 COMMERCIAL SIGNAGE
 RESIDENTIAL SIGNAGE[illegible]

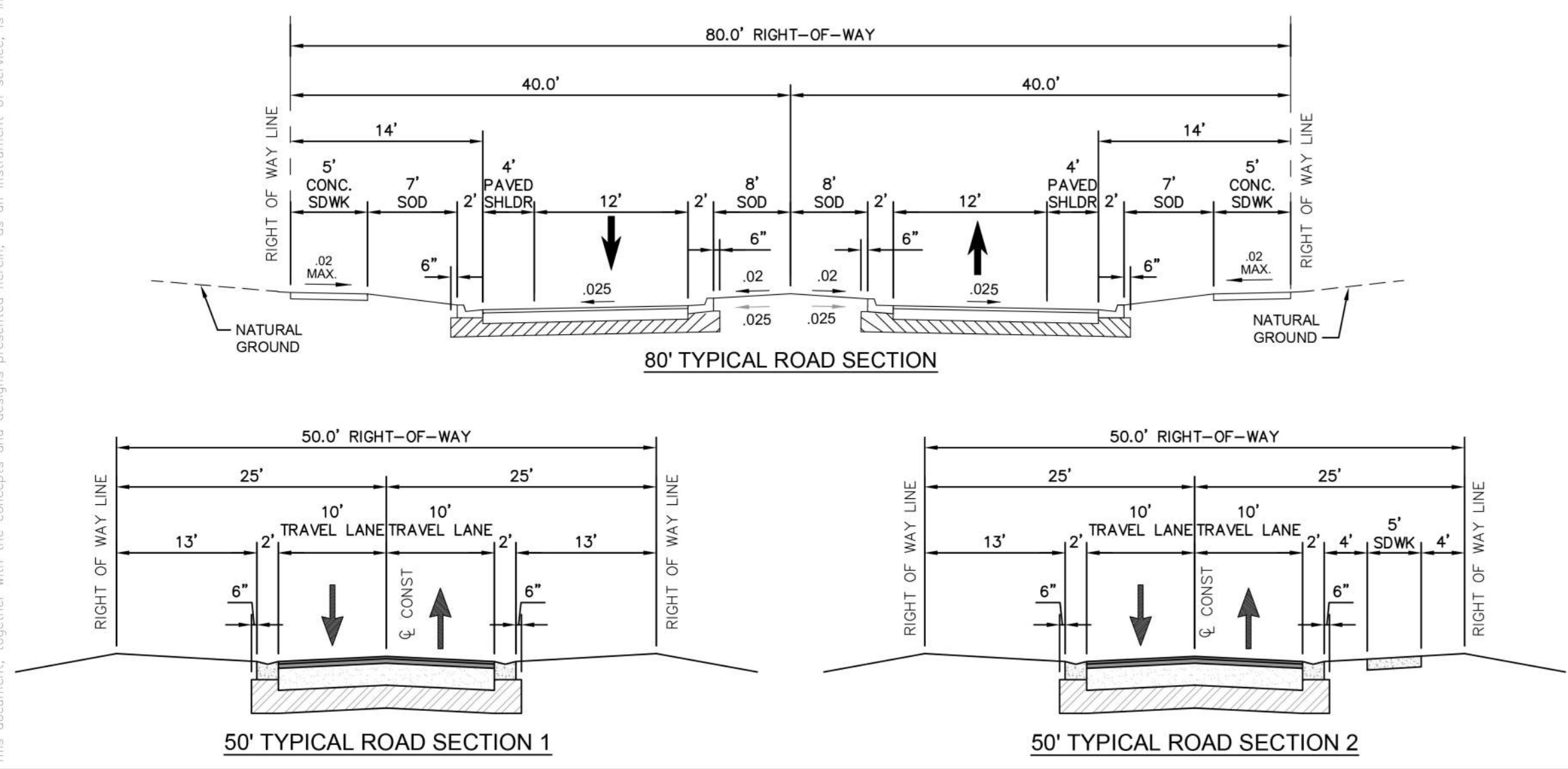
Kimley»»Horn
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1700 SE 17TH STREET, SUITE 200, OCALA, FLORIDA 34471
PHONE: 352-438-3000
WWW.KIMLEY-HORN.COM REGISTRY NO. 35106

