER LIMITS
SETBACK LINE
PHASE — PD DEVELOPMENT PHASE LINES
PD LIMITS
ZONING B-2 EXISTING ZONING DESIGNATION
LANDSCAPING DESIGNATION
-SS- -SS- SANITARY SEWER
-PW- -PW- 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 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

SCALE:	1" = 40'
DATE:	JULY 2020
CHECKED:	OAP
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

NO.	DATE:	REVISIONS:	APP'D. BY

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

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. 26031 SURVEYING & MAPPING LB NO. 7491

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
AERIAL RENDERING

EXHIBIT C



NOTE:
RENDERING PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
AERIAL RENDERING

PREPARED FOR
SAVING MERCY CORPORATION

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

NO.	REVISIONS:	DATE:	APP'D. BY

SCALE:	NO SCALE
DATE:	08.08.20
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOK:	N/A
PAGE:	N/A
DATUM:	SPC FL W
FILE NO.:	426.03
JOB NO.:	426
SHEET:	E-03 OF 6

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS SURVEYORS & MAPPERS
825 S.E. 17th Street Suite A Ocala, Florida 34471
(352) 861-7799 voice (352) 861-7706 fax

CERTIFICATION:
ENGINEERING NO. 28651 • SURVEYING & MAPPING LB NO. 7401

File No.
426.03

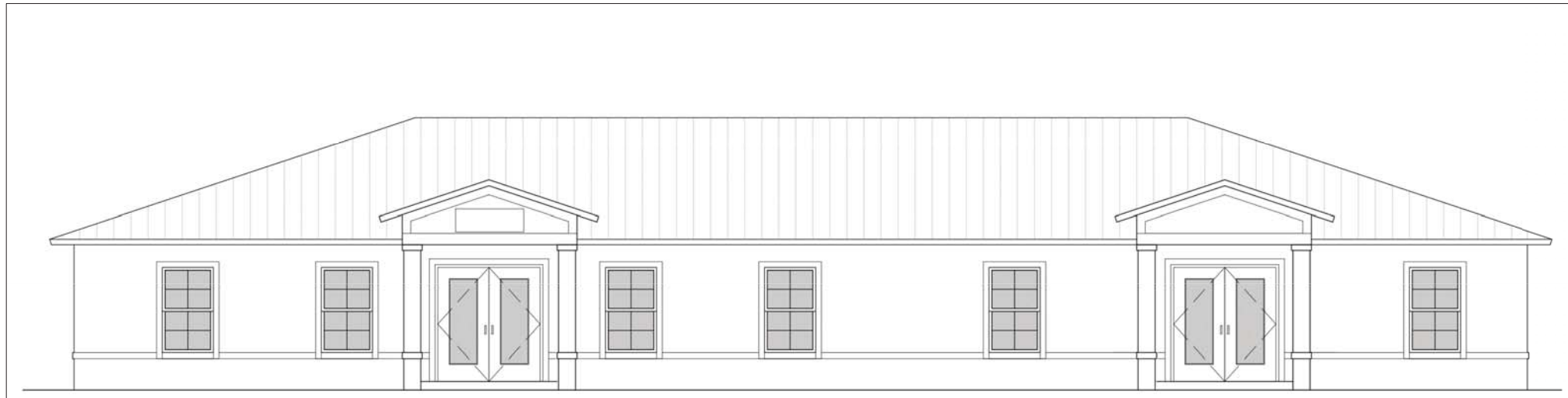
Job No.
426

E-03 of 6

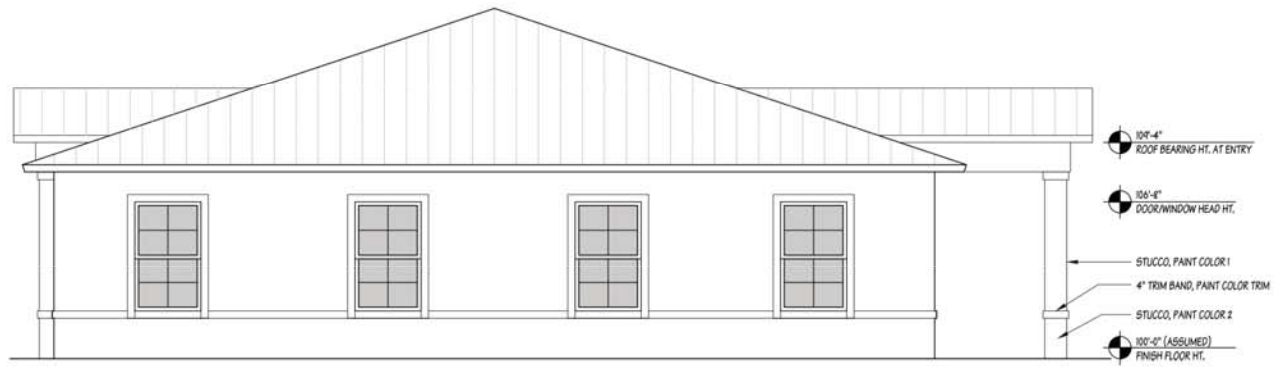
Plotted: 9/23/2020 5:04:30 PM : Peter Moore
T:\426 Saving Mercy\03 Zoning\dwg\PE\Exhibit 03_Aerial Rendering.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
03 AIA Aerial

SAVING MERCY VILLAGE
ARCHITECTURAL
ELEVATIONS

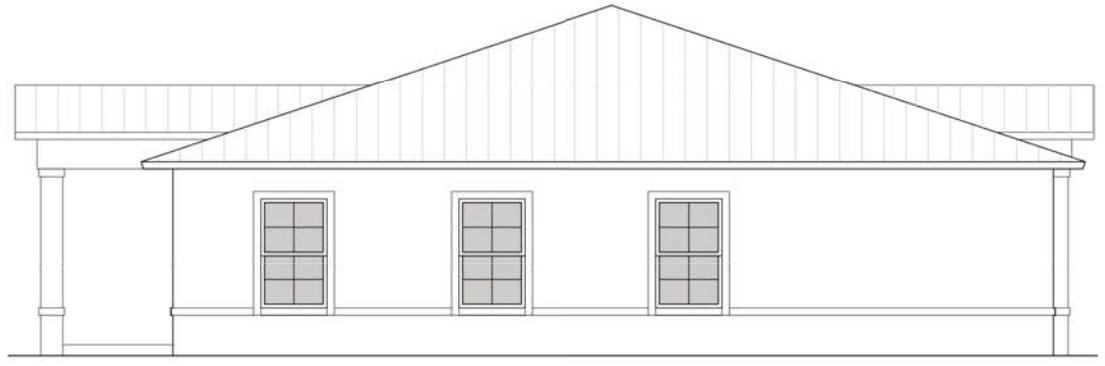
EXHIBIT E-1



4 OFFICE EXTERIOR ELEVATION
1/4" = 1'-0"



3 OFFICE EXTERIOR ELEVATION
1/4" = 1'-0"



2 OFFICE EXTERIOR ELEVATION
1/4" = 1'-0"



1 OFFICE EXTERIOR ELEVATION
1/4" = 1'-0"

OFFICE ELEVATIONS

NOTE:
ELEVATIONS PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR
SAVING MERCY CORPORATION

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

REVISIONS:	NO.	DATE:	APP'D. BY

SCALE:	NO SCALE
DATE:	08.08.20
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOK:	N/A
PAGE:	N/A
DATUM:	SPC FL W
FILE NO.:	426.03
JOB NO.:	426
SHEET:	E-04 OF 6

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 867-7799 voice
(352) 867-7708 fax

CERTIFICATION
ENGINEERING NO. 28531 • SURVEYING & MAPPING LB NO. 7481

File No.
426.03

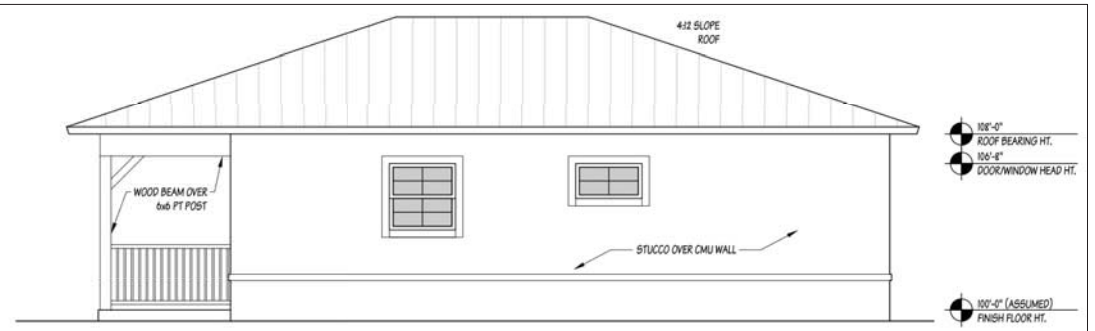
Job No.
426

E-04 of 6

Plotted: 9/29/2020 1:33:30 PM : Chuck Pigeon
T:\426 Saving Mercy\03 Zoning\dwg\PE\Exhibit 04_AIA Elevations.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
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
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR SAVING MERCY CORPORATION

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

NO.	DATE:	REVISIONS:	APP'D. BY

SCALE:	NO SCALE
DATE:	08.08.20
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOK:	N/A
PAGE:	N/A
DATUM:	SPC FL W
FILE NO.:	426.03
JOB NO.:	426
SHEET:	E-05 OF 6

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
925 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 867-7798 Voice
(352) 867-7700 fax

CERTIFICATION:
ENGINEERING NO. 28531 • SURVEYING & MAPPING LB NO. 7481

File No.
426.03

Job No.
426

E-05 of 6

Plotted: 9/29/2020 1:36:40 PM : Chuck Pigeon
T:\426 Saving Mercy\03 Zoning\dwg\PE\Exhibit 05_AIA Elevations.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
05 AIA E1 2

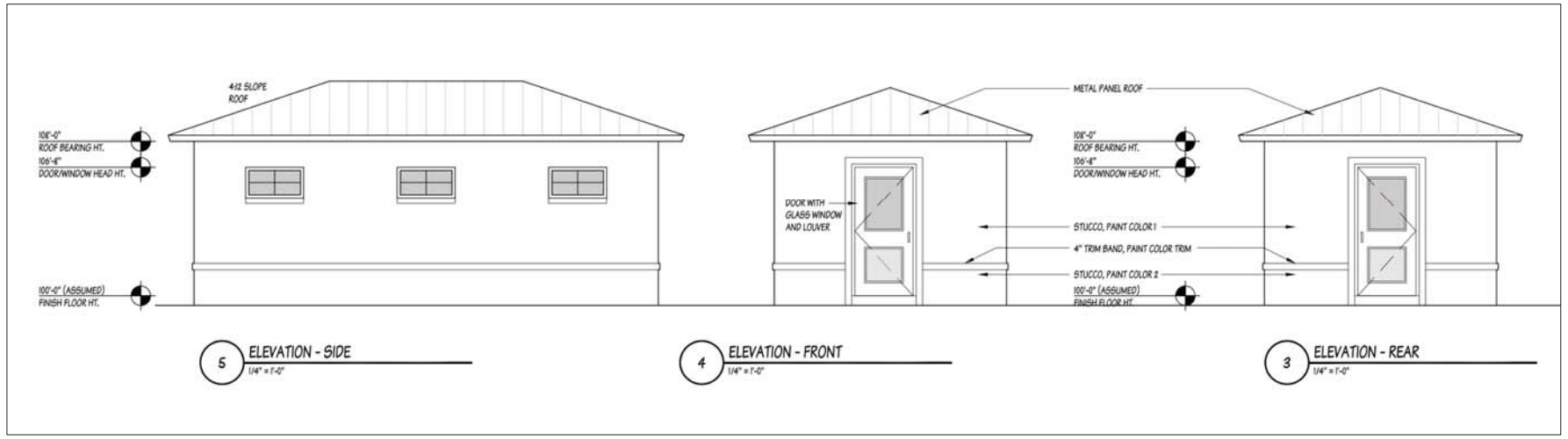
SAVING MERCY VILLAGE
ARCHITECTURAL
ELEVATIONS

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
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR
SAVING MERCY CORPORATION

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

NO.	DATE:	REVISIONS:	APP'D. BY

SCALE:	NO SCALE
DATE:	08.08.20
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOK:	N/A
PAGE:	N/A
DATUM:	SPC FL W
FILE NO.:	426.03
JOB NO.:	426
SHEET:	E-06 OF 6

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. 39501 • SURVEYING & MAPPING LB NO. 7451

File No.
426.03

Job No.
426

E-06 of 6

Plotted: 9/29/2020 1:38:04 PM : Chuck Pigeon
T:\426 Saving Mercy\03 Zoning\dwg\PE\Exhibit 06_AIA Elevations.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
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:
ELEVATIONS PREPARED BY
MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE
PLANNED DEVELOPMENT
ARCHITECTURAL ELEVATIONS

PREPARED FOR SAVING MERCY CORPORATION

SECTION14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA

NO.	DATE:	REVISIONS:	APP'D. BY

SCALE:	NO SCALE
DATE:	08.08.20
CHECKED:	CAP
DRAWN:	STAFF
FIELD BOOK:	N/A
PAGE:	N/A
DATUM:	SPC FL W
FILE NO.:	426.03
JOB NO.:	426
SHEET:	E-07 OF 7

Pigeon - Roberts & Associates, LLC
CIVIL ENGINEERS • PLANNERS
SURVEYORS & MAPPERS
825 S.E. 17th Street
Suite A
Ocala, Florida 34471
(352) 861-7799 voice
(352) 861-7708 fax

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

File No.
426.03

Job No.
426

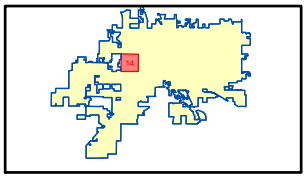
E-07 of 7

Plotted: 9/30/2020 4:19:40 PM : Peter Moore
T:\426 Saving Mercy\03 Zoning\dwg\PE\Exhibit 07_AIA Elevations.dwg : Copyright 2020 Pigeon-Roberts & Associates, LLC. - All Rights Reserved
07 AIA El 4

ZONING CASE MAP

P&Z MEETING: 12/7/2020

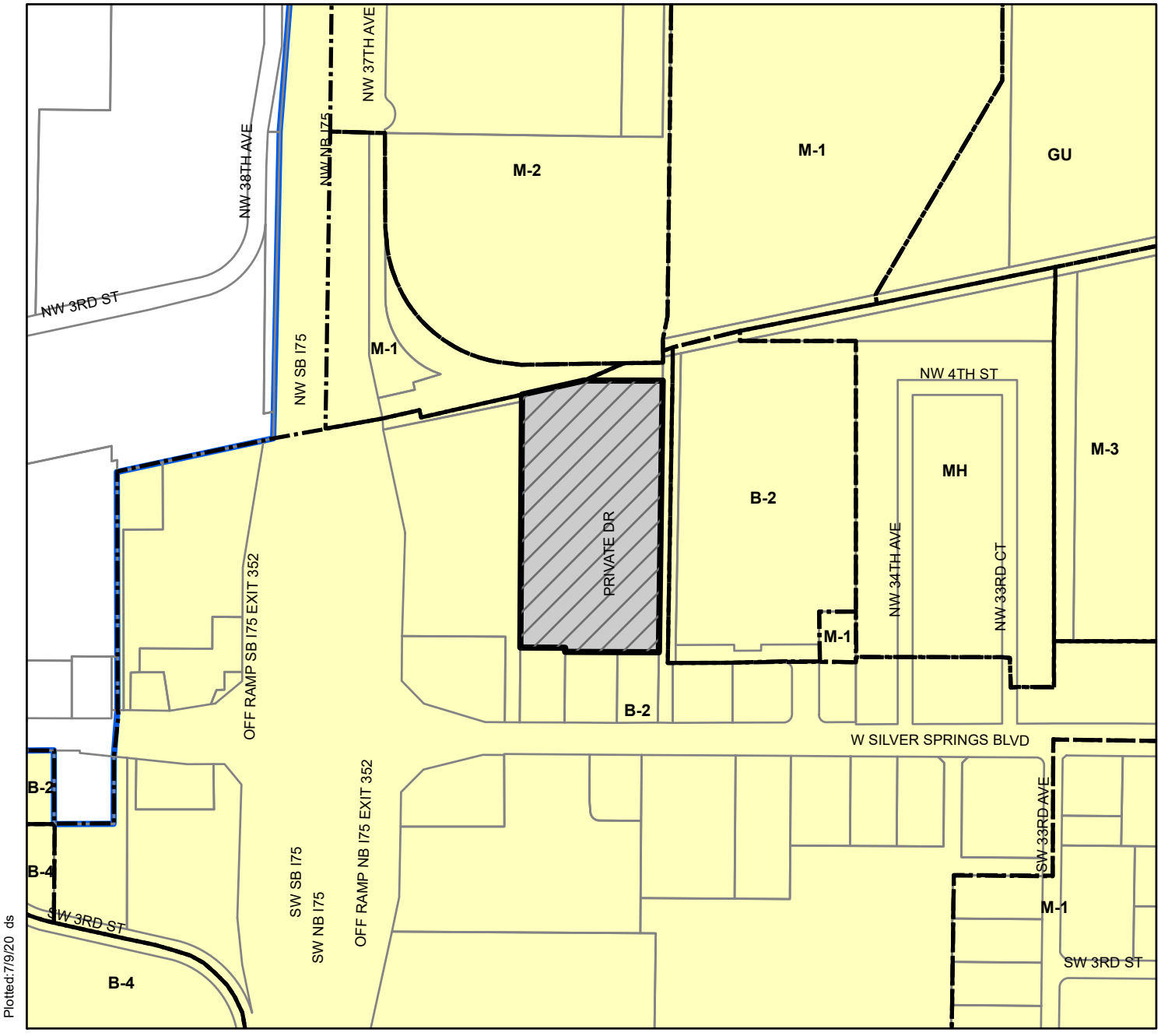
LOCATION MAP



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

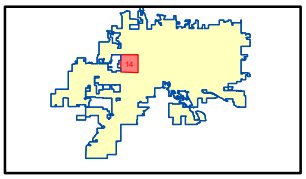
- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEME*

ZONING AERIAL MAP

P&Z MEETING: 12/7/2020

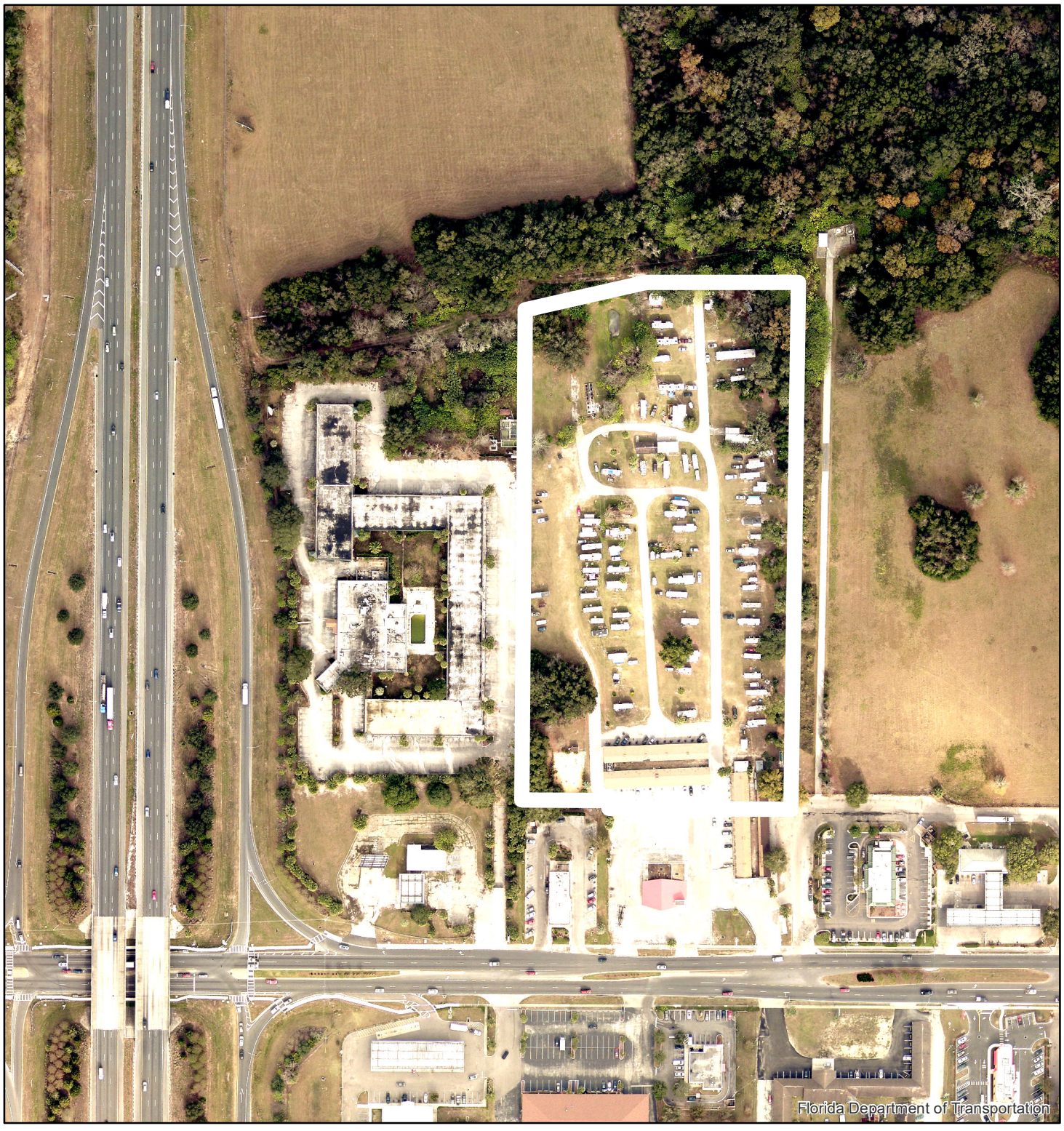
LOCATION MAP



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

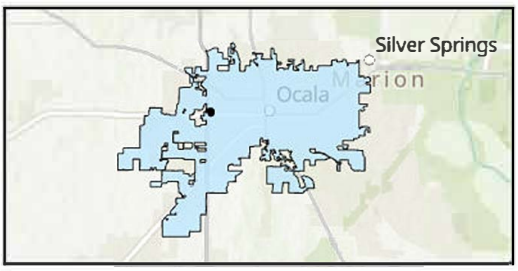
500 Feet



Plotted:7/9/20 ds

Prepared by *CITY OF OCALA DEPARTMENT OF GROWTH MANAGEME*

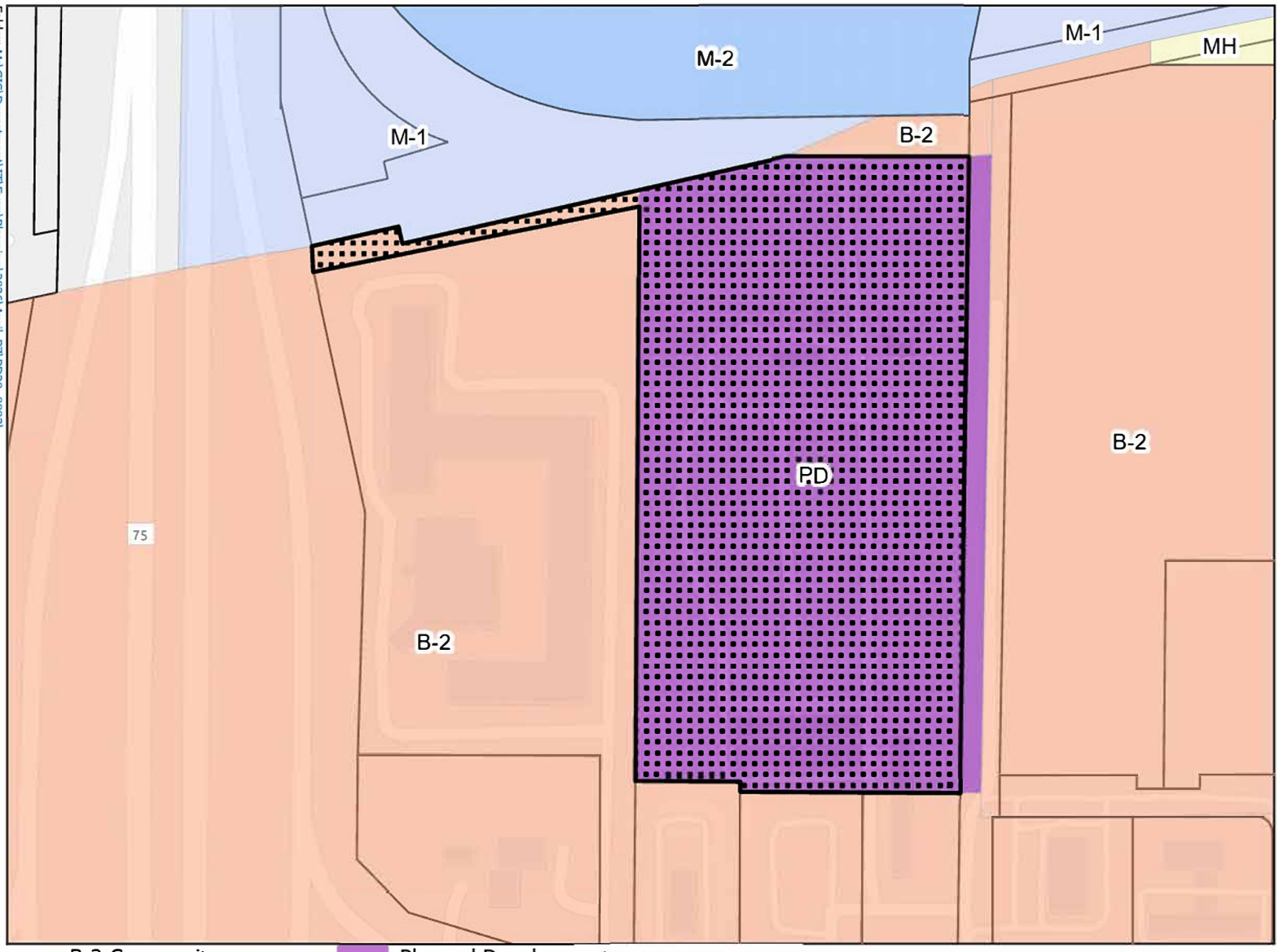
CASE MAP



Case Number: PD20-0003

Parcel: 22817-00-00

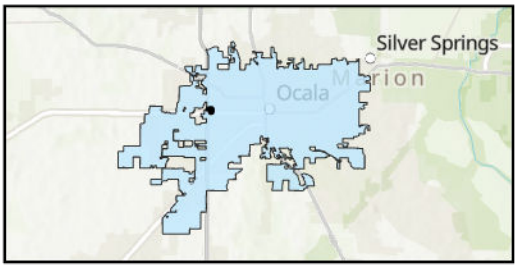
Property Size: Approximately 9.31 Acres
Land Use Designation: Employment Center
Zoning: PD, Planned Development
Proposal: Revision to PD Plan & Standards Book



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dept by ekrepps on 3/24/2026

AERIAL MAP

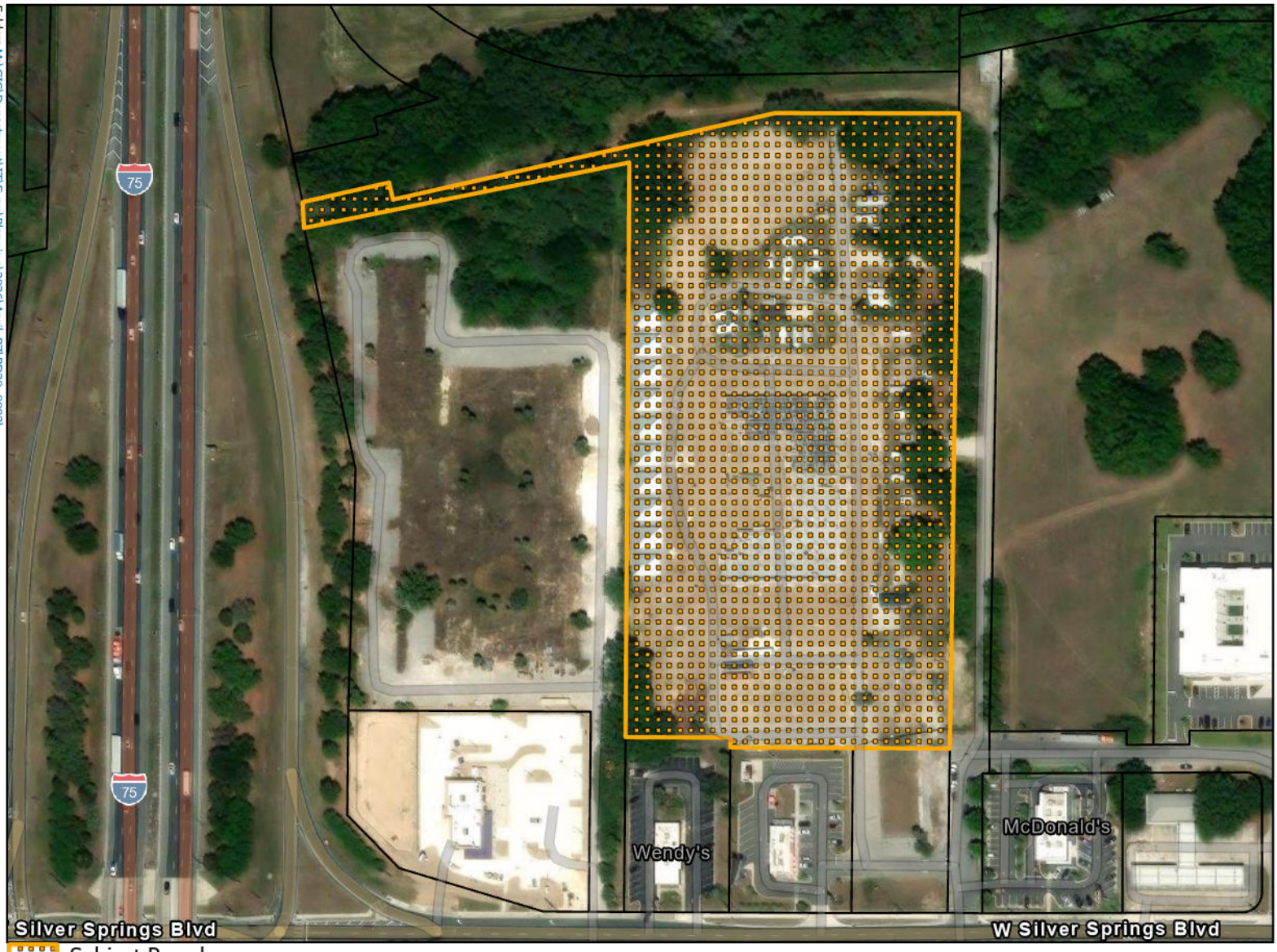


Case Number: PD20-0003

Parcel: 22817-00-00

Property Size: Approximately 9.27 Acres
Land Use Designation: Employment Center
Zoning: PD, Planned Development
Proposal: Revision for additional units

Folder: M:\GIS\Department\JT\Evan\Planning\2026\April_PZ\PD20_0003\



Subject Parcel

Parcels

0 250 500 1,000 Feet

N

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

File #: 2026-1073 Agenda Item #: c.

Submitted By: Emily Johnson

Presentation By: Endira Madraveren

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Resolution to consider an amendment to the Planned Development Plan and Standards book for property located at 5451 SW 66th Street (Parcel 2389-100-009), approximately 32.22 acres (Case PD25-0003) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Applicant: Eisenhower Property Group, LLC
- Property Owner: Keys at Ocala II, LLC
- Agent: Robert W. Batsel, Gooding & Batsel, PLLC

Key Points:

The applicant is requesting an amendment to the Kinward at Heath Brook (formerly known as Keys at Ocala II) Planned Development (PD) Plan and Standards Book to allow for the following modifications:

- Revision of building types from two-family duplex units to multi-family quadraplex units. The maximum number of units (146) and density (4.53 units per acre) will remain the same.
- Reduce the minimum lot size from 100-feet to 15-feet, to allow for subdivision of the development into fee-simple lots.

- Modification to the interior layout and circulation plan and access.
- Requested Variances to standards for:
    - Dead end streets and cul-de-sac requirements.
    - Block lengths.
- Modifications to amenity (dog park) location
- Modification to aggregate open space (increasing from 41 percent to 53 percent).
- Modification to the architectural standards, including new elevations for the proposed units, amenity center, and signage.
- Modification to the landscape plan, providing a landscape buffer section with a retaining wall, where required for elevation.

Zoning and Land Use Details:

For consideration of the rezoning, there are several key factors to consider:

- The existing PD zoning district was approved by Ordinance 2022-43 on May 17, 2022, with the associated PD Plan and Standards Book adopted by Resolution 2022-33.

- While the proposed amendment does not increase the overall unit count or density, it modifies the PD Plan site layout and internal circulation to accommodate quadraplex structures in lieu of duplexes.

- The amendment reduces the minimum lot size from 100-feet to 15-feet, to accommodate the potential for subdivision into fee-simple lots.

- The amendment revises the project's access configuration. The previously approved PD Plan included one full access point on Tartan Road (SW 60th Street Road) and one emergency-only access on SW 66th Street. The proposed PD Plan provides two access points on Tartan Road, one full access and one emergency-only access, and eliminates access to SW 66th Street.

- The width of the previously approved perimeter buffer is not anticipated to change as a result of this amendment request; however, additional alternative buffer types are proposed to accommodate variations in site elevation and topography.

- The amendment increases the amount of preserved open space from 41% to 53% of the development (from 13.158 acres to approximately 17.18 acres). Additionally, approximately 17% of the open space is proposed to be aggregate open space (2.96 acres).

FINDINGS AND CONCLUSIONS:

- The proposed PD amendment maintains the same density and entitlements of the prior PD zoning district, consistent with the Heath Brook DRI.

- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with exception of the following:

    - Requested variations to allow for dead end streets, and block lengths varying between 118-feet and

764-feet on private roadways within a gated subdivision.

- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.

Staff recommends **approval with the following conditions:**

- All sanitation services shall be provided by the City of Ocala.
- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the site plan or subdivision plan.
- If the development is subdivided into fee-simple lots, groups of adjacent units shall not be sold to the same individual owner.
- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.
- The requested amendments are consistent with the comprehensive plan, land development regulations, and the code of ordinances.

FISCAL IMPACT:
N/A

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
The ordinance is pending review by the City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with changes.
- Deny
- Table

SUPPORT MATERIALS:
- Staff Report
- Exhibit A - PD Plan
- Exhibit B - PD Standards Book
- Previously Approved Documents
- Case Map
- Aerial Map

RESOLUTION 2026-XX

A RESOLUTION APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT (PD) PLAN AND ASSOCIATED PD STANDARDS BOOK (KINWARD AT HEATHBROOK F/K/A KEYS AT OCALA II PD) FOR CERTAIN PROPERTY LOCATED AT 5451 SW 66TH STREET (PARCEL 2389-100-009), APPROXIMATELY 32.22 ACRES (CASE NO. PD25-0003).

WHEREAS, Eisenhower Property Group, LLC, submits an amended PD plan and Standards Book (Case PD25-0003) for property located at 5451 SW 66th Street (parcel 2389-100-009), approximately 32.22 acres to revise the building types from two-family duplex units to multi-family quadraplex units; reduce the minimum lot size from 100-feet to 15-feet, to allow for subdivision of the development into fee-simple lots; modify the interior layout and circulation plan; modify the architectural standards, including new elevations for the proposed units, amenity center, and signage; modify the landscape plan, providing a landscape buffer section with a retaining wall, where required for elevation; and

WHEREAS, the existing PD, Planned Development, zoning district was approved by Ordinance 2022-43 on May 17, 2022, with the associated PD Plan and Standards Book adopted by Resolution 2022-33; and

WHEREAS, on March 9, 2026, the Planning and Zoning Commission recommended _____ of the applicant's request by a X-X vote.

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

1. The City of Ocala does hereby approve the amended Kinward at Heath Brook PD plan (Exhibit "A") and PD standards book (Exhibit "B"), with the following conditions:

    a. All sanitation services shall be provided by the City of Ocala.

    b. A final sign package, compliant with the approved PD Standards Book, shall be submitted with the site plan or subdivision plan.

    c. If the development is subdivided into fee-simple lots, groups of adjacent units shall not be sold to the same individual owner.

    d. Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

2. The effective date for this resolution will be _____, 2026.

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:

    COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25"WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44'

43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET; A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF "HEATHBROOK SOUTH B-2" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.

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

This resolution adopted this _____ day of _____, 2026.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Ire J. Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney

Ordinance No: 2026-XX
Introduced: Click or tap to enter a date.
Adopted: Click or tap to enter a date.
Legal Ad No: Click or tap here to enter text.

Public Hearing Staff Report

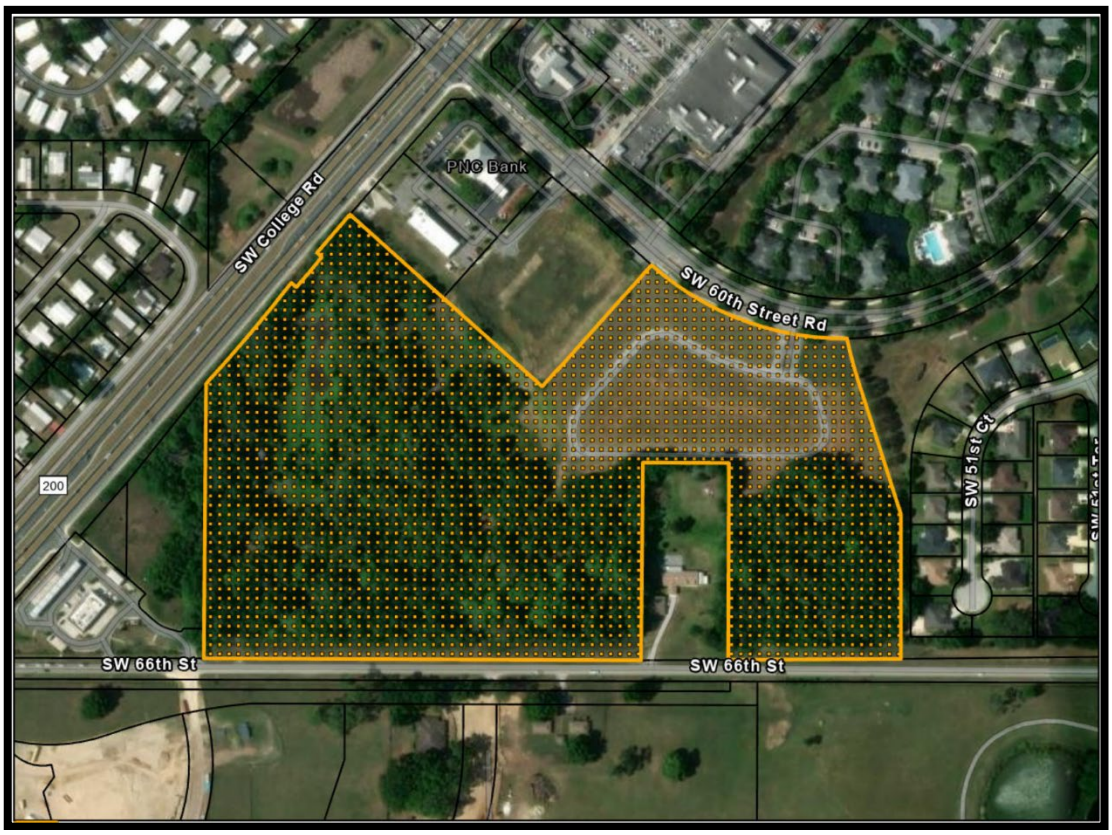
Case No. PD25-0003
Planning & Zoning Commission: April 13, 2026
City Council (Adoption): May 19, 2026

Applicant:	Eisenhower Property Group, LLC
Property Owner:	Keys at Ocala II, LLC
Project Planner:	Emily W. Johnson, AICP, Senior Planner
Amendment Request:	Public hearing to consider a resolution to amend the Planned Development Plan and Standards Book

Current Parcel Information

Acres:	±32.22 acres
Parcel(s)#:	2389-100-009
Location:	5451 SW 66th Street
Existing use:	Undeveloped with some infrastructure
Future Land Use Designation:	Low Intensity
Zoning Designation:	PD, Planned Development (Ordinance 2022-43)
Special District(s)/Plan(s):	N/A
Approved Agreement(s):	Heath Brook Development of Regional Impact (DRI)

Figure 1. Aerial Location Map



Section 1 - Applicant Request

The applicant is requesting an amendment to the Kinward at Heath Brook (formerly known as Keys at Ocala II) Planned Development (PD) Plan and Standards Book to allow for the following modifications and Variance request (Section 122-947:

- Revision of building types from two-family duplex units to multi-family quadraplex units. The maximum number of units (146) and density (4.53 units per acre) will remain the same.
- Reduce the minimum lot size from 100-feet to 15-feet, to allow for subdivision of the development into fee-simple lots.
- Modification to the interior layout and circulation plan and access.
- Requested Variances to standards for:
    - Dead end streets and cul-de-sac requirements.
    - Block lengths.
- Modifications to amenity (dog park) location
- Modification to aggregate open space (increasing from 41 percent to 53 percent).
- Modification to the architectural standards, including new elevations for the proposed units, amenity center, and signage.
- Modification to the landscape plan, providing a landscape buffer section with a retaining wall, where required for elevation.

The agent, Robert W. Batsel, Gooding & Batsel, PLLC, is representing the applicant in this request.

Section 2 - Background Information

The existing PD, Planned Development, zoning district was approved by Ordinance 2022-43 on May 17, 2022, with the associated PD Plan and Standards Book adopted by Resolution 2022-33. The prior staff report did not include comprehensive background or property history; therefore, additional context is provided herein to support evaluation of the proposed amendment

The subject property encompasses a total of approximately 32.22 acres. The current designations of the properties are:

Zoning: **PD, Planned Development**, intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in other zoning districts.

Future Land Use: **Low Intensity** (Comprehensive Plan – Policy 6.3), a minimum of 3 dwelling units per acre, and a maximum of 18 dwelling units per acre or 0.75 floor area ratio (FAR).

The subject property is located along the southern boundary of the Heath Brook Development of Regional Impact (DRI). Adjacent properties to the north are developed with commercial and retail uses, with multi-family residential development located across Tartan Road (SW 60th Street Road), reflecting a pattern of higher intensity uses in proximity to the SR 200 corridor. To the east, the property abuts established single-family residential development within the DRI, representing a lower-density residential edge. To the south, across SW 66th Street, the mixed-use Winding Oaks PD further supports

the presence of integrated residential and non-residential uses in the surrounding area.

The subject properties are currently vacant and are one of the last remaining undeveloped parcels within the Heath Brook DRI. The DRI was originally established in 1999, via Resolution 99-130, and has undergone several amendments and extensions. In 2018, City Council adopted the Amended and Restated Development Order for the Heath Brook DRI, via Resolution 2018-42. Most recently, a non-substantial change to the DRI was initiated by the developer in 2023, to modify the equivalency matrix to allow for other non-residential uses.

On May 17, 2022, the City Council approved a rezoning of the subject property from PUD-05 to PD through Ordinance 2022-43. The corresponding PD Plan and Standards Book were adopted via Resolution 2022-33, establishing a development program consisting of 146 multi-family duplex units, with a maximum density of 4.53 dwelling units per acre.

Table 1: Adjacent Property Information:

Direction	Future Land Use	Zoning District	Current Use
North	Low Intensity	B-2, Community Business SC, Shopping Center	Vacant commercial The Highlands Apartments (adjacent to Tartan Road/SW 60th Street Road) Financial institution (PNC Bank) Auto repair, minor (Tire Kingdom)
East	Neighborhood	PUD-03, Planned Unit Development	Single-family residences (Heath Brook Hills)
South	Low Intensity Commercial (County)	PD, Planned Development A-1, General Agriculture (County)	Single-family residences (Winding Oaks PD), adjacent to SW 66th Street Single-family residence adjacent to SW 66th Street
West (County)	Commercial (County)	B-2, Community Business (County)	Self-service station/convenience store (7-Eleven) Vacant, undeveloped commercial

A master traffic study was performed for the DRI by Traffic Planning and Design, Inc. ("TPD") in 2005. The original traffic study (TIA03-0004) was originally found unacceptable and denied by the City; final approval of the traffic study was granted on August 3, 2005. The traffic study was updated by Kimley-Horn and Associates in 2013. This master traffic study was the basis for the trip entitlements for the DRI. The traffic study identified transportation improvements and proportionate share mitigation to be made by the developers for the traffic impacts of the site. There are a total of 71 trips reserved for development of up to 146 multi-family residential units on the subject properties.

Neighborhood Meeting:

Pursuant to Sec. 122-949, a neighborhood meeting is only required prior to filing an application for a new PD rezoning; a neighborhood meeting is not typically required to amend the PD.

Section 2 – Staff Analysis

This report analyzes the proposed amendment to the associated PD Plan and Standards Book for consistency with the City of Ocala's Comprehensive Plan, the Land Development Code, and the established neighborhood development pattern.

The existing PD established a development program of 146 multi-family duplex units, consistent with the Heath Brook DRI. While the proposed amendment does not increase the overall unit count or density, it modifies the PD Plan site layout and internal circulation to accommodate quadraplex structures in lieu of duplexes.

Proposed PD Plan and Standards:

The proposed PD is a multi-family residential development containing 146 townhome units; the proposed PD Standards Book includes an allowance for 15-foot lots to allow for fee-simple subdivision of the units. This constitutes an overall density of approximately 4.53 dwelling units per acre on the 32.22-acre site. The maximum height of the development is proposed at 35-feet, consistent with the Heath Brook DRI.

