

EXHIBIT B
CHI OCALA RANCHO
PD STANDARDS BOOK



MASTROSERIO

ENGINEERING, INC

CONSULTING CIVIL & ENVIRONMENTAL ENGINEERS
SPECIALIZING IN SITE & SUBDIVISION DEVELOPMENT

170 SE 32ND PLACE, Ocala, FL 34471

PH: (352) 433-2185

paolo@mastroserioeng.com

W HWY 40 MIXED USE PD PLAN

OCALA, FLORIDA

PD STANDARDS BOOK

PD 23-45260

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PREPARED FOR:

CHI OCALA RANCHO. LLC
3557 SW 58TH STREET
OCALA, FL, 34471

PREPARED BY:

MASTROSERIO ENGINEERING, INC
170 SE 32ND PLACE
OCALA, FL 34471
352-433-2185
PAOLO@MASTROSERIOENG.COM

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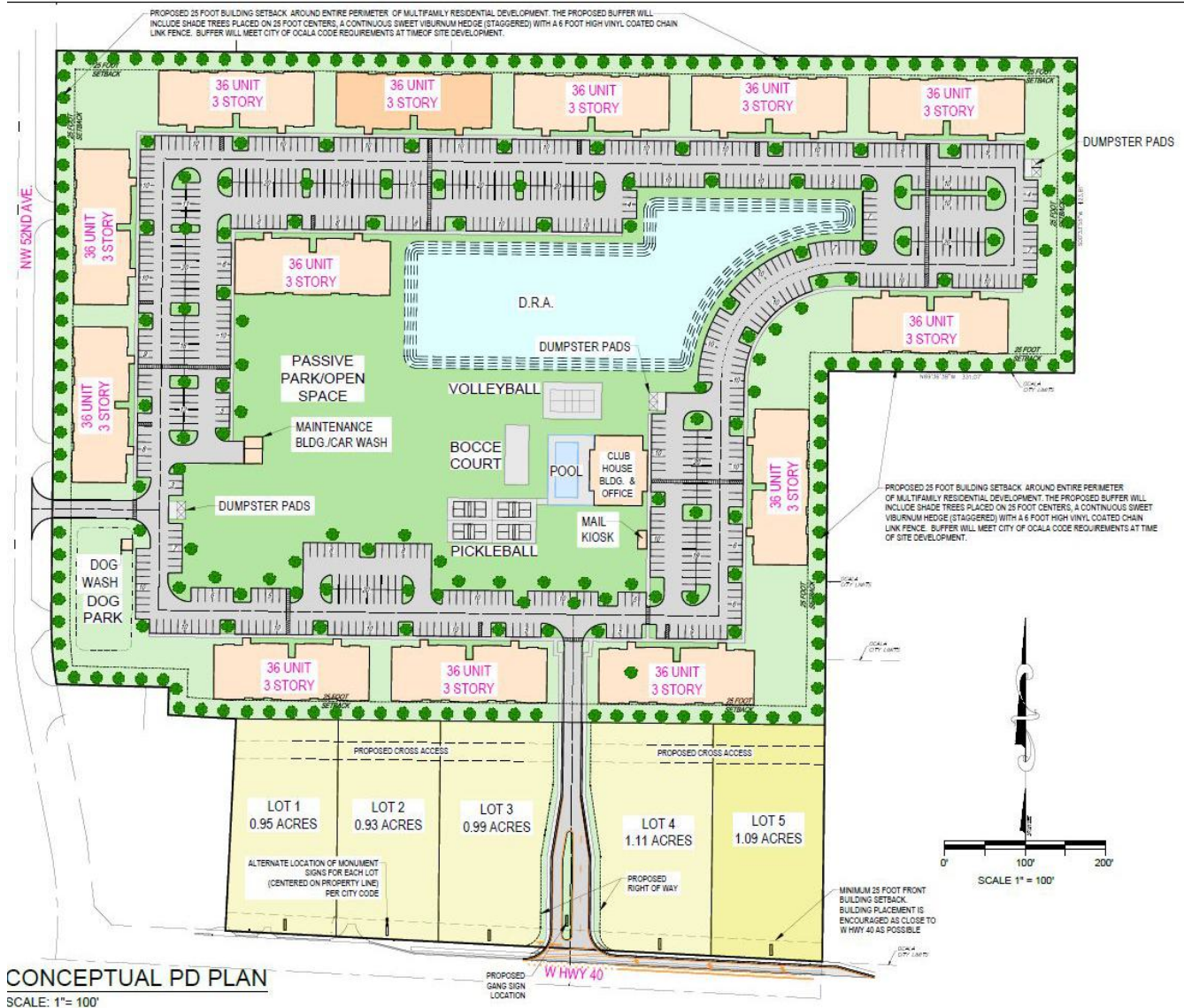
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CONCEPTUAL PD PLAN



