



No.	REVISIONS	DATE	BY

Kimley»Horn
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LICENSED PROFESSIONAL
 JAMESON A. FREDERICK
 FLORIDA LICENSE NUMBER 81405
 KHA PROJECT 42887001
 DATE NOVEMBER 2025
 SCALE AS SHOWN
 DESIGNED BY KHA
 DRAWN BY KHA
 CHECKED BY JAF
 DATE:

PLANNED DEVELOPMENT PLAN

60TH AVE PARCELS
 PREPARED FOR
TBMI II, LLC
 FLORIDA
 CITY OF OCALA

SHEET NUMBER
PD002

DESIGNATION	ACREAGE	ALLOWABLE USES	DENSITY
COM / RES	± 11.88	<ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> 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 REQUIREMENTS

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.