The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with the Heath Brook DRI. A 25-foot-wide buffer will be maintained around the perimeter of the development, and along the frontages of SW 66th Street and Tartan Road (SE 60th Street Road). The PD plan indicates that approximately 53% of the development will be preserved as open space (approximately 17.18 acres). Additionally, approximately 17% of the open space is proposed to be aggregate open space (2.96 acres). Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD. The PD standards book identifies a tot lot, dog park, fitness center, clubhouse, and community pool as prospective amenities designed as aggregate open space.

Consistency with Comprehensive Plan:

The comprehensive plan amendment in 2013 consolidated land use categories from 13 down to six and established new densities and intensities for development. The amendment also addressed vested property rights by deferring to the Land Development Code (LDC). While the proposed density of this PD is below the minimum established by the Low Intensity Future Land Use, it is consistent with the previously approved development pattern and entitlements of the Heath Brook DRI, which was master planned to accommodate a range of densities and land use intensities. Chapter 106 of the LDC provides the parameters for determination of vested rights and exempted development orders; a DRI is listed as an exempted development type.

The requested rezoning is consistent with the following Objectives and Policies of the City of Ocala Future Land Use Element:

1. *Future Land Use Element Policy 6.3: Low Intensity. The intent of the Low Intensity land use classification is to identify areas that are generally oriented towards the automobile as the primary mode of transportation, with pedestrian circulation and activity being generally less than High Intensity/Central Core and Medium Intensity/Special District districts. Low Intensity may contain a single use. Mixed use development is encouraged. Permitted uses include office, commercial, public, recreation, institutional, educational facilities and residential. Light industrial shall only be allowable in designated locations as specified in the Land Development Code and must meet the*

intent of the Low Intensity category, including form and design guidelines as applicable. It is also the intent of this category to promote a walkable suburban form.

The form of buildings and development may be regulated for specified areas by a Form Based Code or Corridor Overlay. Buildings may have larger setbacks from the street and public right-of- way than other mixed-use districts, as depicted in Figure E. Buildings may have surface parking between the building and the street, though rear and side yard parking is encouraged for non-residential uses, as depicted in Figure F. Low Intensity areas may have large open space areas such as community and regional parks, trails, or surface stormwater management facilities designed as amenities.

The minimum density and intensity in this future land use category is 3 dwelling units per gross acre or 0.00 FAR. The maximum density and intensity is 18 dwelling units per acre or 0.75 FAR.

Staff Comment: The previously approved multi-family residential use and maximum density are not anticipated to change as a result of this amendment request.

2. *Future Land Use Element Policy 7.2: City guidelines shall be context-sensitive to providing appropriate transitions between adjacent land uses with particular emphasis on building compatibility between neighborhoods and non-residential uses.*

   Staff Comment: Compatibility with the surrounding area is not anticipated to change as a result of this amendment request.

Consistency with Land Development Regulations:

The requested rezoning is consistent with the following Sections of the City of Ocala Code of Ordinances:

1. *Section 122-941(b): A rezoning to PD with a PD plan shall meet the following minimum requirements: (1) One-acre minimum site; (2) a five-acre or more site shall include at least two uses with any one use not less than ten percent (acreage or square footage) of the total site, except in the case of residential developments, which are permitted to be single-use; (3) must be located on a public roadway with at least 100 feet of frontage.*

   Staff Comment: The size, use, and frontage of the previously approved PD are not anticipated to change as a result of this amendment request.

2. *Section 122-244 - District criteria: Zoning districts allowed under each land use classification.*

Low Intensity	R-1, R-1A, R-1AA, R-2, R-3, RZL, RBH-1, RBH-2, RBH-3, OH, RO, O-1, OP, B-1, B-1A, B-2, B-2A, B-4, B-5****, SC, M-1, M-2, G-U, INST, A-1***, **PD**, FBC

   Staff Comment: The PD zoning district is a permitted district within the current Low Intensity Future Land Use category.

3. *Section 122-942(a) – Planned Development Required Standards: In reaching recommendations and decisions as to rezoning land to a PD district and approving a conceptual site development plan, the planning and zoning commission and city council shall apply the following standards, in addition to the requirements of this chapter applicable to the rezoning of land generally:*

   (1) Access. Every permitted use in a PD shall have access to a public street directly or via an

approved private road, pedestrian way, court or other area dedicated to public or private use, or common element guaranteeing access.

Staff Comment: The amendment revises the project's access configuration. The previously approved PD Plan included one full access point on Tartan Road (SW 60th Street Road) and one emergency-only access on SW 66th Street. The proposed PD Plan provides two access points on Tartan Road, one full access and one emergency-only access, and eliminates access to SW 66th Street.

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

Staff Comment: The PD plan and Standards Book propose landscaping, screening, signage, and architectural standards consistent with the Heath Brook DRI. The width of the previously approved perimeter buffer is not anticipated to change as a result of this amendment request, however, additional alternative buffer types are proposed to accommodate variations in site elevation and topography.

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

Staff Comment: New onsite utilities shall be located underground such that tree installations are possible without conflict.

(4) Open space. Open space requirements for a PD are as follows:

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

Staff Comment: The amendment increases the amount of preserved open space from 41% to 53% of the development (from 13.158 acres to approximately 17.18 acres). Additionally, approximately 17% of the open space is proposed to be aggregate open space (2.96 acres). Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD. The PD standards book identifies a tot lot, dog park, fitness center, clubhouse, and community pool as prospective amenities designed as aggregate open space.

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

Staff Comment: Aggregate open space is provided in accordance with Section 122-924(4). Gross open space provided is calculated at 17.18-acres, with proposed aggregate open space calculated at 2.96-acres.

c. Open space shall be clustered into larger tracts/areas. Buildings and structures should be clustered so that the open space is usable to the occupants/residents rather than merely providing spacing between buildings or structures. Zero lot line and clustered design is encouraged. Front, side and rear yards in single-family residential areas shall not be counted as aggregate open space.

Staff Comment: Open space shall be clustered into usable recreation areas for residents and reviewed as part of the subdivision plan process.

d. There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. For single-use residential PD projects, the minimum open space requirement shall be 40 percent. At least ten percent of the total required open space shall be in usable aggregate form. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD.

Staff Comment: Open space is provided in accordance with Section 122-942(4). The PD plan indicates that approximately 53% of the development will be preserved as open space (approximately 17.18 acres).

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

Staff Comment: The agent submitted a Title Opinion and Statement of Unified Control to the City in October 2025.

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

Staff Comment: The PD Plan does not propose phasing of the development.

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

Staff Comment: Subsequent to PD approval by City Council, the conceptual subdivision may be submitted for review.

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

Staff Comment: Should a site plan be required for any of the development, all the requirements above shall be met.

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

Staff Comment: N/A.

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

Staff Comment: All utility services are located in proximity to the development.

Variations from Code of Ordinances

The applicant is requesting variances to the following sections of the Ocala Code of Ordinances:

1. *Section 114-91 – Streets. Dead-end streets, designed to be so permanently, shall be prohibited except when designed as cul-de-sac. Such streets shall not exceed 550 feet in length unless by recommendation by the planning and zoning commission and approved by city council, where due to unusual circumstances a greater length may be deemed necessary. They shall be provided at the closed end with a circular dedicated area with a diameter of not less than 100 feet.*

   Applicant Statement: A variation is requested because the proposed roads within this development are private and located within a gated community. Cul-de-sacs have been provided where possible.

2. *Subsection 114-95(b) – Block lengths should not exceed 600 feet or be less than 300 feet in residential areas, except where special topographical conditions exist.*

   Applicant statement: A variation is requested because the proposed roads within this development are private and located within a gated community. Block lengths vary due to the location of wetlands and unique site topography.

Table 2: Existing and Proposed Zoning District Standards

	Zoning District	Intent and Purpose	Minimum Lot Width (feet)	Maximum Building Height (feet)
Existing	PD, Planned Development	Development of up to 146 multi-family residential duplex lots, consistent with the master plan for Heath Brook DRI	100-feet	35-feet
Proposed	PD, Planned Development	Development of up to 146 multi-family quadraplex residential lots, consistent with the master plan for Heath Brook DRI	15-feet	35-feet

Staff Comment:

The proposed PD maintains the same number of units and density of the prior PD zoning district. In recent years, development trends have shifted toward smaller lot sizes to promote affordability, reduced maintenance, and to meet overall market demand. This amendment appears to be consistent with recent market trends and is indicated to allow for the option of fee-simple lot creation; however, the maximum height and remainder of development standards are consistent with the Heath Brook DRI.

Section 3 - Level of Service (LOS) Analysis

The proposed amendments will not have any additional impact on public facilities as the number of units is not changing. As a result, a LOS analysis is not applicable for the proposed PD amendments.

Section 6 - Staff Findings and Recommendation

- The proposed PD amendment maintains the same density and entitlements of the prior PD zoning district, consistent with the Heath Brook DRI.
- The PD Plan is consistent with the minimum standards for a PD District (Section 122-942), with the exception to the following:
    - Requested variations to allow for dead end streets, and block lengths varying between 118-feet and 764-feet on private roadways within a gated subdivision.
- City utilities are available at this location, and no level of service issues have been identified for public facilities as a result of the zoning amendment.
- The requested amendments are consistent with the comprehensive plan, land development regulations, and the code of ordinances.

Staff Recommendation: Approval with conditions of PD25-0003

- All sanitation services shall be provided by the City of Ocala.
- A final sign package, compliant with the approved PD Standards Book, shall be submitted with the site plan or subdivision plan.
- If the development is subdivided into fee-simple lots, groups of adjacent units shall not be sold to the same individual owner.
- Subdivision improvements shall be provided in accordance with the requirements of Chapter 114 of the Land Development Code.

AGENCY	PERMIT #	SUBMITTED	STATUS

DATE	REVISIONS	BY

PLANNED DEVELOPMENT (PD) PLANS
FOR
KINWARD AT HEATHBROOK

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25"WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET; A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF "HEATHBROOK SOUTH B-2" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

1" = 1000'

SECTION 4; TOWNSHIP 16 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA

Sheet List Table

Sheet Number	Sheet Title
PD00	COVER SHEET
PD01	SITE PLAN
PD02	OPEN SPACE PLAN

SITE DATA

1. PARCEL ID NUMBER: 2389-100-009
2. ZONING: PLANNED DEVELOPMENT (PD)
3. FUTURE LAND USE: LOW INTENSITY (LI)
4. EXISTING FLOOD ZONE: ZONES X, A, AND AE
   PANEL #12083C0702E
   EFFECTIVE DATE APRIL 19, 2017
5. BUILDING TYPE: RESIDENTIAL
6. BUILDING USE: SINGLE-FAMILY ATTACHED
7. PHASE I: 17 BUILDINGS (92 UNITS)
8. PHASE II: 9 BUILDINGS (54 UNITS)
9. TOTAL PROPOSED UNITS: 146
10. PROPOSED DENSITY: 4.53 UNITS / AC (146 UNITS / 32.22 AC)
11. REQUIRED PARKING: 146 SPACES (1 * 146 UNITS)
    (1 SPACES PER UNIT)

PROVIDED GARAGE PARKING	146 SPACES
PROVIDED DRIVEWAY PARKING	146 SPACES
PROVIDED AMENITY CENTER PARKING	11 SPACES
PROVIDED OFFSTREET PARKING	70 SPACES
TOTAL PARKING (INCLUDES 4 HANDICAP SPACES)	373 SPACES

12. TRAFFIC CALCULATIONS:
    HEATH BROOK DRI TRIP ASSIGNMENT - 6/20/18

(PER EXHIBIT C OF THE DRI DO)	0.62 NET TRIPS
DISCOUNT PER APPROVED DRI TRAFFIC STUDY	22%
TOTAL NET TRIPS (146 UNITS * 0.4836)	71 NET TRIPS

TRAFFIC STATEMENT: THE PROJECT GENERATES LESS THAN 100 NET NEW PEAK HOUR TRIPS

OWNER
KEYS AT OCALA II, LLC
6654 78TH AVENUE N.
PINELLAS PARK, FL 33781

DEVELOPER
EISENHOWER PROPERTY GROUP, LLC
111 S ARMENIA AVE
TAMPA, FL 33609

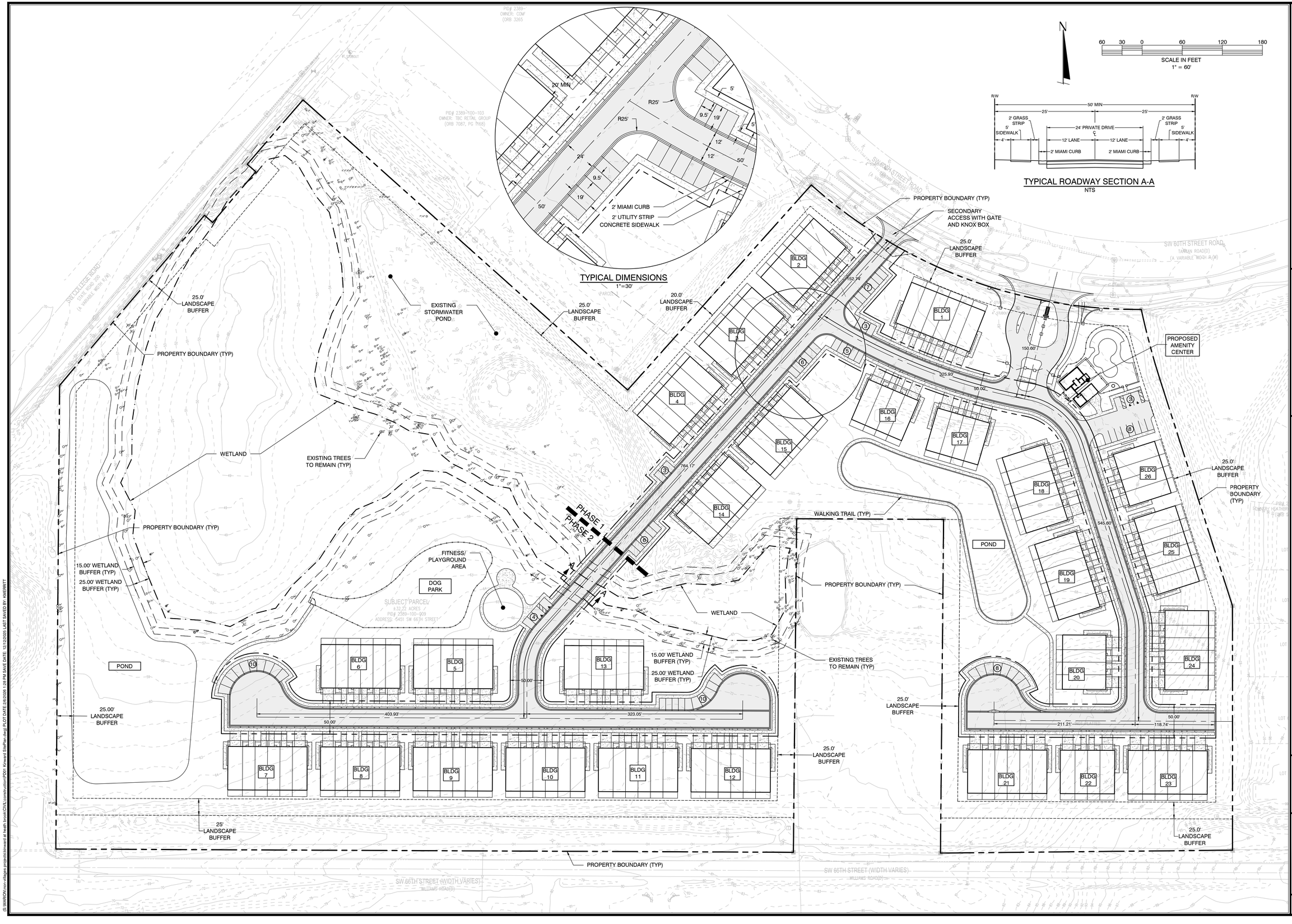
ENGINEER
CLYMER FARNER BARLEY, INC.
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
BEAU CLYMER, PE
FL. LIC. NO. 99053
(352) 913-2360

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
GARY L. MILAM, PSM
FL. LIC. NO. 5058
(352) 913-2360

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. MIDDLETON, FL 34762
(352) 748-3126

KINWARD AT HEATHBROOK

I:\MARION\NON-VILLAGES PROJECTS\KINWARD AT HEATH BROOK\CIVIL\CONSTRUCTION\PD00 Kinward Cover.dwg| PLOT DATE: 12/11/2025 4:13 PM SAVE DATE: 12/11/2025 LAST SAVED BY: KNEBRITT



BY
REVISIONS
DATE

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
LAND PLANNING CONSULTANTS
7413 ALFORD COURT, BRADENTON, FL 34202
(352)748-3126

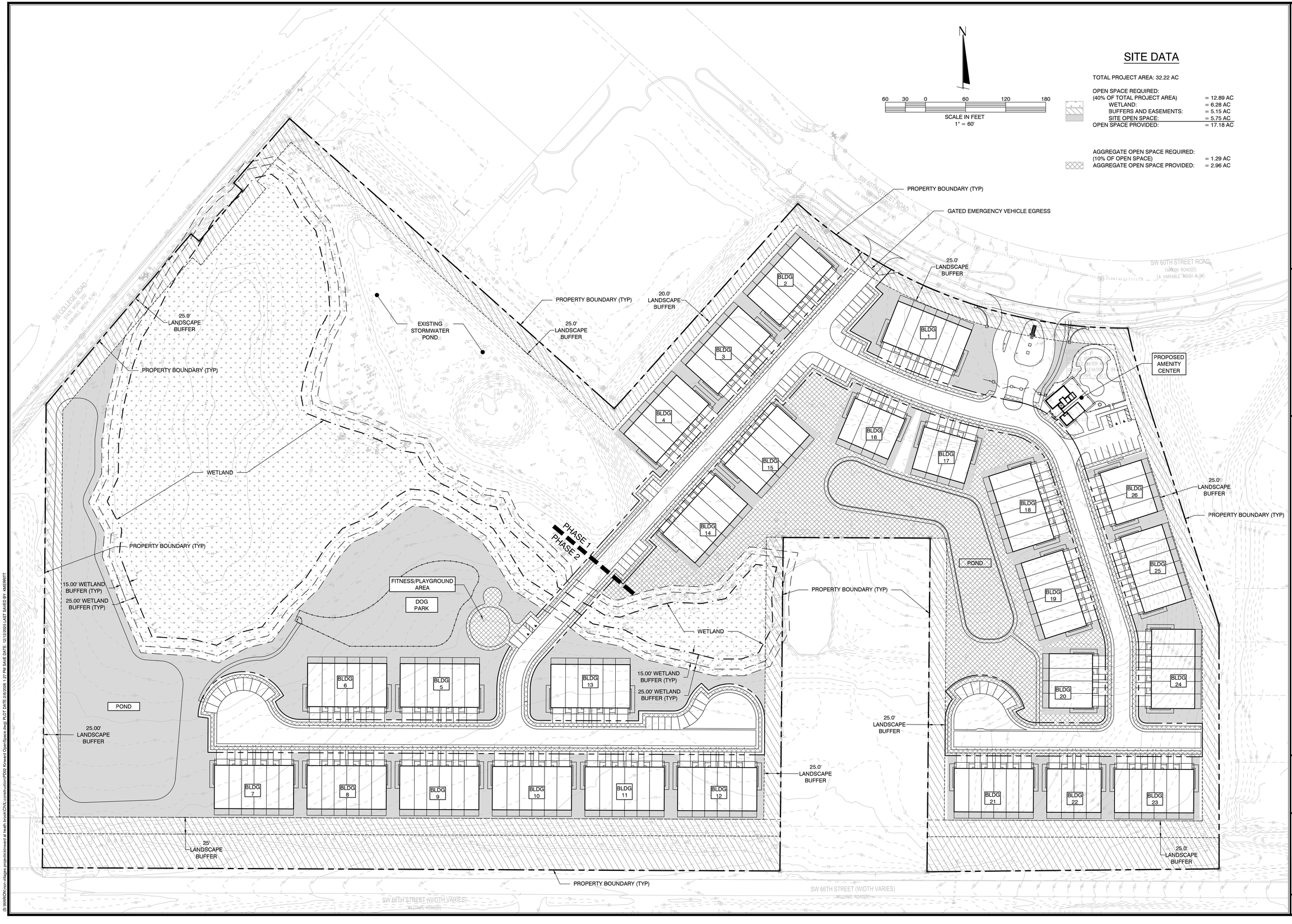
SITE PLAN

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

SAVE DATE	12/12/2025
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.02206
FILE NAME	PD01 KINWARD SITEPLAN

SHEET NUMBER PD01

I:\MARION\non-villages projects\kinward at heath brook\CIVIL\construction\PD01 Kinward SitePlan.dwg| PLOT DATE:2/6/2026 1:28 PM SAVE DATE: 12/12/2025 LAST SAVED BY: KMERRITT



BY	REVISIONS	DATE

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
LAND PLANNING CONSULTANTS
7413 ALFORD AVENUE, MELBOURNE, FL 34762
(352)748-3126

OPEN SPACE PLAN

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

SAVE DATE	12/12/2025
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.02206
FILE NAME	PD02 KINWARD OPENSPACE

SHEET NUMBER PD02

I:\S_MARION\non-villages projects\kinward at heath brook\CIVIL\construction\PD02 Kinward OpenSpace.dwg| PLOT DATE: 2/3/2026 1:27 PM SAVE DATE: 12/12/2025 LAST SAVED BY: KMERRITT

NOT FOR CONSTRUCTION

PROPOSED TREE SCHEDULE

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL MIN. ALL REQUIRED ORNAMENTAL TREES TO BE 30 GALLON MIN.

Shade Trees

- Bald Cypress
- Live Oak
- Pine, various species
- Red Maple
- Shumard Oak
- Southern Magnolia

Ornamental Trees

- Bottlebrush
- Crape Myrtle
- Holly, various
- Japanese Blueberry
- Ligustrum Tree
- Little Gem Magnolia
- Pindo Palm
- Sabal Palm

GENERAL NOTES:

1. Full landscape and irrigation plans demonstrating compliance with all City of Ocala and Heathbrook requirements will be provided at the time of site submittal.
2. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
3. All plant material used shall be equal to or exceed the grade of Florida #1 as per "Grades and Standards for Nursery Plants", State of Florida, latest edition.
4. All landscaping shall be installed in a professional manner following acceptable nursery practices as set by the Florida Nurserymen and Growers Association (FNGA).
5. The Owner, including successors and assigns, shall be responsible for the maintenance of the landscaping on-site and the grassed rights-of-way.
6. All landscaped areas shall be watered by a 100% automatic irrigation system equipped with a rain sensor device pursuant to F.S. Chapter 373. The water source shall be an irrigation well, location tbd. An irrigation plan shall be submitted prior to co, if required.
7. Landscaping shall conform generally to water-efficient design principles, including the use of native and/or drought tolerant species.
8. Designs shown are diagrammatic and the final design will vary from what is shown herein as needed to accommodate site conditions, existing trees to remain, and other contextual issues.

SITE DATA

Total Site Area: 32.22 ac.
(See Civil Site Plan prepared by Clymer Farner Barley, Inc.)

INTERIOR LANDSCAPE CALCULATIONS

See Sheet 4

OPEN SPACE CALCULATIONS

Refer to Civil drawings for Open Space calculations.

TREE CALCULATIONS

Based on site survey data prepared 5/15/21 by Deuel & Associates and provided by Clymer Farner Barley Inc.

Detailed tree preservation and removal plans will be prepared during the permitting process

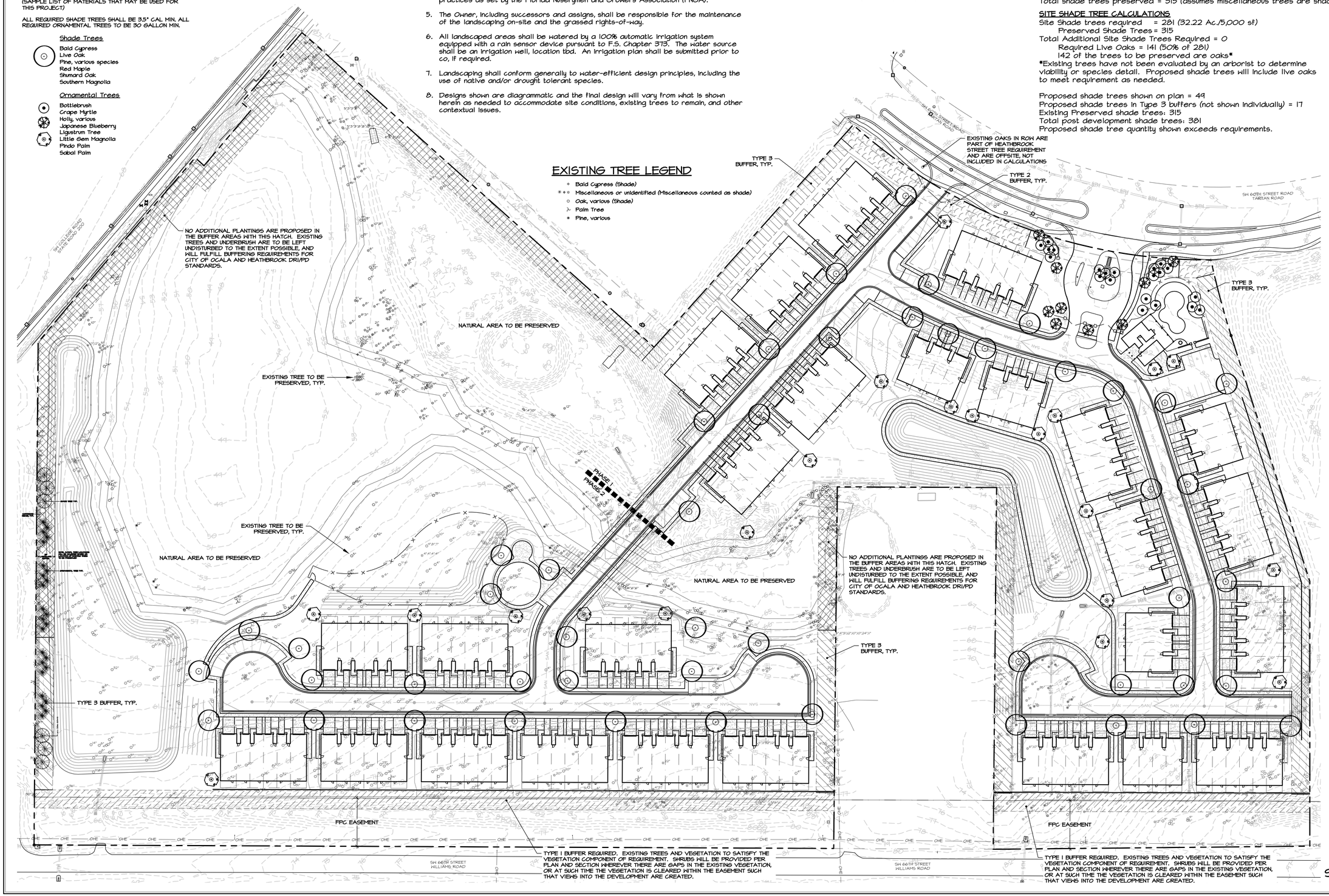
MITIGATION TREE CALCULATIONS
Total existing trees = 1,194
Total shade trees required to be preserved = 129 (4 trees/acre x 32.22 ac)
Total trees preserved = 346
Total shade trees preserved = 315 (assumes miscellaneous trees are shade)

SITE SHADE TREE CALCULATIONS
Site Shade trees required = 281 (32.22 Ac./5,000 sf)
Preserved Shade Trees = 315
Total Additional Site Shade Trees Required = 0
Required Live Oaks = 141 (50% of 281)
142 of the trees to be preserved are oaks*
*Existing trees have not been evaluated by an arborist to determine viability or species detail. Proposed shade trees will include live oaks to meet requirement as needed.

Proposed shade trees shown on plan = 49
Proposed shade trees in Type 3 buffers (not shown individually) = 17
Existing Preserved shade trees: 315
Total post development shade trees: 381
Proposed shade tree quantity shown exceeds requirements.

EXISTING TREE LEGEND

- Bald Cypress (Shade)
- Miscellaneous or unidentified (Miscellaneous counted as shade)
- Oak, various (Shade)
- Palm Tree
- Pine, various



SCALE: 1"=60'

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

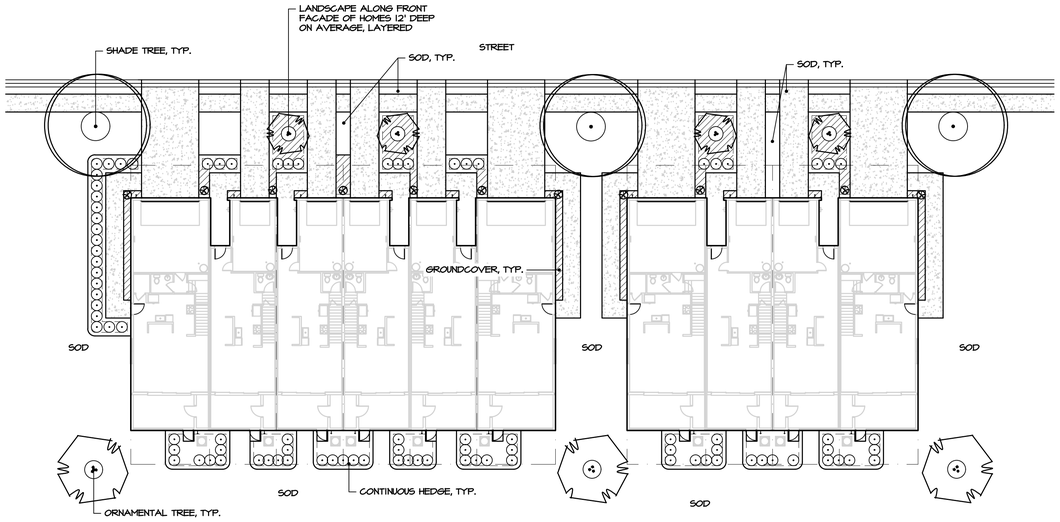
KINWARD AT HEATHBROOK
OCALA, FLORIDA

MASTER LANDSCAPE AND TREE PRESERVATION PLAN

DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

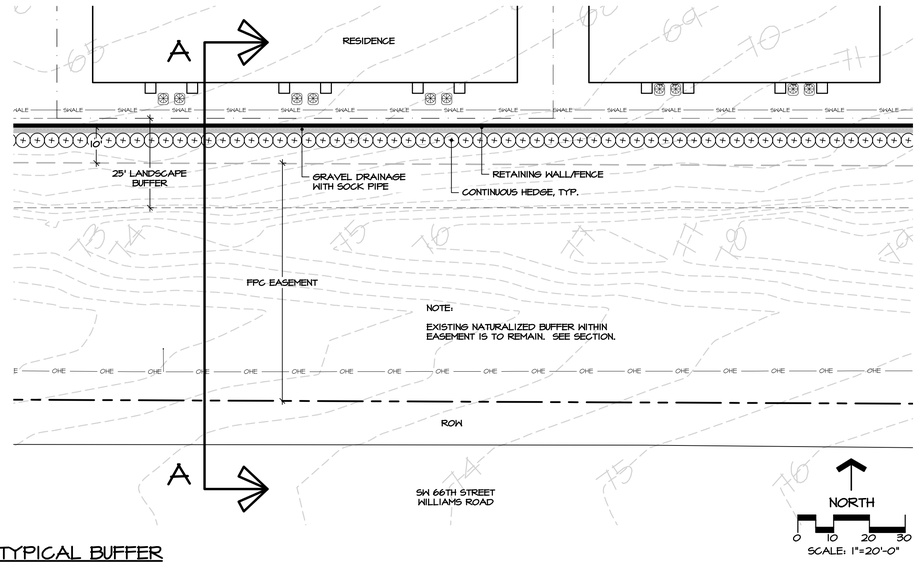
SHEET 4 OF 7

4



UNIT TYPICAL LANDSCAPE FOR 4 AND 6 UNIT BUILDINGS

SCALE: 1" = 20'



TYPE 1 TYPICAL BUFFER

PROPOSED LANDSCAPE MATERIALS SCHEDULE

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL MIN.
ALL REQUIRED ORNAMENTAL TREES SHALL BE 30 GALLON MIN, 6-8' IN HEIGHT.
ALL REQUIRED SHRUB MATERIAL SHALL BE 3 GALLON MIN.

Shrubs/Groundcover/Accent Plants

- African Iris, white
- Annuals, seasonal
- Arabesque Miscanthus
- Bamboo
- Blueberry Flax Lily
- Confederate Jasmine
- Coontie
- Cordgrass
- Crinum Lily, red
- Curly Leaf Ligustrum
- Desert Candle
- Dwarf Bamboo
- Dwarf Burford Holly
- Dwarf Confederate Jasmine
- Dwarf Mexican Petunia, purple
- Dwarf Nandina
- Dwarf Walters Viburnum
- Dwarf Yaupon Holly
- Emerald Goddess Liriope
- Evergreen Paspalum
- Golden Dewdrop
- Green Fountain Grass
- Indian Hawthorn, white
- Japanese Yew
- Ligustrum
- Lily-of-the-Nile
- Mixed Annuals & Perennials
- Muhly Grass
- Pampas Grass
- Parson's Juniper
- Plumbago
- Sandankwa Viburnum
- Saw Palmetto
- Society Garlic
- Sweet Viburnum
- Trailing Lantana, purple

Ornamental Trees

- Bottlebrush
- Crape Myrtle
- Holly, various
- Japanese Blueberry
- Ligustrum Tree
- Little Gem Magnolia
- Pindo Palm
- Sabal Palm

Shade Trees

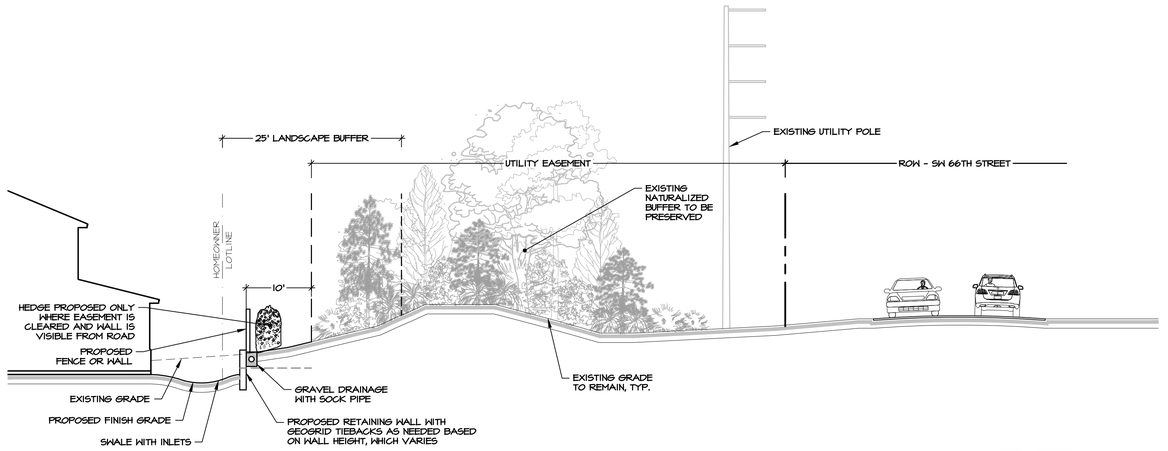
- Bald Cypress
- Live Oak
- Pine, various species
- Red Maple
- Shumard Oak
- Southern Magnolia

Sod

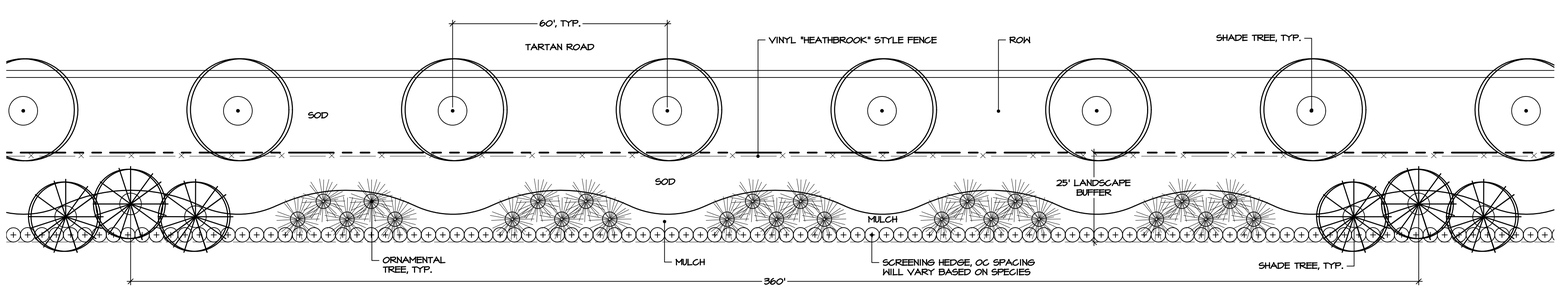
SOD = Irrigated St Augustine
SODI = Uninrigated Bahia

NOTES:

1. A FENCE OR WALL AT LEAST SIX (6) FEET IN HEIGHT WILL BE CONSTRUCTED ALONG PORTIONS OF THE BUFFER.
2. BERMS WILL BE PROVIDED WHERE REQUIRED AND IF COMPATIBLE WITH SITE GRADING

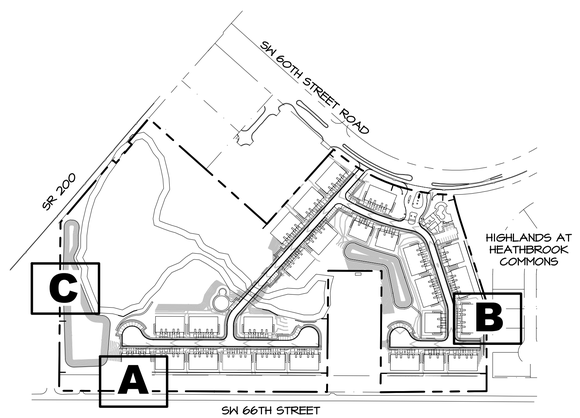


SECTION A-A THRU TYPE 1 BUFFER



TYPE 2 TYPICAL BUFFER (FRONTAGE TARTAN ROAD)

SCALE: 1" = 20'



LOCATION MAP, NOT TO SCALE

NOT FOR CONSTRUCTION

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

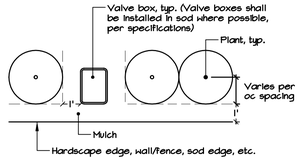
KINNARD AT HEATHBROOK
OCALA, FLORIDA

UNIT TYPICAL LANDSCAPE AND LANDSCAPE BUFFER PLAN

DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

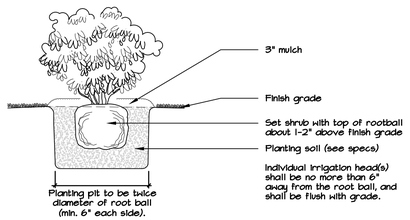
SHEET 5 OF 7

5

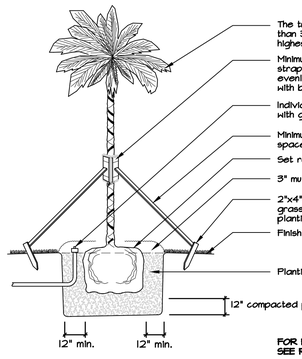


As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc, shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL
N.T.S.

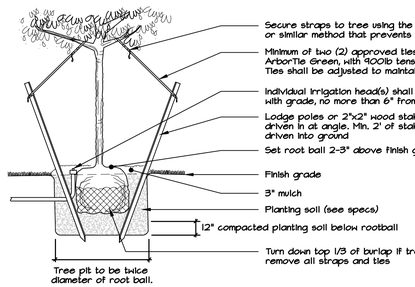


SHRUB INSTALLATION DETAIL

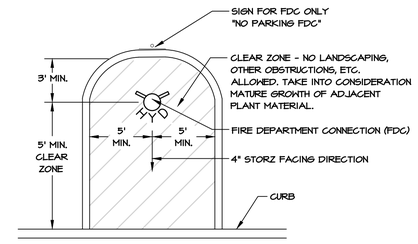


FOR ROOT BARRIER REQUIREMENTS, SEE ROOT CONTROL BARRIER DETAIL

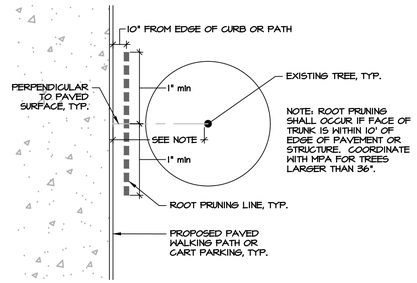
PALM INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.



TYPICAL ROOT PRUNING PLAN
SCALE: 1" = 10'

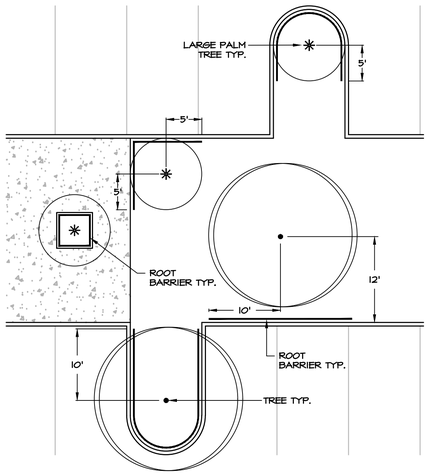
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY: NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.

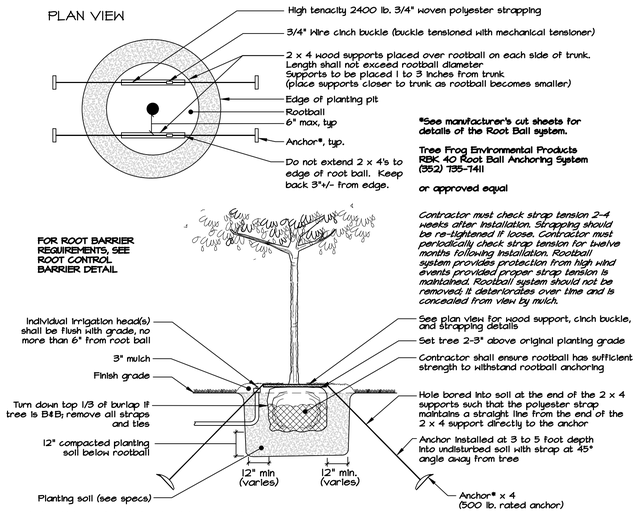


ROOT CONTROL BARRIER DETAIL
1" = 10'

IRRIGATION SPECIFICATIONS

All landscaped and sodded areas are to be fully irrigated with an automatic irrigation system, excluding those areas deemed natural or low-intensity landscapes. To ensure minimum installation standards, the following standards are to be observed:

1. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system that provides 100% coverage under normal wind conditions.
3. All irrigation systems shall be designed with maximum attention to water conservation techniques. These shall include, but are not limited to: separation of zones for turf, beds, and annuals; use of pressure regulating heads and valves; triangular spacing of heads for efficient 100% coverage; use of drip and low volume heads; provision of rain sensors; and use of in-head check valves for low heads to prevent loss of water.
4. All irrigation components shall be installed in accordance with the manufacturer's specifications.
5. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
6. The water source shall be as shown on the plans. The system shall include all labor, equipment, materials, permits, fees, and taxes to provide a complete and properly operating system meeting the following performance requirements and provisions:
   a. Include a backflow prevention device as necessary to meet local code provisions
   b. Documentation and submittal of actual water supply performance prior to commencing installation.
   c. Provide complete submittals for approval prior to commencing work
   d. Warranty all work for 1 year minimum
6. The system shall be fully automatic.
7. All zone pipe shall be class 160 PVC or better. PVC mains shall be schedule 40 PVC. Spray and rotor heads shall not be combined on the same zones. All pop-up rotors shall be connected to the supply lines with swing joints or flex hose, as shall all spray heads located next to drives or roads. 11. All PVC fittings shall be Schedule 40, Type 1, NSF approved conforming to the ASTM-D2466 requirements. Any pipe installed and subsequently removed shall not be reinstalled.
8. All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
9. All pipe and control tubing routed under roads and paved areas shall be sleeved and placed in a minimum of 24 inches below grade and backfilled with clean sand. No rock shall come in contact with the PVC pipe.
10. Irrigation piping shall be installed in trenches with a minimum of 12" of cover, except where existing conditions require less cover. The irrigation contractor shall exercise care in digging and work so as not to damage existing facilities; the irrigation contractor shall be responsible for any damage caused by his representatives or his work. Where trenching is required within the drip line of trees to be preserved, this work shall be routed under or around major roots by hand digging.
11. Irrigation heads shall be set so that the final level of ground around the heads conforms to the surrounding grades, or as otherwise specified. Risers are considered unsightly and hazardous and shall be prohibited in any situation where 12" pop-ups, undertrowing, or other coverage methods can be used. Where risers are used, they shall be schedule 40 pvc and all visible equipment shall be painted with flat brown or black enamel paint so as to blend with the surrounding material.
12. The use of barbed insertion type fittings (couplings, tees, ells, etc.) between the sprinkler and the PVC service is prohibited.
13. Separate zones shall be provided covering annuals for independent operation.
14. All remote control valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. Valves shall be placed in unobtrusive turf areas rather than bed areas. Refer to the Details for additional installation requirements. All box covers shall be clearly stenciled in white enamel with 1" letters as to their components (e.g. GV - gate valve; BV - ball valve, etc.) and zone designation (as applicable). The valves shall also be tagged with plastic tags with the zone designation either preprinted or labeled with indelible ink.
15. Control wires shall be UF/UL direct burial, sized as necessary with Spears DS-400 connectors. All wire colors shall be consistent for each run. Splices shall be minimized, and any splices shall be installed in 8" round valve boxes with 6" of gravel for drainage, and 2' min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
16. A #14/1 U.F. locator wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
17. Rain sensors shall be mounted in an obscure but unobstructed location.
18. The irrigation system should be timed to operate during non-business hours, and in accordance with any applicable water management district restrictions.
19. The irrigation contractor shall adjust all heads and automatic equipment upon completion of installation to provide optimum performance.
20. After completion, testing, and adjustment of the system, the irrigation contractor shall instruct the parcel developer's maintenance personnel in the operation and maintenance of the system.
21. Warranty: The contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-builts copied from the original plan showing dimensioned locations of all system components shall be required for final payment.