INTRODUCTION

The WEST HWY 40 MIXED USE Planned Development (PD) comprises 30.12 +/- acres within the City of Ocala located along the east side of SW 52ndth Avenue and the north side of W. State Road 40. The property is located within the City of Ocala Limits that includes existing land use that supports the goals defined in the City's Comprehensive Plan.

The PD Plan for the WEST HWY 40 MIXED USE development consists of a combination of commercial/retail development and residential development. The Commercial/Retail development is proposed along the W. State Road 40 frontage. The residential development is proposed behind the commercial/retail area and along the NW 52nd Ave frontage.

The PD Plan & Design Standards provide a conceptual template/guideline for the development patterns, design elements, and vehicular and pedestrian mobility systems for this project. These Standards serve as the foundation for the planning development efforts of the plan, consistent with the provisions of the City's Planned Development district and Employment Center District Future Land Use classification. In compliance with the City's PD requirements, the WEST HWY 40 MIXED USE PD Plan is comprised of several components intended to provide assurance that the development of the property complies with the standards and requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Design Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for the development within this area.

The PD Plan and standards identify and graphically depict the planning of the proposed commercial and multi-family residential use of the property. The proposed PD Plan and Standards will provide a guideline for development which includes, building design, site plan design, landscape design, and pedestrian and vehicular traffic mobility. The PD plan identifies the proposed planning areas, the land use, and density of the property and the Standards for the proposed development.

With any substantial changes going through a PD Amendment process, the Development Standards may be amended by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes Standards that have been developed based on existing site features, available infrastructure, the City's overall vision for the area and similarly situated activity and employment centers. The PD Plan provides sustainable land use which is compatible internally and with adjacent properties. The Standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project's proposed densities and intensities are consistent with the Employment Center District Future Land Use classification of the city's adopted Comprehensive Plan.

TABLE 1: PLANNED AREAS AND USES

Tract	Use and Intent
Commercial/Retail (5.54 Acres more or less)	Commercial & Retail uses include highway commercial uses as located along arterial highways or major roadway intersections. Development in this area may be in the form of a single tenant, a building with multiple tenants, and/or a series of buildings/lots. Development of the commercial lots shall be consistent with B-2 zoning uses as allowed in the City of Ocala Land Development Code.
Residential (24.58 Acres more or less)	Residential use shown on the PD Plan consists of Multi-Family Apartments. Depending on the final development, Single-family detached/attached and residential dwelling units will be allowed. The Residential development will allow for a variety of densities and housing types consistent with existing land use. Units may include single family detached homes, duplexes, triplexes, quadplexes, townhomes, villas, garden apartments, and residential apartments.

OVERALL GUIDING PRINCIPLES

The WEST HWY 40 MIXED USE PD Plan consists of a combination of commercial lots and an apartment complex, associated infrastructure, and open space. The following standards are intended to provide a framework for development and provide for implementation of the overall vision.