KHA PROJECT 242393000	LICENSED PROFESSIONAL
DATE JULY 2025	JAMESON A. FREDERICK, P.E.
SCALE AS SHOWN	FLORIDA LICENSE NUMBER 81405
DESIGNED BY KHA	DATE: _____
DRAWN BY BIC	
CHECKED BY JAF	

PLANNED DEVELOPMENT PLAN

KAS OCALA
PREPARED FOR
STONEWALL CAPITAL, LLC

SHEET NUMBER
PD002



DESIGNATION	ACREAGE	DENSITY	ALLOWABLE USES
RES SF	± 65.68	MAXIMUM OF 5 UNITS/ACRE (UP TO 328 UNITS)	<ul style="list-style-type: none"> SINGLE-FAMILY (SF) RESIDENTIAL
RES	± 100.50	MAXIMUM OF 18 UNITS/ACRE (UP TO 1,809 UNITS)	<ul style="list-style-type: none"> SINGLE-FAMILY RESIDENTIAL MULTI-FAMILY (MF) RESIDENTIAL
COM / RES	± 34.46	SINGLE FAMILY RESIDENTIAL: MAXIMUM OF 5 UNITS/ACRE (UP TO 172 UNITS) OR MULTI-FAMILY RESIDENTIAL: MAX OF 18 UNITS/ACRE (UP TO 620) OR COMMERCIAL: MAXIMUM FAR OF 0.25 (UP TO 375,269 SQUARE FEET)	<ul style="list-style-type: none"> COMMERCIAL RETAIL OFFICE SINGLE-FAMILY RESIDENTIAL MULTI-FAMILY RESIDENTIAL RECREATIONAL OUTDOOR USES/SPORTSPLEX OUTDOOR EVENT SPACE/VENUE ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION
COM	± 54.70	MAXIMUM FAR OF 0.25 (UP TO 595,683 SQUARE FEET)	<ul style="list-style-type: none"> COMMERCIAL RETAIL OFFICE RECREATIONAL OUTDOOR USES/SPORTSPLEX OUTDOOR EVENT SPACE/VENUE ALL OTHER USES ALLOWED IN THE B-2 ZONING CLASSIFICATION

SITE DATA TABLE	
PARCEL IDENTIFICATION NUMBERS	23812-001-00 and 2380-000-001
TOTAL SITE BOUNDARY	± 255.34 ACRES
REQUIRED OPEN SPACE	25% MINIMUM
REQUIRED AGGREGATE OPEN SPACE	*10%
FLOOD ZONE	X, A & AE
FEMA PANEL	12083C0512E
EXISTING ZONING	PUD-06 AND OP
FUTURE LAND USE	MEDIUM INTENSITY
PROPOSED ZONING	PD (PLANNED DEVELOPMENT)
SETBACK REQUIREMENTS	REFER TO PD STANDARDS
BUILDING HEIGHT REQUIREMENTS	**REFER TO PD STANDARDS

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

**** NO STRUCTURES EXCEEDING 35 FEET IN HEIGHT PERMITTED WITHIN THE BUILDING HEIGHT RESTRICTION AREA.**

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.

PROJECT PHASING:
THE PROJECT IS ANTICIPATED TO BE PHASED. PHASING MAY BE MODIFIED DURING DEVELOPMENT. INITIAL PHASING IS PLANNED TO INCLUDE CONSTRUCTION OF THE CENTRAL BOULEVARD FIRST, FOLLOWED BY DEVELOPMENT OF THE AREA WEST OF SW 43RD COURT, AND THEN THE AREA TO THE EAST.

MIXED USE DEVELOPMENTS:
EACH DEVELOPMENT WITHIN THE PD SHALL ADHERE TO THE MAXIMUM ALLOWABLE DENSITY OR FLOOR AREA RATIO (FAR) FOR THE APPLICABLE LAND USE AREA BASED ON ACREAGE.

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