TREE INSTALLATION DETAIL
FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

LANDSCAPE SPECIFICATIONS

1. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.
2. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, current edition.
3. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner; the Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
4. The contractor shall report any detrimental soil, drainage, conflicts or other any conditions which would affect the health and performance of the landscaping.
5. The Contractor shall be responsible for following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
6. The contractor shall report and repair any damage caused by his work or actions, and maintain the jobsite in a clean, professional, and workmanlike manner.
7. The contractor shall coordinate with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
8. The Contractor shall be responsible for fine grading, ±4", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
9. The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
10. The Contractor shall be responsible for the proper location, layout, and orientation of trees and planting beds.
11. Limerock, debris, and other unsuitable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils). Fertilizer shall be Agriform tablets or approved equal, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sandy fill and potting soil mix, well mixed.
12. Beds for plant material 3 gallon or smaller shall be amended first by rototilling the planted areas to a depth of 6-8". 3" of organic planting soil mix shall then be thoroughly amended into the previously rototilled area to a depth of 6-8". If necessary, existing soil shall be removed so that the finished bed area is at the appropriate elevation in respect to adjacent landscape, lawn, and hardscape areas, and to adjacent structures. This measure shall be included in the line item cost for Site Preparation.
13. Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the manufacturer's rates. Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.
14. Refer to the Details for tree and plant installation requirements. Care shall be taken to insure that all plants are set properly and the finish grade conforms to adjacent lawns, walks, pavement, etc. All plant beds and tree rings shall be top-dressed with 3" pine straw mulch.
15. The Landscape Architect reserves the right to field locate or review flagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
16. Any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
17. Trees shall be staked and guyed in accordance with the details provided.
18. No substitutions shall be permitted without prior approval from the Landscape Architect.
19. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
20. Sod shall be clean and weed-free as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled, and staked as necessary to prevent erosion.
21. The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
22. The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
23. The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions expressed or implied in the plans and Specifications and as otherwise directed and determined by the Landscape Architect.
24. The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all punchlist items are satisfactorily resolved and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, weeding, mowing, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unsightly evidence of "shocking" without full recovery prior to job completion and final inspection.
25. Warranty: All new plant material, except seed, sod and trees, shall be guaranteed for 90 days, and shall be alive and in satisfactory growth for each specific plant at the end of the guaranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year and sod for a period of 60 days. Seeded areas shall have adequate germination and coverage within 90 days, contingent upon sufficient rainfall or watering by owner. The guaranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
26. At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and/or the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deleterious soil and/or drainage conditions which the Contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The Contractor shall be responsible for the cost of all material and labor.

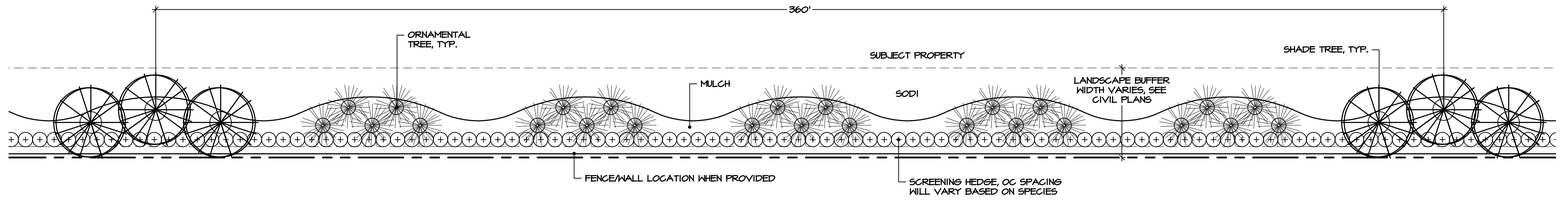
MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

KINWARD AT HEATHBROOK
OCALA, FLORIDA
PLAN DATA AND DETAILS

DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

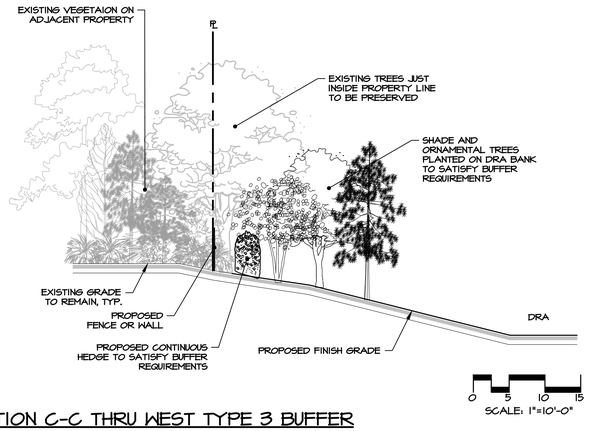
SHEET 7 OF 7

7



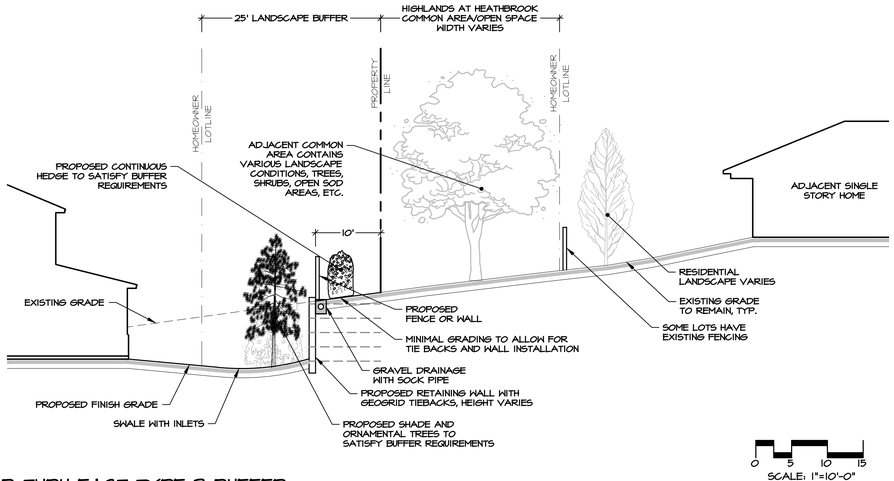
TYPE 3 TYPICAL BUFFER

0 10 20 30
SCALE: 1"=20'-0"



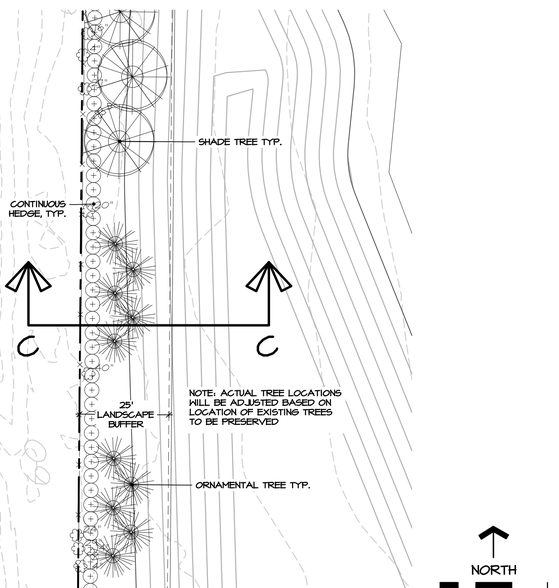
0 5 10 15
SCALE: 1"=10'-0"

SECTION C-C THRU WEST TYPE 3 BUFFER



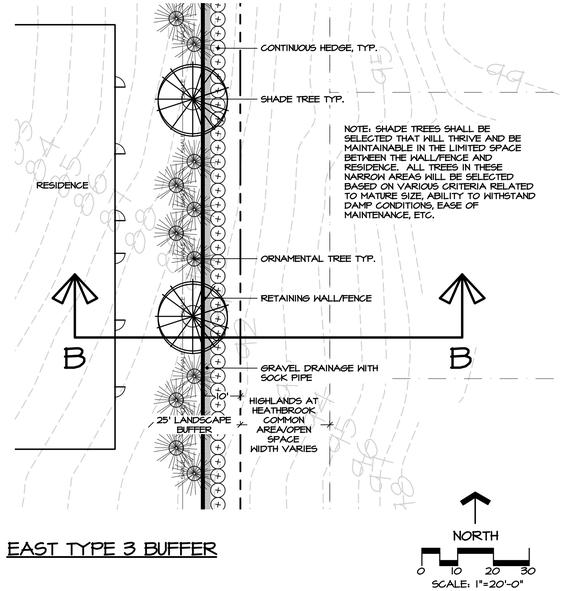
0 5 10 15
SCALE: 1"=10'-0"

SECTION B-B THRU EAST TYPE 3 BUFFER



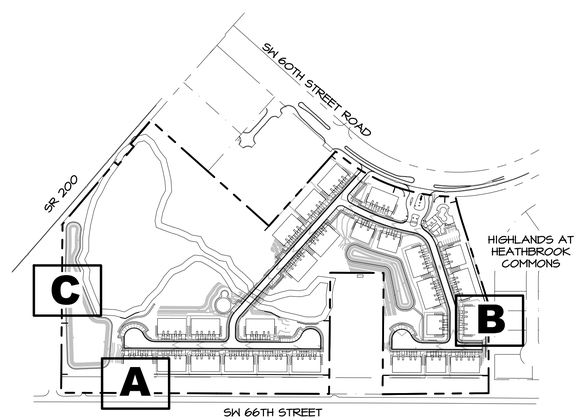
0 10 20 30
SCALE: 1"=20'-0"

WEST TYPE 3 BUFFER



0 10 20 30
SCALE: 1"=20'-0"

EAST TYPE 3 BUFFER



LOCATION MAP, NOT TO SCALE

NOT FOR CONSTRUCTION

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

KINWARD AT HEATHBROOK
OCALA, FLORIDA
UNIT TYPICAL LANDSCAPE AND LANDSCAPE BUFFER PLAN

DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

SHEET 6 OF 7

6

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY SURVEY
-FOR-
EISENHOWER PROPERTY GROUP, LLC
KEYS OCALA
SECTION 04, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

INDEX	
SHEET	*DESCRIPTION*
1	COVER SHEET
2	BOUNDARY SURVEY
3	IMPROVEMENT DETAIL

SCHEDULE B, SECTION II EXCEPTIONS:
(SEE SURVEY NOTE #5)

ITEMS 1–6: NOT ADDRESSED (STANDARD EXCEPTIONS)

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS FORM. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
2. TAXES AND ASSESSMENTS FOR THE YEAR 2025 AND SUBSEQUENT YEARS, WHICH ARE NOT YET DUE AND PAYABLE. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
3. STANDARD EXCEPTIONS:
   A. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. **SURVEY COMMENT: STANDARD EXCEPTION, ITEMS HAVE BEEN SHOWN OR NOTED ON SURVEY.**
   B. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NONE HAVE BEEN PROVIDED AND/OR SHOWN ON SURVEY.**
   C. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR, OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
   D. TAXES OR ASSESSMENTS WHICH ARE NOT SHOWN AS EXISTING LIENS IN THE PUBLIC RECORDS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
4. ANY CLAIM THAT ANY PORTION OF THE INSURED LAND IS SOVEREIGN LANDS OF THE STATE OF FLORIDA, INCLUDING SUBMERGED, FILLED OR ARTIFICIALLY EXPOSED LANDS ACCRETED TO SUCH LAND. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
5. ANY LIEN PROVIDED BY COUNTY ORDINANCE OR BY CHAPTER 159, FLORIDA STATUTES, IN FAVOR OF ANY CITY, TOWN, VILLAGE OR PORT AUTHORITY FOR UNPAID SERVICE CHARGES FOR SERVICE BY ANY WATER, SEWER OR GAS SYSTEM SUPPLYING THE INSURED LAND. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
6. RIGHTS OF TENANTS OCCUPYING ALL OR PART OF THE INSURED LAND UNDER UNRECORDED LEASES OR RENTAL AGREEMENTS. **SURVEY COMMENT: STANDARD EXCEPTION, NOT A SURVEYOR ITEM.**
7. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED IN OFFICIAL RECORDS BOOK 11, PAGE 675; AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1735, PAGE 1316. **SURVEY COMMENT: THE RIGHT OF WAY EASEMENT RECORDED IN BOOK 11, PAGE 675 AFFECTS THIS PARCEL AS SHOWN ON SHEET 2, THE SUBORDINATION RECORDED IN BOOK 1735, PAGE 1316 RUNS WESTERLY ALONG THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 AND NORTH OF THIS PARCEL, IT DOES NOT AFFECT THIS PARCEL.**
8. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, INC. RECORDED AUGUST 27, 1959 IN OFFICIAL RECORDS BOOK 17, PAGE 536, AS PARTIALLY RELEASED BY PARTIAL RELEASE OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 687, PAGE 238 AND RE-RECORDED IN OFFICIAL RECORDS BOOK 701, PAGE 265, AND AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED JUNE 27, 1991 IN OFFICIAL RECORDS BOOK 1748, PAGE 1768. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
9. EASEMENT IN FAVOR OF FLORIDA POWER CORPORATION, INC. RECORDED SEPTEMBER 3, 1959 IN OFFICIAL RECORDS BOOK 18, PAGE 308. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
10. RIGHT OF WAY EASEMENT IN FAVOR OF SUMTER ELECTRIC COOPERATIVE, INC. RECORDED JULY 27, 1964 IN OFFICIAL RECORDS BOOK 195, PAGE 321; AS SUBORDINATED BY SUBORDINATION OF UTILITY INTERESTS RECORDED IN OFFICIAL RECORDS BOOK 1735, PAGE 1316. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
11. DEVELOPMENT ORDER HEATHBROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 7, 1999 IN OFFICIAL RECORDS BOOK 2704, PAGE 1330; AND NOTICE OF ADOPTION OF DEVELOPMENT ORDER FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT RECORDED OCTOBER 8, 1999 IN OFFICIAL RECORDS BOOK 2705, PAGE 265. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
12. AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT ORDER BETWEEN THE CITY OF OCA1A AND OCALA 200 INC., A FLORIDA CORPORATION, RECORDED OCTOBER 71, 1999 IN OFFICIAL RECORDS BOOK 2704 PAGE 1380. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
13. INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT BY PHYLLIS DUDLEY, SUCCESSOR TRUSTEE, RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 516. **SURVEY COMMENT:** AFFECTS– PLOTTED, SEE SHEET 2.
14. ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS BY OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 521. **SURVEY COMMENT: DOES NOT AFFECT, NOT PLOTTED.**
15. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS AS SET FORTH IN DECLARATION OF RESTRICTIONS RECORDED DECEMBER 13, 2001 IN OFFICIAL RECORDS BOOK 3071, PAGE 528; AND AS MAY BE FURTHER AMENDED.
    NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **SURVEY COMMENT: DOES NOT AFFECT, NOT PLOTTED.**
16. DEVELOPER'S AGREEMENT BY AND BETWEEN OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP; OCALA 200, INC., A FLORIDA CORPORATION; AND THE CITY OF OCALA RECORDED JANUARY 30, 2002 IN OFFICIAL RECORDS BOOK 3099, PAGE 372; AS AMENDED IN FIRST AMENDMENT RECORDED JANUARY 31, 2002 IN OFFICIAL RECORDS BOOK 3100, PAGE 759; SECOND AMENDMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 369; THIRD AMENDMENT RECORDED NOVEMBER 14, 2002 IN OFFICIAL RECORDS BOOK 3277, PAGE 493; FOURTH AMENDMENT RECORDED JANUARY 28, 2004 IN OFFICIAL RECORDS BOOK 3628, PAGE 1045; AND FIFTH AMENDMENT RECORDED APRIL 3, 2003 IN OFFICIAL RECORDS BOOK 3383, PAGE 1758; SEVENTH AMENDMENT RECORDED APRIL 12, 2006 IN OFFICIAL RECORDS BOOK 4404, PAGE 1015; EIGHTH AMENDMENT RECORDED FEBRUARY 21, 2007 IN OFFICIAL RECORDS BOOK 4717, PAGE 1; NINTH AMENDMENT RECORDED DECEMBER 27, 2012 IN OFFICIAL RECORDS BOOK 5786, PAGE 1854; AND TENTH AMENDMENT RECORDED SEPTEMBER 8, 2016 IN OFFICIAL RECORDS BOOK 6451, PAGE 1549. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
17. AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA. OCALA TROPHY LIMITED PARTNERSHIP AND OCALA 200 INC., RECORDED APRIL 12, 2002 IN OFFICIAL RECORDS BOOK 3143, PAGE 1621. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
18. ASSIGNMENT AND ALLOCATION OF DEVELOPMENT RIGHTS BY OCALA TROPHY, LTD., A FLORIDA LIMITED PARTNERSHIP RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 118. **SURVEY COMMENT: NOT A SURVEYOR ITEM, NOT PLOTTABLE, NO LEGAL DESCRIPTION.**
19. EASEMENT AS CONTAINED IN THAT CERTAIN WARRANTY DEED RECORDED FEBRUARY 19, 2003 IN OFFICIAL RECORDS BOOK 3348, PAGE 126. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
20. MATTERS AS SHOWN ON THE PLAT OF HEATHBROOK SOUTH B–2, RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119; WITH MORTGAGEE'S CONSENT, JOINDER AND RATIFICATION CONCERNING PLAT RECORDED JUNE 12, 2003 IN OFFICIAL RECORDS BOOK 3437, PAGE 880. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
21. DEED AND DRAINAGE EASEMENT BETWEEN OCALA TROPHY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, AND HEATH BROOK MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, RECORDED MAY 15, 2003 IN OFFICIAL RECORDS BOOK 3416, PAGE 557. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS SHOWN ON SHEET 2.**
22. AGREEMENT CONCERNING HEATH BROOK DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER BETWEEN THE CITY OF OCALA AND OCALA TROPHY LTD. (FORMERLY "OCALA TROPHY LIMITED PARTNERSHIP") RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1685. **SURVEY COMMENT:AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
23. RESOLUTION NO. 2003–116 AMENDING THE DEVELOPMENT ORDER RECORDED OCTOBER 23, 2003 IN OFFICIAL RECORDS BOOK 3557, PAGE 1690. **SURVEY COMMENT: THI IS THE RESOLUTION FOR THE HEATH BROOK DEVELOPMENT OF REGIONAL INPACT (DRI), AFFECTS THE ENTIRE PARCEL BLANKET IN NATURE, NOT PLOTTED.**
24. RESTRICTIONS, COVENANTS, CONDITIONS AND EASEMENTS, WHICH CONTAIN PROVISIONS FOR A PRIVATE CHARGE OR ASSESSMENTS, AS SET FORTH IN THAT HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 2, 2003 IN OFFICIAL RECORDS BOOK 3587, PAGE 1612, AS RE–RECORDED MARCH 4, 2004 IN OFFICIAL RECORDS BOOK 3654, PAGE 1395, AS AMENDED IN FIRST AMENDMENT TO HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED MAY 18, 2006 IN OFFICIAL RECORDS BOOK 4442, PAGE 1874; AMENDMENT TO HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED FEBRUARY 22, 2011 IN OFFICIAL RECORDS BOOK 5481, PAGE 1518; AMENDMENT TO RESIDENTIAL ARCHITECTURAL STANDARDS "EXHIBIT G" OF HEATH BROOK MASTER ASSOCIATION DECLARATION RECORDED JANUARY 27, 2012 IN OFFICIAL RECORDS BOOK 5624, PAGE 581; MASTER ASSOCIATION CONSENT RECORDED JUNE 1, 2021 IN OFFICIAL RECORDS BOOK 7476, PAGE 1645; COVENANT REGARDING HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED FEBRUARY 23, 2022 IN OFFICIAL RECORDS BOOK 7707, PAGE 138; AND JOINDER TO HEATH BROOK MASTER ASSOCIATION DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 19, 2024 IN OFFICIAL RECORDS BOOK 8496, PAGE 906, AND AS MAY BE FURTHER AMENDED.
    NOTE: THIS EXCEPTION OMITS ANY RESTRICTION, COVENANT, OR CONDITION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, IF ANY, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. **SURVEY COMMENT: NOT A SURVEYOR ITEM, DOES NOT AFFECT, NOT PLOTTED.**
25. DEVELOPER'S AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 5082, PAGE 952. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
26. ASSIGNMENT OF DEVELOPER'S ENTITLEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 7612, PAGE 1664. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
27. ASSIGNMENT OF DEVELOPER'S ENTITLEMENT RIGHTS RECORDED IN OFFICIAL RECORDS BOOK 7640, PAGE 616. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
28. RESOLUTION 2022–33 RECORDED IN OFFICIAL RECORDS BOOK 7785, PAGE 258. **SURVEY COMMENT: AFFECTS THIS PARCEL AND IS BLANKET IN NATURE, NOT PLOTTED.**
29. THE NATURE, EXTENT OR EXISTENCE OF RIPARIAN RIGHTS OR LITTORAL RIGHTS IS NOT INSURED. **SURVEY COMMENT: NOT A SURVEYOR ITEM.**

VICINITY MAP



SCALE:
1" = 2,500 FEET

LEGAL DESCRIPTION:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25"WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET; A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF "HEATHBROOK SOUTH B–2" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.

SURVEY NOTES:

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 5J–17.050–.052 FLORIDA ADMINISTRATIVE CODE.
2. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SURVEY, THE NORTH RIGHT–OF–WAY LINE OF SW 66TH STREET HAS A BEARING OF NORTH 89°44'43" WEST.
3. COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM (NAD) OF 1983 WITH 2011 ADJUSTMENT.
4. ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM) NUMBER 12083C0702E, MARION COUNTY, FLORIDA, EFFECTIVE DATE OF APRIL 19, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN ZONE "X", WITHIN ZONE "A" AND WITHIN ZONE "AE" WITH A BASE FLOOD ELEVATIONS NOTED ON SHEET 3 (REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988). FLOOD ZONES HAVE BEEN DEPICTED HEREON SHEET 3.
5. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE COMMITMENT PREPARED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER BY8125022020, EFFECTIVE FEBRUARY 13, 2025 AT 8:00 A.M. THE DESCRIPTION OF THE LAND DEPICTED CONTAINED IN THIS BOUNDARY SURVEY IS PER SAID COMMITMENT.
6. NORTH–SOUTH AND EAST–WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION, UNLESS ENDING IN "–LY" (NLY, ELY, SLY, WLY) WHICH ARE PERPENDICULAR TIES TO THE BOUNDARY LINE.
7. THE SCOPE OF THIS SURVEY DOES NOT ADDRESS ENVIRONMENTAL MATTERS, JURISDICTIONAL BOUNDARIES SUCH AS WETLANDS, OR HAZARDOUS WASTES CONCERNS SHOULD ANY OF THE FOREGOING EXIST.
8. UNDERGROUND UTILITIES AND FOUNDATIONS WERE NOT LOCATED.
9. THIS SURVEY MAP AND REPORT (IF APPLICABLE) OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
10. RECORDING REFERENCES (SUCH AS OFFICIAL RECORDS BOOK AND PAGE, AND PLAT BOOK AND PAGE) SHOWN HEREON, REFER TO DOCUMENTS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA.
11. THE AERIAL IMAGE DEPICTED HEREON IS DATED MARCH 12, 2025 AND WAS OBTAINED BY THIS FIRM.
12. DISTANCES AND ACREAGES SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF. MEASUREMENTS DEPICTED HEREON ARE FIELD DERIVED UNLESS OTHERWISE NOTED.
13. THE SITE ADDRESS FOR THIS PARCEL IS 5451 S.W. 66TH STREET, OCALA, FLORIDA 34474.
14. THERE ARE NO PARKING SPACES IN THE SUBJECT PARCEL.
15. SUBJECT PARCEL CONTAINS: ±32.22 ACRES
16. THERE ARE NO BUILDINGS CURRENTLY ON SITE.
17. ZONING:

    PD (PLANNED DEVELOPMENT), AS SHOWN IN "THE KEYS AT OCALA II", PD STANDARDS PREPARED BY NATIVE ENGINEERING, PLLC.

    SETBACKS:
    MINIMUM FRONT SETBACK FROM INTERIOR ROAD = 27 FEET
    MINIMUM INTERIOR SIDE YARD SETBACK = 7.5 FEET (TOTAL 15 FEET BETWEEN BUILDINGS, EXCLUDING EVES AND OVERHANGS NOT TO EXCEED 2.5 FEET)
    STREET SIDE YARD SETBACK = 10 FEET (NOT INCLUDING PARKING)
    INTERIOR REAR YARD SETBACK = 15 FEET (TOTAL OF 30 FEET BETWEEN BUILDINGS, NOT INCLUDING REAR PATIO)
    STREET REAR YARD SETBACK = 20 FEET
    REAR SETBACK TO PROPERTY LINE = 20 FEET
    LOT WIDTH = 100 FEET (LOTS MAY NOT BE CREATED IN ANY SIZE IN THE FUTURE)
    MAXIMUM BUILDING HEIGHT = 35 FEET (BUILDINGS CAN BE 2 OR 3 STORY)
    OPEN SPACE = 40% OF THE TOTAL GROSS ACREAGE. OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS SUCH AS COURTYARDS, STREETSCAPES, SIDEWALKS, PLAYGROUNDS, DOG PARKS, LANDSCAPE ISLANDS, PATIOS, FLOODPLAINS, ROOF AREAS AND OTHER SIMILAR OPEN SPACES. WATER RETENTION AREAS THAT ARE DESIGNATED AS AESTHETIC LAKES OR DRY PONDS WITH A 4:1 GENTLE SLOPE MAY ALSO BE COUNTED AS OPEN SPACE.

18. NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED DURING THE TIME FIELD WORK WAS PERFORMED ON THE SUBJECT PARCEL.
19. WHILE CONDUCTING RESEARCH ON THE SUBJECT PARCEL, NO PROPOSED CHANGES IN STREET RIGHT–OF–WAY LINES WERE FOUND BY THIS SURVEYOR. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ON THE SUBJECT PARCEL.
20. THIS COMPANY ACCEPTS NO RESPONSIBILITY FOR THE MARKETABLE STATUS OF THIS PROPERTY. THIS PROPERTY IS SUBJECT TO ANY AND/OR ALL CITY, COUNTY, STATE, AND FEDERAL PLANNING AND ZONING REGULATIONS.
21. OWNERSHIP OF FENCES SHOWN HEREON, IF ANY, WAS NOT DETERMINED BY THIS SURVEY. SAID FENCES WERE LOCATED ONLY WHERE DIMENSIONED AND MAY NOT RUN STRAIGHT.
22. SITE ADDRESS IS 5451 S.W. 66TH STREET, OCALA, FLORIDA 34474
23. THERE IS NO EVIDENCE OF ANY BUILDINGS CURRENTLY ON SITE.

SURVEYOR'S CERTIFICATE:

TO EISENHOWER PROPERTY GROUP, LLC A FLORIDA LIMITED LIABILITY COMPANY; BAYSHORE TITLE, A DIVISION OF LANDCASTLE TITLE GROUP, LLC; COMMONWEALTH LAND TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 13, 14, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 03/13/2025.
DATE OF PLAT OR MAP: 03/20/2025

I FURTHER CERTIFY THIS SURVEY MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J17.050–.052, FLORIDA ADMINISTRATIVE CODE.

GARY L. MILAM, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5058

GARY L. MILAM License Number 5058 STATE OF FLORIDA Professional Surveyor and Mapper

CFB | EXNER BARNER BARLEY SURVEYING
CFB SURVEYING, LLC | 1515 SW 10TH PLACE, OCALA, FL 34471 | PHONE: (352) 732-2040

CLIENT:	EISENHOWER PROPERTY GROUP, LLC
JOB NO.:	SP2025.00684
DRAWING DATE:	03/20/2025
DRAWN BY:	MKB
FIELD BOOK:	V232–6, PAGE: 70–71
DATE SURVEY:	03/13/2025
CHECKED BY:	GLM

DATE	REVISIONS
4/02/2025	ADDED BORING LOCATIONS

KEYS OCALA
SECTION 04,
TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY SURVEY
FOR
EISENHOWER PROPERTY GROUP, LLC

SHEET 01 OF 03

LEGEND

±	MORE OR LESS
CONC	CONCRETE
LB	LICENSED BUSINESS
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W/	WITH
PCP	PERMANENT CONTROL POINT
PSM	PROFESSIONAL SURVEYOR & MAPPER
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)

- FOUND CONCRETE MONUMENT (AS NOTED)
- FOUND NAIL & DISK (C&A PCP PSM 4606)
- FOUND 5/8" IRON ROD & CAP (AS NOTED)
- SANITARY MANHOLE
- STORM MANHOLE
- WELL (SIZE NOTED)
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- CONCRETE UTILITY POLE
- METAL UTILITY POLE
- WOOD UTILITY POLE
- GUY ANCHOR
- SIGN
- BOLLARD
- TELEVISION RISER
- UNDERGROUND FIBER OPTIC CABLE MARKER
- GATE POST
- CURB INLET
- FENCE
- OVERHEAD UTILITY LINE
- LINE BREAK

INDEX

SHEET	DESCRIPTION
1	COVER SHEET
2	BOUNDARY SURVEY
3	IMPROVEMENT DETAIL

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N48°04'47"W	16.34'
L2	S49°00'16"E	16.94'
L40	S71°03'24"W	112.92'
L41	S17°43'25"E	75.87'
L42	S35°00'39"W	95.44'
L43	S87°04'24"W	14.94'
L44	S88°04'25"W	26.18'
L45	S89°55'35"W	38.13'
L46	N87°52'57"W	97.63'
L48	S89°24'52"W	157.76'
L49	N63°38'47"W	5.57'
L50	N03°31'11"W	42.45'
L51	N18°06'43"E	80.42'
L52	N41°27'44"E	34.78'
L53	N41°53'27"E	174.95'
L54	N81°06'06"E	94.97'
L55	S70°49'10"E	334.11'
L56	S48°27'22"E	51.03'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23002.31'	0°50'01"	334.63'	S40°24'34"W	334.62'
C2	22818.31'	0°15'02"	99.77'	S40°19'43"W	99.77'
C3	22835.31'	0°19'12"	127.53'	S40°52'23"W	127.53'
C4	729.73'	42°24'04"	540.03'	N69°19'51"W	527.79'
C5	1124.47'	5°30'23"	108.07'	N14°56'09"W	108.02'
C6	735.47'	47°15'56"	606.72'	N65°36'07"E	589.66'
C7	22835.31'	0°55'34"	369.10'	S41°22'31"W	369.10'

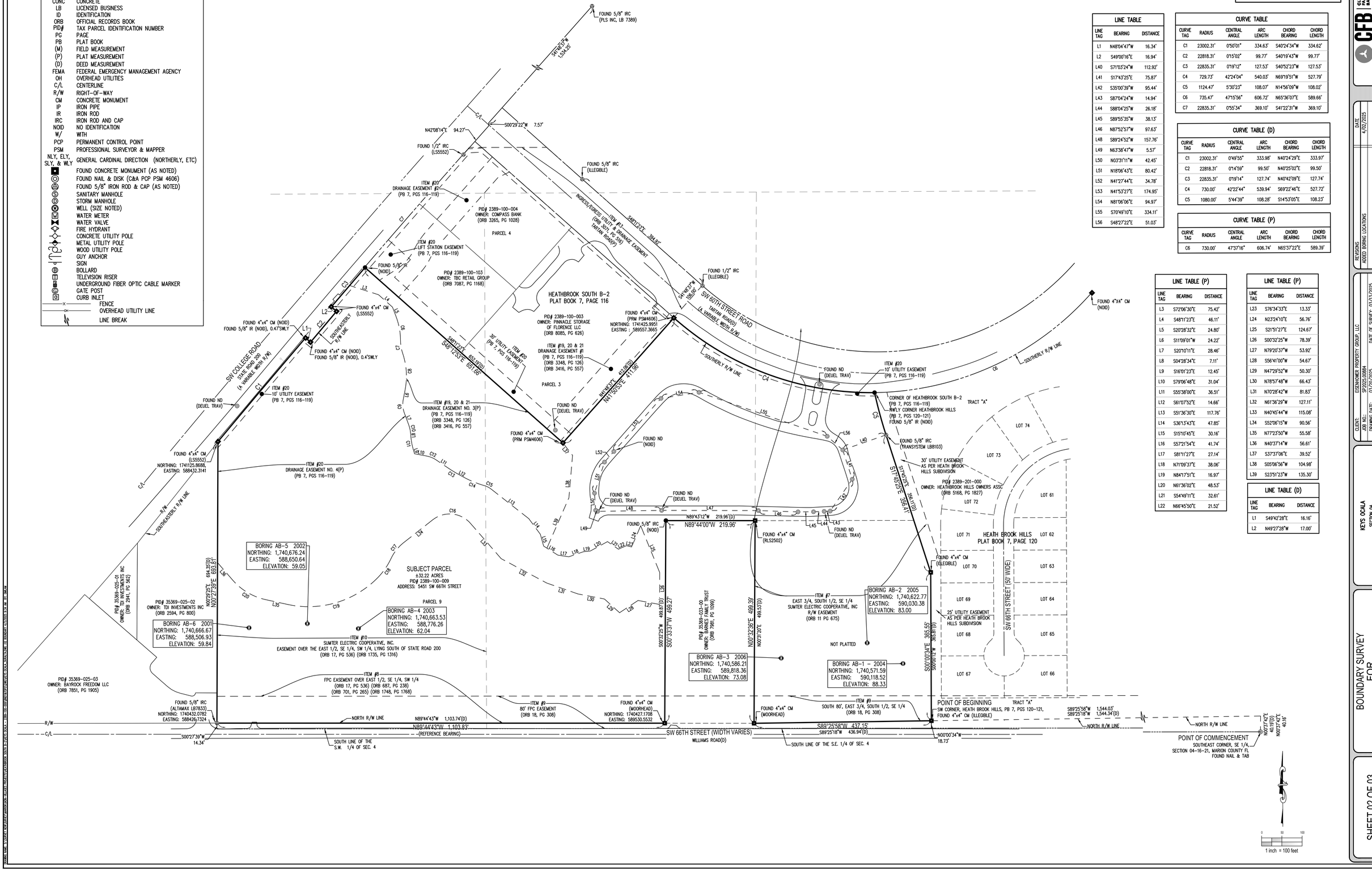
CURVE TABLE (D)					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	23002.31'	0°49'55"	333.98'	N40°24'29"E	333.97'
C2	22818.31'	0°14'59"	99.50'	N40°25'02"E	99.50'
C3	22835.31'	0°19'14"	127.74'	N40°42'09"E	127.74'
C4	730.00'	42°22'44"	539.94'	S69°22'46"E	527.72'
C5	1080.00'	5°44'39"	108.28'	S14°53'05"E	108.23'

CURVE TABLE (P)					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C6	730.00'	47°37'16"	606.74'	N65°37'22"E	589.39'

LINE TABLE (P)		
LINE TAG	BEARING	DISTANCE
L3	S72°06'30"E	75.42'
L4	S48°11'23"E	46.11'
L5	S20°28'32"E	24.80'
L6	S11°09'01"W	24.22'
L7	S20°10'11"E	28.46'
L8	S04°28'34"E	7.11'
L9	S16°01'23"E	12.45'
L10	S79°06'48"E	31.04'
L11	S55°38'00"E	36.51'
L12	S61°07'52"E	14.66'
L13	S51°36'30"E	117.76'
L14	S36°13'43"E	47.85'
L15	S15°10'45"E	30.16'
L16	S57°21'54"E	41.74'
L17	S81°11'27"E	27.14'
L18	N71°09'37"E	38.06'
L19	N84°17'51"E	16.97'
L20	N61°36'02"E	48.53'
L21	S54°49'11"E	32.61'
L22	N66°45'50"E	21.52'

LINE TABLE (P)		
LINE TAG	BEARING	DISTANCE
L23	S76°34'33"E	13.33'
L24	N23°24'10"E	56.76'
L25	S21°51'27"E	124.67'
L26	S00°32'25"W	78.39'
L27	N79°20'37"W	53.92'
L28	S56°41'00"W	54.67'
L29	N47°29'52"W	50.30'
L30	N78°57'48"W	66.43'
L31	N70°28'42"W	81.83'
L32	N61°36'29"W	127.11'
L33	N40°45'44"W	115.08'
L34	S52°06'15"W	90.56'
L35	N77°23'50"W	55.58'
L36	N40°37'14"W	56.61'
L37	S37°37'06"E	39.52'
L38	S05°06'56"W	104.98'
L39	S23°51'23"W	135.30'

LINE TABLE (D)		
LINE TAG	BEARING	DISTANCE
L1	S49°42'28"E	16.16'
L2	N49°27'28"W	17.00'



CFB | EISNER GAINER BARLEY SURVEYING
CFB LB 8415 | 5601 E. SILVER SPRINGS BLVD. OCALA, FL 34482 | PHONE: (352) 732-8404

DATE: 4/02/2025
REVISIONS: ADDED BORING LOCATIONS

CLIENT: EISENHOWER PROPERTY GROUP, LLC
JOB NO.: SP2025.00884
DRAWING DATE: 03/20/2025
DRAWN BY: MKB
FIELD BOOK: V252-6, PAGE: 70-71
DATE OF SURVEY: 03/13/2025
CHECKED BY: GLM

KEYS OCALA
SECTION 04, TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

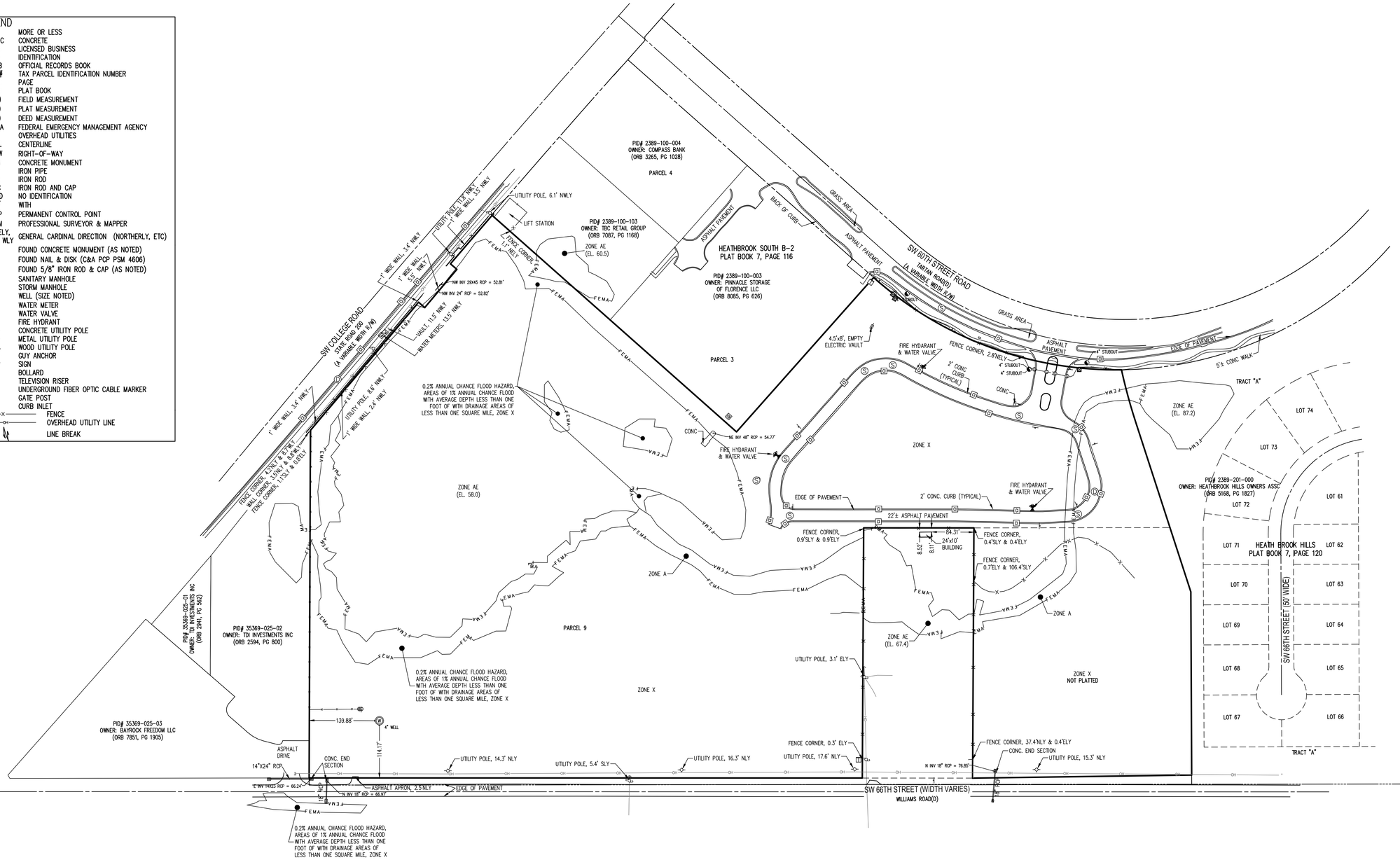
BOUNDARY SURVEY
FOR
EISENHOWER PROPERTY GROUP, LLC

SHEET 02 OF 03

INDEX	
SHEET	*DESCRIPTION*
1	COVER SHEET
2	BOUNDARY SURVEY
3	IMPROVEMENT DETAIL

LEGEND

±	MORE OR LESS
CONC	CONCRETE
LB	LICENSED BUSINESS
ID	IDENTIFICATION
ORB	OFFICIAL RECORDS BOOK
PID#	TAX PARCEL IDENTIFICATION NUMBER
PG	PAGE
PB	PLAT BOOK
(M)	FIELD MEASUREMENT
(P)	PLAT MEASUREMENT
(D)	DEED MEASUREMENT
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
OH	OVERHEAD UTILITIES
C/L	CENTERLINE
R/W	RIGHT-OF-WAY
CM	CONCRETE MONUMENT
IP	IRON PIPE
IR	IRON ROD
IRC	IRON ROD AND CAP
NOID	NO IDENTIFICATION
W/	WITH
PCP	PERMANENT CONTROL POINT
PSM	PROFESSIONAL SURVEYOR & MAPPER
NLY, ELY, SLY, & WLY	GENERAL CARDINAL DIRECTION (NORTHERLY, ETC)
■	FOUND CONCRETE MONUMENT (AS NOTED)
◎	FOUND NAIL & DISK (C&A PCP PSM 4606)
△	FOUND 5/8" IRON ROD & CAP (AS NOTED)
Ⓢ	SANITARY MANHOLE
Ⓓ	STORM MANHOLE
W	WELL (SIZE NOTED)
WM	WATER METER
	WATER VALVE
	FIRE HYDRANT
	CONCRETE UTILITY POLE
	METAL UTILITY POLE
	WOOD UTILITY POLE
	GUY ANCHOR
	SIGN
Ⓑ	BOLLARD
TV	TELEVISION RISER
FO	UNDERGROUND FIBER OPTIC CABLE MARKER
Ⓖ	GATE POST
	CURB INLET
——X——	FENCE
——OH——	OVERHEAD UTILITY LINE
	LINE BREAK



1 inch = 100 feet

CFB | EISNER GAMMER BARKLEY SURVEYING
CERTIFICATE OF AUTHORIZATION LB #8005

REVISIONS	DATE
ADDED BORING LOCATIONS	4/02/2025

CLIENT:	EISENHOWER PROPERTY GROUP, LLC
JOB NO.:	SP2025.00884
DRAWING DATE:	03/20/2025
DRAWN BY:	MKB
FIELD BOOK:	V252-6, PAGE: 70-71
DATE OF SURVEY:	03/13/2025
CHECKED BY:	GLM

KEYS OCALA
SECTION 04,
TOWNSHIP 16 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA

BOUNDARY SURVEY FOR EISENHOWER PROPERTY GROUP, LLC

SHEET 03 OF 03

kinward at Heathbrook

PD STANDARDS

Prepared: February 6, 2026

CFB | CLYMER FARNER BARLEY

Middleton (Headquarters)
7413 Alford Avenue
Middleton, FL 34762

Ocala
406 E Silver Springs Blvd
Suite 200
Ocala, FL 34470

Clearwater
314 S. Missouri Avenue
Suite 101
Clearwater, FL 33756

Kinward at Heathbrook



9/5/2025, 8:31:45 AM

1:6,625

0 265 530 1,060 ft

0 80 160 320 m

AGENCY	PERMIT #	SUBMITTED	STATUS

DATE	REVISIONS	BY

PLANNED DEVELOPMENT (PD) PLANS
FOR
KINWARD AT HEATHBROOK

LEGAL DESCRIPTION

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 00° 37' 42" EAST 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SOUTHWEST 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 1544.34 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY SOUTH 89° 25' 18" WEST, 436.94 FEET; THENCE NORTH 00° 31' 20" EAST, 499.53 FEET; THENCE NORTH 89° 43' 12" WEST, 219.96 FEET; THENCE SOUTH 00° 32' 25"WEST, 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY, NORTH 89° 44' 43" WEST, 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY, NORTH 00° 29' 25" EAST, 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00° 49' 55" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 24' 29" EAST, 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAY SOUTH 49° 42' 28" EAST, 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00° 14' 59" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 25' 02" EAST, AT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY, 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY NORTH 49° 27' 28" WEST, 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31, A CENTRAL ANGLE OF 00° 19' 14" AND A CHORD BEARING AND DISTANCE OF NORTH 40° 42' 09" EAST, AT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, SOUTH 48° 11' 23" EAST 652.19 FEET; THENCE NORTH 41° 48' 37" EAST 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD, SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET; A CENTRAL ANGLE OF 42° 22' 44" AND A CHORD BEARING AND DISTANCE OF SOUTH 69° 22' 46" EAST, AT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF "HEATHBROOK SOUTH B-2" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05° 44' 39" AND A CHORD BEARING AND DISTANCE OF SOUTH 14° 53' 05" EAST, AT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 17° 45' 25" EAST, 356.11 FEET; THENCE SOUTH 00° 00' 12" WEST, 365.81 FEET TO THE POINT OF BEGINNING.