Architecture

- Architecture shall be of a similar style to the surrounding area and level of quality as the examples shown in this Standards Book.
- 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, including primary colors.
- 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.
- Commercial buildings shall be encouraged to be located as close to the street frontage as possible and parking is encouraged to be placed at the rear of the building. The final building and parking placement and design of each commercial lot will be determined at the time of site plan development.
- 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 the City of Ocala Comprehensive Plan Low Intensity Future Land Use category.
- 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.
- The 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 are 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, pedestrian, and transit where applicable.
- Streets and the roadway network should promote pedestrian activity in a safe and comfortable environment.
- 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 building and landscaping.
- Dumpsters shall be screened; designs and construction materials should complement the primary building.
- Full access driveways should be designed to minimize congestion on streets using shared use entry drives at predetermined median openings.
- 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 20 feet in height; pedestrian level lighting should generally not exceed 15 feet in height. Light fixtures may allow for additional elements such as noncommercial banners or hanging planters. Lighting must include cut-off fixtures to minimize light pollution on adjacent properties.

Site Lighting

- Light fixtures shall be appropriately designed and not impede the vision of pedestrians and motorists.
- Streetlights shall have 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.
- Streetlights, if required, will be added at a one-time charge to the customer. Estimated cost will be provided as part of the actual electrical service design (Sec. 70-621)

Signage

- Entrance monuments / signs shall be located to create an arrival threshold.
- Sign construction and placement shall comply with Florida Department of Transportation regulations, 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 and motorists.
- Either one Gang Sign, or individual commercial lot monument signs, will be allowed.
- Signs shall comply with City of Ocala Ordinance Chapter 110, Article III, Division 2 and Sec. 110-58(1)(c).

Amenities

- Usable aggregate open space as required Sec. 122-942(a)(4)(d) will comprise amenities comparable to those shown in this document or amenities of equivalent value to future residents.

Landscape

- Plants shall be Florida No. 1. and must comply with current City of Ocala Regulations.
- 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 invasive are prohibited.
- Shade trees shall be 10’ away from underground utilities.
- Shade trees shall be 4’ away from edge of pavement, curb, or sidewalk.
- Shade trees shall not conflict with buildings.
- Use good faith effort to maintain existing vegetation in buffers.

Electrical Infrastructure and Services

- Electric utility infrastructure and service provisions shall follow the policies and procedures in accordance with the City of Ocala Code of Ordinances, Sec. 70-541 through Sec. 70-720.

Utility Infrastructure and Services

- Within a PD, all utilities shall be installed underground, Sec. 122-942(a)(3)

DEVELOPMENT STANDARDS:

The WEST HWY 40 MIXED USE PD is intended to provide flexibility in design while meeting the City's intent for the development of the area. The WEST HWY 40 MIXED USE PD Standards and supporting application materials provide for a high standard of development and minimize impacts to and from adjoining land uses. The proposed use is intended to provide convenient access for walking and bicycling for residents of the area. The overall site layout & design may be adjusted as necessary upon further site analysis, any substantial changes to the PD will be required to go through a PD plan amendment. However, total densities and intensities as provided may not be exceeded. The WEST HWY 40 MIXED USE PD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining land uses. Land uses shall be in accordance with the Standards contained within the WEST HWY 40 MIXED USE PD Plan.

*These standards apply in addition to the City of Ocala Land Development Regulations. In cases where these standards do not conflict with the requirements of the Land Development Regulations, then normal code requirements will apply.

