

# 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

62

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:

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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:

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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  
Angel B. Jacobs  
City Clerk



CITY OF OCALA

By: Justin Grabelle  
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  
Reuben Kent Guinn  
Mayor



Approved as to form and legality:

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

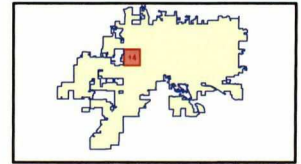


Ordinance No: 2021-14  
Introduced: 12/1/2020  
Adopted: 12/15/2020  
Legal Ad No: A000975321 - 12/4/20

**ZONING CASE MAP  
ORDINANCE 2021-14**

**P&Z MEETING: 12/7/2020**

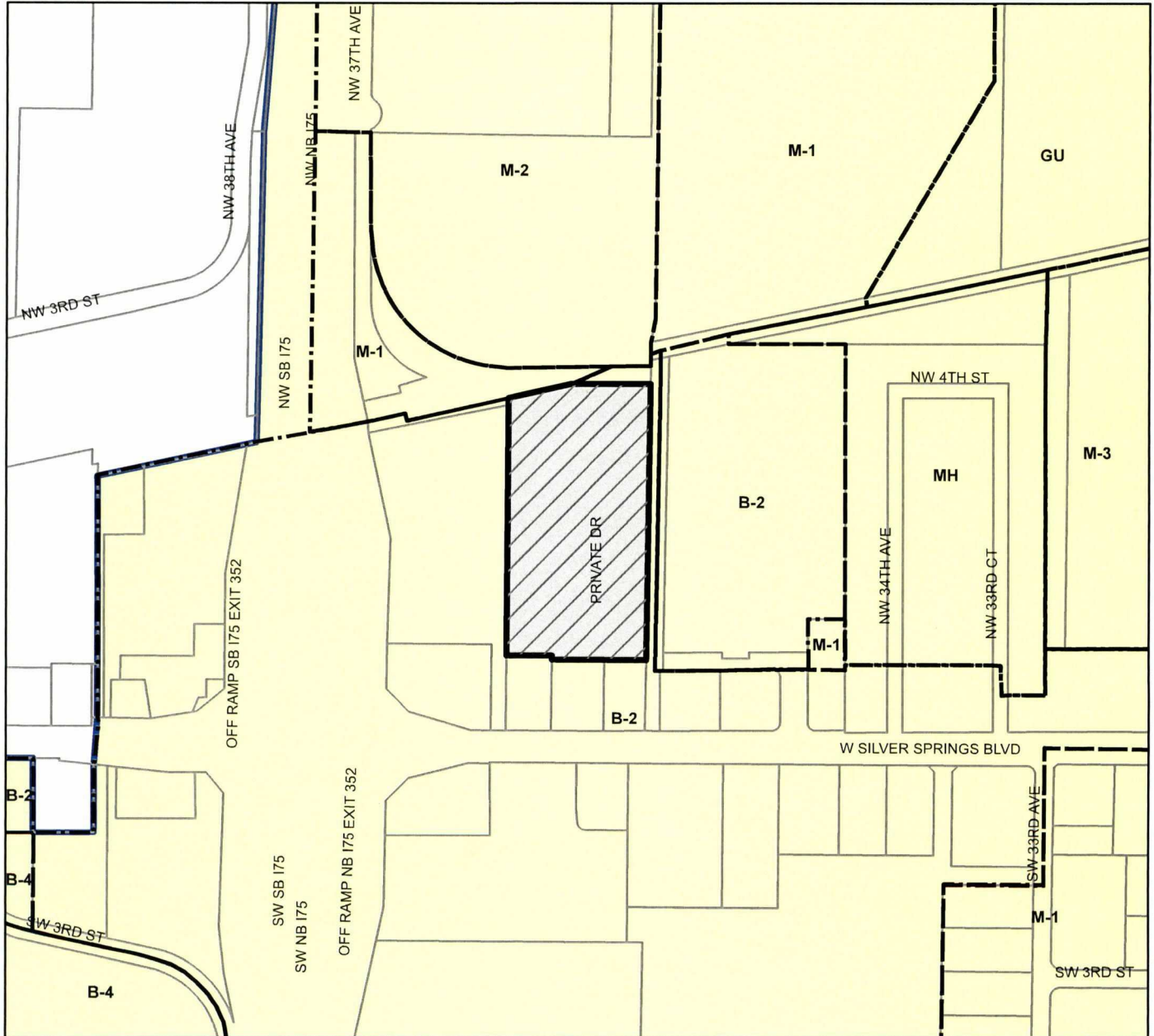
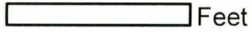
**LOCATION MAP**