VICINITY MAP

1" = 1000'

SECTION 4; TOWNSHIP 16 SOUTH; RANGE 21 EAST
MARION COUNTY, FLORIDA

Sheet List Table

Sheet Number	Sheet Title
PD00	COVER SHEET
PD01	SITE PLAN
PD02	OPEN SPACE PLAN

SITE DATA

1. PARCEL ID NUMBER: 2389-100-009
2. ZONING: PLANNED DEVELOPMENT (PD)
3. FUTURE LAND USE: LOW INTENSITY (LI)
4. EXISTING FLOOD ZONE: ZONES X, A, AND AE
   PANEL #12083C0702E
   EFFECTIVE DATE APRIL 19, 2017
5. BUILDING TYPE: RESIDENTIAL
6. BUILDING USE: SINGLE-FAMILY ATTACHED
7. PHASE I: 17 BUILDINGS (92 UNITS)
8. PHASE II: 9 BUILDINGS (54 UNITS)
9. TOTAL PROPOSED UNITS: 146
10. PROPOSED DENSITY: 4.53 UNITS / AC (146 UNITS / 32.22 AC)
11. REQUIRED PARKING (1 SPACES PER UNIT): 146 SPACES (1 * 146 UNITS)

PROVIDED GARAGE PARKING	146 SPACES
PROVIDED DRIVEWAY PARKING	146 SPACES
PROVIDED AMENITY CENTER PARKING	11 SPACES
PROVIDED OFFSTREET PARKING	70 SPACES
TOTAL PARKING (INCLUDES 4 HANDICAP SPACES)	373 SPACES

12. TRAFFIC CALCULATIONS:
    HEATH BROOK DRI TRIP ASSIGNMENT - 6/20/18

(PER EXHIBIT C OF THE DRI DO)	0.62 NET TRIPS
DISCOUNT PER APPROVED DRI TRAFFIC STUDY	22%
TOTAL NET TRIPS (146 UNITS * 0.4836)	71 NET TRIPS

TRAFFIC STATEMENT: THE PROJECT GENERATES LESS THAN 100 NET NEW PEAK HOUR TRIPS

OWNER
KEYS AT OCALA II, LLC
6654 78TH AVENUE N.
PINELLAS PARK, FL 33781

DEVELOPER
EISENHOWER PROPERTY GROUP, LLC
111 S ARMENIA AVE
TAMPA, FL 33609

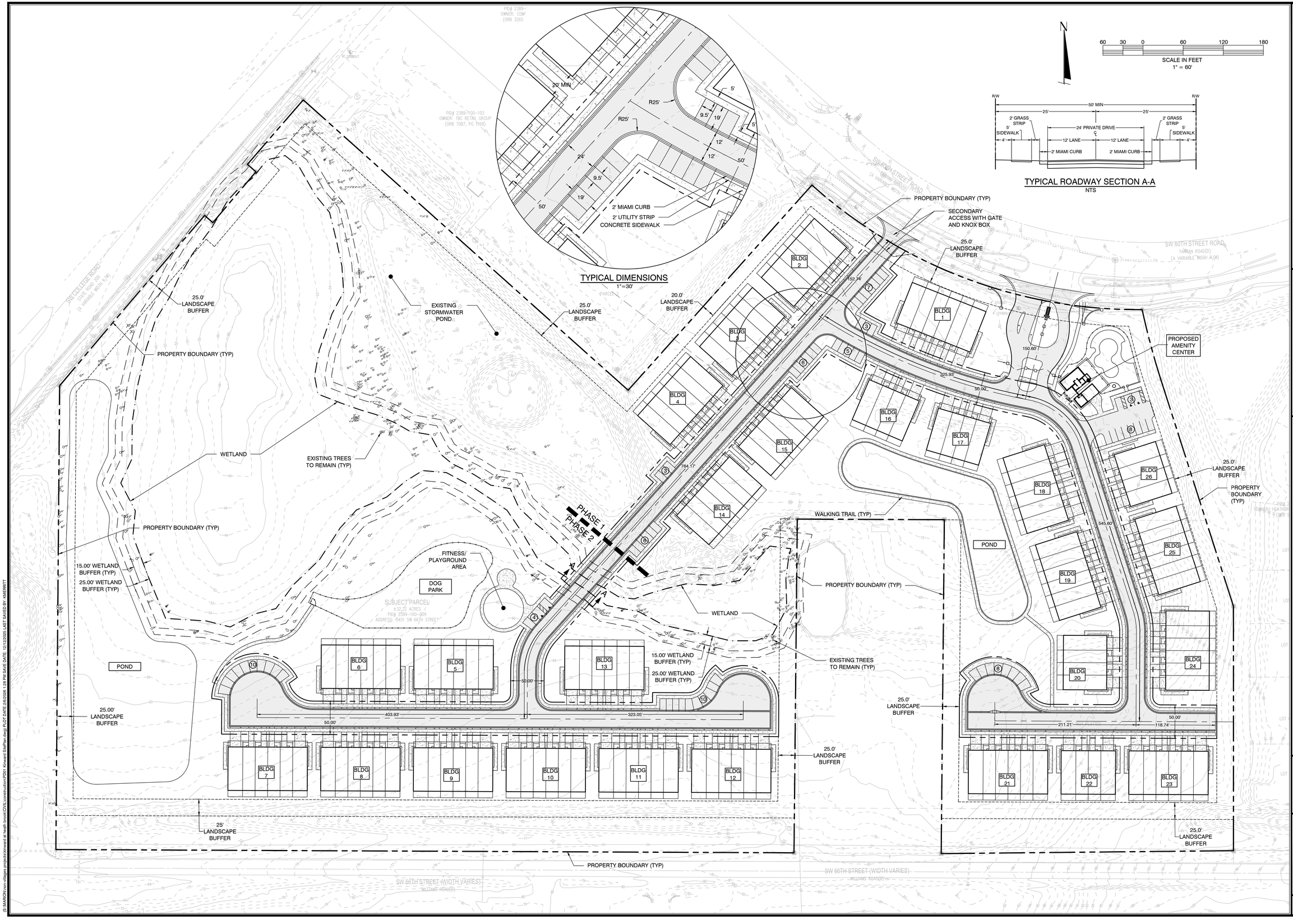
ENGINEER
CLYMER FARNER BARLEY, INC.
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
BEAU CLYMER, PE
FL. LIC. NO. 99053
(352) 913-2360

SURVEYOR
CLYMER FARNER BARLEY SURVEYING, LLC
2100 SE 17TH STREET, STE 202
OCALA, FL 34471
GARY L. MILAM, PSM
FL. LIC. NO. 5058
(352) 913-2360

CFB | CLYMER FARNER BARLEY
CLYMER FARNER BARLEY, Inc.
4450 NE 83RD RD. MIDDLETON, FL 34762
(352) 748-3126

KINWARD AT HEATHBROOK

I:\MARION\NON-VILLAGES PROJECTS\KINWARD AT HEATH BROOK\CIVIL\CONSTRUCTION\PD00 Kinward Cover.dwg| PLOT DATE: 12/11/2025 4:13 PM SAVE DATE: 12/11/2025 LAST SAVED BY: KNEBRITT



BY

REVISIONS

DATE

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
LAND PLANNING CONSULTANTS
7413 ALFORD COURT, BRADENTON, FL 34202
(352)748-3126

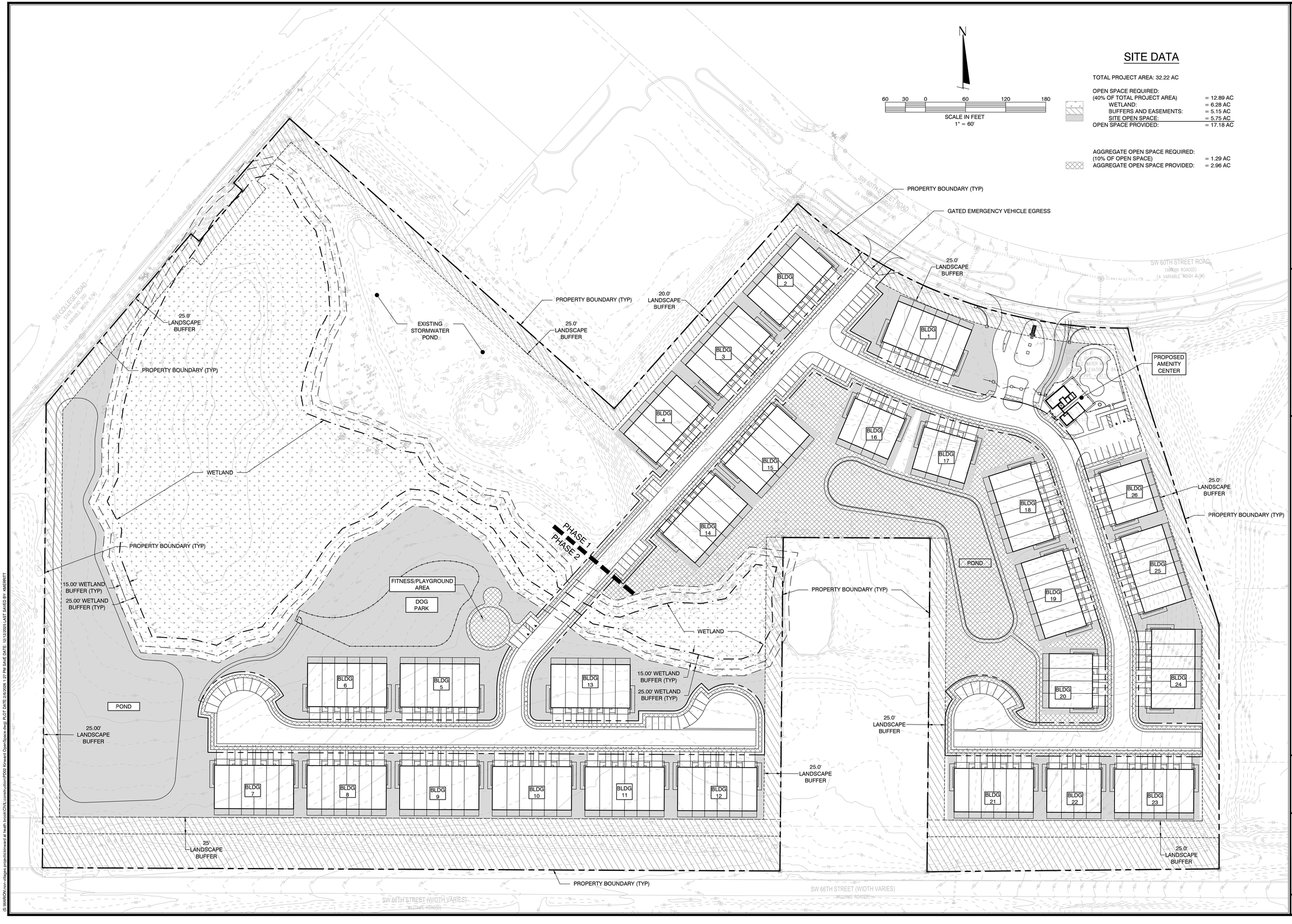
KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

SITE PLAN

SAVE DATE	12/12/2025
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.02206
FILE NAME	PD01 KINWARD SITEPLAN

SHEET NUMBER PD01

I:\MARION\non-villages projects\kinward at heath brook\CIVIL\construction\PD01 Kinward SitePlan.dwg| PLOT DATE: 2/6/2026 1:28 PM SAVE DATE: 12/12/2025 LAST SAVED BY: KMERRITT



BY | DATE | REVISIONS

CFB | CLYMER FARNER BARLEY

CLYMER FARNER BARLEY, Inc.
LAND PLANNING CONSULTANTS
7413 ALFORD COURT, BRADENTON, FL 34202
(352)748-3126

OPEN SPACE PLAN

KINWARD AT HEATHBROOK
PARCEL 2389-100-009
CITY OF OCALA, FL

SAVE DATE	12/12/2025
DRAWN BY	KFM
CHECKED BY	BJC
PROJECT #	EP2025.02206
FILE NAME	PD02 KINWARD OPENSPACE

SHEET NUMBER PD02

(S:\MARION\ocn-villages projects\kinward at heath brook\CIVIL\construction\PD02 Kinward OpenSpace.dwg) PLOT DATE: 2/3/2026 1:27 PM SAVE DATE: 12/12/2025 LAST SAVED BY: KMERRITT

NOT FOR CONSTRUCTION

PROPOSED TREE SCHEDULE

(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL MIN. ALL REQUIRED ORNAMENTAL TREES TO BE 30 GALLON MIN.

Shade Trees

- Bald Cypress
- Live Oak
- Pine, various species
- Red Maple
- Shumard Oak
- Southern Magnolia

Ornamental Trees

- Bottlebrush
- Crape Myrtle
- Holly, various
- Japanese Blueberry
- Ligustrum Tree
- Little Gem Magnolia
- Pindo Palm
- Sabal Palm

GENERAL NOTES:

1. Full landscape and irrigation plans demonstrating compliance with all City of Ocala and Heathbrook requirements will be provided at the time of site submittal.
2. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
3. All plant material used shall be equal to or exceed the grade of Florida #1 as per "Grades and Standards for Nursery Plants", State of Florida, latest edition.
4. All landscaping shall be installed in a professional manner following acceptable nursery practices as set by the Florida Nurserymen and Growers Association (FNGA).
5. The Owner, including successors and assigns, shall be responsible for the maintenance of the landscaping on-site and the grassed rights-of-way.
6. All landscaped areas shall be watered by a 100% automatic irrigation system equipped with a rain sensor device pursuant to F.S. Chapter 373. The water source shall be an irrigation well, location tbd. An irrigation plan shall be submitted prior to co, if required.
7. Landscaping shall conform generally to water-efficient design principles, including the use of native and/or drought tolerant species.
8. Designs shown are diagrammatic and the final design will vary from what is shown herein as needed to accommodate site conditions, existing trees to remain, and other contextual issues.

SITE DATA

Total Site Area: 32.22 ac.
(See Civil Site Plan prepared by Clymer Farner Barley, Inc.)

INTERIOR LANDSCAPE CALCULATIONS

See Sheet 4

OPEN SPACE CALCULATIONS

Refer to Civil drawings for Open Space calculations.

TREE CALCULATIONS

Based on site survey data prepared 5/15/21 by Deuel & Associates and provided by Clymer Farner Barley Inc.

Detailed tree preservation and removal plans will be prepared during the permitting process

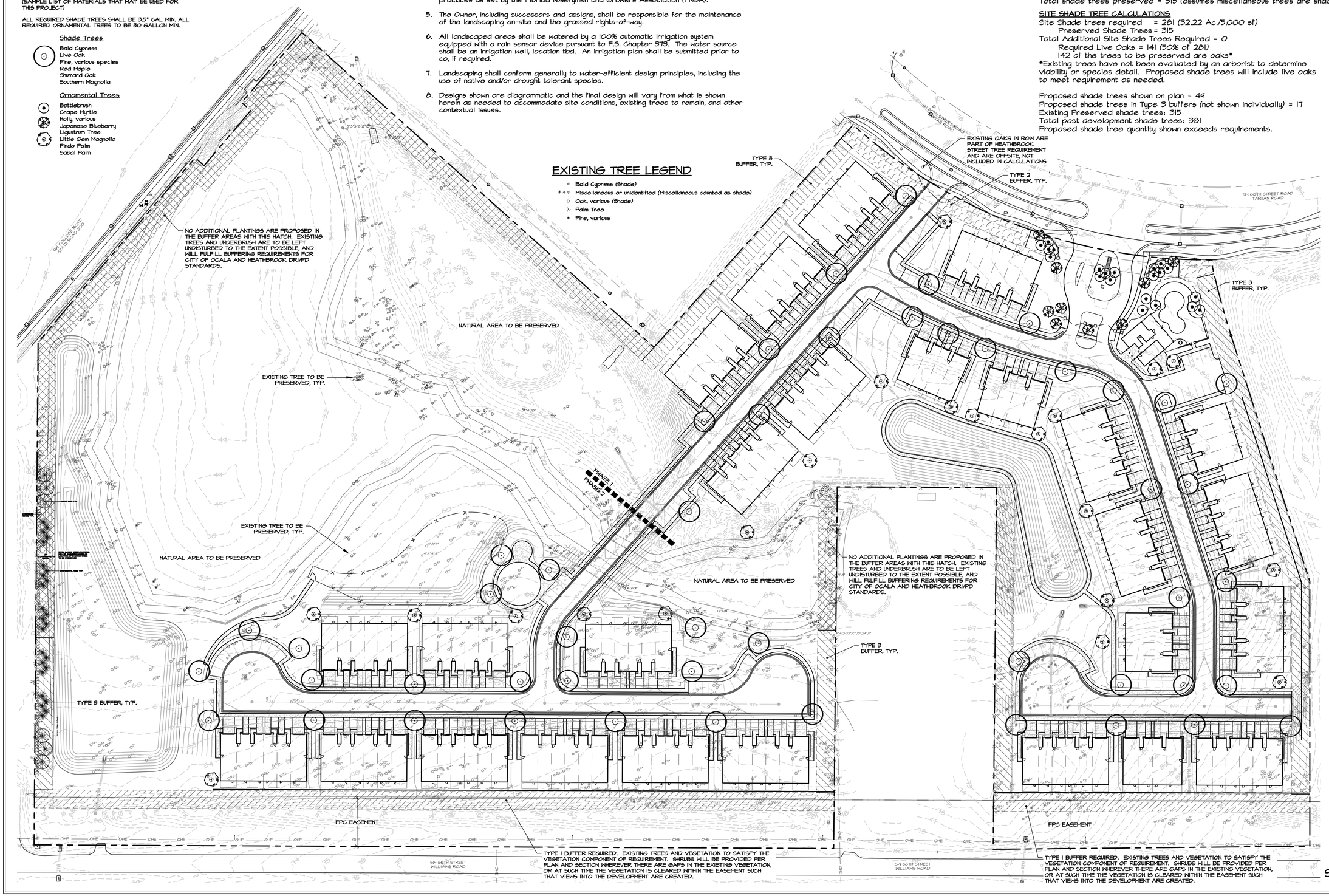
MITIGATION TREE CALCULATIONS
Total existing trees = 1,194
Total shade trees required to be preserved = 129 (4 trees/acre x 32.22 ac)
Total trees preserved = 346
Total shade trees preserved = 315 (assumes miscellaneous trees are shade)

SITE SHADE TREE CALCULATIONS
Site Shade trees required = 281 (32.22 Ac./5,000 sf)
Preserved Shade Trees = 315
Total Additional Site Shade Trees Required = 0
Required Live Oaks = 141 (50% of 281)
142 of the trees to be preserved are oaks*
*Existing trees have not been evaluated by an arborist to determine viability or species detail. Proposed shade trees will include live oaks to meet requirement as needed.

Proposed shade trees shown on plan = 49
Proposed shade trees in Type 3 buffers (not shown individually) = 17
Existing Preserved shade trees: 315
Total post development shade trees: 381
Proposed shade tree quantity shown exceeds requirements.

EXISTING TREE LEGEND

- Bald Cypress (Shade)
- Miscellaneous or unidentified (Miscellaneous counted as shade)
- Oak, various (Shade)
- Palm Tree
- Pine, various



SCALE: 1"=60'

MPA
Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

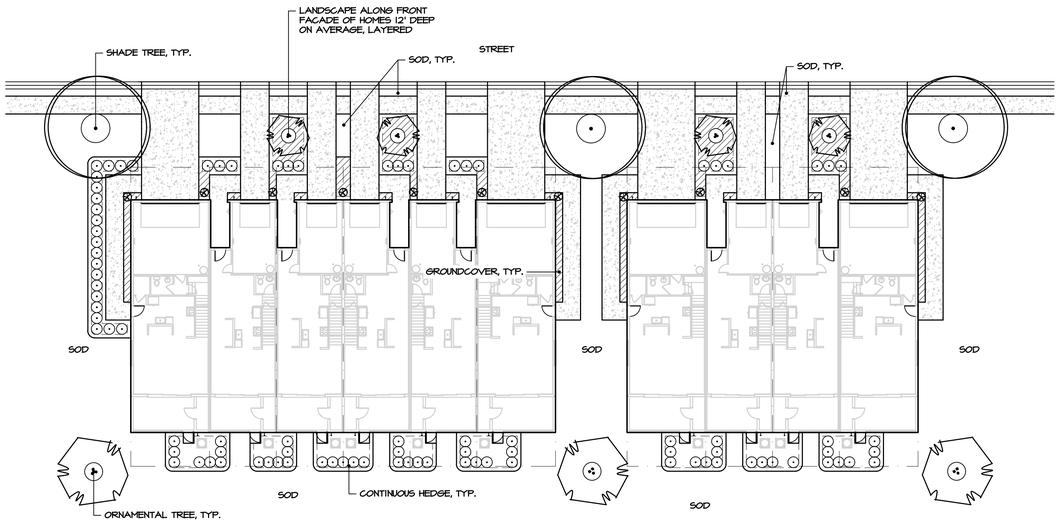
KINWARD AT HEATHBROOK
OCALA, FLORIDA

MASTER LANDSCAPE AND TREE PRESERVATION PLAN

DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

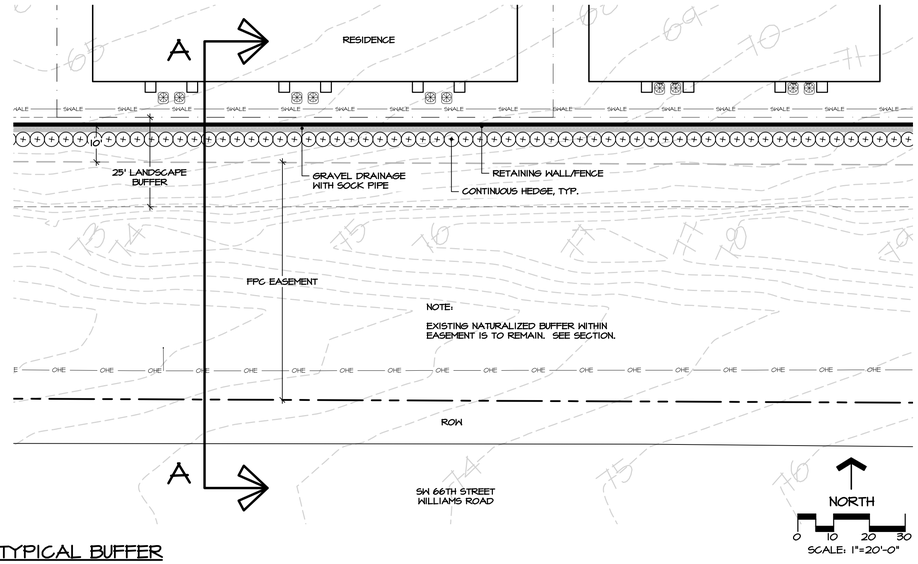
SHEET 4 OF 7

4

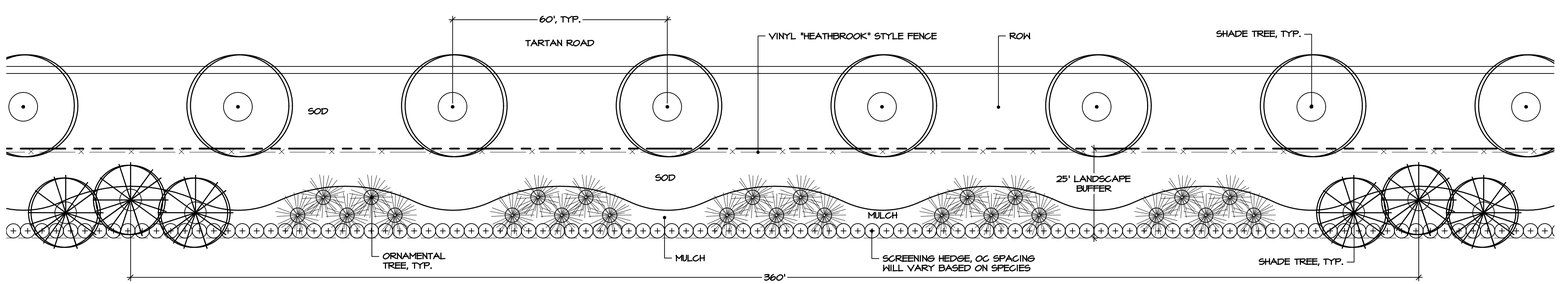


UNIT TYPICAL LANDSCAPE FOR 4 AND 6 UNIT BUILDINGS

SCALE: 1" = 20'



TYPE 1 TYPICAL BUFFER



TYPE 2 TYPICAL BUFFER (FRONTAGE TARTAN ROAD)

SCALE: 1" = 20'

PROPOSED LANDSCAPE MATERIALS SCHEDULE

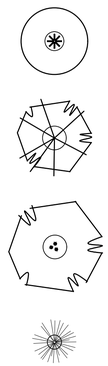
(SAMPLE LIST OF MATERIALS THAT MAY BE USED FOR THIS PROJECT)

ALL REQUIRED SHADE TREES SHALL BE 3.5" CAL MIN.
ALL REQUIRED ORNAMENTAL TREES SHALL BE 30 GALLON MIN, 6-8' IN HEIGHT.
ALL REQUIRED SHRUB MATERIAL SHALL BE 3 GALLON MIN.



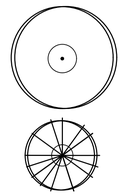
Shrubs/Groundcover/Accent Plants

African Iris, white
Annuals, seasonal
Arabesque Miscanthus
Bamboo
Blueberry Flax Lily
Confederate Jasmine
Coontie
Cordgrass
Crinum Lily, red
Curly Leaf Ligustrum
Desert Candle
Dwarf Bamboo
Dwarf Burford Holly
Dwarf Confederate Jasmine
Dwarf Mexican Petunia, purple
Dwarf Nandina
Dwarf Walters Viburnum
Dwarf Yaupon Holly
Emerald Goddess Liriope
Evergreen Paspalum
Golden Dewdrop
Green Fountain Grass
Indian Hawthorn, white
Japanese Yew
Ligustrum
Lily-of-the-Nile
Mixed Annuals & Perennials
Muhly Grass
Pampas Grass
Parson's Juniper
Plumbago
Sandankwa Viburnum
Saw Palmetto
Society Garlic
Sweet Viburnum
Trailing Lantana, purple



Ornamental Trees

Bottlebrush
Crape Myrtle
Holly, various
Japanese Blueberry
Ligustrum Tree
Little Gem Magnolia
Pindo Palm
Sabal Palm



Shade Trees

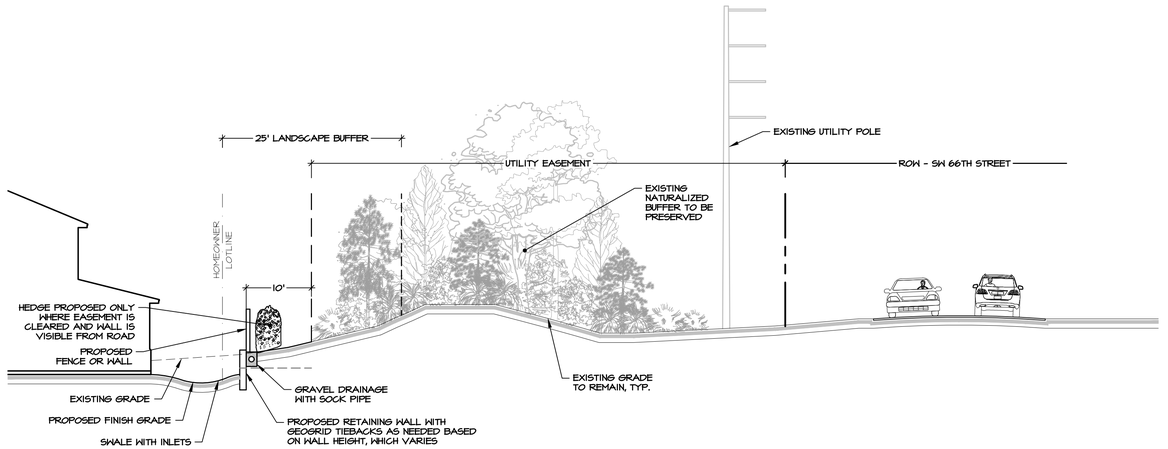
Bald Cypress
Live Oak
Pine, various species
Red Maple
Shumard Oak
Southern Magnolia

Sod

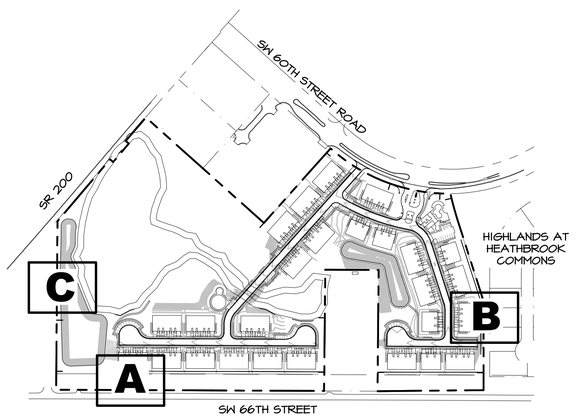
SOD = Irrigated St Augustine
SODI = Uninrigated Bahia

NOTES:

1. A FENCE OR WALL AT LEAST SIX (6) FEET IN HEIGHT WILL BE CONSTRUCTED ALONG PORTIONS OF THE BUFFER.
2. BERMS WILL BE PROVIDED WHERE REQUIRED AND IF COMPATIBLE WITH SITE GRADING



SECTION A-A THRU TYPE 1 BUFFER



LOCATION MAP, NOT TO SCALE

NOT FOR CONSTRUCTION

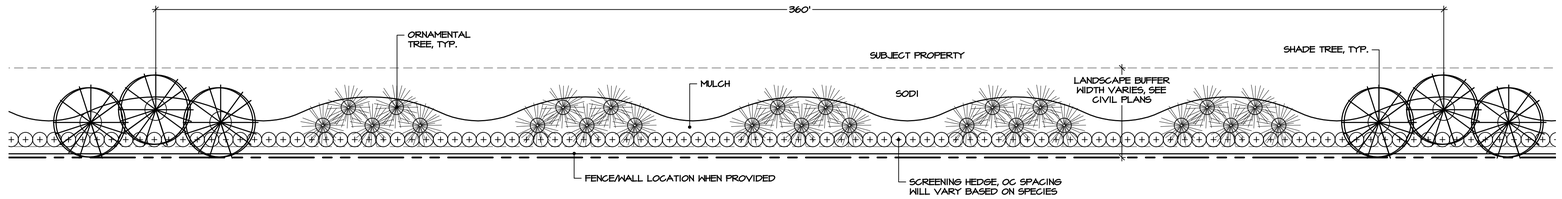
MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

KINNARD AT HEATHBROOK
OCALA, FLORIDA

UNIT TYPICAL LANDSCAPE AND LANDSCAPE BUFFER PLAN

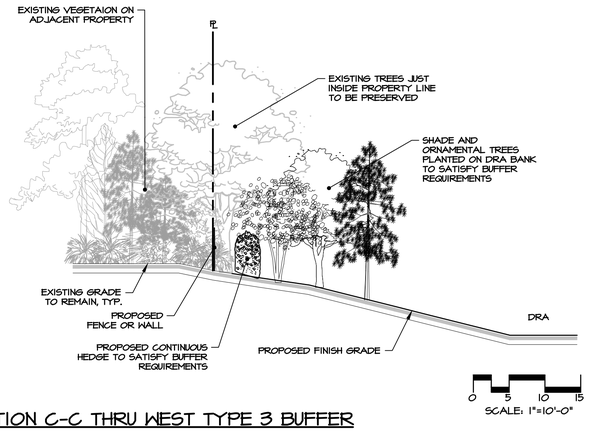
DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

SHEET 5 OF 7



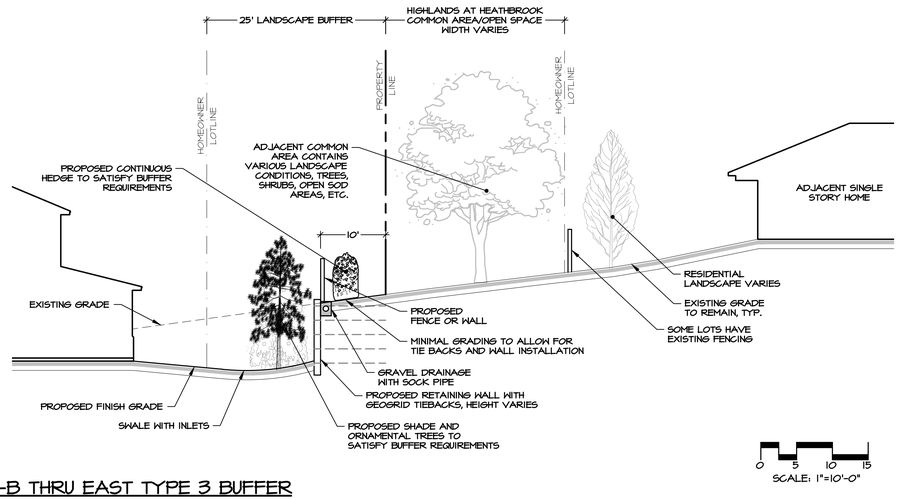
TYPE 3 TYPICAL BUFFER

0 10 20 30
SCALE: 1"=20'-0"



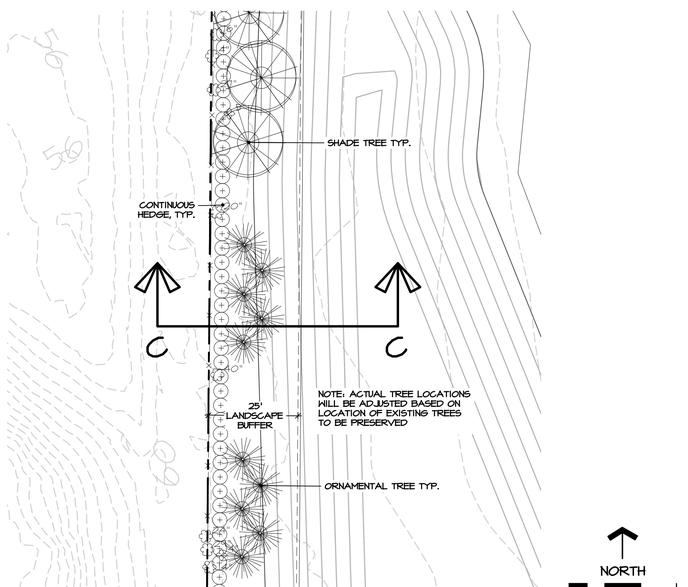
0 5 10 15
SCALE: 1"=10'-0"

SECTION C-C THRU WEST TYPE 3 BUFFER

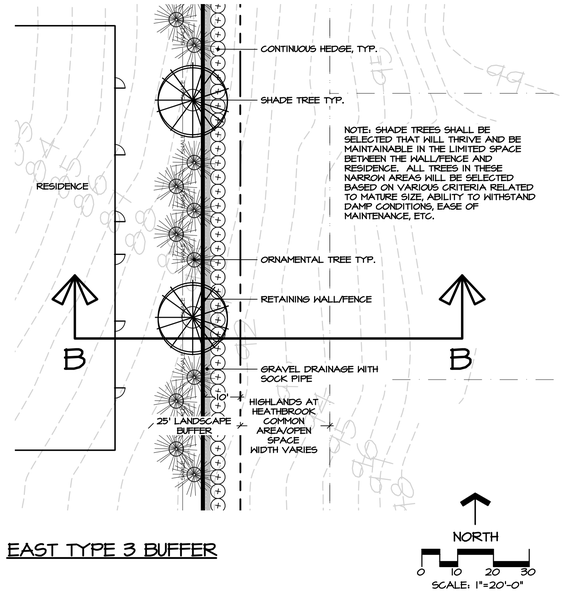


0 5 10 15
SCALE: 1"=10'-0"

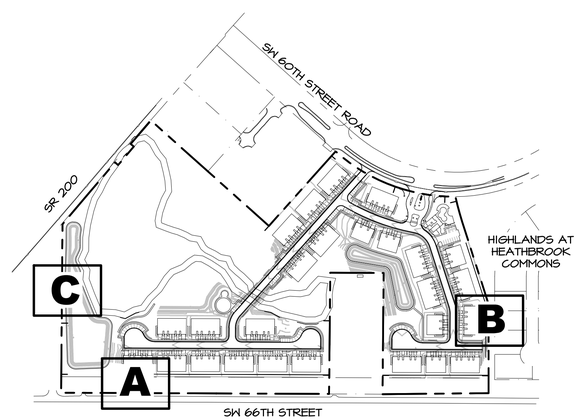
SECTION B-B THRU EAST TYPE 3 BUFFER



WEST TYPE 3 BUFFER



EAST TYPE 3 BUFFER



LOCATION MAP, NOT TO SCALE

NOT FOR CONSTRUCTION

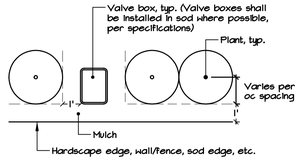
MPA Michael Pape & Associates, P.A.
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

KINWARD AT HEATHBROOK
OCALA, FLORIDA
UNIT TYPICAL LANDSCAPE AND LANDSCAPE BUFFER PLAN

DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

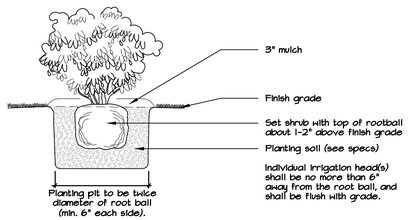
SHEET 6 OF 7

6

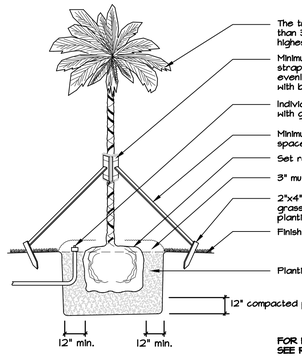


As shown on plan, all shrubs and groundcovers adjacent to curb/pavement, rec trail, wall/fence, building foundation, valve box/utility vault, sod, etc, shall be installed with the plant center spaced an additional 1' from the edge, unless otherwise noted

OFFSET DETAIL
N.T.S.

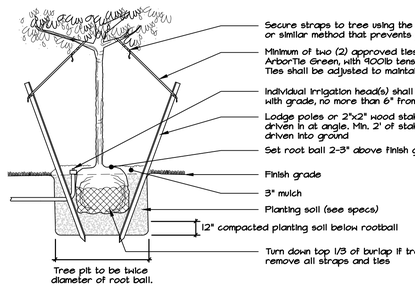


SHRUB INSTALLATION DETAIL

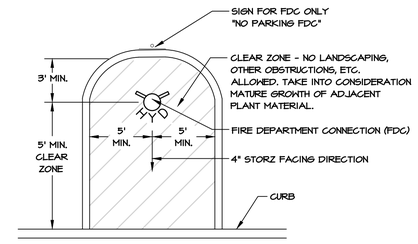


FOR ROOT BARRIER REQUIREMENTS, SEE ROOT CONTROL BARRIER DETAIL

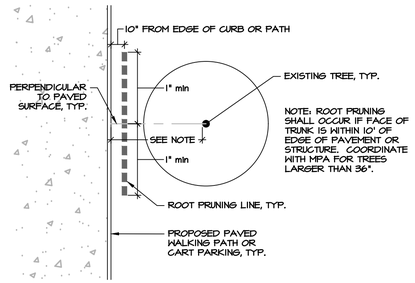
PALM INSTALLATION DETAIL



TREE INSTALLATION DETAIL
FOR MULTI-TRUNK TREES, TREES LESS THAN 3" CAL., OR CONTAINER TREES UP TO 30 GAL.



FIRE HYDRANT / REMOTE FIRE DEPARTMENT CONNECTION (FDC) CLEAR ZONE DETAIL
N.T.S.



TYPICAL ROOT PRUNING PLAN
SCALE: 1" = 10'

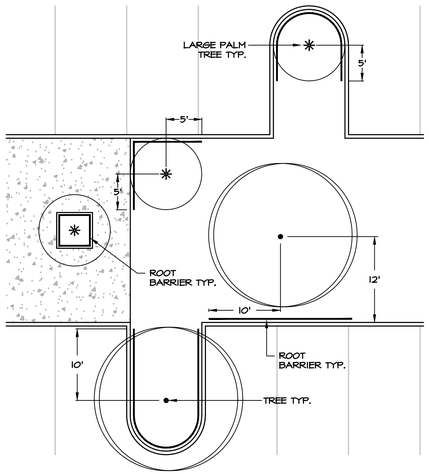
NOTES:

TREE SPECIES WITH LARGE SURFACE ROOT SYSTEMS SHALL BE PROVIDED WITH ROOT CONTROL BARRIER BASED ON THE FOLLOWING STANDARDS: TREES WITHIN 12' OF THE EDGE OF PAVEMENT OR LARGE PALMS WITHIN 5' OF THE EDGE OF PAVEMENT.

TREES INCLUDE, BUT ARE NOT LIMITED TO: LIVE OAK, MAGNOLIA, SYCAMORE, RED MAPLE

LARGE PALMS INCLUDE, BUT ARE NOT LIMITED TO: SABAL PALM, LARGE DATE PALM SPECIES, PINDO PALM, WASHINGTON PALM

THE ROOT CONTROL BARRIERS SHALL UTILIZE 24" DEPTH ABS (HARD PLASTIC) INTERLOCKING PANELS, AS BY: NDS PRODUCTS, DEEP ROOT, ROOT CONTROL, INC., OR OTHER APPROVED EQUAL PRODUCT. APPROVAL FOR PROPOSED EQUAL PRODUCTS SHALL BE SECURED FROM MPA PRIOR TO BIDDING.

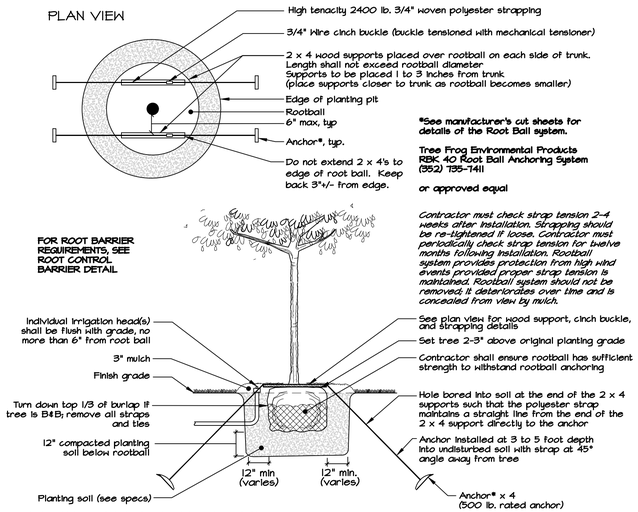


ROOT CONTROL BARRIER DETAIL
1" = 10'

IRRIGATION SPECIFICATIONS

All landscaped and sodded areas are to be fully irrigated with an automatic irrigation system, excluding those areas deemed natural or low-intensity landscapes. To ensure minimum installation standards, the following standards are to be observed:

1. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.
2. The Contractor shall be responsible for providing all labor, material, and accessories required for a complete and properly operating irrigation system that provides 100% coverage under normal wind conditions.
3. All irrigation systems shall be designed with maximum attention to water conservation techniques. These shall include, but are not limited to: separation of zones for turf, beds, and annuals; use of pressure regulating heads and valves; triangular spacing of heads for efficient 100% coverage; use of drip and low volume heads; provision of rain sensors; and use of in-head check valves for low heads to prevent loss of water.
4. All irrigation components shall be installed in accordance with the manufacturer's specifications.
5. All work shall be installed in accordance with the regulations of the local, county, or other governing authorities. Fees for all permits, inspections, and impact fees required shall be included as work required.
6. The water source shall be as shown on the plans. The system shall include all labor, equipment, materials, permits, fees, and taxes to provide a complete and properly operating system meeting the following performance requirements and provisions:
   a. Include a backflow prevention device as necessary to meet local code provisions
   b. Documentation and submittal of actual water supply performance prior to commencing installation.
   c. Provide complete submittals for approval prior to commencing work
   d. Warranty all work for 1 year minimum
6. The system shall be fully automatic.
7. All zone pipe shall be class 160 PVC or better. PVC mains shall be schedule 40 PVC. Spray and rotor heads shall not be combined on the same zones. All pop-up rotors shall be connected to the supply lines with swing joints or flex hose, as shall all spray heads located next to drives or roads. 11. All PVC fittings shall be Schedule 40, Type I, NSF approved conforming to the ASTM-D2466 requirements. Any pipe installed and subsequently removed shall not be reinstalled.
8. All lines shall be visually inspected for leaks by conducting an operation test prior to backfilling of trenches.
9. All pipe and control tubing routed under roads and paved areas shall be sleeved and placed in a minimum of 24 inches below grade and backfilled with clean sand. No rock shall come in contact with the PVC pipe.
10. Irrigation piping shall be installed in trenches with a minimum of 12" of cover, except where existing conditions require less cover. The irrigation contractor shall exercise care in digging and work so as not to damage existing facilities; the irrigation contractor shall be responsible for any damage caused by his representatives or his work. Where trenching is required within the drip line of trees to be preserved, this work shall be routed under or around major roots by hand digging.
11. Irrigation heads shall be set so that the final level of ground around the heads conforms to the surrounding grades, or as otherwise specified. Risers are considered unsightly and hazardous and shall be prohibited in any situation where 12" pop-ups, undertrowing, or other coverage methods can be used. Where risers are used, they shall be schedule 40 pvc and all visible equipment shall be painted with flat brown or black enamel paint so as to blend with the surrounding material.
12. The use of barbed insertion type fittings (couplings, tees, ells, etc.) between the sprinkler and the PVC service is prohibited.
13. Separate zones shall be provided covering annuals for independent operation.
14. All remote control valves shall be installed in a rectangular Ametek-type valve box, amply sized for access. Valves shall be placed in unobtrusive turf areas rather than bed areas. Refer to the Details for additional installation requirements. All box covers shall be clearly stenciled in white enamel with 1" letters as to their components (e.g., GV - gate valve; BV - ball valve, etc.) and zone designation (as applicable). The valves shall also be tagged with plastic tags with the zone designation either preprinted or labeled with indelible ink.
15. Control wires shall be UF/UL direct burial, sized as necessary with Spears DS-400 connectors. All wire colors shall be consistent for each run. Splices shall be minimized, and any splices shall be installed in 8" round valve boxes with 6" of gravel for drainage, and 2' min of coiled wire. Two spare controller wires shall be run in such a manner that both would be available for back up use at any valve, if necessary. Any control wires which cannot be installed with the mainline shall be run in conduit, 12" deep min.
16. A #14/1 U.F. locator wire shall be installed in all mainline trenches. This wire shall be taped to the mainline at no more than 10' intervals, using fiber-reinforced strapping tape. This wire shall be installed from valve to valve, including gate valves, and looped generously within the valve box.
17. Rain sensors shall be mounted in an obscure but unobstructed location.
18. The irrigation system should be timed to operate during non-business hours, and in accordance with any applicable water management district restrictions.
19. The irrigation contractor shall adjust all heads and automatic equipment upon completion of installation to provide optimum performance.
20. After completion, testing, and adjustment of the system, the irrigation contractor shall instruct the parcel developer's maintenance personnel in the operation and maintenance of the system.
21. Warranty: The contractor shall warrant the installation workmanship for a period of one year from date of completion and acceptance of the job. The Contractor shall further see to the fulfillment of all manufacturer's warranties and shall provide manufacturer warranty and operational information to the Owner. Reproducible as-builts copied from the original plan showing dimensioned locations of all system components shall be required for final payment.