Table 2: DEVELOPMENT STANDARDS

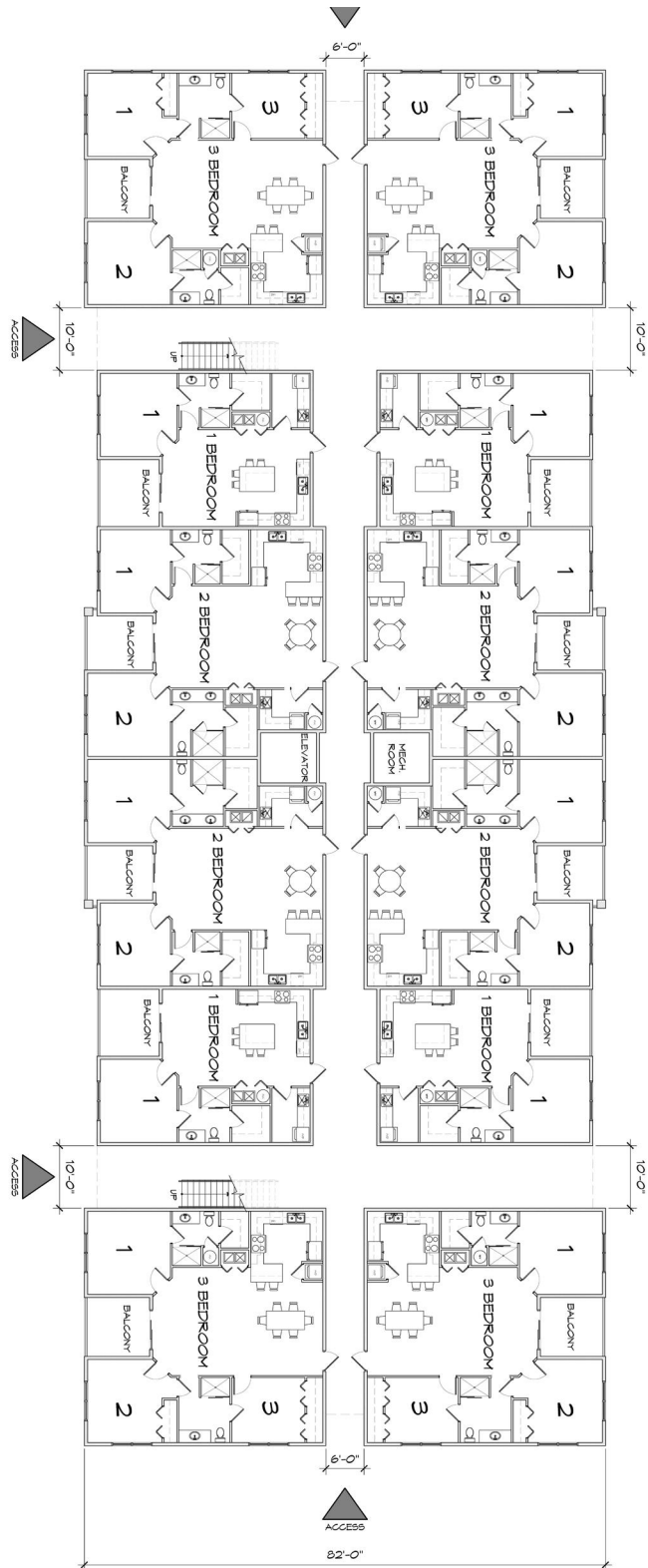
COMMERCIAL AREA:

Standard	Description
Total Site Area (Acres)	5.54 acres
Intensity (Min and Max FAR)	0.0 (Min.); 0.75 (Max.)
Minimum Setback Front/Side/Rear	25 feet front, 25 feet rear, and 10 feet on the sides.
Minimum Lot Size	10,000 S.F.
Maximum Building Height	Buildings shall not exceed 50 feet.
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian & 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.
Building Service Areas	Buildings shall be organized so that delivery and loading operations, HVAC equipment, dumpster locations, backflow preventers and other utility and service functions shall be incorporated into the overall design of the building and landscaping. Off street loading facilities shall comply with Sec. 122-982 of the Code of Ordinances.
Dumpsters	Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.
Buffers	Buffers shall comply with 122-260, except where otherwise shown on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. Aggregate Open Space is provided by the overall PD via common areas, amenities, retention facilities, pedestrian facilities, and common area landscaping. Aggregate open space is defined as common open space areas that are designed and intended for use by all occupants/residents of a PD. (Sec. 122-942(a)(4)(d))
Building Materials	Building materials shall be determined and reviewed at the time of Site Plan & Architectural review for development of tracts or sub-tracts. Developer will coordinate with City staff regarding building materials and color schemes.
Accent Material	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 including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Access	Adequate vehicular and pedestrian access shall be provided as depicted on the PD Plan and may be adjusted during the design phase.