SEC 14 TWP 15 RNG 21

**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



Plotted: 7/9/20 ds

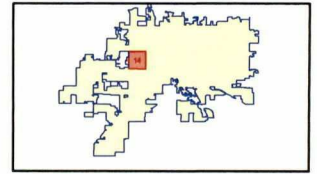
**ZONING MAP**

**Legend**

- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

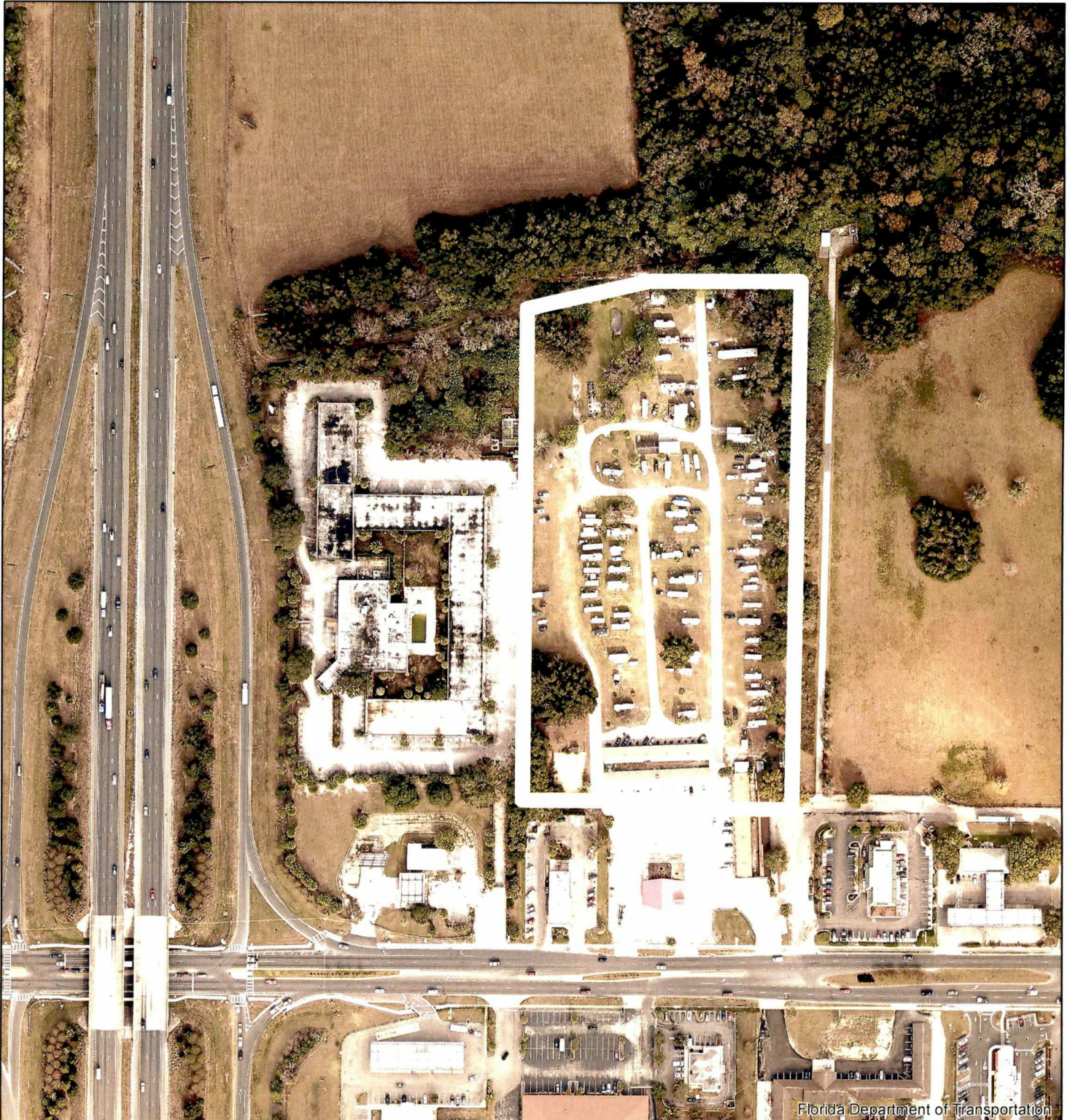
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LOCATION MAP



SEC 14 TWP 15 RNG 21

500



Plotted: 7/9/20 ds

Florida Department of Transportation

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# CITY OF OCALA

## CITY COUNCIL REPORT

Council Meeting Date: 12/01/20

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Subject: Zoning Change

Submitted By: David Boston

Department: Growth Management

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**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)

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**OCALA'S RELEVANT STRATEGIC GOALS:** Economic Hub, Quality of Place

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**PROOF OF PUBLICATION:** Published in the Ocala Star Banner on November 20, 2020 (P&Z ad).