TREE INSTALLATION DETAIL
FOR 3-4" CAL., 45-100 GAL. TREES OR B&B TREES UP TO 40" DIAMETER ROOTBALL

LANDSCAPE SPECIFICATIONS

1. Michael Pape & Associates, P.A. is responsible for ensuring that the work meets all requirements stipulated and implied in the Plans and Specifications. Any work that does not is subject to rejection, and replacement by the contractor at his own cost.
2. All plants shall be Florida No. 1 or better, as outlined under Grades and Standards for Nursery Plants, Division of Plant Industries, State of Florida, current edition.
3. All work shall be performed in accordance with standard and accepted nursery practices in a workmanlike manner; the Contractor shall be responsible for notifying the Landscape Architect of any conditions which would adversely affect the completed work.
4. The contractor shall report any detrimental soil, drainage, conflicts or other any conditions which would affect the health and performance of the landscaping.
5. The Contractor shall be responsible for following all applicable codes and regulations concerning the work, whether or not they are stipulated in the bid documents.
6. The contractor shall report and repair any damage caused by his work or actions, and maintain the jobsite in a clean, professional, and workmanlike manner.
7. The contractor shall coordinate with all other aspects of the job affecting the finished character of the landscaping -particularly the drainage system- to achieve proper results, including adjustments to plant locations if required.
8. The Contractor shall be responsible for fine grading, ±4", in all areas of the site to be landscaped. The Contractor is responsible for ensuring that surface drainage is not affected or hindered in any manner due to any reason.
9. The Contractor shall be responsible for the thorough removal of existing vegetation and grass in the areas to be planted, including application(s) of appropriate herbicides before and after plant installation. A pre-emergent herbicide approved by the Landscape Architect shall be applied in accordance with the manufacturer's instructions for all plant beds.
10. The Contractor shall be responsible for the proper location, layout, and orientation of trees and planting beds.
11. Limerock, debris, and other unsuitable materials shall be removed from the planting areas, and clean sandy fill used to bring all areas to proper grade. Soil used for planting shall consist of two parts of the existing soil and one part domestic peat moss (or sandy fill in heavy soils). Fertilizer shall be Agriform tablets or approved equal, incorporated into all shrub and tree planting pits per the manufacturer's instructions. Backfill shall consist of equal parts clean sandy fill and potting soil mix, well mixed.
12. Beds for plant material 3 gallon or smaller shall be amended first by rototilling the planted areas to a depth of 6-8". 3" of organic planting soil mix shall then be thoroughly amended into the previously rototilled area to a depth of 6-8". If necessary, existing soil shall be removed so that the finished bed area is at the appropriate elevation in respect to adjacent landscape, lawn, and hardscape areas, and to adjacent structures. This measure shall be included in the line item cost for Site Preparation.
13. Terra-Sorb, or approved equal, shall be incorporated into the planting soil of all trees in sandy soils only at the manufacturer's rates. Broadcast 1/2 throughout the planting pit; mix 1/2 with backfill.
14. Refer to the Details for tree and plant installation requirements. Care shall be taken to insure that all plants are set properly and the finish grade conforms to adjacent lawns, walks, pavement, etc. All plant beds and tree rings shall be top-dressed with 3" pine straw mulch.
15. The Landscape Architect reserves the right to field locate or review flagged locations of any or all proposed plantings. Locations of trees and plants shall be coordinated with irrigation head locations to insure proper coverage, including minor adjustments of plant and head locations as needed.
16. Any tree which shows signs of stress shall be replaced immediately at no charge to the Owner.
17. Trees shall be staked and guyed in accordance with the details provided.
18. No substitutions shall be permitted without prior approval from the Landscape Architect.
19. All site areas which are not built upon or paved shall be landscaped, sodded, seeded, and/or mulched, unless left in a natural, undisturbed state.
20. Sod shall be clean and weed-free as indicated in the areas shown on the plan. Sod shall be installed in a level, clean manner without noticeable grade differences, rough edges, or gaps. Sod shall be rolled, and staked as necessary to prevent erosion.
21. The Contractor shall be responsible for surveying any property lines, easements, or other boundaries if required to control the proper location of work within the project.
22. The Contractor shall be responsible for the thorough repair of existing grade, turf, landscaping, etc. damaged in the course of work.
23. The Contractor is entirely responsible for the work until the job is in full and exact compliance and conformity with provisions expressed or implied in the plans and Specifications and as otherwise directed and determined by the Landscape Architect.
24. The Contractor is responsible for maintenance of the project during construction and shall bear all risk of loss, theft or damage to the project until all punchlist items are satisfactorily resolved and the job is officially turned over. Plantings shall be maintained by watering, removing dead branches, resetting plants to proper grades and upright positions, staking to ensure vertical growth, weeding, mowing, and any other operations necessary to complete maintenance, including the replacement of any material that exhibits visible and unsightly evidence of "shocking" without full recovery prior to job completion and final inspection.
25. Warranty: All new plant material, except seed, sod and trees, shall be guaranteed for 90 days, and shall be alive and in satisfactory growth for each specific plant at the end of the guaranty period. Trees, Palms, and specimen plants shall be guaranteed for a period of 1 year and sod for a period of 60 days. Seeded areas shall have adequate germination and coverage within 90 days, contingent upon sufficient rainfall or watering by owner. The guaranty period shall commence upon the date of release of the retainage for the job, or for any defined phase of the job.
26. At the end of the warranty period, and at any time during that period, any plant material that has died or is not in satisfactory condition as determined by the Owner and/or the Landscape Architect, shall be removed and replaced with new healthy material of the original specified size and type within 10 calendar days. Excluded are replacements of plants due to acts of God, theft, vandalism, or acts of negligence on the part of others, and due to deleterious soil and/or drainage conditions which the Contractor documented to the attention of the Owner and Landscape Architect at the time of installation. The new material shall be guaranteed as outlined above, commencing the date that the job is accepted. The Contractor shall be responsible for the cost of all material and labor.

MPA Michael Pape & Associates, PA
LAND PLANNING • SITE DESIGN • LANDSCAPE ARCHITECTURE
2351 SE 17th Street, Ocala, FL • 352.351.3500 • www.MPA-LA.com

KINWARD AT HEATHBROOK
OCALA, FLORIDA
PLAN DATA AND DETAILS

DATE 2/6/26
DWN. BY ABT
CHKD. BY SMS

SHEET 7 OF 7

7

INTRODUCTION

The "Kinward at Heathbrook" Planned Development[1] consists of approximately 32 acres located 5451 SW 66th Street within the City of Ocala (the "Property" or "Planning Area"). The Property is located within an area of the City that includes a mix of land uses, including single family residential, multi-family and commercial, which uses support the goals defined in the City's Comprehensive Plan.

The PD Plan for "Kinward at Heathbrook" provides a community feel with amenities that may include, but are not limited to, a dog park, tot lot, green space and a clubhouse with fitness center, management office, maintenance office, and grilling stations. The PD Plan set forth herein modifies the Planned Development previously known as "Keys at Ocala II," approved by City Council in 2022, enhancing the design to meet modern demand without increasing intensity or density or reducing amenities available to residents.

Consistent with requirements for a PD Plan, these PD Standards establish project objectives that are appropriate for planning. Additionally, these PD Standards hereby incorporate those residential guidelines for landscape and architectural standards which are included in the Heath Brook DRI/PD set forth in Resolution 2018-48 recorded at OR Book 6840, Pages 860-920, as amended (collectively the "Standards"). The review and final approval of "Kinward at Heathbrook" includes the following activities:

1. PD Plans have been prepared and submitted to the City of Ocala for development review and comment, followed by revision by the applicant in coordination with staff prior to submission to the Planning and Zoning Commission for recommendation and to City Council for consideration of approval.

2. Building architectural plans will be prepared pursuant to the City's PD design standards and applicable Heath Brook DRI/PD standards, then submitted to the City of Ocala Building Department for review and approval.

3. Non-substantial adjustments as defined in Sec. 122-946 of the City's Code of Ordinances may be made upon staff approval. Substantial changes to the PD standards require City Council approval.

These Standards serve as the foundation for the PD Plan, following the provisions of the City's Planned Development (PD) district and those residential standards set forth in the Heath Brook DRI/PD. This PD Plan is comprised of several components intended to provide assurance that the development of the Property complies with the requirements of the City's Comprehensive Plan and Chapter 118 and 122 of the Code of Ordinances. The PD Plan and Standards are designed to provide the framework for development within this Planning Area.

These Standards have been prepared to encourage and regulate the residential use of the development, including building and site design elements, which help to ensure the requirements for sound land use planning. The PD Plan identifies the Planning Area, the land use and density, parking and landscape requirements, and the Standards for

[1] Prior to this amendment, the Property was approved for development as a Planned Development known as "Keys at Ocala II."

development. This application is consistent with the Planned Development zoning standards in Chapter 122, Division 30.

These Standards may be amended from time to time by the Applicant, and/or its designee, with approval by Ocala City Council to reflect changes in market conditions and development approvals. The PD Plan includes standards that have been developed based on the existing site conditions, available infrastructure, market demand for housing, and the City's overall vision for growth in this area.

GUIDING PRINCIPLES

This PD Plan is for a 146-unit gated townhome development with open space and community amenities to accommodate its residents. The following building principles are intended to provide the framework for development and provide for implementation of the overall vision of this development.

- The dwellings will consist of 2-4-bedroom, two-story units with driveways and attached garages.

- Internal private streets will be designed to reinforce safety and ease of traffic flow and pedestrian access throughout the community, and to complement the topography, vegetation or other natural features wherever possible.

- The overall site will be designed to enhance the open space between the dwelling units and the internal streets and provide adequate landscape buffers between the development and the adjoining properties.

- Landscaping shall comply with the Master Landscape and Tree Preservation Plan incorporated in these Standards.

- Parking design is set forth in these Standards and the PD Plan incorporated herein.

- The dwelling units will be designed to complement one another with similar design elements and building materials. Typical design is set forth in the elevations and renderings included in Composite Exhibit A.

- Fences installed in locations depicted on the PD Plan shall comply with any applicable requirements set forth in the Master Declaration. The gated entrance shall provide street lighting along the internal roadways to create a safe living environment. The community will provide access to EMS, as well as police and fire rescue, and a secondary access will be constructed for emergency vehicles only along SW 60th Steet / Tartan Road as depicted on the PD Plan.

- Amenities may include, but not be limited to, a tot lot, dog park, fitness center, clubhouse, community pool and central mailbox. Retention areas that do not exceed a slope of 3:1 or a depth of six feet (6') may provide for passive recreation features and be considered open space. Further, retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may

also be counted as open space if designed to retain a minimum of three feet of water at all times. (*See* Sec. 122-942(4)). Clubhouse and community pool design will be substantially similar to the elevations and renderings included in Composite Exhibit A.

- The access driveway to SW 60th Street / Tartan Road shall be a minimum of twenty-four (24) feet wide to provide ease of vehicular traffic in and out of the development.

- Pedestrian and vehicular traffic will be separated by providing sidewalks throughout the development.

- The community entrance sign shall be located within the access driveway median and designed in a manner substantially similar to the rendering included within Composite Exhibit A.

- The development may include an on-site management office open to residents in the community during normal business hours established by Developer.

- Water and sewer services will be provided by the City of Ocala. Electric service will be provided by Sumter Electric Cooperative.

PLANNING AREA GUIDELINES

This PD Plan is intended to provide for quality design while meeting the City's intent for development consistent with "Low Intensity" Land Use Designation and these Standards. This document is intended to provide development standards that go beyond minimum code requirements to enhance the project and ensure compatibility with adjacent properties. Site development should be mindful of the emphasis on pedestrian connectivity utilizing safe and inviting designs features to promote access for walking and bicycling for residents within the community. "Kinward at Heathbrook" provides for appropriate buffers, setbacks and development standards to mitigate impacts to the existing adjoining uses.

These PD Standards are intended to communicate the design standards for the development. Any substantial changes to the PD standards must go through public hearing review. Non-substantial changes to the plan may be administratively approved.

DEVELOPMENT STANDARDS

STANDARDS	**LOT**
Tract Size (Acres +/-)	32 Acres (MOL)
Minimum Front Setbacks from Interior Roads	20 Feet
Minimum Interior Side Yard Setbacks	7.5 Feet (Total of 15 feet between buildings)
Street Side Yard Setbacks	10 Feet
Interior Rear Yard Setbacks (including rear-to-side or rear-to corner interactions when applicable)	10 Feet (Total of 30' feet between buildings, not including rear patios)
Street Rear Yard Setbacks	10 Feet
Rear Setback to Property Line	10 Feet
Lot Width (Minimum)	15 Feet
Open Space (Minimum)	40% of the total gross acreage. Open space shall include active and passive recreation areas such as courtyards, streetscapes, sidewalks, playgrounds, dog parks, landscaped yards, patios, floodplains, roof areas, and other similar open spaces. Water retention areas designed for passive or active recreation which have a 3:1 slope or less and do not exceed six feet in depth may be counted as open space. Retention areas that do not exceed a slope of 3:1 or a depth of six feet (6') may provide for passive recreation features and be considered open space. Further, retention areas that are designed as aesthetic lakes or ponds for passive or active recreational use may also be counted as open space if designed to retain a minimum of three feet of water at all times. (See Sec. 122-942(4)). Retention areas may include grass, shade trees, native vegetation, and/or shrubs.
Building Height (Maximum)	35 Feet (2-story)

Building Services Area	Buildings shall be designed to promote the utility functions away from public view from the streets when feasible. HVAC equipment, backflow preventors and other utility and service functions shall be incorporated into the overall design of the dwelling units and landscaping.
Parking	Parking shall comply with Article VI of the Land Development Code. In addition, each unit will include a driveway and attached garage.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	An eight-foot (8') double-sided, CMU block with stone veneer monument sign with internally lit acrylic panel and extruded letters will be installed at the entrance of the development. The monument sign will be substantially similar to the illustration on the attached Composite Exhibit A. Street signs will also be installed for pedestrian safety based on applicable requirements of the Land Development Code for Other Residential Dwelling Units and which meet the design standards pursuant to the architectural guidelines (Section 3.5) of the Heath Brook DRI for single family residential use.
Landscaping & Buffers	Buffers shall comply with Section 122-260 except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development and meet the requirements of the Heath Brook DRI/PD for single family residential use. Additionally, general landscaping details are shown on the PUD Landscape Plan submitted herewith and on file with the City.
Fencing/Gate	A fence along SW 60th Street / Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance on Tartan Road. A fence or wall at least six (6) feet in height will be constructed along portions of the Property. There shall be no fencing installed around the wetland areas.
Fencing/Gate	A fence along SW 60th Street / Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance

	on Tartan Road. A fence or wall at least six (6) feet in height will be constructed along portions of the Property. There shall be no fencing installed around the wetland areas.
Exterior Elevations/Renderings	Improvements will be substantially similar to the exterior elevations and photo renderings of the townhomes, clubhouse and pool (some of which are photographs of a comparable clubhouse under construction by applicant in another jurisdiction), monument sign and gated entrance, and wayfinding signage attached hereto as Composite Exhibit A.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in these PD Standards and Composite Exhibit A attached hereto.
Building Materials	Foundation: Exposed rough masonry foundations shall be faced with stone, brick or stucco. Windows: Windows are encouraged to be vertically oriented. Windows other than wood must be anodized or electrostatically painted. Exterior Walls: Vertical transitions of dissimilar materials shall be made an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. Roof Pitch and Roofing Types: The minimum roof pitch is 5:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measure from finish floor to mean height between the ridge and soffit.
Lots and Roadway Alignment	Building layout along the roadways may be adjusted at the time of formal site plan for minor engineering and planning considerations, subject to City approval. To the extent internal roadways deviate from standards set forth in Sections 114-91 and 114-95, the project has been granted waivers from such requirements so long as the design complies with the PD Plan.
Access	Lots shall provide access to public streets and right-of-way as illustrated on the PD Plan. A secondary access will be constructed for emergency vehicles only along SW 60th Steet as depicted on the PD Plan.

Approved Uses	Townhomes, attached garages, open space and amenities intended for resident use only.
Landscaping	All plantings shall be from the approved plant list set forth in Section 4 of the Heath Brook DRI Landscape Standards and the project shall be landscaped in compliance with the Master Landscape and Tree Preservation Plan set forth herein.
Utilities Connections	All utilities, including water, sewer, telephone, fiber optic, television cable and electrical systems, shall be installed underground in accordance with current city policies and standards. Appurtenances to these systems which require above-ground installation must be effectively screened and thereby may be excluded from this requirement pursuant to Section 122-942, Code of Ordinances.
Unified Control	Developer, or its successors or assigns, including but not limited to a Homeowners' Association, shall hold unified control over the Development Parcel and any subdivision(s), lots or common areas created within such Parcel.
Phasing Plan	The Project will be constructed in two (2) Phases as illustrated on the attached Site Plan. Phase I will be located on the northern and eastern portions of the Property and consist of 92 units, the clubhouse/management office, community pool, playground, and mailbox area. Phase II will be located on the western portion of the Property and consist of 54 units.
Platting	The Property will be platted as lots upon which townhomes will be constructed.

COMPOSITE EXHIBIT A - TOWNHOUSE RENDERING



COMPOSITE EXHIBIT A - CLUBHOUSE AND POOL RENDERING



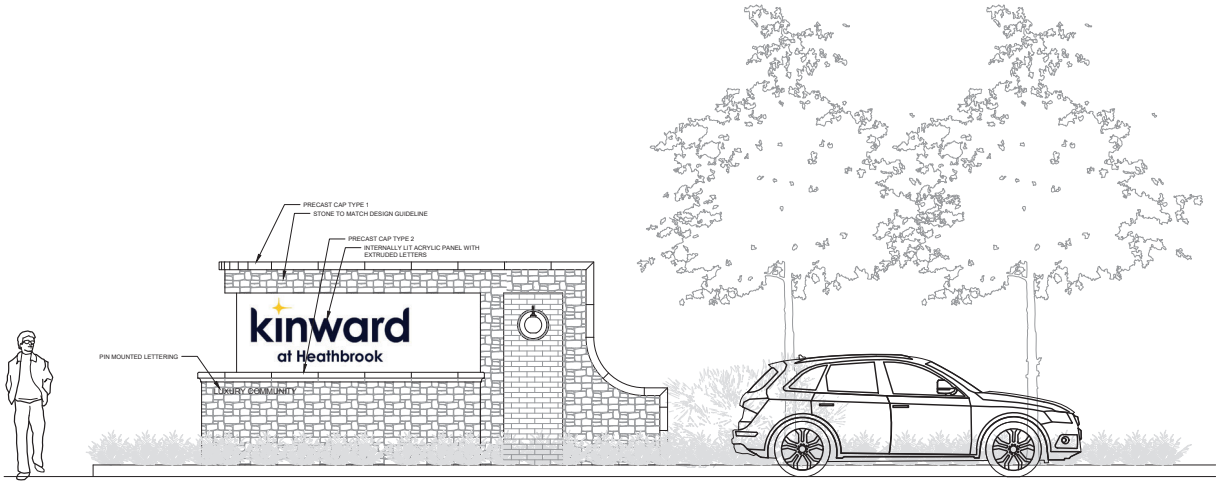
COMPOSITE EXHIBIT A – COMPARABLE CLUBHOUSE AND POOL UNDER CONSTRUCTION



COMPOSITE EXHIBIT A – COMPARABLE CLUBHOUSE AND POOL UNDER CONSTRUCTION



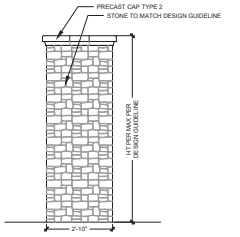
COMPOSITE EXHIBIT A - MONUMENT SIGN AND GATED ENTRANCE



ELEVATION

1 MONUMENT SIGN

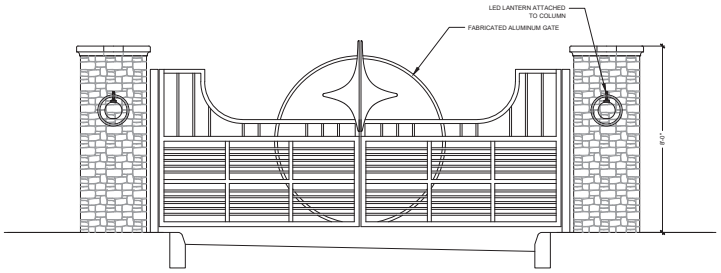
3/8" = 1'-0"



ELEVATION

2 COLUMN

3/8" = 1'-0"



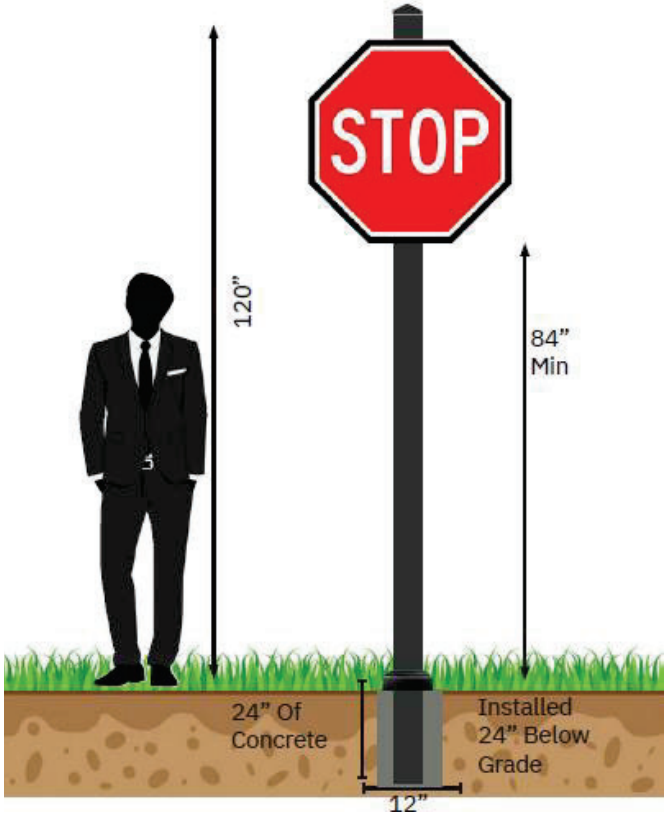
ELEVATION

3 VEHICULAR GATE

3/8" = 1'-0"

COMPOSITE EXHIBIT A - SIGNAGE





ORDINANCE 2022-43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM PUD, PLANNED UNIT DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED AT 5451 SW 66TH STREET BETWEEN SW COLLEGE ROAD/STATE ROAD 200, SW 49TH ROAD, AND SW 66TH STREET, OCALA, FLORIDA (CASE NO. PD21-0001) 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 regulations of the City of Ocala, Florida, as PD, Planned Development:

PARCEL 9 OF HEATHBROOK SOUTH B-2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 INCLUSIVE; AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST,

MARION COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N 00°37'42" E 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAYS 8go25'18" W 1544.34 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAYS 89°25'18" W 436.94 FEET: THENCE N 00031'20" E 499.53 FEET; THENCE N 89°43'12" W 219.96 FEET; THENCE S 00032'25" W 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY N 89°44'43" W 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N 00°29'25 E 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00049'55" AND A CHORD BEARING AND DISTANCE OF N 40024'29" EAT 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT

OF WAYS 49°42'28" E 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00014'59" AND A CHORD BEARING AND DISTANCE OF N 40°25'02" EAT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 49"27'28 W 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31 FEET, A CENTRAL ANGLE OF 00°19'14" ANO A CHORD BEARING AND DISTANCE OF N 40°42'09" EAT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, S48°11'23" E652.19 FEET; THENCE N 41°48'37" E 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 42"22'44" AND A CHORD BEARING AND DISTANCE OF S 69"22'46• EAT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF □HEATHBROOK SOUTH B-T SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05°44•39· AND A CHORD BEARING AND DISTANCE OF S 14°53'05" EAT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE S 17°45'25" E 356.11 FEET; THENCE S 00'00'12" W 365.81 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 2389-100-009

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from PUD, Planned Unit Development, 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 become effective upon the later of: Approval by the mayor, or upon becoming law without such approval.

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

CITY OF OCALA

By: _____
Ire Bethea Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on 5/18, 2022.

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

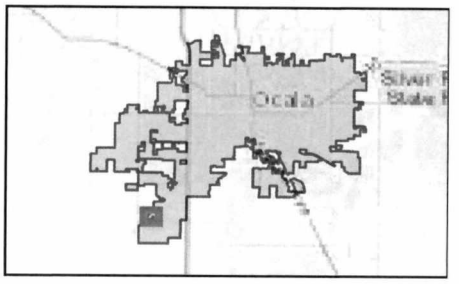
By: _____
Robert W. Batsel, Jr.
City Attorney

Ordinance No:	2022-43
Introduced:	5/3/2022
Adopted:	5/17/2022
Legal Ad No:	7264846 – 5/6/2022

AERIAL MAP

P & Z Meeting: April 11, 2022

Location Map



Case Number: PD21-0001

Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan

Legend

Property

Parcels

0 295 590 Feet

OCALA

Aerial 2020, Marion County. Acquisition Date: 12/15/2019 - 02/03/2020. Acquired by Surdex Corporation. Florida Department of Transportation. Resolution 0.5ft, Band R-G-B. Cloud Cover 0%

Prepared by the City of Growth Management Depa

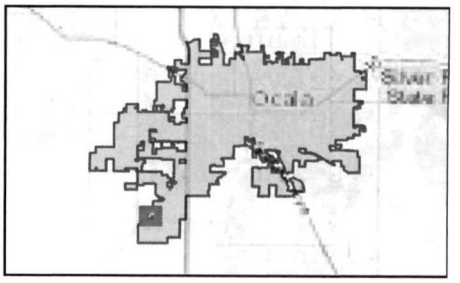
ZONING CASE MAP

P & Z Meeting: April 11, 2022

Case Number: PD21-0001

Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan

Location Map




PUD-05
SW 66th St
SW 66th Ct
SW 63rd Ave
SW 63rd Ter
Tessin Rd
SW 60th Ln
SW 64th Ln
SW 64th Pl
SW 64th Ct
SW 65th Ln
SW 65th Ct
SW 65th Pl
SW 65th Ct
SW 64th Ln
SW 64th Ct
SW 64th Pl
SW 64th Ln
SW 64th Ln
SW 64th Ln

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
DATE: 05/19/2022 01:27:58 PM
FILE #: 2022074434 OR BK 7785 PGS 258-311
REC FEES: $460.50 INDEX FEES: $0.00

RESOLUTION 2022-33

A RESOLUTION APPROVING A PLANNED DEVELOPMENT (PD) PLAN WITH ASSOCIATED PD STANDARDS (KEYS AT OCALA II) FOR CERTAIN PROPERTY LOCATED AT 5451 SW 66TH STREET BETWEEN SW COLLEGE ROAD/STATE ROAD 200, SW 49TH ROAD, AND SW 66TH STREET IN THE CITY OF OCALA, MARION COUNTY, FLORIDA.

WHEREAS, the property was originally approved as a 150-unit townhouse development called the Reserve at Heath Brook PUD. The PUD conceptual plan was approved in 2004 and the PUD final development plan was approved in 2007. Roads and utility lines were constructed after improvement plans were approved;

WHEREAS, the City amended the land development regulations on March 19, 2019 to consolidate the PUD, Planned Unit Development district and the PD, Planned Development districts into a single zoning district.

WHEREAS, the development required significant changes to the approved PUD final development which required a rezoning to PD, Planned Development to become compliant with current zoning regulations.

WHEREAS, the property was zoned to PD, Planned Development to allow a single-use multi-family development to allow a 146-unit apartments;

WHEREAS, the applicant (Mize Capital, LLC and Belleair Development, LLC) submitted a PD plan and associated PD Standards book (Case PD21-0001) for approximately 32.27 acres of property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street to allow for multi-family development.

WHEREAS, on April 11, 2022, 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 Keys at Ocala II PD plan (Exhibit "A") and PD standards book (Exhibit "B").
2. The effective date for this resolution will be May 19, 2022.

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

PARCEL 9 OF HEATHBROOK SOUTH B-2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 INCLUSIVE; AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST,

MARION COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N 00°37'42" E 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAYS 8go25'18" W 1544.34 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAYS 89°25'18" W 436.94 FEET: THENCE N 00031'20" E 499.53 FEET; THENCE N 89°43'12" W 219.96 FEET; THENCE S 00032'25" W 499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY N 89°44'43" W 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N 00°29'25 E 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00049'55" AND A CHORD BEARING AND DISTANCE OF N 40024'29" EAT 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAYS 49°42'28" E 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00014'59" AND A CHORD BEARING AND DISTANCE OF N 40°25'02" EAT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 49"27'28 W 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31 FEET, A CENTRAL ANGLE OF 00°19'14" ANO A CHORD BEARING AND DISTANCE OF N 40°42'09" EAT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, S48°11'23" E652.19 FEET; THENCE N 41°48'37" E 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 42"22'44" AND A CHORD BEARING AND DISTANCE OF S 69"22'46• EAT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF HEATHBROOK SOUTH B-T SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05°44•39· AND A CHORD BEARING AND DISTANCE OF S 14°53'05" EAT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK

HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE S 17°45'25" E 356.11 FEET; THENCE S 00'00'12" W 365.81 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 2389-100-009

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

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

This resolution adopted this 17 day of May, 2022.

ATTEST:

By: _____
Angel B. Jacobs
City Clerk

CITY OF OCALA

By: _____
Ire Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

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

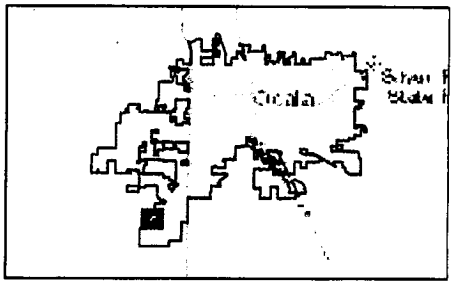
THIS IS TO CERTIFY THE FOREGOING TO BE A TRUE AND ACCURATE COPY

DEPUTY CITY CLERK

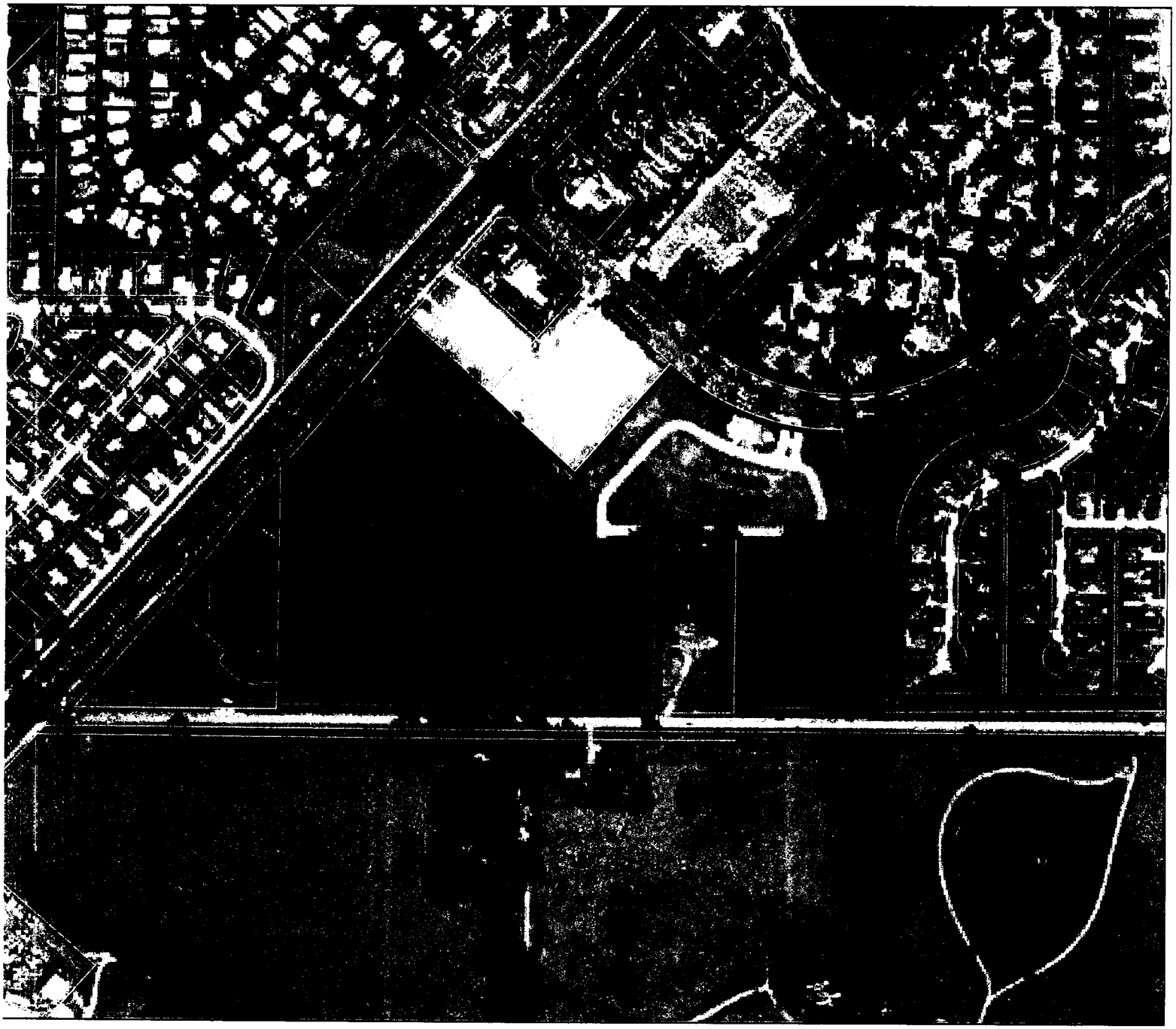
AERIAL MAP

P & Z Meeting: April 11, 2022

Location Map



Case Number:	PD21-0001
Parcel Number:	2389-100-009
Property Size:	Approximately 32.22 acres
Land Use Designation:	LI, Low Intensity
Zoning:	PUD-05
Proposal:	A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan



Legend

Property

Parcels

0 295 590 Feet

Aerial 2020, Marion County. Acquisition Date: 12/15/2019 - 02/03/2020. Acquired by Surdex Corporation. Florida Department of Transportation. Resolution 0.5ft, Band R-G-B. Cloud Cover 0%

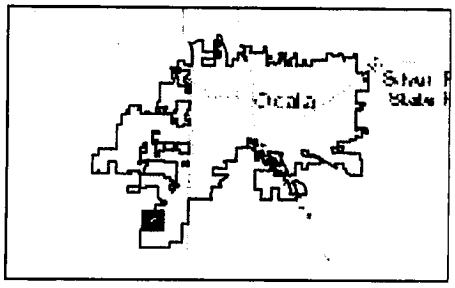
OCALA

Prepared by the City of Ocala
Growth Management Department

ZONING CASE MAP

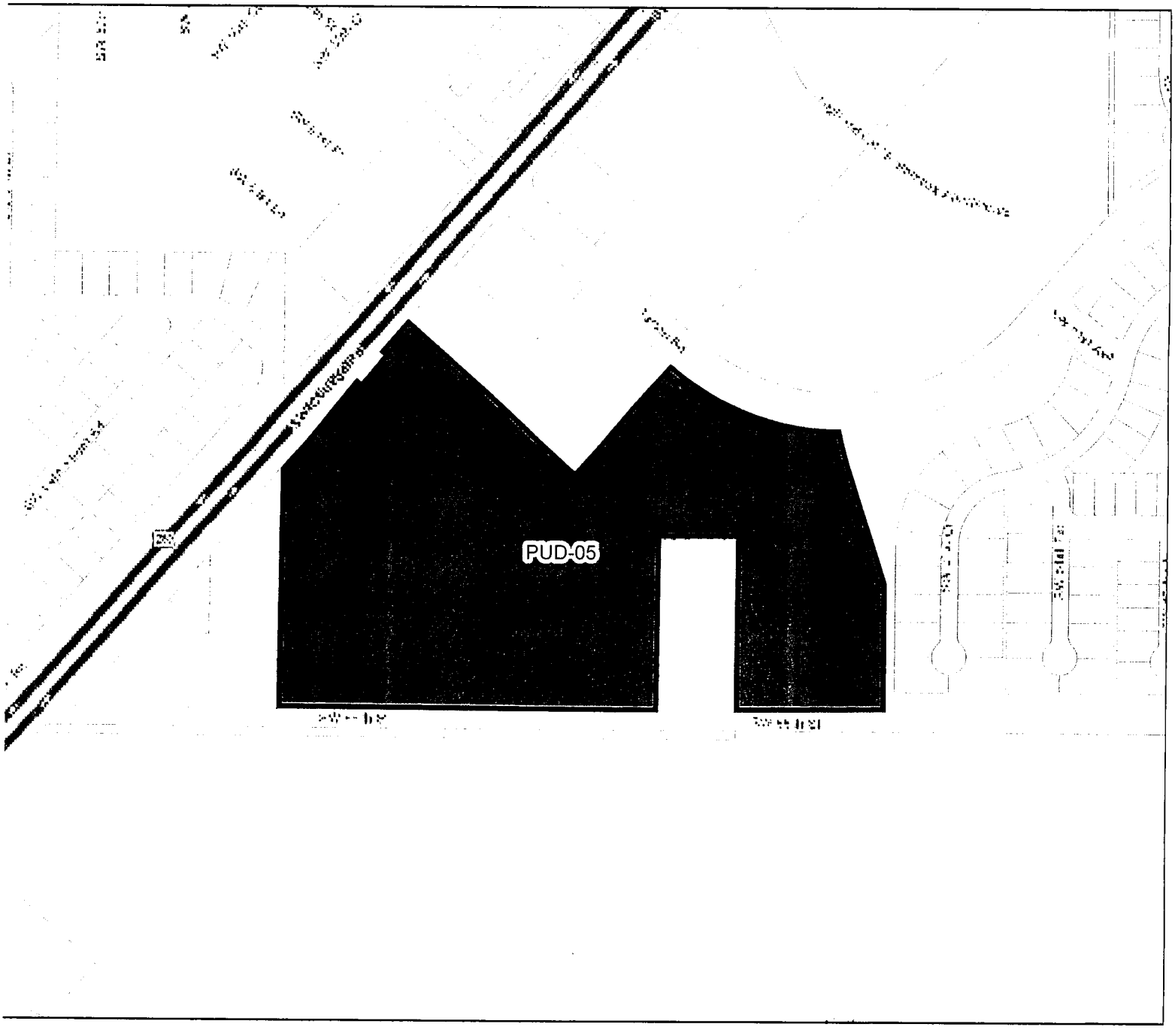
P & Z Meeting: April 11, 2022

Location Map



Case Number: PD21-0001

Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan



0 295 590 Feet

OCALA

Prepared by the City of Ocala
Growth Management Department

THE KEYS AT OCALA II (5451 SW 66TH ST)
FOR
BELLEAIR DEVELOPMENT, LLC
6954 78TH AVE NORTH
PINELLAS PARK, FL 33781
PD SITE PLAN
SHEET NUMBER
PD1.0
NATIVE
engineering, plic
REVISIONS
LOCATION MAP
PROJECT LOCATION
SITE DATA
LEGEND
NOTES
TRAFFIC CALCULATIONS
LEGAL DESCRIPTION
TYPICAL ROADWAY SECTION WITH-OUT PARKING (PRIVATE ROAD)
TYPICAL ROADWAY SECTION WITH PARKING (PRIVATE ROAD)
TYPICAL BUILDING
SCALE IN FEET
0
50
100
200
N

TREE PRESERVATION/ MASTER LANDSCAPE PLAN
THE KEYS @ OCALA II (5451 SW 66TH ST)
FOR
BELLEAIR DEVELOPMENT, LLC
8654 78TH AVE NORTH
PINELLAS PARK, FL 33781
NATIVE engineering, plic
REVISIONS
SHEET NUMBER PD2.0
LEGEND
PROPERTY LINE
EXISTING CEDAR TREE
EXISTING PALM TREE
EXISTING CYPRESS
EXISTING PINE TREE
EXISTING MISC. TREE
EXISTING OAK TREE
EXISTING TREE TO BE REMOVED
PRESERVATION TABLE
NOTES
SCALE IN FEET
TAFTAN ROAD
SW 66TH STREET
STATE ROAD 200/SW COLLEGE ROAD
TYPICAL INTERIOR LANDSCAPE ISLAND
TYPICAL 4-UNIT BUILDING FACADE
TYPICAL 4-UNIT BUILDING FACADE

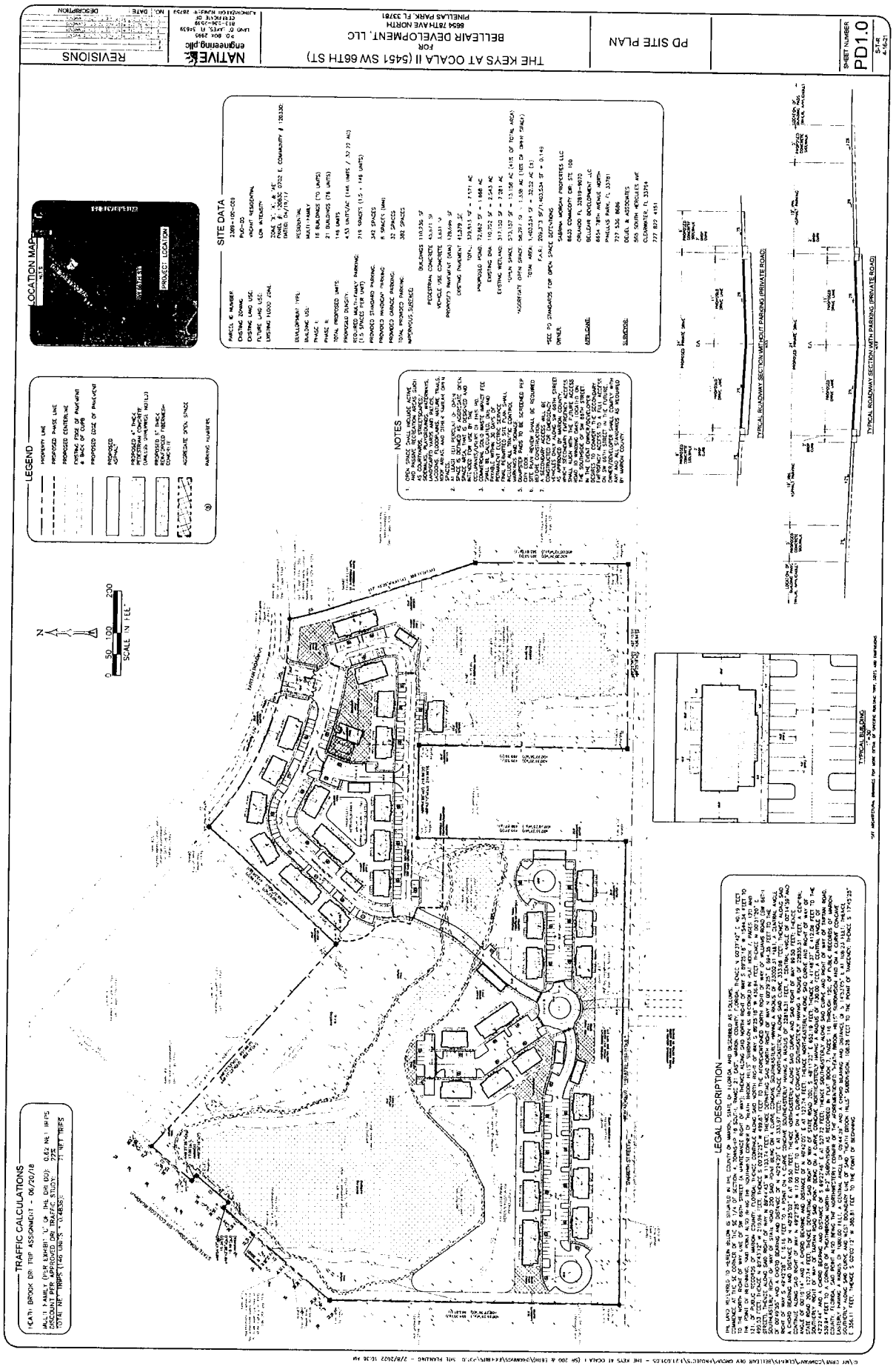
"THE KEYS AT OCALA II"

PD STANDARDS

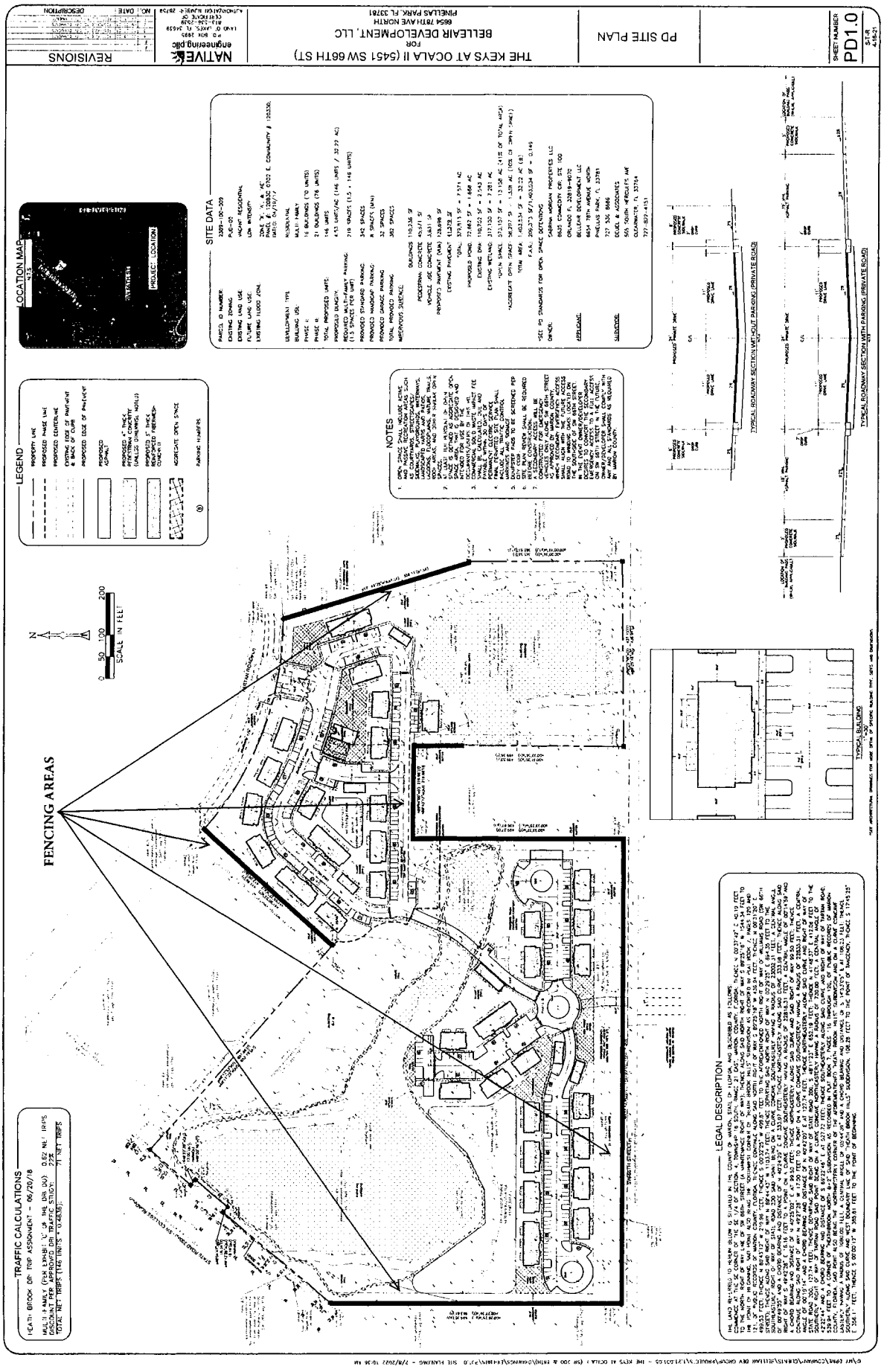
Prepared: February 8, 2022

NATIVE ENGINEERING, PLLC
18856 N. Dale Mabry Highway
Lutz, FL 33548
813-536-2589

Villie M. Smith, CFA, ASA
Marion County Property Appraiser
GIS Web Mapping Application
Last Updated: 09/14/2018
SW 51ST AVE
SW 63RD LOOP
SW 61ST TER
SW 61ST CT
SW 52ND AVE
SW 61ST ST
SW 62ND ST
SW 53RD RD
SW 60TH STREET RD
SW 66TH ST
SW COLLEGE RD
SW COLLEGE RD
SW 57TH CT
SW 63RD ST
SW 64TH STREET RD
SW 64TH LANE RD
SW 63RD LANE RD
SW 58TH CT
DISCLAIMER: This is a work in progress. This application was compiled by the Marion County Property Appraiser's Office solely for the governmental purpose of property assessment. These are NOT surveys. Our goal is to provide the most accurate data available, however, no warranties, expressed or implied are provided with this data, its use, or interpretation. All information subject to change without notice. Use at your own risk.