RESIDENTIAL AREA:

Standard	Description
Total Site Area (Acres)	24.58 acres
Intensity (Min and Max FAR) Density Maximum	0.35(Min.); 0.75 (Max.) 20 units per acre.
Minimum Setback Front/Side/Rear	25 feet front, 25 feet rear, and 25 feet on the sides.
Minimum Lot Size	N/A
Maximum Building Height	Buildings shall not exceed 50 feet.
Parking	Parking shall be pursuant to Section 122, Article VI, Division 2 of the Code of Ordinance. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. Pedestrian & 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	Landscaped buffers ten feet in width shall be provided along all property boundaries.
Open Space	There shall be a minimum open space requirement of 25 percent of the total gross acreage for all development in any PD project. At least 10 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. (Sec. 122-942(a)(4)(d))
Building Materials	Building materials shall be determined and reviewed at the time of Site Plan & Architectural review for development of tracts or sub-tracts. Developer will coordinate with City staff regarding building materials and color schemes.
Accent Material	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 including but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Access	Adequate vehicular and pedestrian access shall be provided as depicted on the PD Plan and may be adjusted during the design phase.

SAMPLES OF TYPICAL BUILDING ELEVATIONS,
ARTICULATION, & ACCENT MATERIALS



CONCEPT 1st FLOOR PLAN

SCALE 1/8" = 1'-0"

A200

project no.	2252
by	JP
date	10.12.23
sheet no.	

EQUESTRIAN OCALA APTS. FOR:
STEVE MENDEZ
OCALA, FLORIDA

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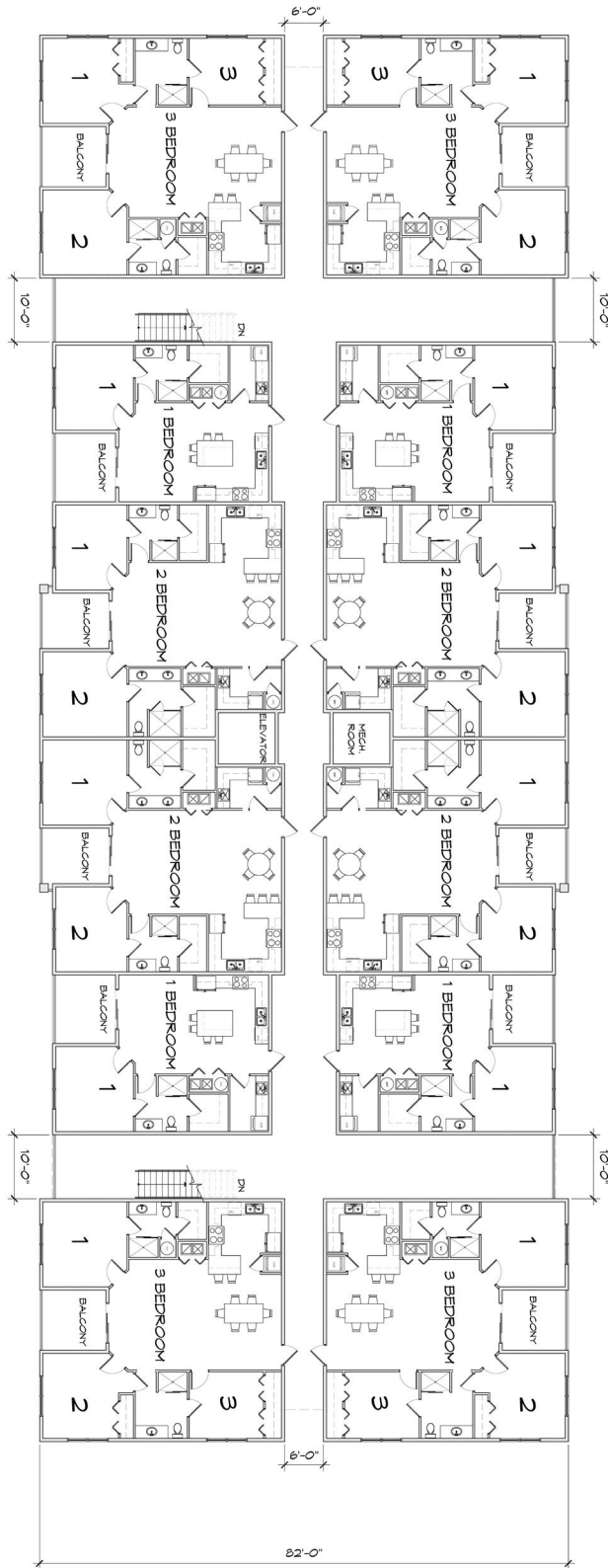
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1823 east fort king st., suite 102, Ocala, fl 34471
sosa@sosarchitect.com / www.sosarchitect.com
pr: (352) 620-0944 florida license: aa26002579