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**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 \(PDF\)](#)



# 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:

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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,

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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.

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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.

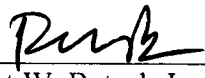
**CITY OF OCALA**

By:   
Justin Grabelle  
President, Ocala City Council

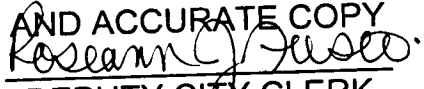
**ATTEST**

By:   
Angel B. Jacobs  
City Clerk

Approved as to form and legality:

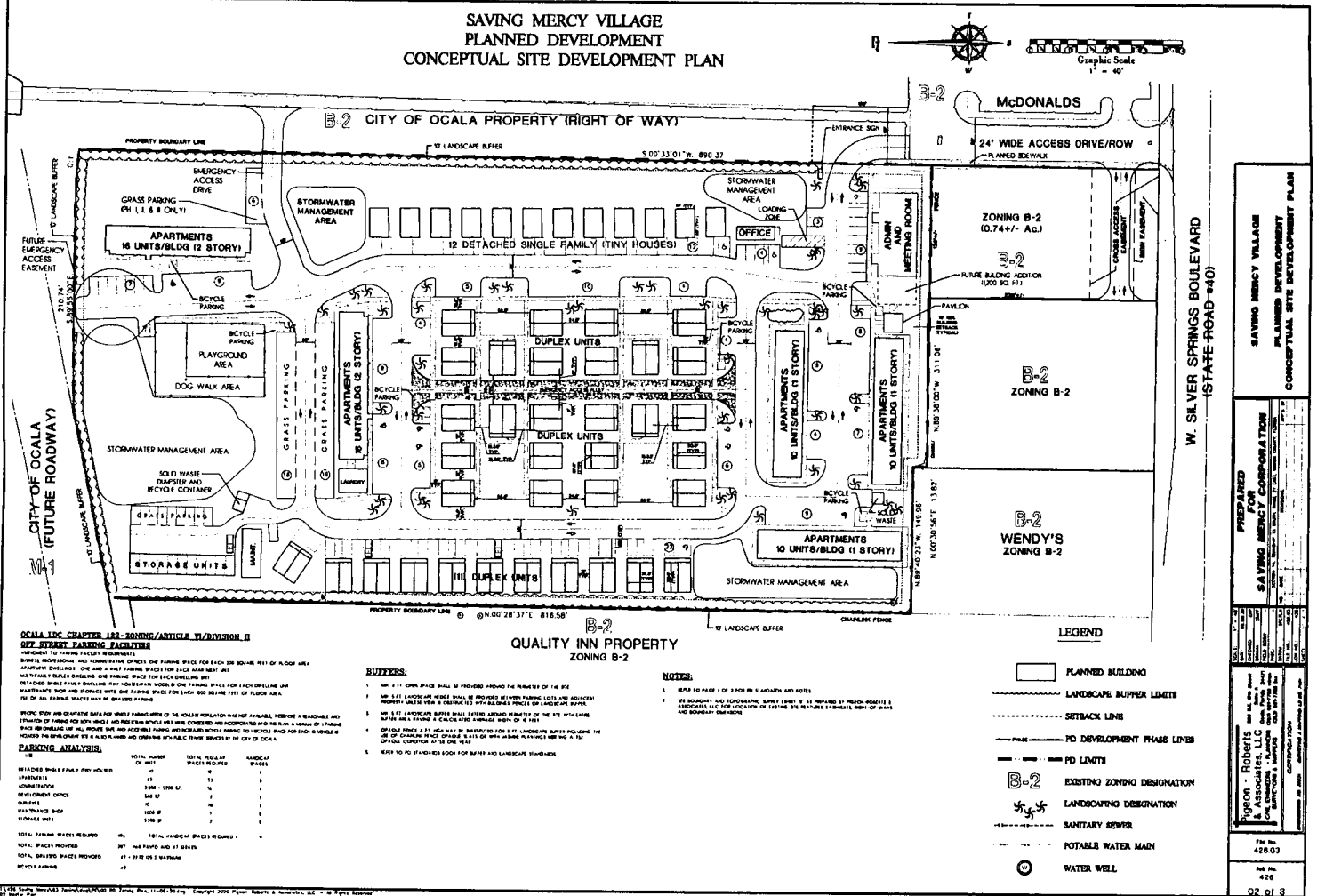
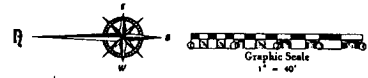
By:   
Robert W. Batsel, Jr.  
City Attorney