THE KEYS AT OCALA II (5451 SW 66TH ST)
FOR
BELLEAIR DEVELOPMENT, LLC
6654 78TH AVE NORTH
PINELLAS PARK, FL 33781
PD SITE PLAN
PD1.0
engineering plic
REVISIONS
LOCATION MAP
PROJECT LOCATION
SITE DATA
LEGEND
NOTES
TRAFFIC CALCULATIONS
LEGAL DESCRIPTION
TYPICAL ROADWAY SECTION WITHOUT PARKING (PRIVATE ROAD)
TYPICAL ROADWAY SECTION WITH PARKING (PRIVATE ROAD)
TYPICAL BUILDING
SCALE IN FEET

PD SITE PLAN



FENCING EXHIBIT

TREE PRESERVATION / MASTER LANDSCAPE PLAN

INTRODUCTION

"The Keys at Ocala II" Planned Development consists of approximately 32 acres located 5451 SW 66th Street within the City of Ocala (the "Property" or "Planning Area"). The Property is located within an area of the City that includes a mix of land uses, including single family residential, multi-family and commercial, which uses support the goals defined in the City's Comprehensive Plan.

The PD Plan for "The Keys at Ocala II" provides a community feel with open green space for a playground, community pool and a dog park, and design qualities that compliment this unique "Key-West" style multi-family development. Consistent with requirements for a PD Plan, these PD Standards establish project objectives that are appropriate for planning. Additionally, these PD Standards shall include those residential guidelines for landscape and architectural standards which are included in the Heath Brook DRI/PD set forth in Resolution 2018-48 recorded at OR Book 6840, Pages 860-920 attached hereto (collectively the "Standards"). It is expected that during the review and final approval of "The Keys at Ocala II", the following activities will take place:

1. A neighborhood meeting, which was held on Tuesday, May 18, 2021 at 5:30 p.m. in a meeting room at the Hilton of Ocala located at 3600 Southwest 36th Avenue, Ocala. Only six neighbors attended the meeting to discuss the proposed development. The main concern was the location of the compactor on the east side of the Property, which has been relocated to the middle of the development.
2. PD Plans will be prepared and submitted to the City of Ocala and the Architectural Review Committee (the "ARC") for the Heath Brook Master Association for development review and approval.
3. Building architectural plans will be prepared and submitted to the City of Ocala building department and the ARC for review and approval and will be consistent with the City's PD design standards and the Heath Brook DRI/PD standards as approved by the ARC.
4. Non-substantial adjustments as defined in Sec. 122-946, made to the plan sheets can be made with staff approval. Other substantial changes require City Council approval. Any changes to the PD standards require City Council approval.

These Standards serve as the foundation for the PD Plan, following the provisions of the City's Planned Development (PD) district and those residential standards set forth in the Heath Brook DRI/PD. This PD Plan is comprised of several components intended to provide assurance that the development of the Property complies with the requirements of the City's Comprehensive Plan and Chapter 118 and 122 of the Code of Ordinances. The PD Plan and Standards are designed to provide the framework for development within this Planning Area.

These Standards have been prepared to encourage and regulate the multi-family residential use of the development, including building and site design elements, which help to ensure the requirements for sound land use planning. The PD Plan identifies the Planning Area, the land use and density, parking and landscape requirements, and the

Standards for development. This application is consistent with the Planned Development zoning standards in Chapter 122, Division 30.

These Standards may be amended from time to time by the Applicant, and/or their designee, with approval by Ocala City Council to reflect changes in market conditions and development approvals. The PD Plan includes standards that have been developed based on the existing site conditions, available infrastructure, market demand for affordable, middle-income rental housing, and the City's overall vision for growth in this area.

OVERALL GUIDING PRINCIPLES

This PD Plan is for a 146-unit "Key-West" style multi-family development with open space to accommodate its community amenities. The following building principles are intended to provide the framework for development and provide for implementation of the overall vision of this development.

- The dwellings will consist of 2 and 3 bedroom two-story units and internal private streets will be designed to reinforce safety and ease of traffic flow and pedestrian access throughout the community, and to complement the topography, vegetation or other natural features wherever possible.
- The overall site will be designed to enhance the open space between the dwelling units and the internal streets and provide adequate landscape buffers between the development and the adjoining properties.
- Typical landscaping and parking design is included in these Standards.
- The dwelling units will be designed to complement one another with unique "Key-West" style colors, with similar design elements, including Bahama shutters, and similar building materials.
- The community shall have a decorative fence around the boundary of the development and gated entrance and shall provide street lighting along the internal roadways to create a safe living environment. The community will provide access to EMS, as well as police and fire rescue, and a secondary access will be constructed for emergency vehicles only along SW 66th Steet as approved by Marion County, which secondary emergency access shall align with the future access road to Winding Oaks located on the southside of SW 66th Street.
- Amenities shall include, but not be limited to, a playground, dog park, fitness center, community pool and central mailbox location. Retention ponds may provide for fountain features but are not required.
- The access driveway to Tartan Road shall be a minimum of twenty-four (24) feet wide to provide ease of vehicular traffic in and out of the development.
- Pedestrian and vehicular traffic will be separated by providing sidewalks throughout the development.
- Any parking areas shall contain clearly defined pedestrian crossings to provide safe access to adjacent buildings or amenities.
- The community entrance sign shall be as set forth in the attached Sign Design Standards.
- The development includes an on-site leasing office open to residents in the community during normal business hours established by Developer.

- Water and sewer services will be provided by the City of Ocala. Electric service will be provided by Sumter Electric, except as to a building(s) which may fall within the service area of Ocala Electric.

PLANNING AREA GUIDELINES

This PD Plan is intended to provide for quality design while meeting the City's intent for development consistent with "Low Intensity" Land Use Designation and these Standards. This document is intended to provide development standards that go beyond minimum code requirements to minimize impact on the adjacent properties. Site development should be mindful of the emphasis on pedestrian connectivity utilizing safe and inviting designs features to promote access for walking and bicycling for residents within the community. "The Keys at Ocala II" provides for appropriate buffers, setbacks and development standards to mitigate impacts to the existing adjoining uses.

These PD Standards are intended to communicate the design standards for the development. Any changes to the PD standards must go through public hearing review. Non-substantial changes to the plan may be administratively approved.

DEVELOPMENT STANDARDS

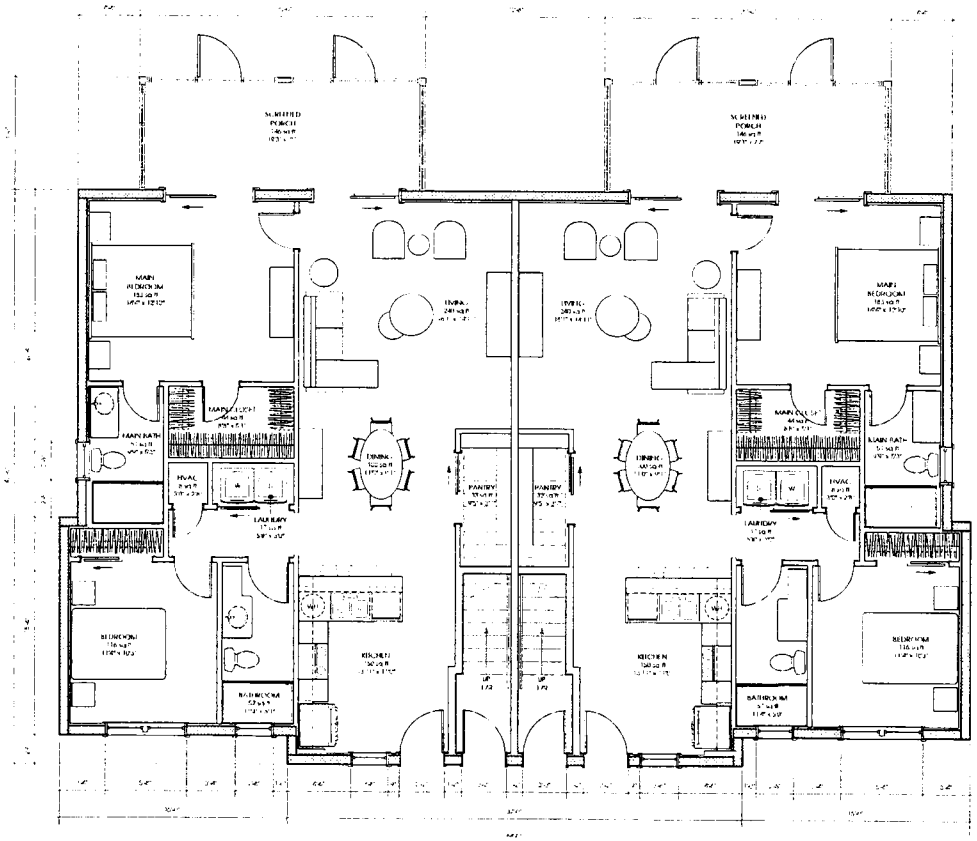
STANDARDS	LOT
Tract Size (Acres +/-)	32 Acres (Overall Property)
Minimum Front Setbacks from Interior Roads (Feet)	27 Feet (includes parking area, sidewalks and landscaping buffer)
Minimum Interior Side Yard Setbacks (Feet)	7.5 Feet (Total of 15 feet between buildings, excluding eves and overhangs not exceeding 2.5 feet)
Street Side Yard Setbacks (Feet)	10 Feet (not including a parking lot)
Interior Rear Yard Setbacks (Feet)	15 Feet (Total of 30' feet between buildings, not including rear patios)
Street Rear Yard Setbacks (Feet)	20 Feet
Rear Setback to Property Line (Feet)	20 Feet
Lot Width (Minimum)	100' (Lots may not be created in any size in the future)
Open Space	40% of the total gross acreage. Open space shall include active and passive recreation areas such as courtyards, streetscapes, sidewalks, playgrounds, dog parks, landscaped yards, patios, floodplains, roof areas, and other similar open spaces. Water retention areas that are designated as aesthetic lakes or dry ponds with a 4:1 gentle slope may also be counted as open space.
Building Height (Maximum Feet)	35 Feet (Buildings can be 2 or 3 story)
Building Services Area	Buildings shall be designed to provide the utility functions away from public view from the streets. HVAC equipment, dumpster/compactor locations, backflow preventors and other utility and service functions shall be incorporated into the overall design of the dwelling units and landscaping.
Dumpsters/Compactor	The dumpster/compactor shall be enclosed and screened consistent with City standards.
Self-Serve Carwash	The development may include a self-serve carwash for use by residence only in the area depicted on the Site Plan.

Parking	Parking shall be pursuant to Article VI of the Land Development Code.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters.
Signage	A six foot (6') double-sided, aluminum monument sign with 1/4" aluminum contour cut and painted letters (stud mounted to sign) will be installed at entrance of the development as illustrated on the attached Sign Exhibit. Street signs will also be installed for pedestrian safety based on applicable portions of the Land Development Code for Other Residential Dwelling Units and which meet the design standards pursuant to the architectural guidelines (Section 3.5) of the Heath Brook DRI for single family residential use.
Landscaping & Buffers	Buffers shall comply with Section 122-260 except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development and meet the requirements of the Heath Brook DRI/PD for single family residential use. Additionally, general landscaping details are shown on the attached Tree Preservation Master Landscape Plan (PD2.0).
Fencing/Gate	A decorative fence along Tartan Road has been constructed pursuant to Figure 3 of the Heath Brook Architectural Standards. An electronic gate will be constructed at the entrance on Tartan Road. A six (6) foot high decorative fence will be constructed along portions of the Property as set forth on the attached Fencing Exhibit. There shall be no fencing installed around the wetland areas or between the units unless otherwise approved by the Property owner and the Heath Brook Master Association.
Exterior Elevations/Renderings	Exterior elevations and photo renderings are provided herein.

Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in these PD Standards, including, but not limited to, Bahama shutters, pavers, landscape islands, accent building material and other architectural futures.
Building Materials	Foundation: Exposed rough masonry foundations shall be faced with stone, brick or stucco. Building Colors: Building colors shall be "Key West" style colors, unless otherwise approved by the Heath Brook Master Association. Windows: Windows are encouraged to be vertically oriented with height 1 ½ times the width or more except at the side elevations. Windows other than wood must be anodized or electrostatically painted. Exterior Walls: Vertical transitions of dissimilar materials shall be made an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. Roof Pitch and Roofing Types: The minimum roof pitch is 6:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measure from finish floor to mean height between the ridge and soffit.
Lots and Roadway Alignment	Building layout along the roadways may be adjusted at the time of formal site plan for minor engineering and planning considerations, subject to City approval.
Access	Lots shall provide access to public streets and right-of-way as illustrated on the PD Plan. A secondary access will be constructed for emergency vehicles only along SW 66th Steet as approved by Marion County, which secondary emergency access shall align with the future access road to Winding Oaks located on the southside of SW 66th Street. In the event Owner/Developer desires to convert the secondary emergency access to a full access on SW 66th Street in the future, Owner/Developer shall comply with any and all standards as required by Marion County.

Approved Uses	Multi-family, detached garages, self-serve carwash for neighborhood use only.
Landscaping	All plantings shall be from the approved plant list as set forth in Section 4 of the Heath Brook DRI Landscape Standards (see attached).
Utilities Connections	Permanent building connections for all utilities installed, including but not limited to, water, electric, telephone and television, shall be run underground from the Property connecting point to the structure in such a manner to be acceptable to the governing utility authority. The foregoing shall not apply, however, to transmission lines, transformers and other equipment installed by public utility companies. Above ground transformers shall be landscaped along the adjacent residence and screened from view. Utility companies shall have access to maintain such utilities as necessary.
Unified Control	Developer, Belleair Development, LLC, or its successors or assigns, holds unified control over the Development Parcel.
Phasing Plan	The Project will be constructed in two (2) Phases as illustrated on the attached Site Plan. Phase I will consist of 16 buildings comprising 70 units, the clubhouse/leasing office, community pool, playground, mailbox area, 3 garage buildings, trash compactor and a self-serve carwash station on the north half of the Property. Phase II will consist of 21 buildings comprising 76 units, 4 garage buildings and a trash compactor on the south half of the Property.
Platting	The Property will not be platted as it is already a platted lot within the Heath Brook DRI and will be a rental community and developed a single parcel. Individual lots will not be sold.

Book7785/Page277 CFN#2022074434



1 2-BEDROOM FIRST FLOOR PLAN
A.2.1 Scale 1/4" = 1'-0"

ROJO

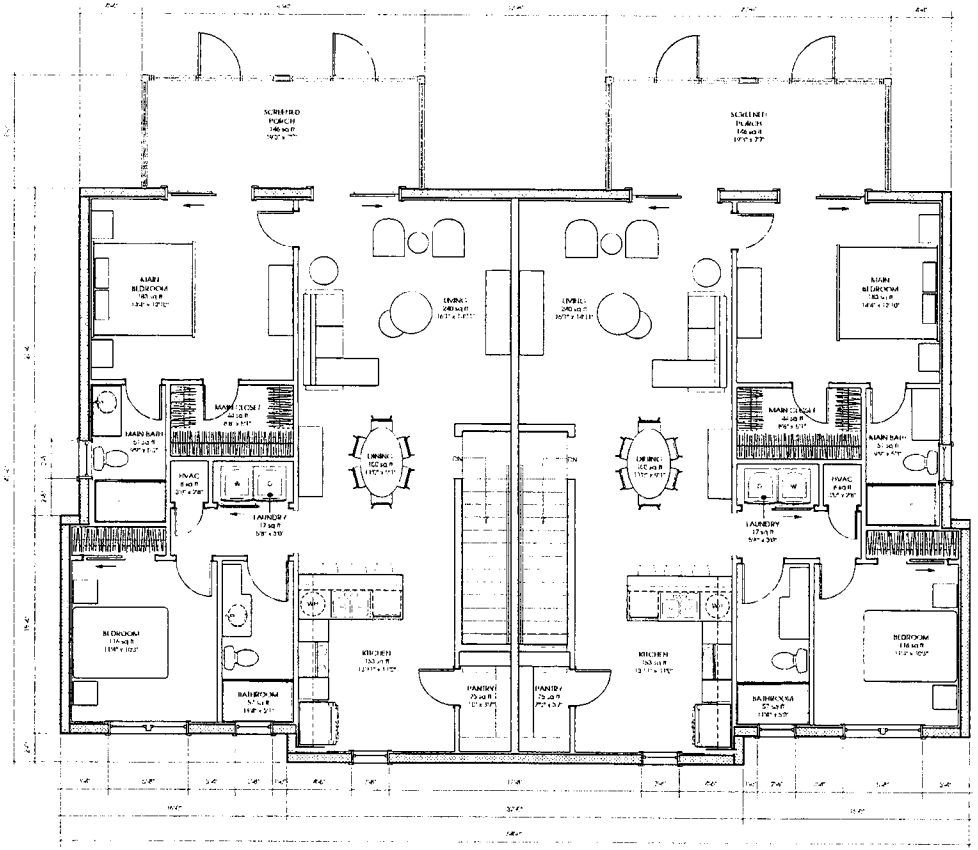
M&S OCALA
APARTMENT COMPLEX

PROJECT ADDRESS

2-BEDROOM FIRST FLOOR PLAN

A.2.1

Book7785/Page278 CFN#202207443



1 2-BEDROOM SECOND FLOOR PLAN
A.2.2 Scale: 1/4" = 1'-0"

ROJO

M&S OCALA
APARTMENT COMPLEX

PROJECT ADDRESS

14

2-BEDROOM SECOND FLOOR PLAN

A.2.2

Page 21 of 54

ROJO

CONSULTANT LOGO

THE KEYS AT
OCALA II APARTMENTS
BUILDING A

ELEVATIONS

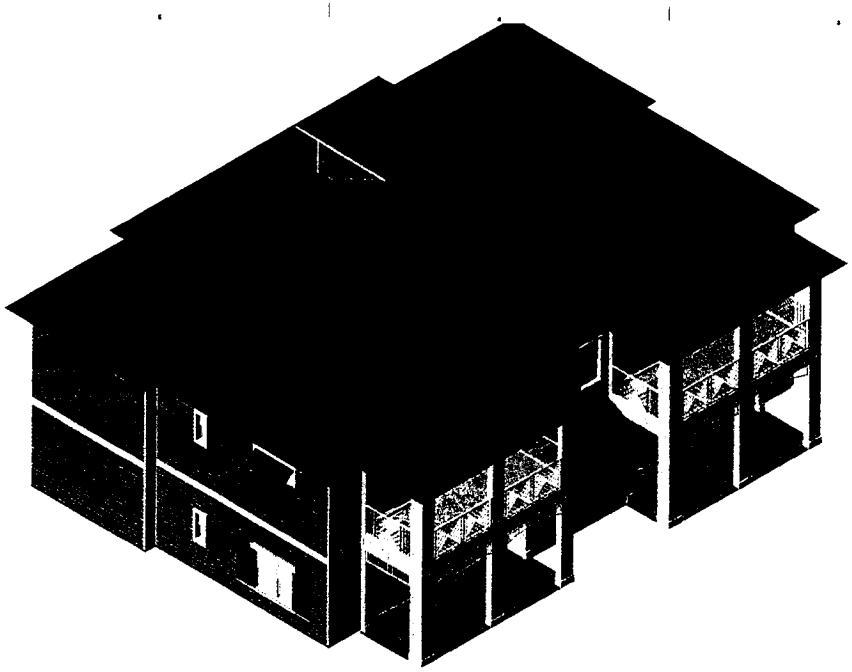
A.7.1

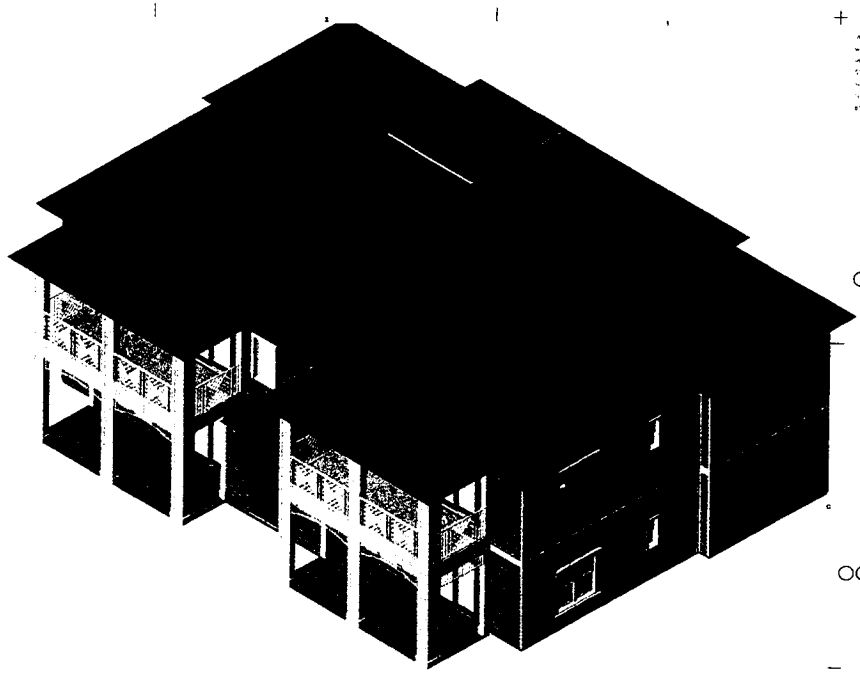
COLOR LEGEND:

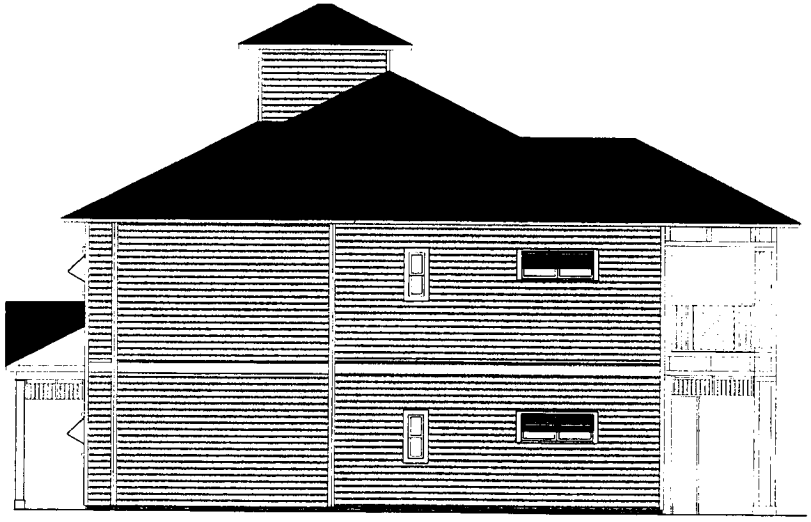
FRONT ELEVATION

2 BEDROOM - 4 UNIT BUILDING

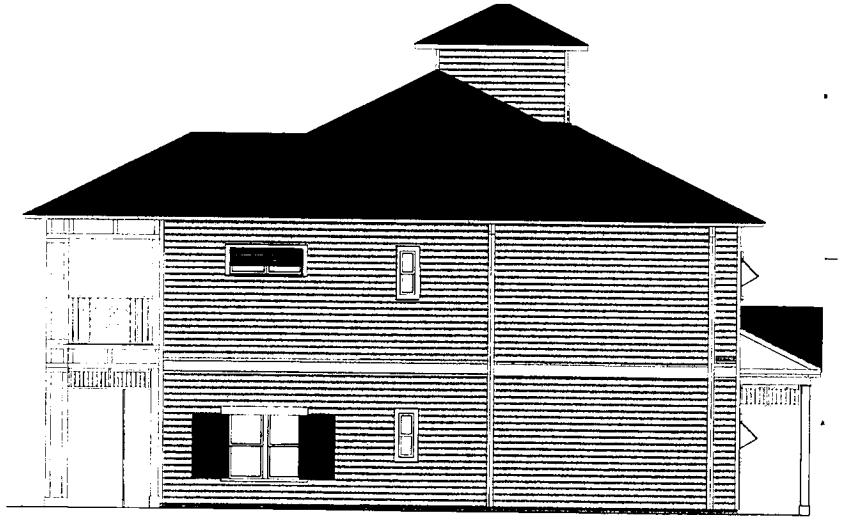
Book7785/Page280 CFN#2022074434







4A RIGHT SIDE ELEVATION
A.7.2 Scale: 1/4" = 1'-0"



2A LEFT SIDE ELEVATION
A.7.2 Scale: 1/4" = 1'-0"

ROJO

CONSULTANT LOGO

THE KEYS AT
OCALA II APARTMENTS
BUILDING A

5451 SW 66TH STREET
OCALA FL 34476

ELEVATIONS

A.7.2

ROJO

CONSULTANT LOGO

THE KEYS AT
OCALA II APARTMENTS
BUILDING A

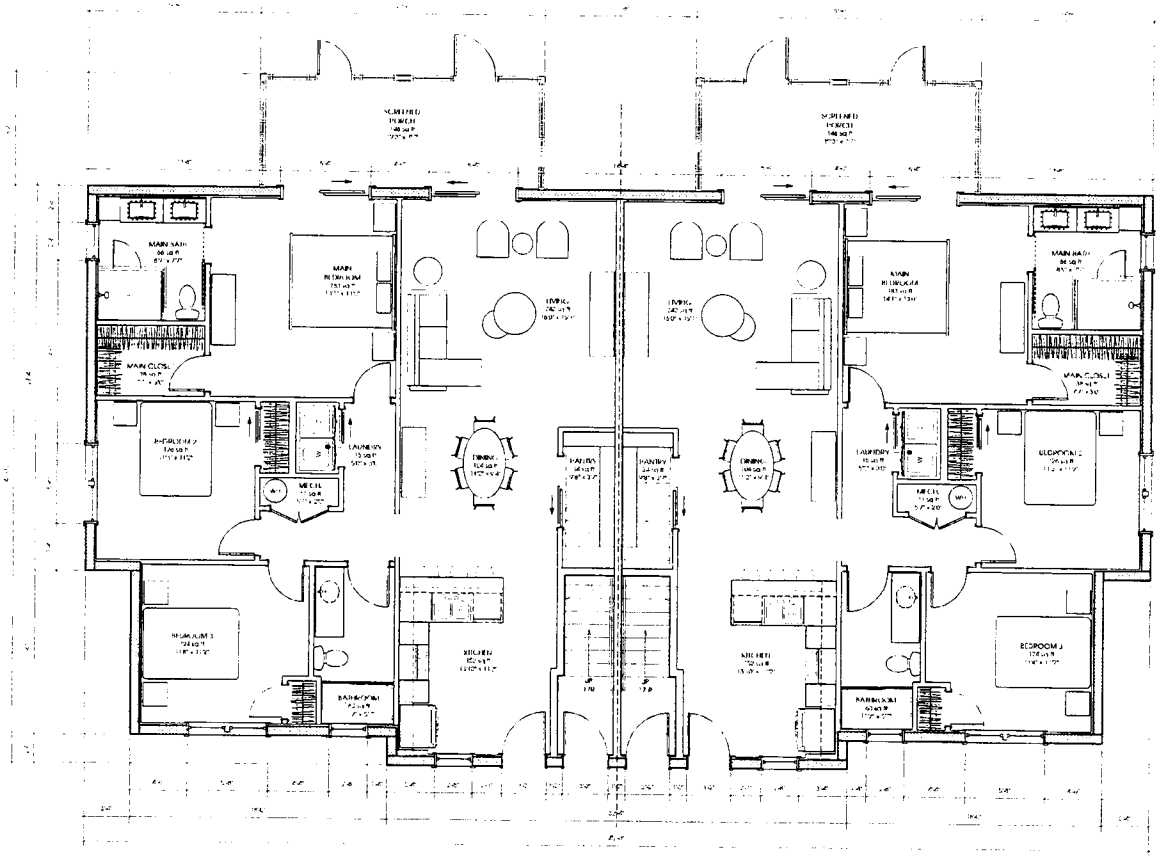
3451 SW 66TH STREET
OCALA, FL 34476

ELEVATIONS

A.7.3

3A REAR ELEVATION
A7.3 Scale: 1/4" = 1'-0"

Book7785/Page282 CFN#2022074434



1 3-BEDROOM FIRST FLOOR PLAN
A3.1 Scale: 1/4" = 1'-0"

ROJO

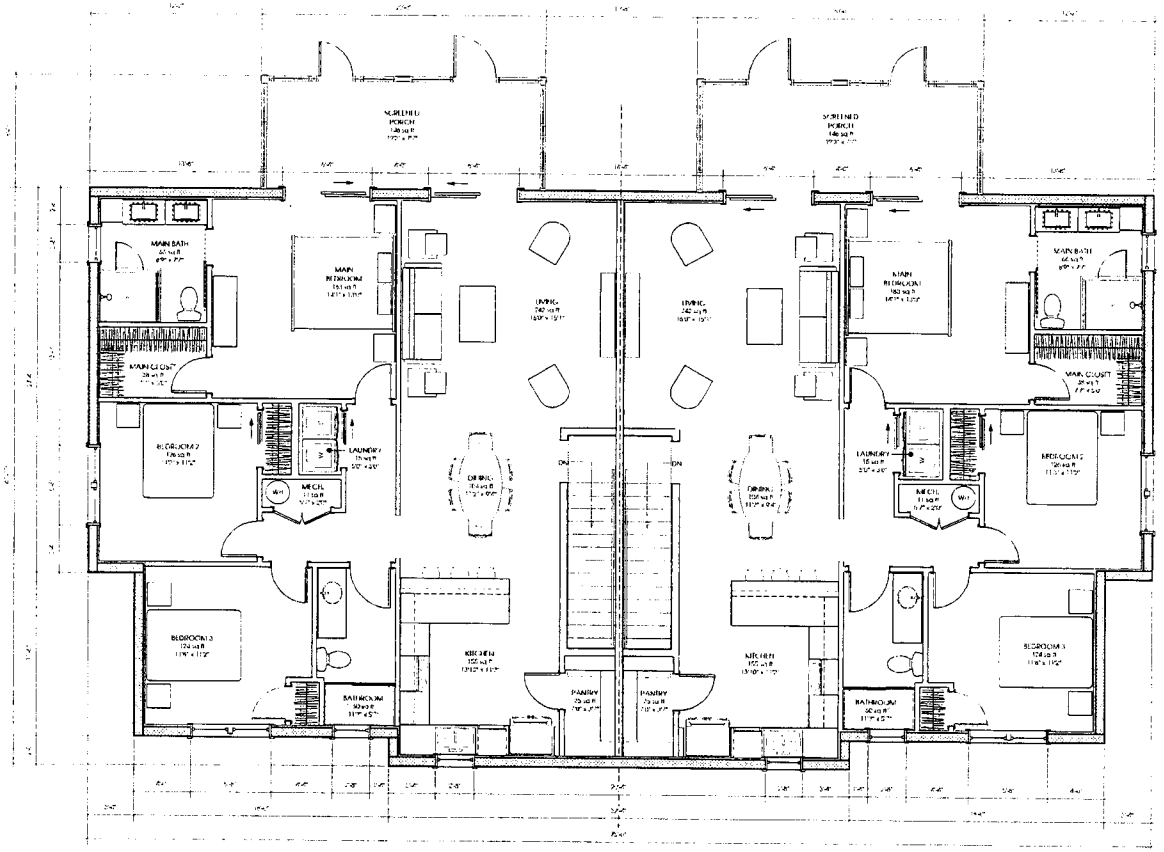
M&S OCALA
APARTMENT COMPLEX

PROJECT ADDRESS

3-BEDROOM FIRST FLOOR PLAN

A.3.1

Book7785/Page283 CFN#2022074434



1 3-BEDROOM SECOND FLOOR PLAN
A.3.2 Scale: 1/4" = 1'-0"

M&S OCALA
APARTMENT COMPLEX

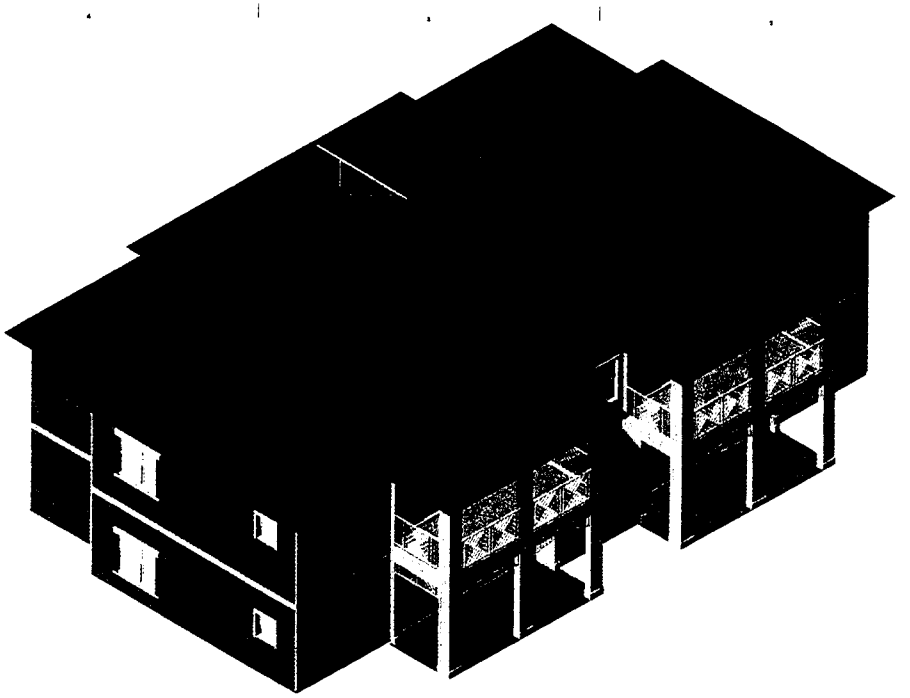
PROJECT ADDRESS

3-BEDROOM SECOND FLOOR PLAN

A.3.2

3 BEDROOM - 4 UNIT BUILDING

Book7785/Page285 CFN#2022074434





3A REAR ELEVATION
A.7.2 Scale: 1/4" = 1'-0"

ROJO Architecture
www.ROJOARCHITECTURE.com
Suite 110
Tampa, FL 33610
813.600.3308

ROJO

CONSULTANT LOGO
UPDATE LICENSE INFORMATION ABOUT SEAL IN SINGLE PDF/DWG

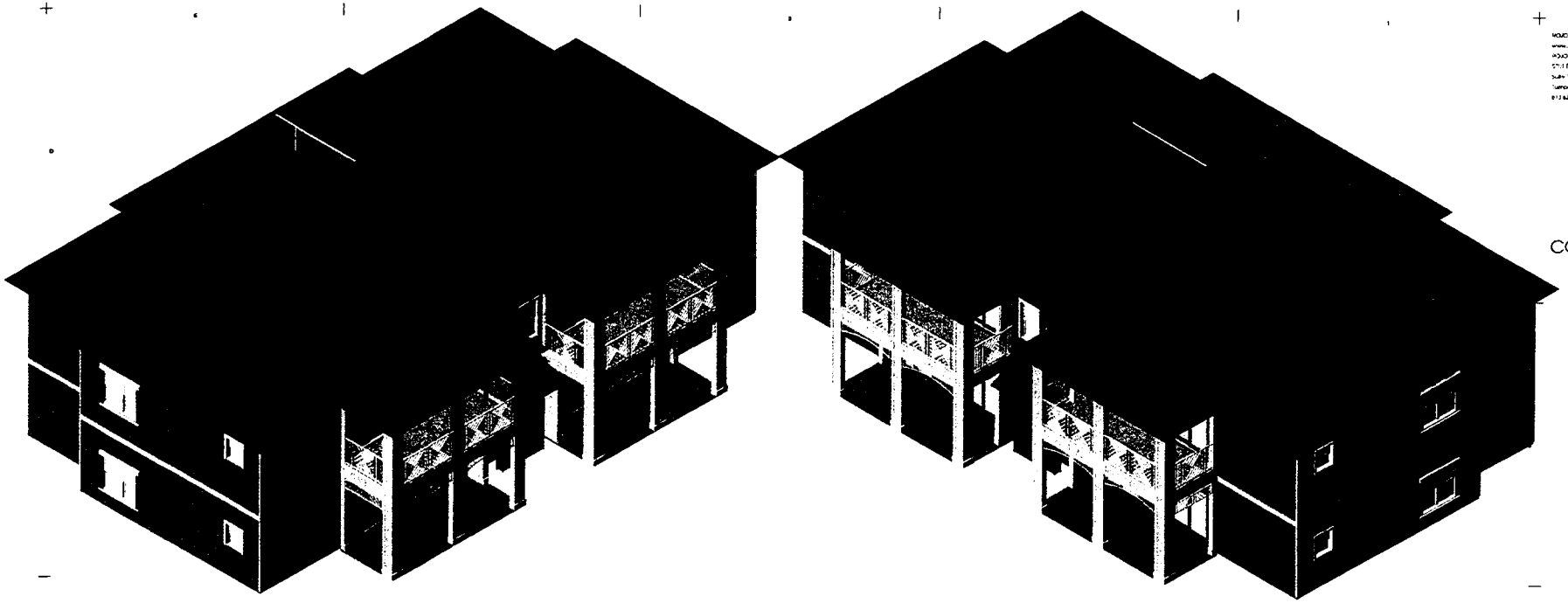
THE KEYS AT
OCALA II APARTMENTS
BUILDING B
3451 SW 66TH STREET
OCALA, FL 34476

21

ELEVATIONS

A.7.2

Book7785/Page286 CFN#2022074434





4A RIGHT SIDE ELEVATION
A.7.3 Scale: 1/4" = 1'-0"

1A LEFT SIDE ELEVATION
A.7.3 Scale: 1/4" = 1'-0"

ROJO

CONSULTANT LOGO

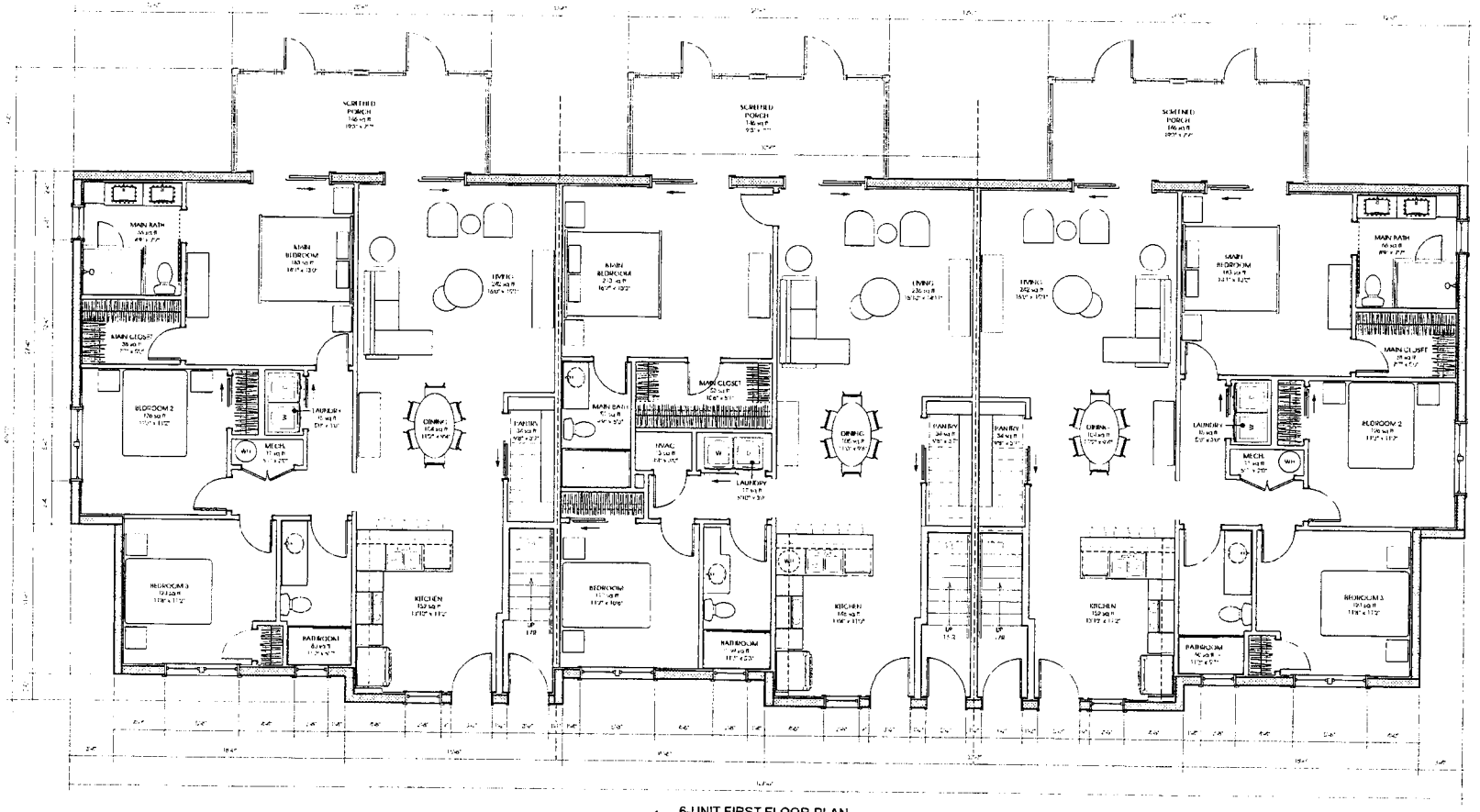
THE KEYS AT
OCALA II APARTMENTS
BUILDING B