CONCEPT 2nd/3rd FLOOR PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY DOCUMENTS	PROJECT NO.	
	2252	
	BY	DATE
	JP	10/22/23
SHEET NO.		A201

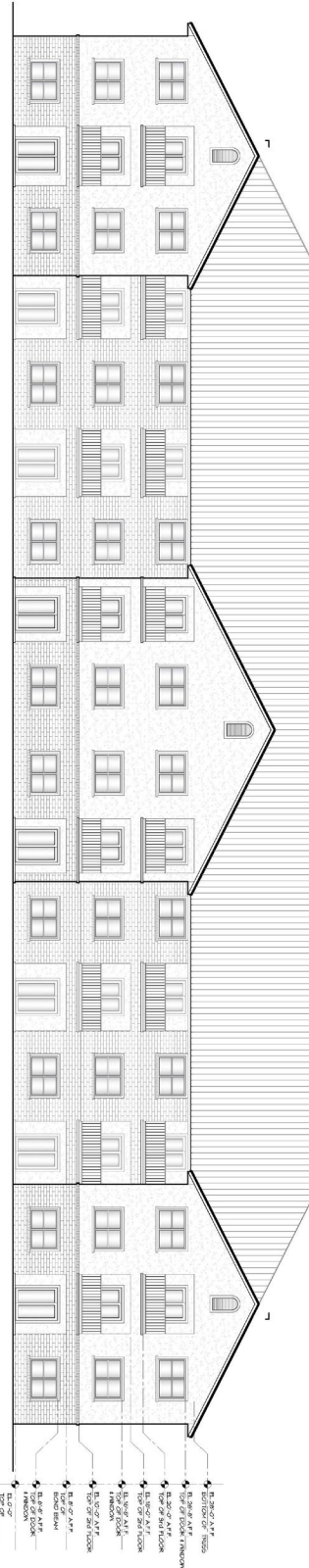
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CONCEPT REAR ELEVATION
SCALE 1/8" = 1'-0"



CONCEPT LEFT ELEVATION
SCALE 1/8" = 1'-0"



CONCEPT RIGHT ELEVATION
SCALE 1/8" = 1'-0"



CONCEPT FRONT ELEVATION
SCALE 1/8" = 1'-0"

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1823 east fort king st., suite 102, Ocala, fl. 34471
sosa@sosarchitect.com / www.sosarchitect.com
p: (352) 630-0844 florida license: aa26003579