THIS IS TO CERTIFY THE  
FOREGOING TO BE A TRUE  
AND ACCURATE COPY  
  
DEPUTY CITY CLERK



SAVING MERCY VILLAGE  
PLANNED DEVELOPMENT  
CONCEPTUAL SITE DEVELOPMENT PLAN



**OCALA ILC CHAPTER 122-ZONING/ARTICLE VI/DIVISION II**  
**OFF-STREET PARKING FACILITIES**

MINIMUM REQUIREMENTS AND CONSTRUCTION DETAILS OF PARKING SPACES FOR EACH SQUARE FOOT OF FLOOR AREA  
 (APARTMENTS) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (RESIDENTIAL) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (OFFICE) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (RETAIL) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (RESTAURANT) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (HOTEL) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (GAS STATION) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (AMUSEMENT) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (BUSINESS) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (INDUSTRIAL) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (WAREHOUSE) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (STORAGE) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (UTILITY) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (MIXED USE) ONE CAR PER FLOOR SPACE FOR EACH UNIT  
 (OTHER) ONE CAR PER FLOOR SPACE FOR EACH UNIT

**PARKING ANALYSIS:**

USE	TOTAL NUMBER OF UNIT	TOTAL SQUARE FEET REQUIRED	LANDSCAP SPACES
RESIDENTIAL SINGLE-FAMILY HOMEOWNER	10	10	1
APARTMENTS	11	11	1
COMMERCIAL	100	100	10
DEVELOPMENT OFFICE	100	100	10
OFFICE	100	100	10
RESTAURANT	100	100	10
STORAGE	100	100	10
TOTAL PARKING SPACES REQUIRED	241	241	24
TOTAL SPACES PROVIDED	241	241	24
TOTAL OVERAGE SPACES PROVIDED	0	0	0
BICYCLE PARKING	10	10	1

**BUFFERS:**

1. ALL OFF-STREET PARKING SPACES SHALL BE PROVIDED WITHIN THE BOUNDARIES OF THE SITE.
2. ALL OFF-STREET PARKING SPACES SHALL BE PROVIDED WITHIN THE BOUNDARIES OF THE SITE.
3. ALL OFF-STREET PARKING SPACES SHALL BE PROVIDED WITHIN THE BOUNDARIES OF THE SITE.
4. ALL OFF-STREET PARKING SPACES SHALL BE PROVIDED WITHIN THE BOUNDARIES OF THE SITE.
5. ALL OFF-STREET PARKING SPACES SHALL BE PROVIDED WITHIN THE BOUNDARIES OF THE SITE.

**NOTES:**

1. REFER TO PAGE 1 OF 2 FOR ALL STANDARDS AND NOTES.
2. THE PROPERTY AND LOCATIONS SHOWN HEREON ARE THE PROPERTY OF SAVING MERCY VILLAGE PLANNED DEVELOPMENT, LLC. THE LOCATION OF THE PROPERTY IS SHOWN IN THE RIGHT OF WAY AND BOUNDARY LINES.

**LEGEND**

- PLANNED BUILDING
- LANDSCAPE BUFFER LIMITS
- SETBACK LINES
- PHASE DEVELOPMENT PHASE LINES
- PD LIMITS
- B-2 EXISTING ZONING DESIGNATION
- LANDSCAPING DESIGNATION
- SANITARY SEWER
- POTABLE WATER MAIN
- WATER WELL