5451 SW 66TH STREET
OCALA, FL 34476

ELEVATIONS

A.7.3

Book7785/Page287 CFN#2022074434



1 6-UNIT FIRST FLOOR PLAN
A.4.1 Scale: 1/4" = 1'-0"

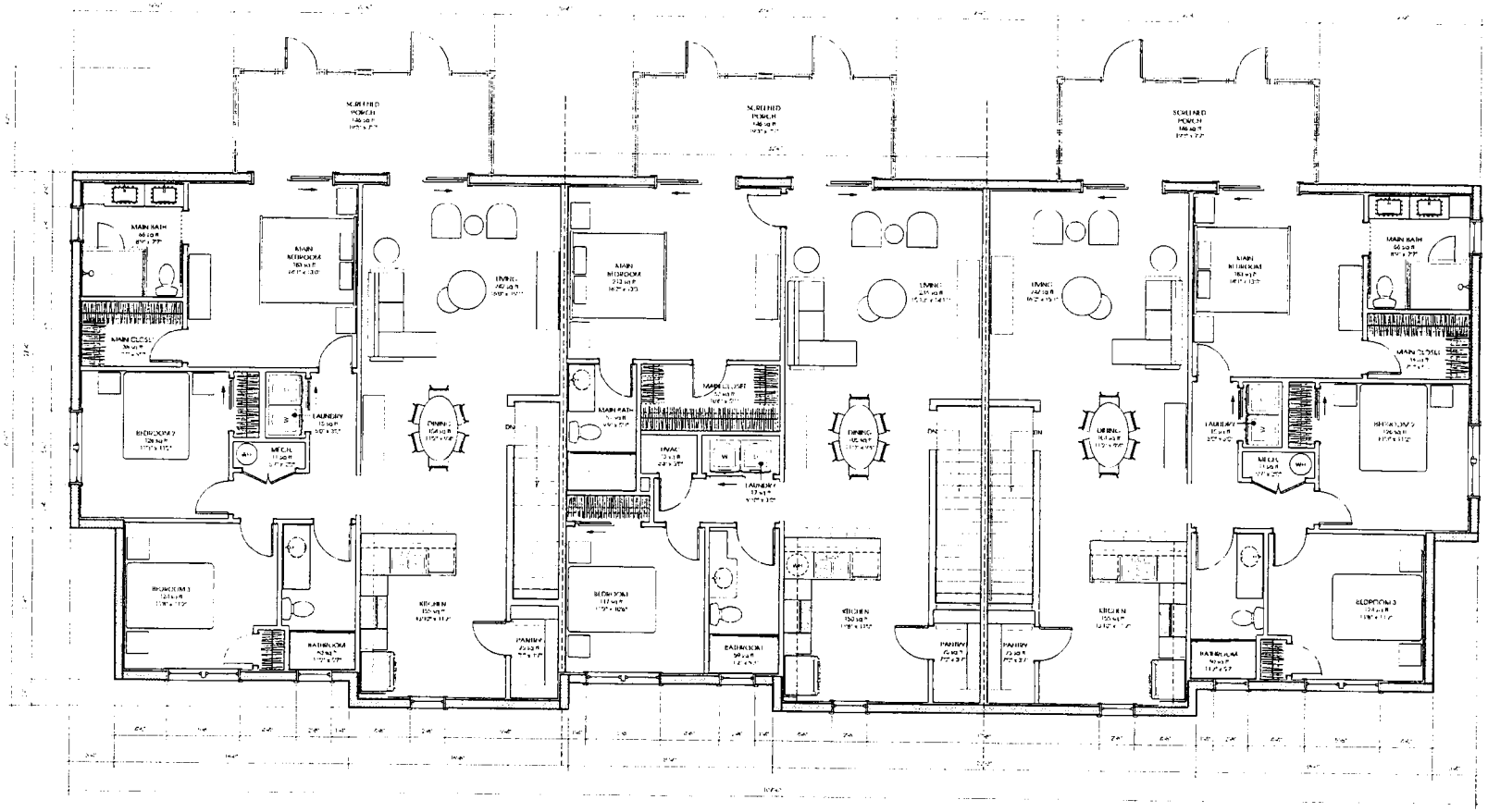
M&S OCALA
APARTMENT COMPLEX

PROJECT ADDRESS

6-UNIT FIRST FLOOR PLAN

A.4.1

Book7785/Page288 CFN#2022074434



1 6-UNIT SECOND FLOOR PLAN
A.4.2 Scale: 1/4" = 1'-0"

M&S OCALA
APARTMENT COMPLEX

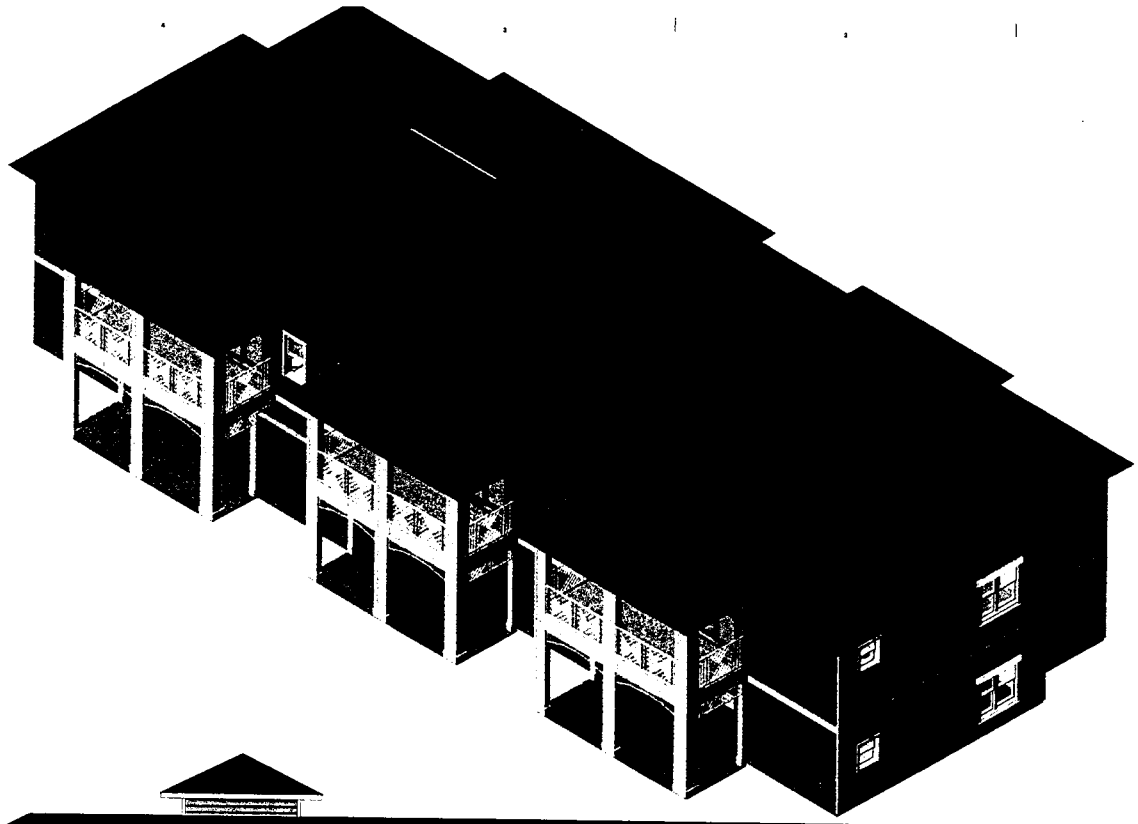
PROJECT ADDRESS

6-UNIT SECOND FLOOR PLAN

A.4.2

ROJO
CONSULTANT LOGO
THE KEYS AT
OCALA II APARTMENTS
BUILDING C
5451 SW 60TH STREET
OCALA, FL 34476
COLOR LEGEND:
ELEVATIONS
A.7.1
DECORATIVE SHUTTER
3A FRONT ELEVATION
A7.1 SCALE: 1/4" = 1'-0"
3 BEDROOM - 6 UNIT BUILDING

Book7785/Page290 CFN#2022074434





3A REAR ELEVATION
A.7.2 Scale: 1/4" = 1'-0"

ROJO

CONSULTANT LOGO

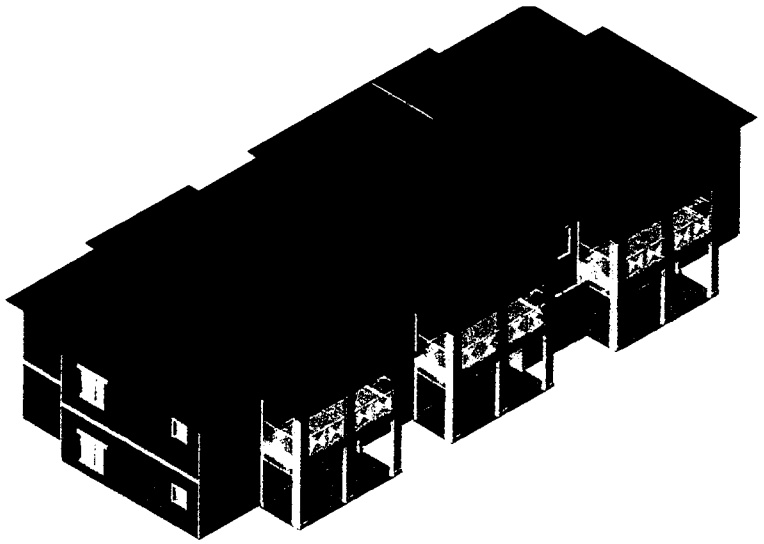
THE KEYS AT
OCALA II APARTMENTS
BUILDING C

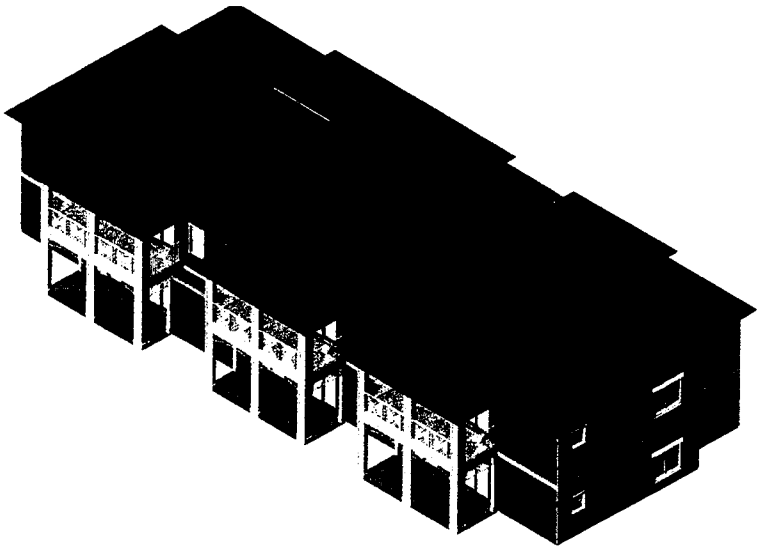
5451 SW 60TH STREET
OCALA FL 34476

ELEVATIONS

A.7.2

Book7785/Page291 CFN#2022074434







4A RIGHT SIDE ELEVATION
A.7.3 Scale: 1/4" = 1'-0"



2A LEFT SIDE ELEVATION
A.7.3 Scale: 1/4" = 1'-0"

ROJO

CONSULTANT LOGO

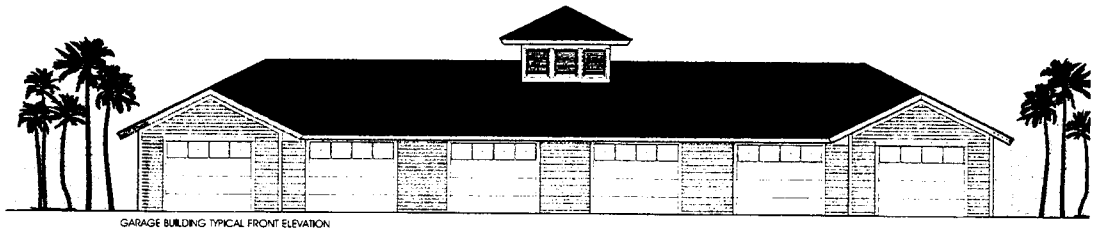
THE KEYS AT
OCALA II APARTMENTS
BUILDING C

5451 SW 66TH STREET
OCALA FL 34476

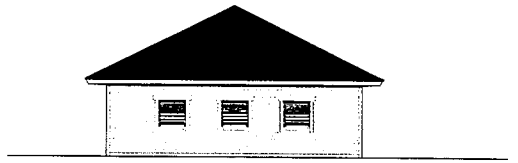
ELEVATIONS

A.7.3

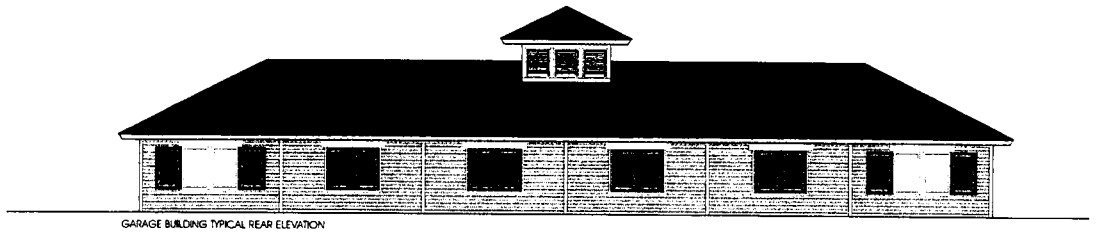
Book7785/Page292 CFN#2022074434



GARAGE BUILDING TYPICAL FRONT ELEVATION



GARAGE BUILDING TYPICAL SIDE ELEVATION



GARAGE BUILDING TYPICAL REAR ELEVATION

ROJO

M&S OCALA
APPARTMENT COMPLEX

GARAGE BUILDING ELEVATIONS

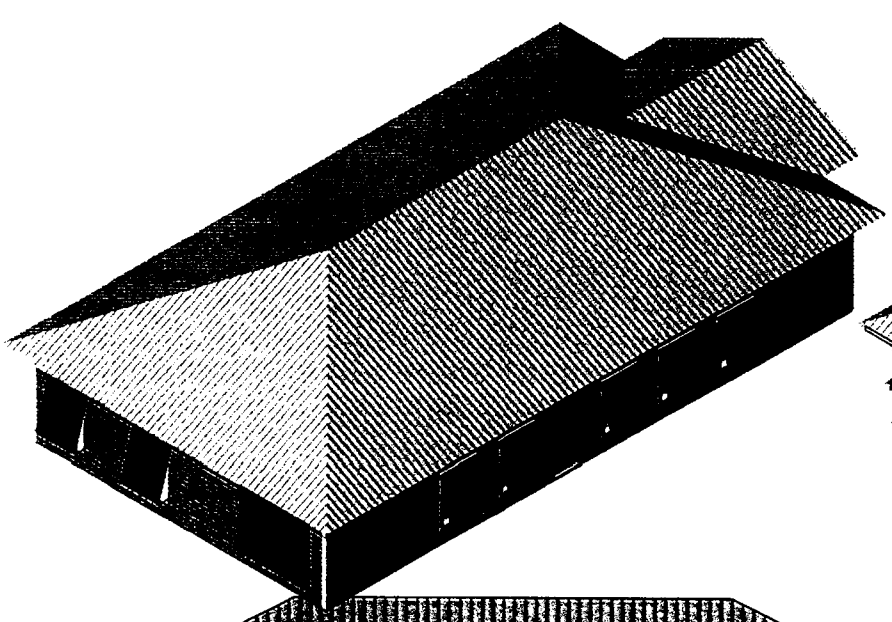
A.7.3

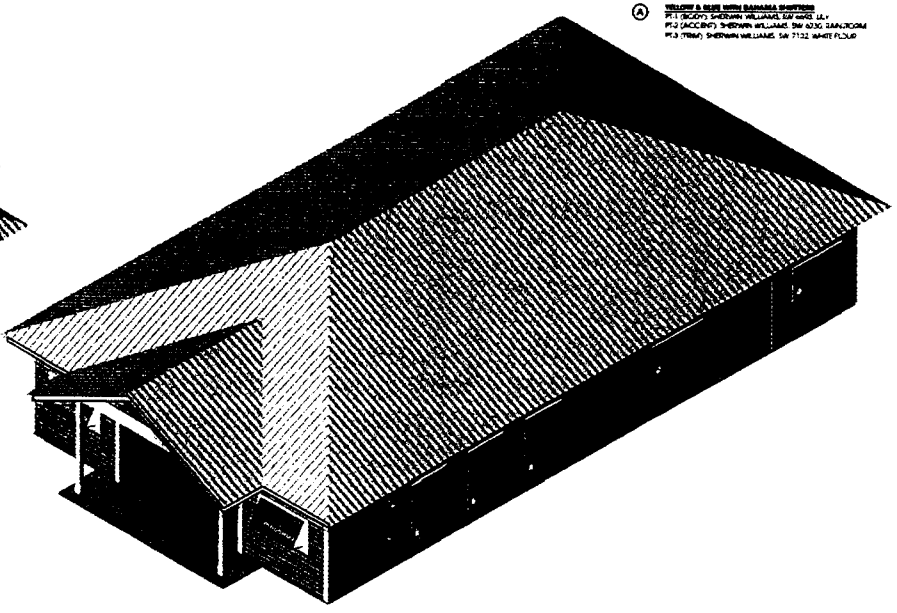
Book7785/Page293 CFN#20220744434

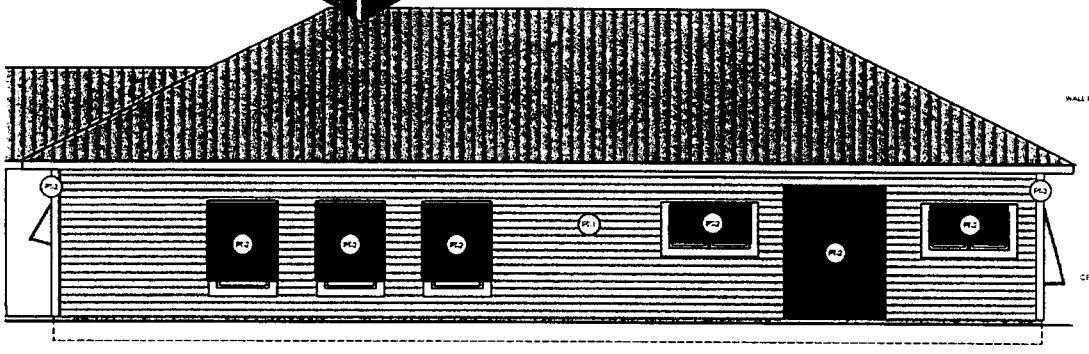
CLUBHOUSE

COLOR LEGEND:

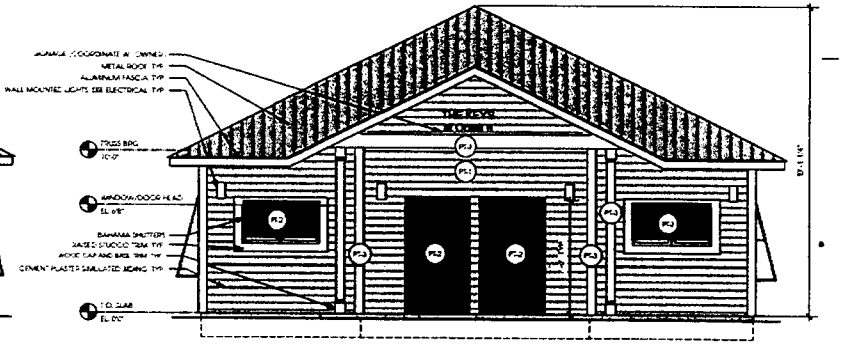
RG JO Architecture
www.RGJOarchitecture.com
RGJO@RGJOarchitecture.com
5707 E. Hillsborough Avenue
Suite 11JC
Tampa, FL 33610
813 680 5808



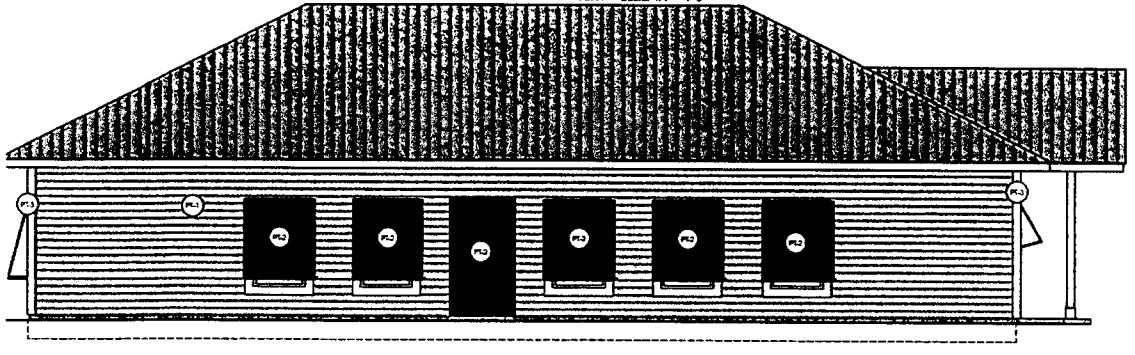




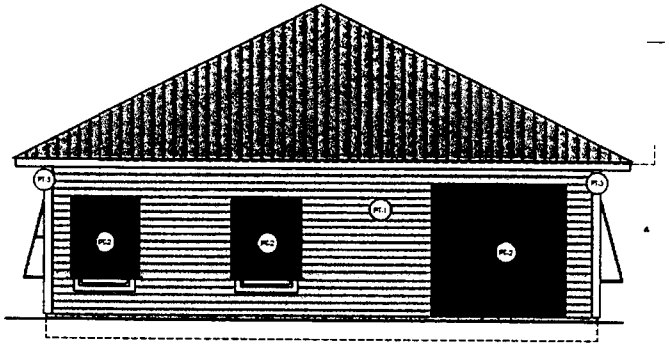
4B RIGHT SIDE ELEVATION
A.7.1 Scale: 1/4" = 1'-0"



1B FRONT ELEVATION
A.7.1 Scale: 1/4" = 1'-0"



4A LEFT SIDE ELEVATION
A.7.1 Scale: 1/4" = 1'-0"



2B REAR ELEVATION
A.7.1 Scale: 1/4" = 1'-0"

29

Project ID
CAD file name
Drawn By
Reviewed by
Plot Date
Record Date

ELEVA

A.7

HEATH BROOK RESIDENTIAL ARCHITECTURAL
AND LANDSCAPE STANDARDS PER RESOLUTION 2018-48
BASED UPON SINGLE FAMILY RESIDENTIAL STANDARDS

HEATH BROOK MASTER RESIDENTIAL ARCHITECTURAL AND LANDSCAPE STANDARDS

3.0 Foundations: Exposed rough masonry foundations shall be faced with stone, brick or stucco.

4.0 Windows: All elevations must have windows. Windows are encouraged to be vertically oriented with Height 11/2 times the width or more except at the side elevations. Windows other than wood must be anodized or electrostatically painted.

5.0 Exterior Walls: Vertical transitions of dissimilar materials shall be made at an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. All colors must be in contractor submittal package and approved by the DRB. Earth tones and pastels are encouraged in keeping with the overall development.

6.0 Ceiling Heights: Minimum ceiling height is eight feet with vaulted ceilings. Minimum ceiling height shall be eight feet eight inches for flat ceilings.

7.0 Roof Pitch and Roofing Types: The minimum roof pitch is 6:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measured from finished ground floor to mean height between ridge and soffit.

8.0 Garage: Each dwelling shall have an attached or detached garage designed for a minimum of two automobiles.

9.0 Driveways: Driveways shall be a minimum of 16 feet wide and 20 feet deep at the entrance of the garage. Driveways shall be of stable and permanent materials: concrete, cast pavers brick or stone. Minimum car drive way shall be 12 feet asphalt. Loose stone or asphalt driveways are not permitted.

10.0 Accessory Structures: No structure of a temporary character, storage shed, trailer, tent, mobile home or recreational vehicle shall be permitted on any Lots within the Properties at any time or used at any time as a residence, either temporarily or permanently, except by the Declarant, its affiliates, Declarant's Permittees on Participating Builders during construction. Permanent Accessory Structures shall be permitted in front or side yards, or in setbacks. Permanent Accessory Structures must be used for human habitation and therefore be under air. Plans shall be submitted to the ARB for approval prior to construction. Permanent Accessory Structures not attached to the house must mimic the style of the house and comply with setback restrictions.

11.0 Signs. No sign of any kind shall be displayed to the public view on any Lot or Common Areas, except as authorized by Declarant or DRB (in locations and in accordance with applicable design standards). Declarant may authorize Declarant, its affiliates, Declarant's Permittees or Participating Builders to place signs on the Properties for advertising purposes during the construction and sales period. No sign of any kind which shall be visible outside the Unit shall be permitted to be placed inside a Unit or on the outside walls of such Unit, or on any fences on the Properties, nor on the Common Areas, nor on dedicated areas, nor on entryways or any vehicles within the Properties, except such as are authorized by Declarant or DRB.

12.0 Pets, Livestock and Poultry. Each Unit Owner or Occupancy (regardless of the number of joint owners or occupants) may maintain not more than two (2) household pets in his Unit, provided that the pets are not kept, bred or maintained for any commercial purpose and do not become a nuisance or annoyance to other Owners. No reptiles, wildlife, livestock or poultry of any kind shall be kept on any Lot or any Common Area. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit. No household pets shall be permitted to leave excretions on any Common Areas, except areas designated by the association, and Owners shall be responsible to clean-up any such improper excretions. For purposes hereof, "household pets" means dogs, cats and other animals expressly permitted by the Association, if any. Nothing contained herein shall prohibit the keeping of fish or domestic (household type) birds, as long as the latter are kept indoors and do not become a source of annoyance to neighbors. Pets shall also be subject to all applicable rules.

13.0 Commercial Trucks, Trailers, Campers and Boats. No motorcycle, boat, trailer, camper, travel trailer, recreational vehicle, mobile home, or other powered or non-powered vehicle, other than private passenger vehicle, shall be parked or maintained on any lot or public right-of-way, except in an enclosed garage. No commercial vehicle of any kind shall be permitted on any lot except vehicles owned by the lot owner not exceeding three-quarter tons and must be parked in an enclosed garage; and except vendors providing temporary services to the lot owner. All private passenger vehicles shall be parked within an enclosed garage, unless all spaces for private passenger vehicles, of which there must be two pursuant to Architectural Guidelines, are occupied by a private passenger vehicle, commercial vehicle, recreational vehicle, camper, trailer, or boat. All vehicles parked within the driveway must be in good condition, and

any vehicle, which is unlicensed or cannot operate on its own power, shall not remain in the driveway for more than 24 hours. No major repair of any vehicle shall be made on the lot. Overnight on street parking is prohibited. Restrictions if any, on commercial trucks, trailers, campers and boats (particularly as to the parking or storage thereof) shall be imposed and enforced by the Association; provided, however, that no commercial trucks, trailers, campers or boats shall be parked or stored within the Common Areas if the Association prohibits such parking or storage by regulation or otherwise.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the Owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

14.0 Garbage and Trash Disposal. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the applicable governmental authority, trash collection company or the Association (which may, but shall not be required to, provide solid waste removal services) for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All solid waste containers shall comply with the standards adopted by the Association (or the DRB) for such containers (the latter to control over the former in the event of conflict). Garbage containers shall be kept inside garage except for the day of garbage collection.

15.0 Exterior Antennas, Etc. No Owner shall install any exterior antenna satellite dishes or similar equipment on any Lot, or the Common Areas or Improvement thereon, unless such antennae, satellite dishes and similar equipment are approved by the DRB conform to the conditions and requirements imposed by the DRB. No radio or short-wave operations of any kind shall be permitted to operate on any Common Areas or any Unit. The Declarant may erect an antenna, a master antenna, or a cable television antenna for the use of all the Owners, and Declarant grants and hereby reserves easements for such purposes as more particularly set forth in Article 11. Notwithstanding the foregoing, to facilitate compliance with the Telecommunications Act of 1996, the following provisions apply to installation of DBS, MDS, ITFS, and LMDC dishes less than one (1) meter in diameter, and TVBS antennas:

15.1 No payment of any fee shall be required as a condition of installation.

15.2 All installations shall be integrated into dwelling design and shall be a maximum of 24" in diameter. All wiring shall be in conduit and painted to match dwelling. Antennas and must be placed on the Lot in a location which is not visible from any street.

15.3 The Owner must take reasonable measures to screen the installation. "Reasonable" means an Installation that is consistent with the overall landscape standards of Heath Brook Hills.

16.0 Trees, Shrubs and Artificial Vegetation all plantings shall be from the DRB approved plant list. No tree or shrub, the trunk of which exceeds six (6) inches in diameter, may be cut down, destroyed or removed from any Lot or Common Areas without the prior approval of the DRB. All Lots shall, upon completion of a Dwelling Unit and prior to any person occupying the Dwelling Unit, be fully landscaped, grassed and irrigated with 100% coverage in accordance with plans submitted to, and approved by the DRB. The entire yard shall be sodded with grass approved by the DRB. The Owner shall maintain all shrubbery, grass, trees and other landscaping installed on their Lot in a neat, clean, orderly and healthy condition. Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass are specifically prohibited. No artificial grass shrubbery, trees, or other artificial vegetation or landscaping, or potted shrubbery, trees, vegetation or sculptural landscape décor shall be permitted outside the Dwelling unit except that live shrubbery, trees or other vegetation in uniformly designed and attractive pots may be displayed on porches, patios, or at the entrance areas of a Dwelling Unit.

17.0 Swimming pools: Pool decking shall conform to pool industry standards. Pools and spas shall be built in ground and integrated with the house. Pool screen shall follow the form of the dwelling not extend higher than the dwellings roof and shall not be visible from the street. Pool equipment shall be screened by a wall or planting from neighbors and street. Pool equipments shall be located in rear or side yards only. Rear pool edge shall be a minimum of 4 feet from the rear property line for lots from 50 to 89 feet wide and a 10 foot set back for lots 90 feet wide and greater. Pools shall remain in rear yard setback except in courtyard plans.

18.0 Air Conditioning Units: Air Conditioning units shall be located in side or rear yards of lot. No air conditioning units shall be located in front yards. All units shall be screened from view of neighbors and streets with a wall or plantings. Compressors located in side yards must meet a SPL rating of 85 decibel or less.

19.0 Exterior Lighting. All exterior lighting shall be designed so as to not disturb neighbors. All exterior lighting shall be subject to prior approval by the DRB.

20.0 Games and Play Structures. -All game or play structures shall be located at the rear of the Lot and 10 feet from any property line(s)or on the inside portion of corner Lots within the setback lines. All game and play structures shall be screened from view from any street. No platform, doghouse, playhouse, game or play structures of a similar kind or nature shall be constructed on any part of the Lot located in front of the rear (wall) line of any Unit(s) constructed on the Lot, and any such structure must have the prior approval of the DRB.

21.0 Fences and Walls. The composition, location, color and height of any fence or wall to be constructed on any Lot are subject to the approval of the DRB. The DRB shall, among other things, require that the composition of any fence or wall be consistent with the material used in the surrounding buildings, be harmonious with the style of the house and other fences, if any. All fences shall be constructed of permanent material with a painted finish. Fences shall be a maximum of six feet high along rear and side yards and not extend past a line extending from the front of the dwelling, except in courtyard houses. No chain link or wood fences shall be permitted on any Lot or portion thereof, unless installed by Declarant, its affiliates, Declarant's Permittees or Participating Builders during construction periods or as otherwise approved by Declarant or the DRB.

22.0 Mailbox and Paper box: Shall be project type and style as selected by DRB.

23.0 Flagpoles: Flagpoles shall be attached to the house. Only U.S. flags shall be displayed no other flags will be allowed.

24.0 Solar Collectors: Collectors shall be integrated into the roof design on rear of roof. Color and form of collectors shall harmonize with roofing. No storage tanks shall be permitted on roof. Equipment located on ground shall be located in rear or side yard and screened from street and neighbors with walls or planting. Equipment is not permitted in front yard.

25.0 Tanks: Tanks shall be underground or in side or rear yards screened from street and neighbors by walls or plantings. Tanks are not permitted in front yards.

26.0 Utilities Connections. Permanent building connections for all utilities installed after the date hereof, including but not limited to, water, electricity, telephone and television, shall be run underground from the proper connecting points to the structure in such a manner to be acceptable to the governing utility authority. The foregoing shall not apply, however, to transmission lines, transformers and other equipment installed by public utility companies. Above ground transformers shall be landscaped along with adjacent residence and screened from view.

27.0 Off-Street Motor Vehicles. No motorized vehicle may be operated off of paved roadways and drives except as specifically approved in writing by the Association for the purpose of maintenance, construction or similar purposes and except as operated by the Association or its contractors, subcontractors or

designees.

28.0 Golf Carts. The Association shall permit golf carts owned by an Owner to be operated on the private streets of the Common Areas, provided all such carts are subject to the same traffic and parking regulations as motor vehicles. The Association may adopt rules and regulations governing the use and operation of golf carts on the Properties.

4.0 Single Family Residential Lots – Landscape Plan Review Criteria

The following landscape criteria will be the responsibility of the individual home builder:

4.1 Site Plan

Scaled drawing which will include the following:

a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks. A current tree survey with the locations of existing trees must also be included with site plan.

b. Minimum setbacks as per City of Ocala and HeathBrook Single Family Architectural Standards.

c. Statement indicating ground floor elevations above existing natural grade. All units shall have one (1) 6" step above the existing grade.

4.2 Landscape Plans

Scale drawings shall include the following:

a. Location of existing trees, proposed house, porches, pool, garage, driveway, mailbox, and fences with agreeable setbacks.

b. Location of all proposed plantings with a listing of each plant type and size.

c. The individual homebuilder shall install one (1) 3 ½" caliper Live Oaks *(Quercus virginiana)* within the ROW at the corner of every other lot throughout the residential pod (referred to as "street Live Oak")

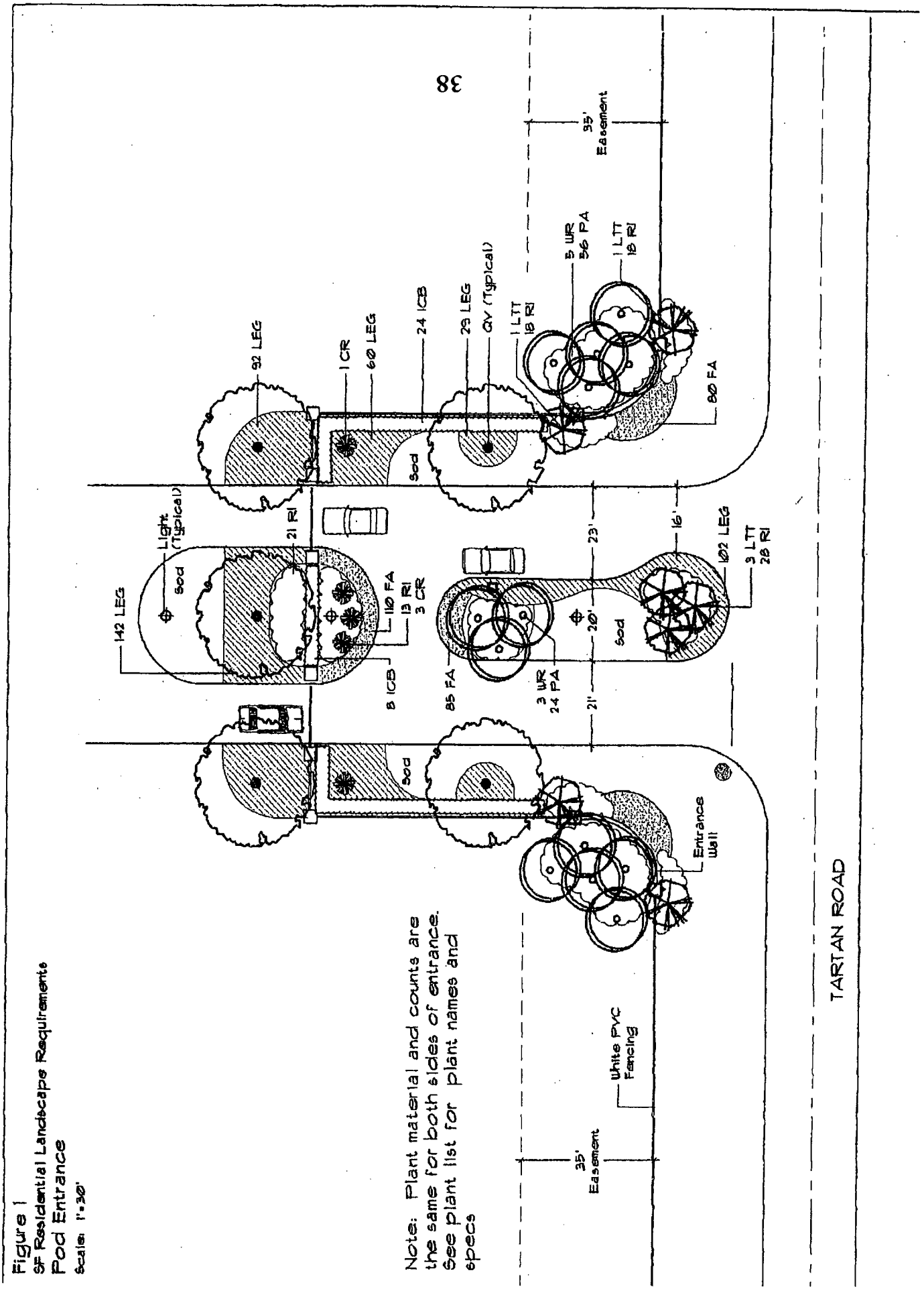
d. Landscape plans shall have the following minimum:

- One (1) shade tree (in addition to the street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace the required shade tree. Lots 80' and above shall require two (2) shade trees in addition to the street Live Oaks.
- Two (2) ornamental trees of a 30 gallon container size from the approved ornamental tree list (caliper, height, and spread per variety). Lots 80' and above shall require three (3) ornamental trees.
- Complete shrub coverage with 3-gallon shrubs selected from the approved shrub list. All elevations shall receive a continuous hedge with shrubs spaced 3' oc and a minimum of 24" from walls. All garages and carports (side opening) will be screened from adjacent property for the length of the side elevation with approved shrub/screening plants.
- Front elevations shall have an average depth of 8' with appropriate trees, shrubs and groundcovers to ensure a dimensional layering to transform from lawn area to house wall. (See approved ground cover and other plant material list). Lots

80' and above shall require front elevations to have an average landscape depth of 12'.

Effort should be made to provide both textured and color variations within the plantings to provide contrast and interests to the home landscape.

- All sod shall be St. Augustine 'Floratam' or 'Bitter Blue' for shady locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- The lawn and landscape maintenance will adhere to the guidelines set forth in the *Florida Yards and Neighborhoods.*
- Outdoor lighting should be specified and located on all landscape plans and subject to approval by the Architectural Review Board (ARB).
- 100% of the property, including ROW, shall be irrigated with a fully automatic irrigation system with 100% coverage..
- Location and type of all fences, including the height, style, and material, will be submitted for review. There will be no chain link fence of any kind.
- Mailbox selections must be submitted to the Ocala Trophy Limited Partnership for approval.



