

Exhibit A

Impact Development PD Plan

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 Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



SITE DATA TABLE	
PROJECT LOCATION	TBD
OWNER/DEVELOPERS	OWNER: 31ST STREET, LLC 101 N.E. 16TH AVENUE OCALA, FLORIDA 34470-6904 DEVELOPER: IMPACT DEVELOPMENT, LLC 900 CIRCLE 75 PARKWAY, SUITE 550 ATLANTA, GEORGIA 30339
PROPOSED ZONING	PD PLANNED DEVELOPMENT
FUTURE LAND USE	LOW INTENSITY
PROPOSED DEVELOPMENT	MULTI-FAMILY HOUSING
DENSITY	MAXIMUM OF 260 UNITS = 17.7 UNITS/AC.
PARCEL ACCOUNT NUMBER	29851-000-00
SITE GROSS AREA	+14.67 ACRES
OPEN SPACE: REQUIRED TOTAL OPEN SPACE (MIN.) PROPOSED TOTAL OPEN SPACE REQUIRED AGGREGATE OPEN SPACE * PROPOSED AGGREGATE OPEN SPACE	5.87 AC. (40% OF GROSS ACRESAGE) 5.91 AC. (357,609 S.F.) (40.3% OF GROSS ACRESAGE) 0.59 AC. (25,751 S.F.) 0.63 AC. (27,423 S.F.)
PROPOSED FLOOR AREA RATIO (F.A.R.)	285,562 S.F. TOTAL = 0.447 F.A.R. (44.7%)
MAXIMUM FLOOR AREA RATIO	0.50 (50.0%)
BUILDING SETBACKS	FRONT YARD = 20' SIDE YARD = 20' REAR YARD = 20'
STREET WIDENING SETBACK	ZERO
BUFFERS	SOUTH = 15' LANDSCAPED BUFFER WEST = 20' NATURAL ENHANCED BUFFER NORTH/EAST = 5' LANDSCAPED BUFFER
MAXIMUM BUILDING HEIGHT	55 FEET
ROADS	PRIVATE
UTILITIES	PRIVATE
DRAINAGE	PRIVATE, WITH PUBLIC FLOWAGE AGREEMENT
AMENITIES	COMMUNITY CLUBHOUSE, POOL, LANDSCAPED & OPEN AREAS, PEDESTRIAN FRIENDLY.
PARKING REQUIRED	1.5 SPACES/DU X 260 UNITS = 390 SPACES

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

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

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HöM OCALA
PREPARED FOR
IMPACT DEVELOPMENT
MANAGEMENT, LLC

CITY OF OCALA

PLANNED DEVELOPMENT PLAN

LICENSED PROFESSIONAL

JAMESON A. FREDERICK, P.E.

FLORIDA LICENSE NUMBER

81403

Kimley»»Horn

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STREET, SUITE 200, OCALA, FL 34471
PHONE: 352-438-3000

PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

SHEET NUMBER
PD002