SAVING MERCY VILLAGE  
PLANNED DEVELOPMENT  
CONCEPTUAL SITE DEVELOPMENT PLAN

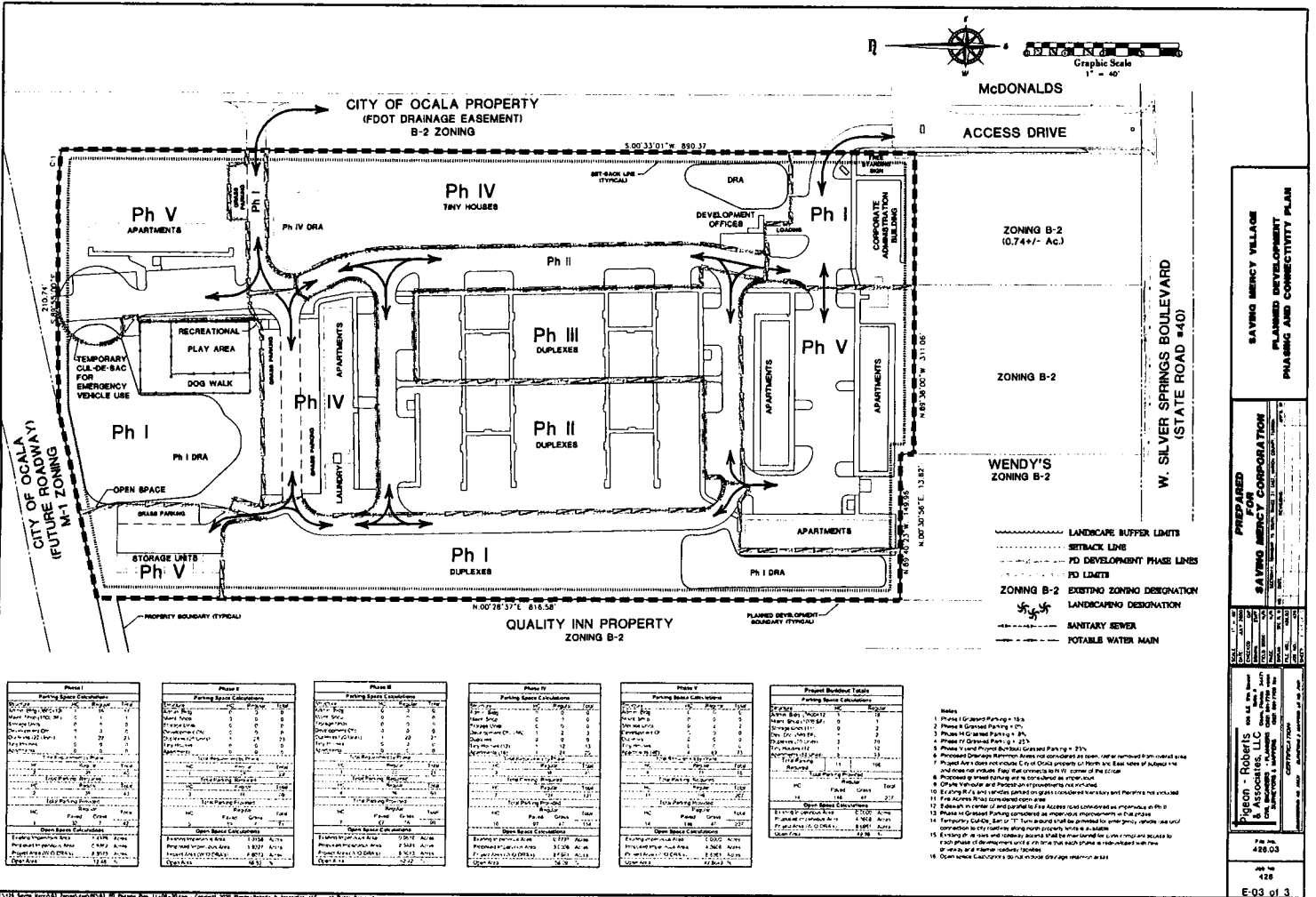
PREPARED FOR  
SAVING MERCY CORPORATION

Prepared by:  
Robert S. Roberts  
Robert S. Roberts & Associates, LLC  
1000 N. GARDNER ROAD, SUITE 100  
OCALA, FL 34771  
TEL: 352.371.1111  
WWW: WWW.RSRASOCIATES.COM

File No.  
428 03

Job No.  
428

02 of 3



Phase I	Phase II	Phase III	Phase IV	Phase V	Phased Development
<b>Parking Space Calculations</b> Max. Occupancy: 100 Max. Vehicle: 100 Max. Motorcycle: 10 Max. Bicycle: 10 Max. Scooter: 10 Max. Other: 10 Total: 140	<b>Parking Space Calculations</b> Max. Occupancy: 100 Max. Vehicle: 100 Max. Motorcycle: 10 Max. Bicycle: 10 Max. Scooter: 10 Max. Other: 10 Total: 140	<b>Parking Space Calculations</b> Max. Occupancy: 100 Max. Vehicle: 100 Max. Motorcycle: 10 Max. Bicycle: 10 Max. Scooter: 10 Max. Other: 10 Total: 140	<b>Parking Space Calculations</b> Max. Occupancy: 100 Max. Vehicle: 100 Max. Motorcycle: 10 Max. Bicycle: 10 Max. Scooter: 10 Max. Other: 10 Total: 140	<b>Parking Space Calculations</b> Max. Occupancy: 100 Max. Vehicle: 100 Max. Motorcycle: 10 Max. Bicycle: 10 Max. Scooter: 10 Max. Other: 10 Total: 140	<b>Phased Development Tables</b> Max. Occupancy: 100 Max. Vehicle: 100 Max. Motorcycle: 10 Max. Bicycle: 10 Max. Scooter: 10 Max. Other: 10 Total: 140