Note: Plant material and counts are the same for both sides of entrance. See plant list for plant names and specs

Figure 1
SF Residential Landscape Requirements
Pod Entrance
Scale: 1"=30'

39

Figure 2
SF Residential Landscape Requirements
Pod Entrance
Scale: 1"=30'

Note: Entrance Wall to be back-filled and landscaped as shown

PLANT LIST

TREES

QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
7	LT	Ligustrum Tree-Type	Ligustrum lucidum	B&B, 8-10'Ht x 5-6 spr
5	QV	Live Oak	Quercus virginia	B&B, 10-12 Ht. x 5-6 spr, 3 1/2" cal min

PALMS

QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
9	CR	Sago Palm	Cycas revoluta	#15, 36 Ht x 36 spr
13	WR	Washington Palm	Washingtonia robusta	C.T., 3-16', 3-16', 3-14', 4-12'

SHRUBS, GROUNDCOVERS, AND VINES

QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
395	FA	Flowering Arnusia	Variety by Landscape Architect	4"pots, 24" oc
36	ICB'	Dwarf Globe Holly	Ilex cornuta 'Burfordii'	#3, 18-24"Ht, 3' oc
524	LEG'	Liriope	Liriope muscari 'Evergreen Giant'	#1, full gal, 2' oc
136	PA	Plumbago	Plumbago auriculata	#3, 18-24"Ht, 3' oc
134	RI	Indian Hawthorne	Raphiolepis indica	#3, 15 Ht. x 18" spr, 3' oc

MULCH

SOD

58	CU YDS	Pine Bark Mini-Nuggets	3" cover in all planted areas	19,000	SQ FT	St. Augustine Floratam

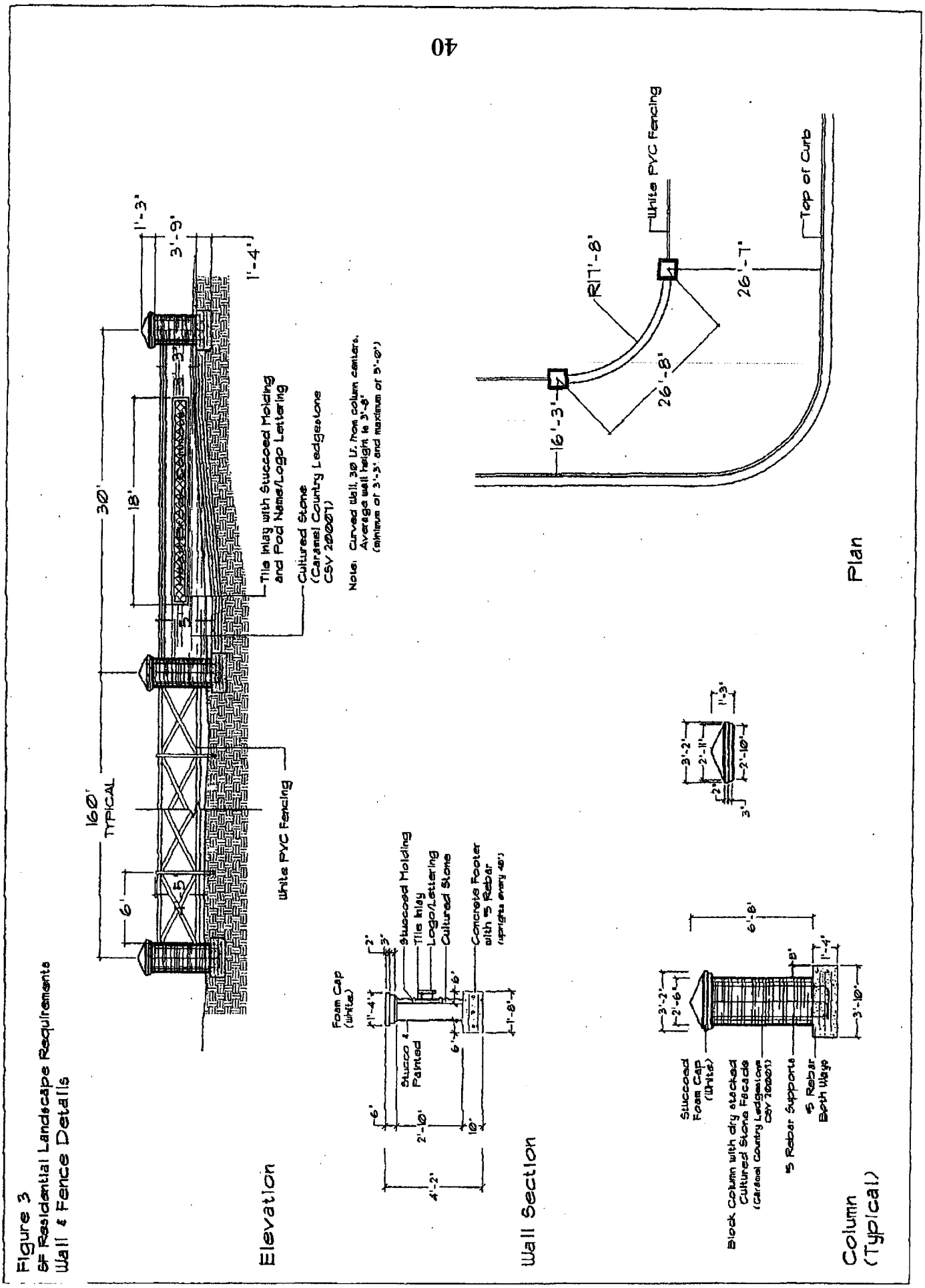


Figure 3
SF Residential Landscape Requirements
Wall & Fence Details

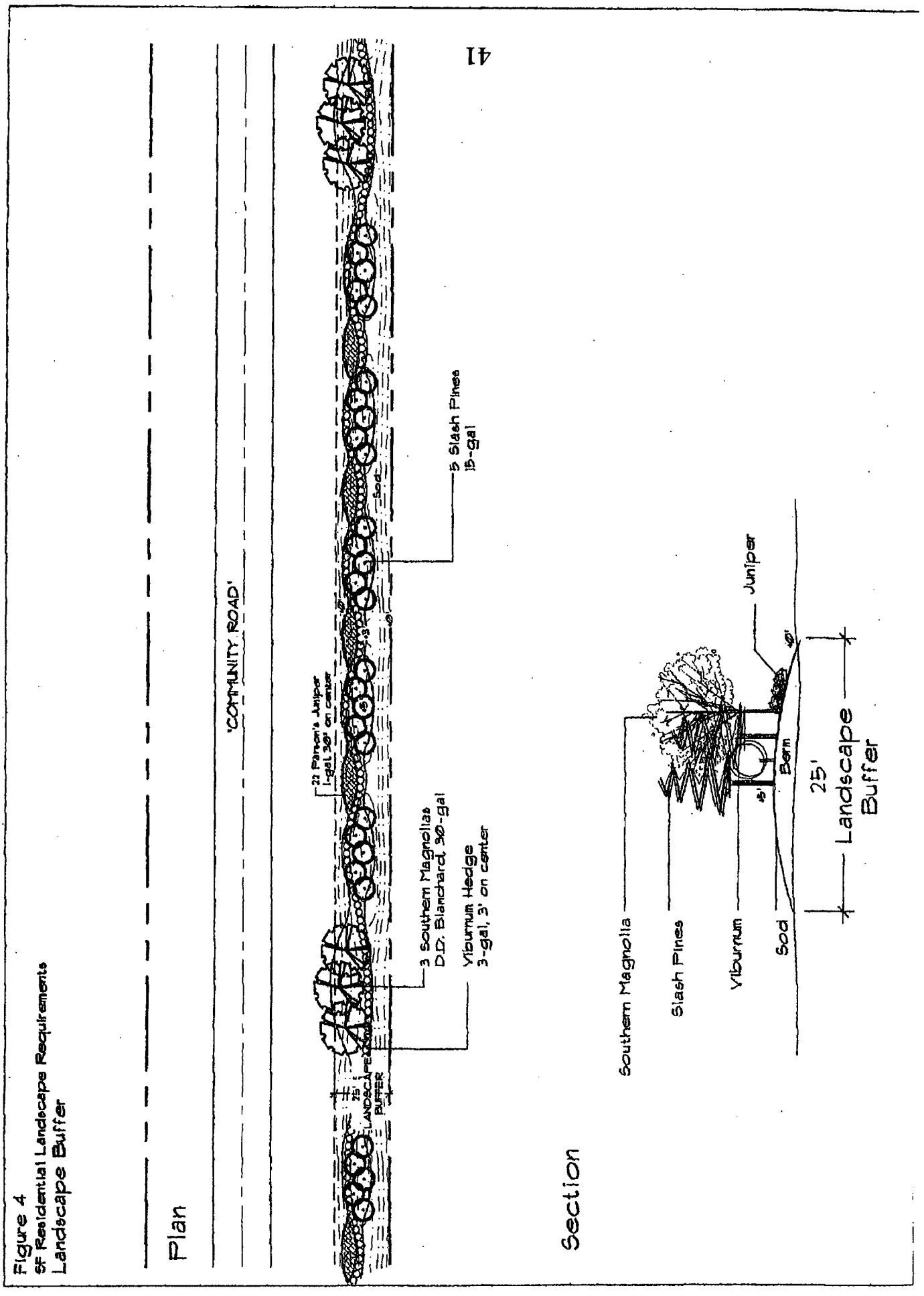


Figure 4
SF Residential Landscape Requirements
Landscape Buffer

Exhibit "G"

Approved Plant List

SHADE TREES			
MG	Southern Magnolia *Magnolia grandiflora*	#30	9'ht x 4' spr; 1 ½ " cal min
QS	Shumard Oak *Quercus laurifolia*	#30	10-12'ht x 5'spr; 3"cal min
QU	Laurel Oak *Quercus virginia*	#30	9'ht x 4'spr; 2" cal min
QV	Live Oak *Quercus virginia*	#30	10-12'ht x 5'spr; 3"cal min
UPD	Drake Elm *Ulmus parvifolia*	#30	10-12'ht x 5'spr; 3" cal min
ORNAMENTAL TREES			
BN	River Birch *Betula nigra*	#30	10-12'ht x 4-5'spr
CF	Florida Dogwood *Comus Florida*	#15	7-8'ht x 3-4'spr
IAF	Fosteri Holly *Ilex attenuata*	#30	10-12'ht x 3-4'spr
IOEP	East Palatka Holly *Ilex opaca*	#30	10-12'ht;full; 3" cal min
IVP	Weeping Holly *Ilex vomioria*	#30	10-12'ht x 3-4'spr; 3"cal min
LI	Crape Myrtle *Lagerstroemia indica*	#30	10-12'ht x 5-6'spr; multi-trunk
LT	Ligustrum Tree-Type *Ligustrum lucidum*	B&B	8-10'ht x 6-7'spr
MS	Japanese Magnolia *Magnolia soulangiana*	B&B/#30	8-10'ht x 4-5'spr
PC	Bradford Pear *Pyrus calleryana*	B&B/#30	10'-12'x 5-6'spr

Exhibit "G"

PALMS			
BC	Pindo Palm *Butia capitata*	B&B	clear trunk; 10-12' ht
SP	Cabbage Palm *Sabal palmeto*	B&B	
WR	Washington Palm *Washington robusta*	B&B	
SCREEN PLANTS			
ID	Dwarf Delcambre Holly *Ilex comuta 'Delcambre'*	#3	18-24"oa; 2'-6'oc
IP	Florida Anise *Illicium parviflorum*	#3	24"-30"oa; 3'oc
JV	Red Cedar *Juniperus virginia*	B&B	6-8'ht; full
LJ	Ligustrum Hedge *Ligustrum japonica*	#3	18-24"ht 18-24"spr
MC	Wax Myrtle *Myrica cerifera*	#15	5- 6'ht x 3-4'spr; multi-trunk; full
MG	Southern Magnolia *Magnolia grandiflora*	#30	9'ht x 4' spr; 1 ½ " cal min
PE	Slash Pine *Pinus elliottii*	#30	10'12'htx 4-5'spr
PM	Podocarpus *Podocarpus macrophyllus*	#15	5-6'ht x 18-24"spr
VO	Sweet Viburnum *Viburnum odoratissimim*	#3	18-24"ht x 18-24"spr
RETENTION POND PLANTS			
AR	Red Maple *Acer rubrum*	#30	8-10ht x 4'spr
BN	River Birch *Betula nigra*	#30	10-12'ht x 4-5'spr
TD	Bald Cypress	#30	10-12'ht x 6-8'spr

Exhibit "G"

Taxodium distichum

ACCENT PLANTS

CJA	Camellia *Camellia japonica*	#3	18-24"ht x *12-18"spr*
CSQ	Sasanqua Camellia *Camellia sasanqua*	#3	18-24" ht x 12'-18" spr
CA	Crinum Lily *Crinum asiaticum*	#7	30-36"ht x 30-36"spr
CH	European Fan Palm *Chamaerops humilis*	#7	3'ht x 3'spr; triple
CR	Sago Palm *Cycas revoluta*	#7	30"ht x 30"spr
FJ	Japanese Fatsia *Fatsia japonica*	#3	24-30"ht x 30" spr
HM	French Hydrangea *Hydrangea macrophylla*	#3	24-30"ht x 18" spr
LC	Dwarf Gold Lantana *Lantana camara*	#1	full gal
ND	Heavenly Bamboo *Nandina domestica*	#7	36-40'ht 8-10canes
PS	Philodendron *Philodendron selloum*	#3	36"ht x 36" spr
RE	Firecracker Plant *Russelia equisetiformis*	#3	30-36"; 3' oc
RP	Raphis Palm *Raphis excelsa*	#7	4'ht x 2-3'spr
ST	Spirea *Spirea thunbergii*	#3	18-24" oa 3'oc
TF	Windmill Palm *Trachycarpus fortunei*	#7	3'ht x 3'spr

Exhibit "G"

SHRUBS			
BMJ	Japanese Boxwood *Buxus microphylla*	#3	15-18"ht x 15-18"spr
ICB	Dwarf Globe Holly *Ilex cornuta*	#3	18-24"oa; 2'-6'oc
IVN	Dwarf Yaupon *Ilex vomitoria*	#3	18-24"oa; 3'oc
PA	Plumbago *Plumbago auriculata*	#3	18"-24"
PT	Pittosporum *Pittosporum tobira*	#3	18-24"ht x 18-24"spr
RDR	Azalea 'Duc de Rohan' *Rhododendrom obtusum*	#3	18-24"oa 3'oc
RG	Azalea 'GG Gerbing *Rhododendron simsii*	#3	18-24"oa; 4'oc
RGT	Azalea 'George Tabor' *Rhododendron simsii*	#3	24-30"ht x 24-30"spr
RSC	Azalea *Rhododendron simsii* 'Southern Charm'	#3	24-30"ht x 24-30"spr
RI	Indian Hawthorne *Raphiolepsis indica*	#3	18"ht x 18" spr
ROF	Dwarf Azalea *Rhododendron obtusum* 'Fashion'	#3	18-24"ht x 20" spr
RRR	Dwarf Azalea *Rhododendron obtusum* 'Red Ruffles'	#3	18-24"oa
ZF	Coontie *Zamia floridana*	#3	24"ht x 24" spr

Exhibit "G"

GROUNDCOVERS

AA	Lily of the Nile *Agapanthus africanus*	#1	full gal
AE	Cast Iron Plant *Aspidistra elatior*	#1	full gal 5-7leaves
FA	Flowering Annuals	4"pots	full
HC	Algerian Ivy *Hedera helix*	4"pots	full gal 2-3runners
HF	Holly Fern *Cyrtomium falcatum*	#1	full
HS	Daylily *Hemerocallis spp.*	#1	full gal
JP	Parson's Juniper *Juniperus parsonii*	#1	full gal 14"-16"sp
LEG	Liriope 'Evergreen Giant' *Liriope muscari*	#1	full; 2'oc
MI	African Iris *Moraea iridioides*	#1	full gal
NE	Boston Fern Nephrolepis exalta	#1	full gal
OJ	Mondo Grass *Ophiopogan japonicus*	4"pots	full quart
TA	Dwarf Jasmine *Trachelospermum asiaticum*	#1	full gal

THE KEYS
AT OCALA II
47
THE KEYS
AT OCALA II

File #: ORD-2022-43 Agenda Item #: 11b.

Submitted By: Aubrey Hale

Presentation By: Aubrey Hale

Department: Growth Management

STAFF RECOMMENDATION (Motion Ready):
Adopt Ordinance 2022-43 for a rezoning from Planned Unit Development, PUD, to Planned Development, PD for approximately 32.22 acres of property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street (Case PD21-0001) (Quasi-Judicial)

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place.

PROOF OF PUBLICATION:
N/A

BACKGROUND:

- Petitioner: Mize Capital, LLC and Belleair Development, LLC
- Property Owner: Keys at Ocala II, LLC
- This property was originally approved as a 150-unit townhouse development called the Reserve at Heath Brook PUD.
    - The PUD conceptual plan was approved in 2004 and the PUD final development plan was approved in 2007.
- Roads and utility lines were constructed after improvement plans were approved.
- Shortly after these improvements were made, the housing market crashed, consequently development of this property was postponed.
- The existing Low Intensity future land use designation allows up to 18 dwelling units per acre on the property.
- The applicant intends to develop the property into a 146-unit multifamily residential Planned Development with a proposed density of 4.53 units per acre.
- At the April 11, 2022 Planning & Zoning Commission meeting the commission voted to approve the request by a 6 to 0 vote.

FINDINGS AND CONCLUSIONS:
The requested Planned Development plan and zoning district are consistent with the Comprehensive Plan and

compatible with the surrounding area. Staff recommends approval.

FISCAL IMPACT:
N/A

ALTERNATIVE:

- Approve
- Deny
- Table

ORDINANCE 2022-43

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF OCALA, FLORIDA, CHANGING FROM PUD, PLANNED UNIT DEVELOPMENT, TO PD, PLANNED DEVELOPMENT, FOR CERTAIN PROPERTY LOCATED AT 5451 SW 66TH STREET BETWEEN SW COLLEGE ROAD/STATE ROAD 200, SW 49TH ROAD, AND SW 66TH STREET, OCALA, FLORIDA (CASE NO. PD21-0001) 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 regulations of the City of Ocala, Florida, as PD, Planned Development:

PARCEL 9 OF HEATHBROOK SOUTH B-2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119 INCLUSIVE; AND A PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST,

MARION COUNTY, FLORIDA. BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF THE SE 1/4 OF SECTION 4, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE N 00°37'42" E 40.19 FEET TO THE NORTH RIGHT OF WAY LINE OF SW 66TH STREET (A MAINTENANCE RIGHT OF WAY); THENCE ALONG SAID NORTH RIGHT OF WAYS 8go25'18" W 1544.34 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF "HEATH BROOK HILLS" SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 120 AND 121, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAYS 89°25'18" W 436.94 FEET: THENCE N 00031'20" E 499.53 FEET; THENCE N 89°43'12" W 219.96 FEET; THENCE S 00032'25" W

499.87 FEET TO THE AFOREMENTIONED NORTH RIGHT OF WAY OF WILLIAMS ROAD (SW 66TH STREET); THENCE ALONG SAID RIGHT OF WAY N 89°44'43" W 1103.74 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY N 00°29'25 E 694.35 FEET TO THE SOUTHEASTERLY RIGHT OF WAY OF STATE ROAD 200 SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 23002.31 FEET, A CENTRAL ANGLE OF 00049'55" AND A CHORD BEARING AND DISTANCE OF N 40024'29" EAT 333.97 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE 333.98 FEET; THENCE ALONG SAID RIGHT OF WAYS 49°42'28" E 16.16 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22818.31 FEET, A CENTRAL ANGLE OF 00014'59" AND A CHORD BEARING AND DISTANCE OF N 40°25'02" EAT 99.50 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND SAID RIGHT OF WAY 99.50 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY N 49"27'28 W 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 22835.31 FEET, A CENTRAL ANGLE OF 00° 19'14" ANO A CHORD BEARING AND DISTANCE OF N 40°42'09" EAT 127.74 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF STATE ROAD 200, 127.74 FEET; THENCE DEPARTING SAID RIGHT OF WAY OF STATE ROAD 200, S48°11'23" E652.19 FEET; THENCE N 41°48'37" E 412.06 FEET TO THE SOUTHERLY RIGHT OF WAY OF TARTAN ROAD SAID POINT BEING ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 730.00 FEET, A CENTRAL ANGLE OF 42"22'44" AND A CHORD BEARING AND DISTANCE OF S 69"22'46• EAT 527.72 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND RIGHT OF WAY OF TARTAN ROAD, 539.94 FEET TO A CORNER OF HEATHBROOK SOUTH B-T SUBDIVISION AS RECORDED IN PLAT BOOK 7, PAGES 116 THROUGH 119, OF PUBLIC RECORDS OF MARION COUNTY, FLORIDA, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF THE AFOREMENTIONED "HEATH BROOK HILLS" SUBDIVISION AND ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 1080.00 FEET, A CENTRAL ANGLE OF 05°44•39· AND A CHORD BEARING AND DISTANCE OF S 14°53'05" EAT 108.23 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND WEST BOUNDARY LINE OF SAID "HEATH BROOK HILLS" SUBDIVISION, 108.28 FEET TO THE POINT OF TANGENCY; THENCE S 17°45'25" E 356.11 FEET; THENCE S 00'00'12" W 365.81 FEET TO THE POINT OF BEGINNING.

Parcel ID No.: 2389-100-009

Section 2. The zoning map of the City of Ocala is hereby amended to reflect the change in zoning classification from PUD, Planned Unit Development, 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 become effective upon the later of:
Approval by the mayor, or upon becoming law without such approval.

ATTEST: **CITY OF OCALA**

By: By:

Angel B. Jacobs
City Clerk

Ire Bethea Sr.
President, Ocala City Council

Approved/Denied by me as Mayor of the City of Ocala, Florida, on _____, 2022.

By: _____
Reuben Kent Guinn
Mayor

Approved as to form and legality:

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

Ordinance No:	2022-43
Introduced:	5/3/2022
Adopted:	5/17/2022
Legal Ad No:	7264846 - 5/6/2022

Applicant: Mize Capital, LLC and Belleair Development, LLC

Property Owners: Keys at Ocala II, LLC

Project Planner: Aubrey Hale

Zoning from: PUD, Planned Unit Development
to: PD, Planned Development

Parcel Information

Acres: ±32.22 acres
Parcel(s)#: 2389-100-009
Location: 5451 SW 66th Street
Existing use: Undeveloped with some infrastructure

Adjacent Land

Direction	Future Land Use	Zone	Current Use
North	Low Intensity	SC, Shopping Center	Shopping center
		B-2, Community Business	Apartments
West	High Residential(County)	R-4, Mixed Residential(County)	Single-family dwellings
South	Low Intensity	PD, Planned Development	Horse farm; car dealership
	Municipal(County)	A-1, General Agriculture	Single-family home
East	Neighborhood	PUD-03	Single-family homes

Background:

- This property was originally approved as a 150-unit townhouse development called the Reserve at Heath Brook PUD.
    - The PUD conceptual plan was approved in 2004 and the PUD final development plan was approved in 2007.
- Roads and utility lines were constructed after improvement plans were approved.
- Shortly after these improvements were made, the housing market crashed and this development project was stalled and then cancelled.
- The existing Low Intensity future land use designation allows up to 18 dwelling units per acre on the property.
- The applicant intends to develop the property into a 146-unit multifamily residential Planned Development with a proposed density of 4.53 units per acre.

Staff Recommendation: Approval

Basis for Approval:

The requested zoning designation of PD, Planned Development, is eligible to implement the land use designation of Neighborhood. The PD plan is consistent with the Comprehensive Plan, the land development regulations, and compatible with the surrounding area.

Factual Support:

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

Level of Service Impact Analysis:

Traffic Circulation
Developments proposing to generate 100 or more peak hour trips are required to submit a traffic study as part of the site plan review. Developments proposing to generate less than 100 peak hour trips are required to submit a traffic impact statement.

Potable Water: Water service is available.

Sanitary Sewer: Sewer service is available.

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-storm event.[1]

Solid Waste: Service is available.

Fire Service: Service is available.

Schools:

CASE # >>>	PD21-0001						
PROJ NAME or Parcel #>	2389-100-009					PROPOSED	ALLOWED
					DWELLING TYPE	PROJECT DWELLING UNITS	
		DISTRICT WIDE		SY 21-22	MFR	146	0
	SCHOOL LEVEL	UTILIZATION	SCHOOL NAME	120th Day Utilization	MFR STU GEN RATE	ESTIMATED STUDENTS	
	E	89%	Saddlewood	103.8%	0.097	14	0
	M	90%	Liberty	111.6%	0.040	5	0
	H	91%	West Port	109.8%	0.043	6	0
	* District Wide Utilization - annual calculation uses most recent 120th Day membership counts for a School Year (SY).						
	^^ XXth Day Utilization - from most recent 20 day interval of membership counts for a School Year (SY).						

Zoning Classification

Proposed:

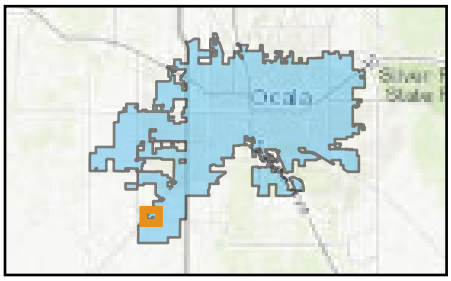
A planned development (PD) zoning district is intended to provide a process for the evaluation of unique, individually planned developments, which may not be otherwise permitted in zoning districts established by this chapter. Standards and procedures of this district are intended to promote flexibility of design and permit planned diversification and integration of uses and structures, while at the same time retaining the absolute authority of city council to establish such conditions, stipulations, limitations and restrictions as it deems necessary to protect the public health, safety and general welfare.

[1] Ocala Comprehensive Plan, Stormwater Sub-Element Policy 3.1.

AERIAL MAP

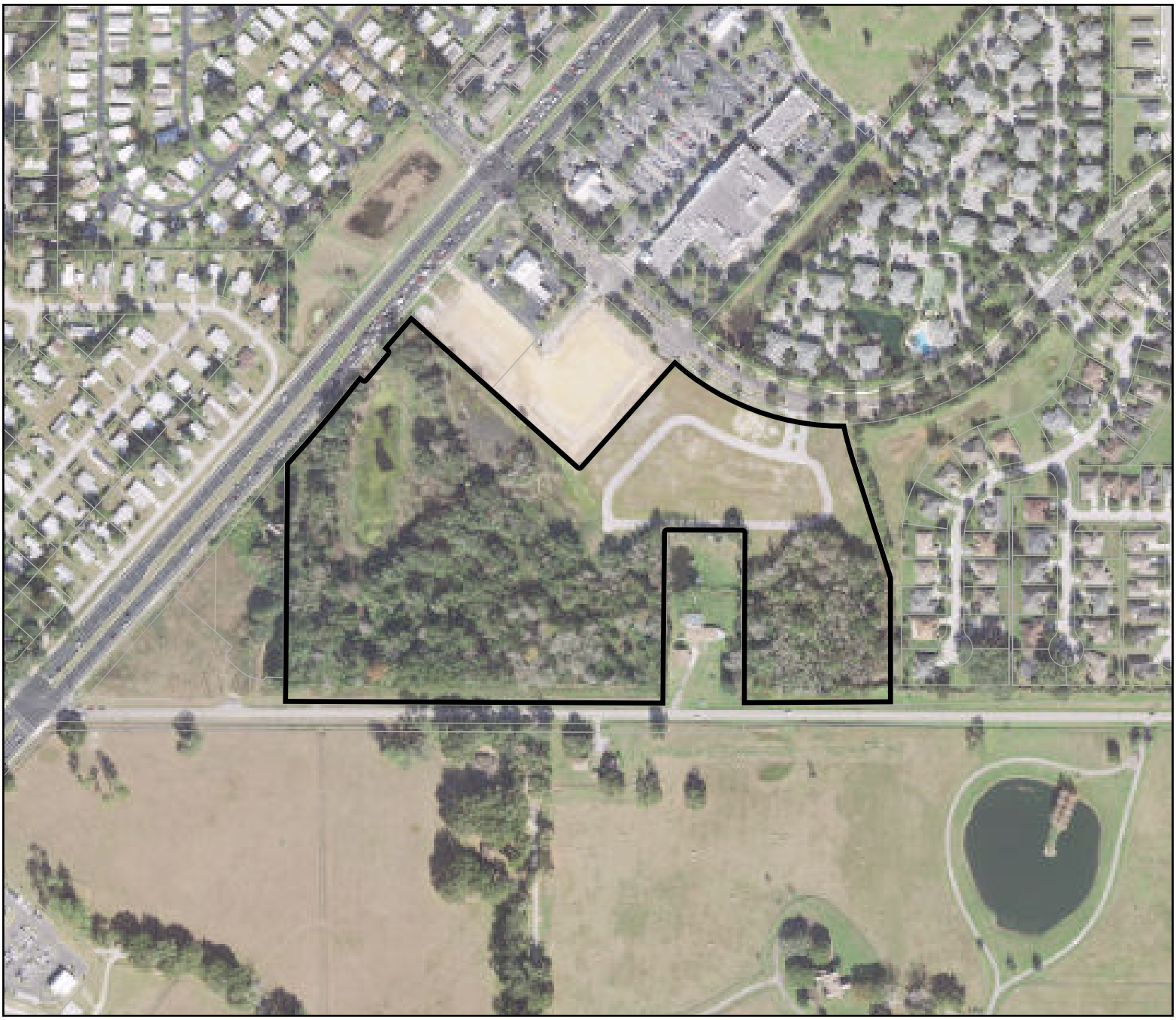
P & Z Meeting: April 11, 2022

Location Map



Case Number: PD21-0001

Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan



Legend

- Property
- Parcels

0 295 590 Feet

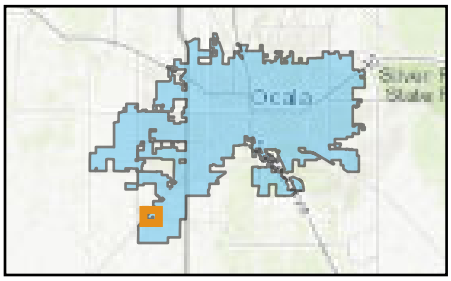
Aerial 2020, Marion County. Acquisition Date: 12/15/2019 - 02/03/2020. Acquired by Surdex Corporation. Florida Department of Transportation. Resolution 0.5ft, Band R-G-B. Cloud Cover 0%

Prepared by the City o
Growth Management Depa

ZONING CASE MAP

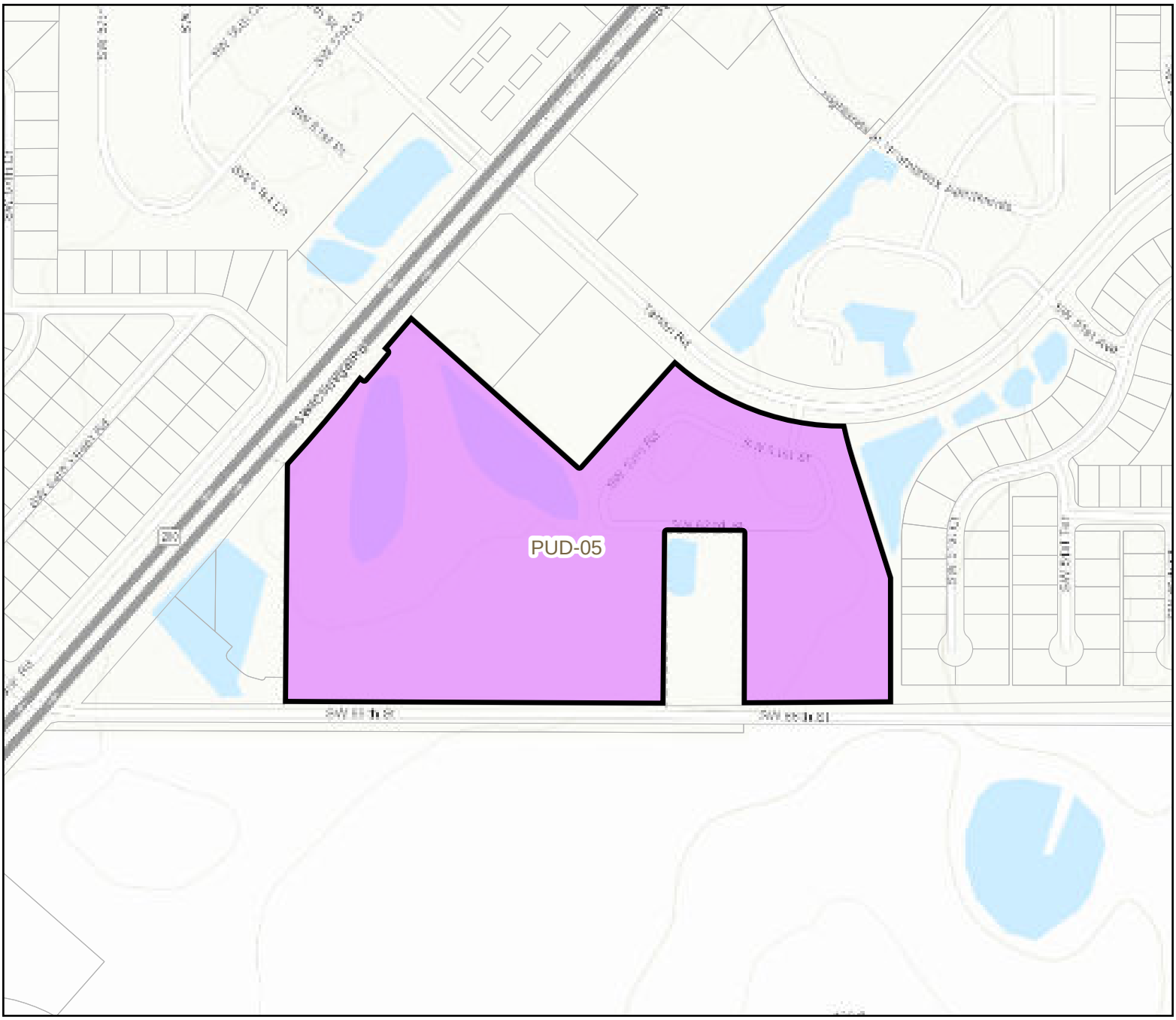
P & Z Meeting: April 11, 2022

Location Map



Case Number: PD21-0001

Parcel Number: 2389-100-009
Property Size: Approximately 32.22 acres
Land Use Designation: LI, Low Intensity
Zoning: PUD-05
Proposal: A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan



Property
Parcels

Zoning

PUD-05:Planned Unit Development-5 Units
SC:Shopping Center

0 295 590 Feet

OCALA

Prepared by the City o
Growth Management Depa

Planning & Zoning Commission

Meeting Minutes

Monday, April 11, 2022
5:30 PM

201 SE 3rd St, 2nd Fl
Ocala, FL 34471

www.ocalafl.org

a. PD21-0001

Planner: Aubrey Hale (352) 629-8550
Email: ahale@ocalafl.org

Petitioner: Mize Capital, LLC and Belleair Development, LLC.
Agent: Carlos Yepez

A request to rezone from Planned Unit Development, PUD, to Planned Development, PD, and approve a PD Plan for property located at 5451 SW 66th Street between SW College Road/State Road 200, SW 49th Road, and SW 66th Street, approximately 32.22 acres.

Discussion:
Ms. Allison Campbell stated that the conversation continues regarding the continuous additions of multifamily dwellings in the area that are negatively affecting local schools. Mr. Hale confirmed that this project would contribute to overcrowding and the information is included in the staff report.

Carlos Yepez, 6654 78th Avenue, Pinellas, Florida

Public Comments:
Seevanaighee Barnes, 5355 SW 66th Street, Ocala, Fl 34476. Ms. Barnes shared concerns regarding how this project can negatively affect her business that has been in this location for the past 20-years. She would like to know how her business will be protected.

Keller Williams Realtor, Lissette Duran, 4931 SW 56th Street, Ocala, Fl., said that a concern is where the entrance for this project will be located. Aubrey Hale explained that no construction will take place at this point, this is simply a rezoning request.

Laura Savino, 4560 SW 44th Street, she stated she opposes this project for the following reasons – concern of overcrowding of schools, increase in traffic and noise pollution.

Mr. Rus Adams asked for clarification whether this was a change in zoning from PUD to PD, and Mr. Hale confirmed that it was just a change in the zoning and with this change this project will be fewer units.

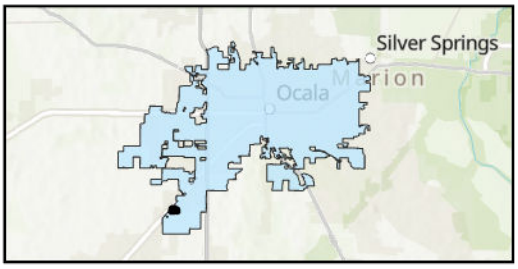
Rhona Goldbach, 4550 SW 44th Court, stated her opposition to this project, for the same reasons as the other speakers before her.

Ms. Allison Campbell gave a brief explanation regarding the plan Marion County School Board has to address local overcrowding in schools.

A brief discussion ensued among the board and Mr. Yepez regarding buffering requirements.

RESULT:	**APPROVED PD21-0001**
MOVER:	Rus Adams
SECONDER:	Todd Rudnianyn
EXCUSED:	Owen Boone
AYES:	Adams, Rudnianyn, Kesselring, Lopez, Malever, Gilchrist

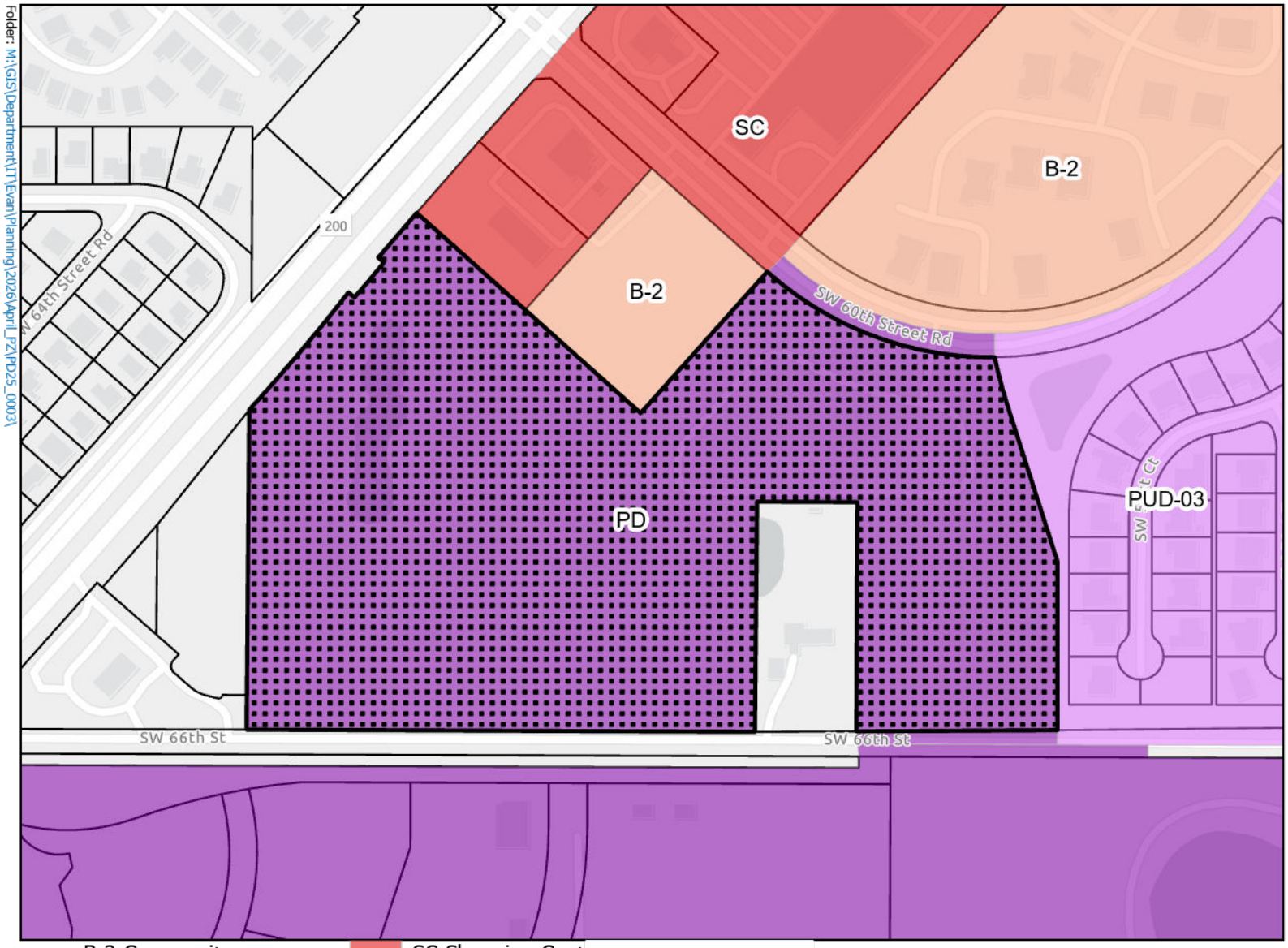
CASE MAP



Case Number: PD25-0003

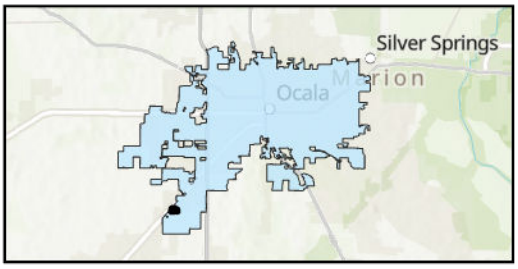
Parcel: 2389-100-009

Property Size: Approximately 32.27 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development
Proposal: Request to modify existing PD Approved in 2022



This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

AERIAL MAP

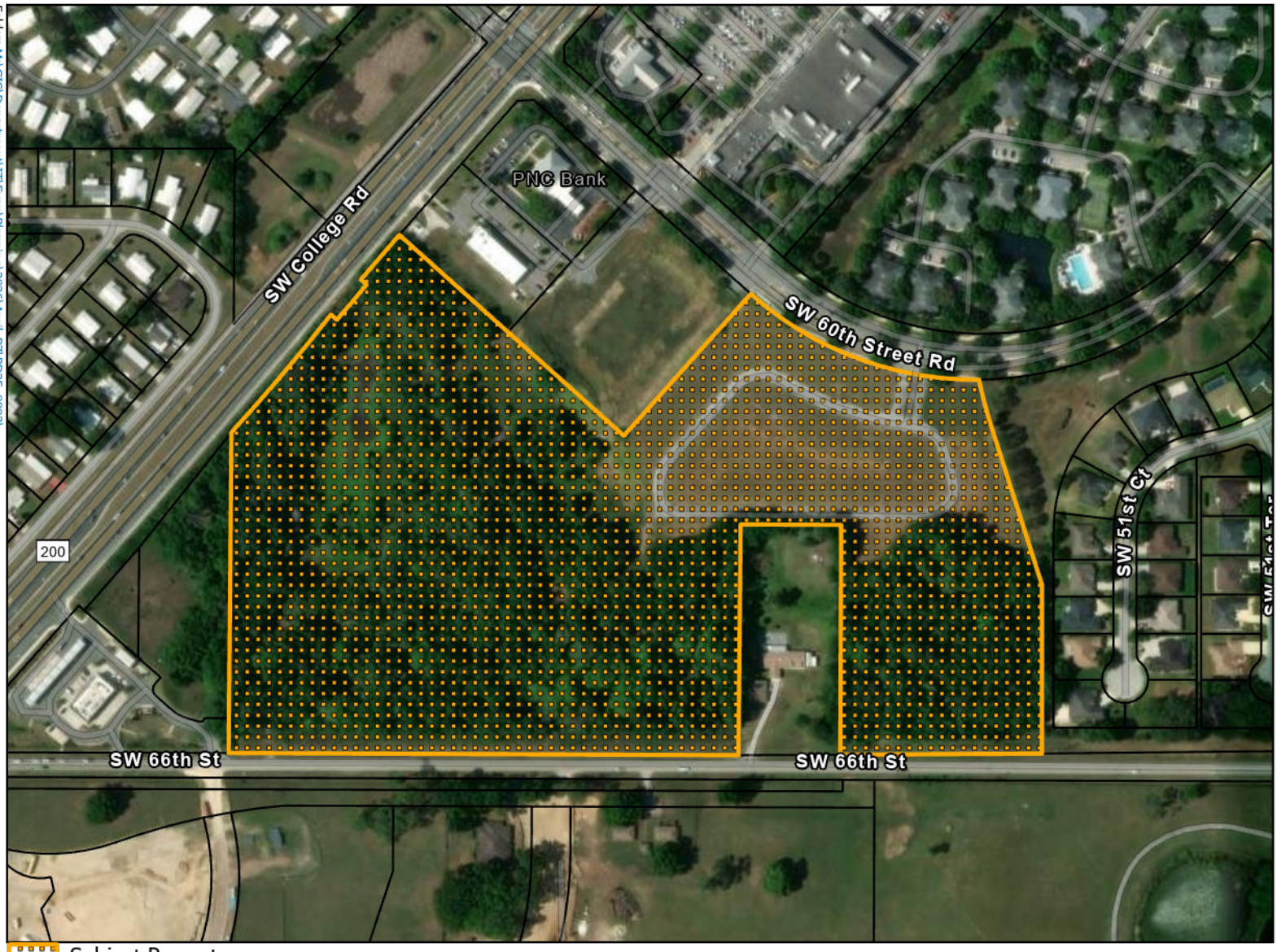


Case Number: PD25-0003

Parcel: 2389-100-009

Property Size: Approximately 32.27 Acres
Land Use Designation: Low Intensity
Zoning: PD, Planned Development
Proposal: Request to modify existing PD Approved in 2022

Folder: M:\GIS\Department\TTEvan\Planning\2026\April_PZ\PD25_0003\



Subject Property

Parcels

0 375 750 1,500 Feet

N

OCALA

This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries. All GIS data which is provided by the City of Ocala should be considered a generalized spatial representation which may be subject to revisions. The feature boundaries are not to be used to establish legal boundaries.For specific information contact the appropriate City of Ocala department or agency.

Prepared by the City of Ocala Growth Management Dept by ekrepps on 3/24/2026

File #: 2026-1137 Agenda Item #: a.

Submitted By: Endira Madraveren

Presentation By: Jeff Shrum

Department: Growth Management

FORMAL TITLE:
Resolution 2026-XX to adopt Vision 2050.

OCALA'S RELEVANT STRATEGIC GOALS:
Quality of Place, Operational Excellence, Fiscally Sustainable, Economic Hub, Engaged Workforce

PROOF OF PUBLICATION:
Ocala Gazette - April 3, 2026

BACKGROUND:
The Vision 2050 process was initiated to refine how the community wants the City to look and function in the future, building upon the successes of the Ocala 2035 Vision. City staff under the direction of City Council solicited consulting services, of which Kimley-Horn and Associates, Inc. was awarded. City staff convened a focus group (Focus 2050) to help facilitate and guide public engagement for Vision 2050. A sub-consultant, Urban 3 which specializes in land value-based economics, was also engaged to conduct an analysis of properties within the City to guide conversations and initiatives of Vision 2050.

City staff, consultant, and Focus 2050 facilitated four citywide summits and 23 community workshops. In addition, two online surveys were conducted: a pulse survey and a map-based survey gathering broad public input.

FINDINGS AND CONCLUSIONS:
The Vision 2050 plan builds on the foundation of the Ocala 2035 Vision and will serve as an updated roadmap for the City's future. Its initiatives and action items will guide key projects, including the Evaluation and Appraisal Report (EAR), EAR-based Comprehensive Plan amendments, Land Development Code updates, sub-area redevelopment plans, Recreation and Parks Master Plan, Urban Form and Design Guidelines and Codes, and other studies that further refine Vision 2050.
Through a collaborative visioning process, residents, employees, and stakeholders came together to shape a shared vision for the future, defining what they aspire the City of Ocala to become by 2050.

FISCAL IMPACT:
N/A

PROCUREMENT REVIEW:
N/A

LEGAL REVIEW:
This resolution will be reviewed and approved for form and legality by City Attorney, William E. Sexton.

ALTERNATIVE:
- Approve with Changes
- Table
- Deny

RESOLUTION 2026-XX

A RESOLUTION ADOPTING OCALA VISION 2050 AS AN UPDATE OF THE OCALA 2035 VISION

Whereas, on October 19, 2010, City Council adopted the Ocala 2035 Vision; and

Whereas, in November 2023, City Council approved the contract with Kimley-Horn and Associates, Inc. for professional planning services related to the preparation of an update to the Ocala 2035 Vision (Ocala Vision 2050); and

Whereas, in November 2023, a citizen "Focus 2050" was formed to guide Kimley-Horn and Associates and City staff to create a vision for the future of Ocala based on the community's desires; and

Whereas, the Focus 2050 Group, Kimley-Horn and Associates, Inc., and City staff have organized, facilitated and participated in a variety of public workshops and surveys designed to seek input from all city residents on their aspirations for Ocala's future; and

Whereas, City staff have provided Vision meeting schedules and summaries, education, demographic and historical information and opportunities for additional public input through the creation of a website page dedicated to the Vision 2050; and

Whereas, in February 2026, City staff presented the document with findings, maps and initiatives of the Vision 2050 at a Planning & Zoning Commission hearing; and

Whereas, in February 2026, City staff presented the document with findings, maps and initiatives of the Vision 2050 at a City Council workshop; and

Whereas, the Vision 2050 will serve as the foundation for the City's Evaluation and Appraisal Report (EAR),

EAR-based Amendments, sub-area plans and amendments to the Land Development Regulations.

Whereas, on April 13, 2026, the Planning and Zoning Commission recommended _____ of the applicant's request by a X-X vote.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF OCALA, FLORIDA, in regular session duly assembled that Vision 2050 is hereby adopted.

This resolution adopted this _____ day of _____, 2026.

ATTEST:

By:
Angel B. Jacobs
City Clerk

CITY OF OCALA

By:
Ire J. Bethea Sr.
President, Ocala City Council

Approved as to form and legality:

By: _____
William E. Sexton
City Attorney