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OCALA, FLORIDA

project no.
2252
by
JP
date
10.12.23
sheet no.
A300

PRELIMINARY DOCUMENTS

RESIDENTIAL COLOR RENDERINGS

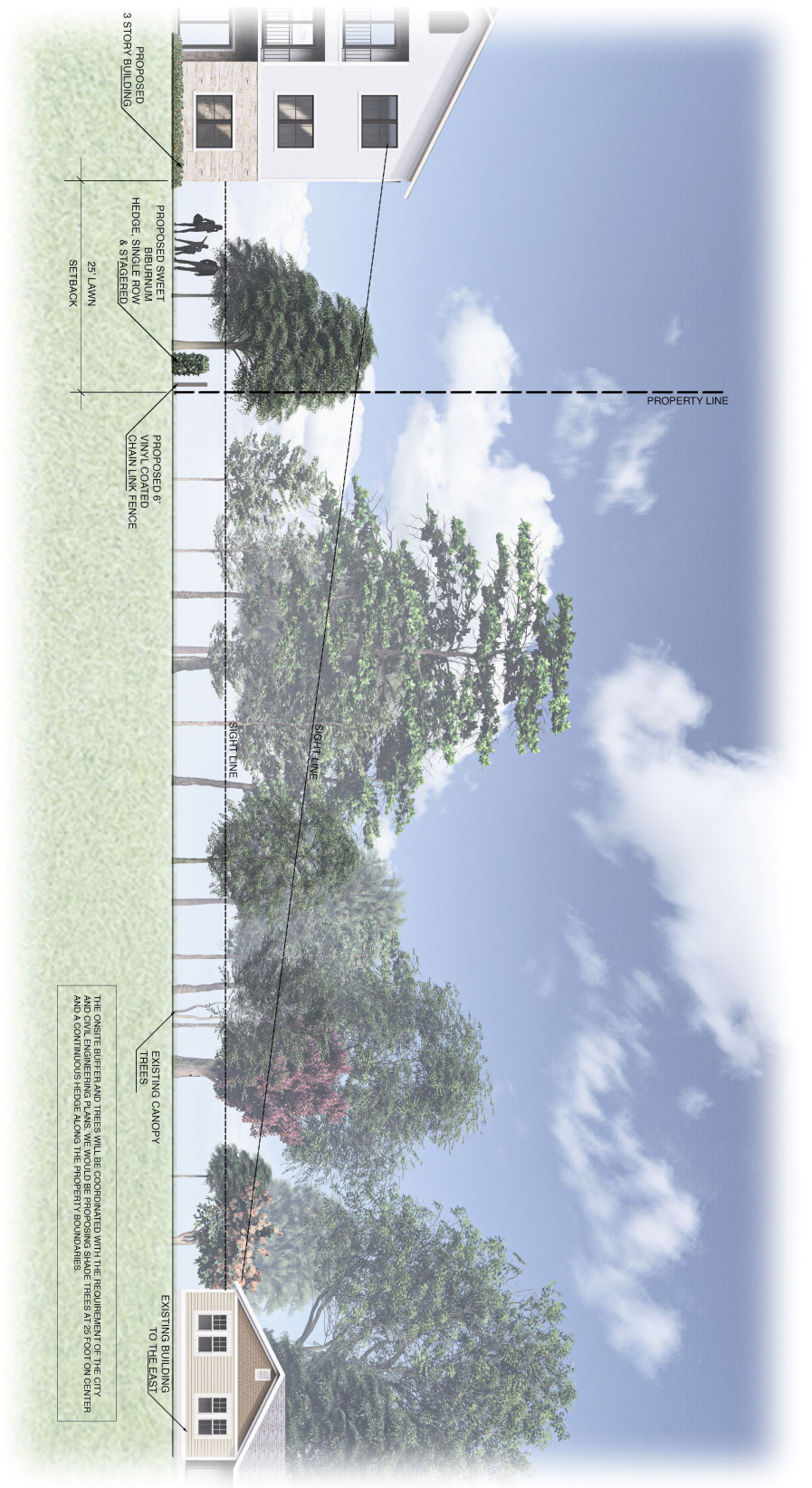


Front Elevation



Rear Elevation

LINE OF SIGHT RENDERING



Line of Sight - East Boundary

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COMMERCIAL COLOR RENDERINGS/STYLES





SIGN EXAMPLES (RESIDENTIAL)
(FINAL COLOR AND ARCHITECTURAL ELEMENTS TO BE REVIEWED BY CITY)



MAIN ENTRANCE NEIGHBORHOOD SIGN

SIGN EXAMPLES (COMMERCIAL)
(FINAL COLOR AND ARCHITECTURAL ELEMENTS TO BE REVIEWED BY CITY)



MULTI -TENANT SIGN