1. Phase I Graded Parking = 10%
2. Phase II Graded Parking = 10%
3. Phase III Graded Parking = 10%
4. Phase IV Graded Parking = 10%
5. Phase V Graded Parking = 10%
6. Phased Development Graded Parking = 10%
7. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
8. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
9. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
10. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
11. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
12. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
13. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
14. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
15. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.
16. Phased Area does not include City of Ocala property or other site East side of Access Drive and does not include City of Ocala property or other site West side of Access Drive.

EXHIBIT B

# SAVING MERCY VILLAGE

Ocala, Florida

## PLANNED DEVELOPMENT STANDARDS BOOK

PD20-0003

September, 2020  
Revised October 30, 2020

Prepared For:

**Saving Mercy Corporation**

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Prepared By:

**Pigeon -Roberts  
& Associates, LLC**

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Project No. 20-426.03

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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.

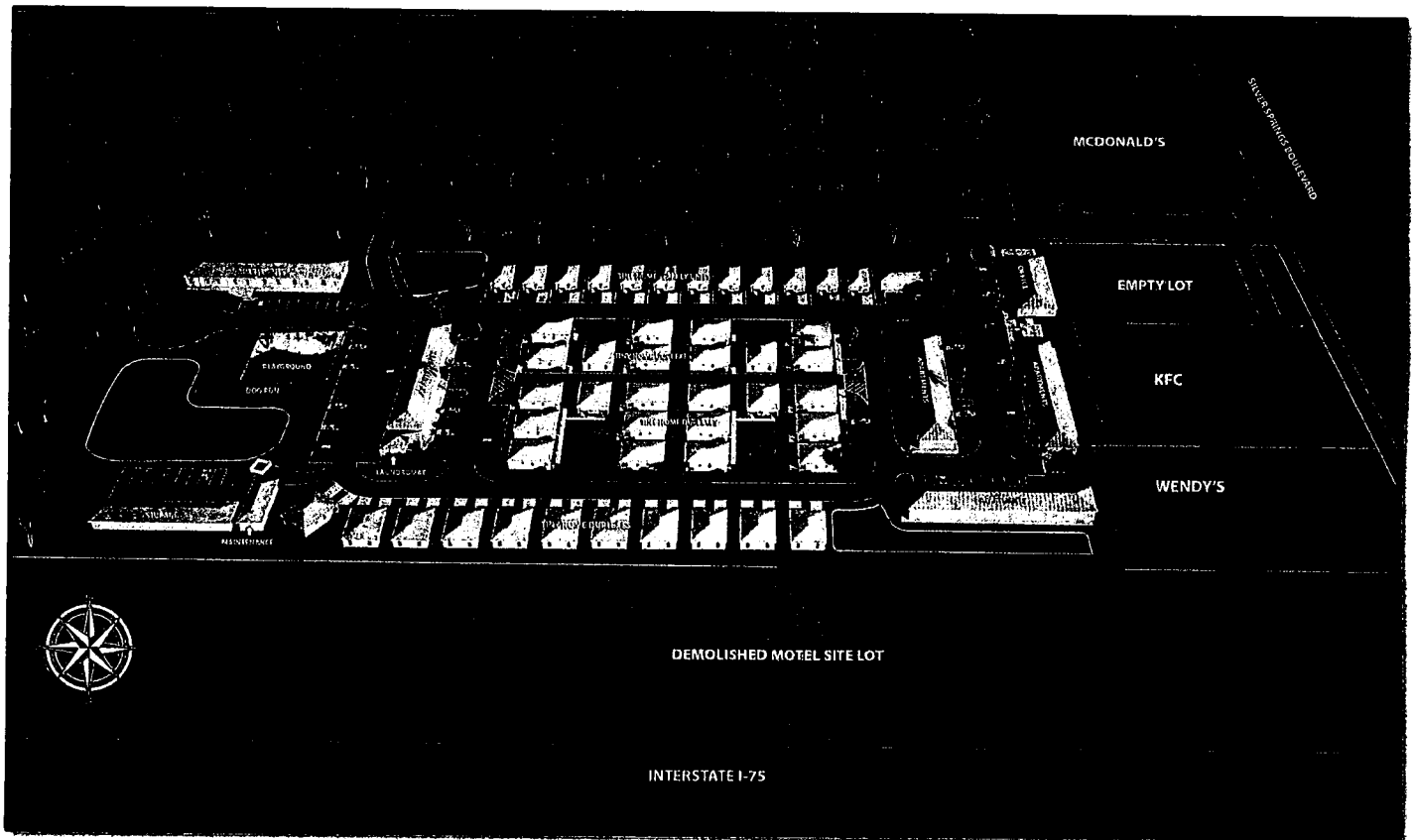
The PD Standards have been prepared to encourage and regulate the residential use of the development, including affordable building and site design requirements, which help ensure the provision of sound and sustainable land use planning. These components are fully described and presented throughout this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



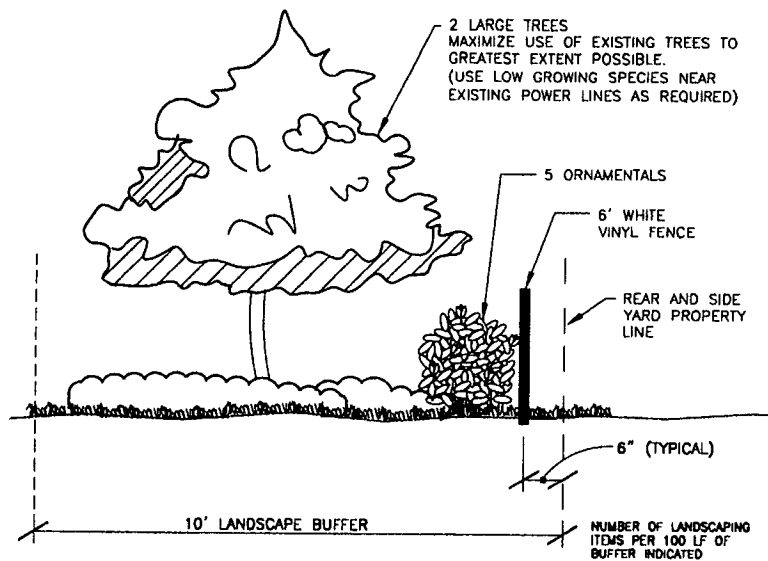
**TINY HOME DUPLEX EXTERIOR VIEW**



**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.



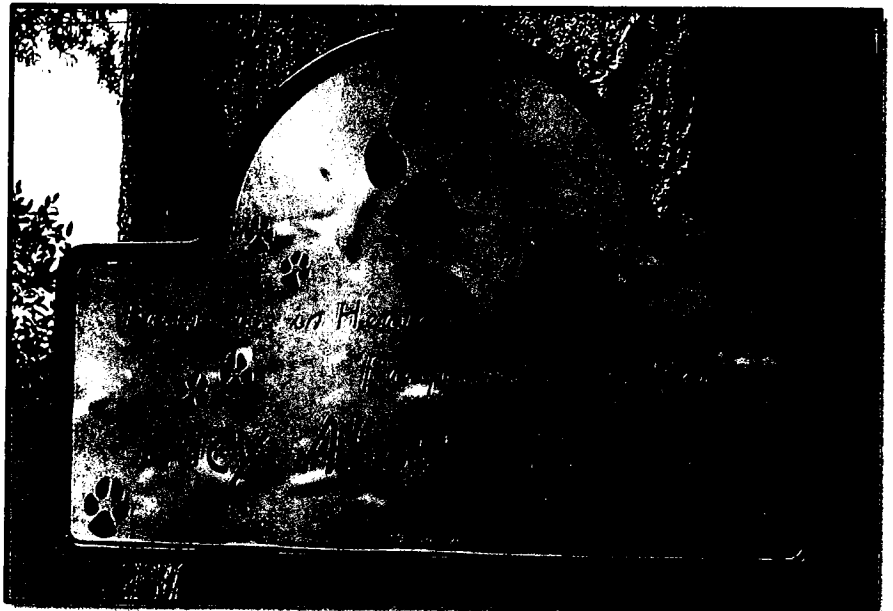
TYPICAL 6' HIGH VINYL FENCE

## 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.

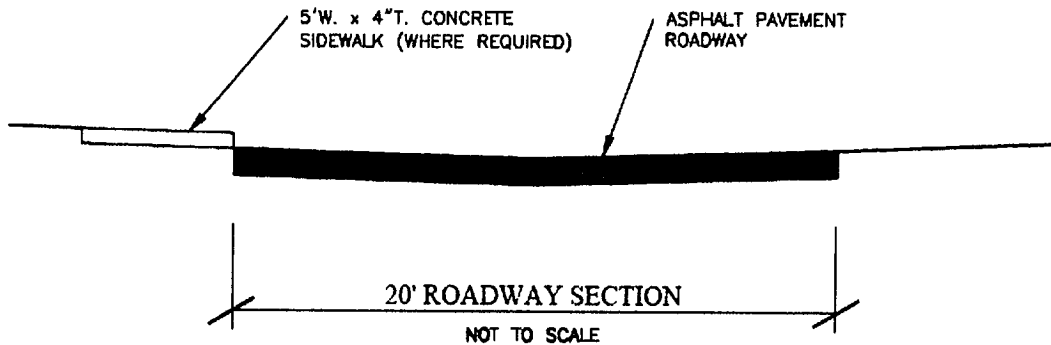
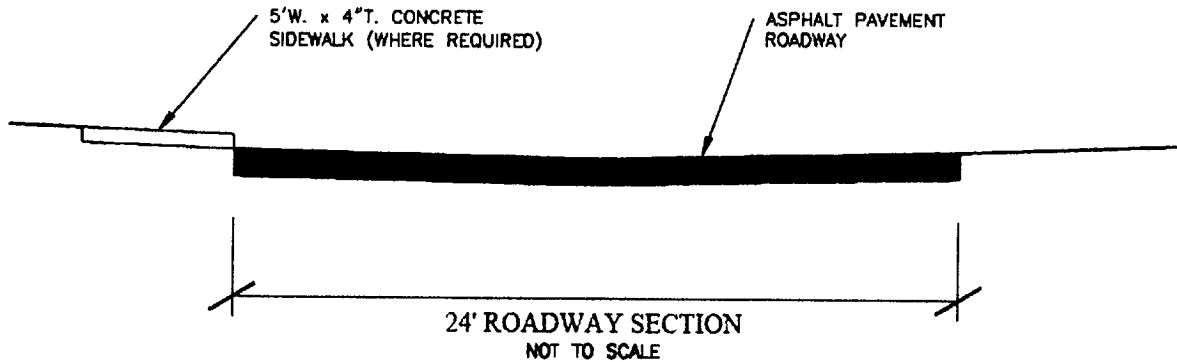


The Planned development will also include an open space area for dog walking and outdoor activity.



## 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  $\frac{3}{4}$  to  $\frac{1}{2}$  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
<b>Shrubs, Grasses, &amp; Groundcovers</b>	
<i>Agapanthus africanus</i>	Lily of the Nile
<i>Dianella tasmanica</i> 'Variegata'	Variegated Flax Lily
<i>Dietes vegeta</i>	African Iris
<i>Illicium parviflorum</i>	Yellow Anise
<i>Ilex vomitoria</i> 'Stokes Dwarf'	Schilling's Dwarf Yaupon Holly
<i>Ligustrum japonicum</i>	Ligustrum
<i>Lirioe muscari</i>	Liriope
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Paspalum notatum</i> 'Argentine'	Argentine Bahia
<i>Pittosporum tobira</i> 'Variegata'	Variegated Pittosporum
<i>Serenoa repens</i>	Saw Palmetto
<i>Spartina bakeri</i>	Cordgrass
<i>Stenotaphrum secundatum</i> 'Floritam'	St. Augustine 'Floritam'
<i>Tulbaghia violacea</i>	Society Garlic
<i>Trachelospermum jasminoides</i>	Creeping Jasmine
<i>Viburnum obovatum</i> 'Mrs. Shillers Delight'	Dwarf Walters Viburnum
<i>Viburnum odoratissimum</i>	Sweet Viburnum
<i>Viburnum suspensum</i>	Sandankwa Viburnum
<i>Zamia floridana</i>	Coontie
<b>Trees</b>	
<i>Acer rubrum</i> 'Florida Flame'	Flame Red Maple
<i>Ilex</i> x 'Nellie R. Stevens'	Nellie Stevens Holly
<i>Ilex vomitoria</i>	Weeping Yaupon Holly
<i>Lagerstroemia indica</i>	Crepe Myrtle
<i>Ligustrum japonica</i>	Ligustrum, tree-form
<i>Liquidambar styraciflua</i>	Sweetgum
<i>Magnolia grandiflora</i> 'D.D. Blanchard'	D.D. Blanchard Magnolia
<i>Myrica cerifera</i>	Wax Myrtle
<i>Pinus eliottii</i>	Slash Pine
<i>Pinus palustris</i>	Longleaf Pine
<i>Prunus angustifolia</i>	Chickasaw Plum
<i>Sabal Palmetto</i>	Sabal Palm
<i>Taxodium distichum</i>	Bald Cypress
<i>Ulmus alata</i> 'Winged'	Winged Elm
<i>Quercus shumardi</i>	Shumard Oak
<i>Quercus Virginiana</i>	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.

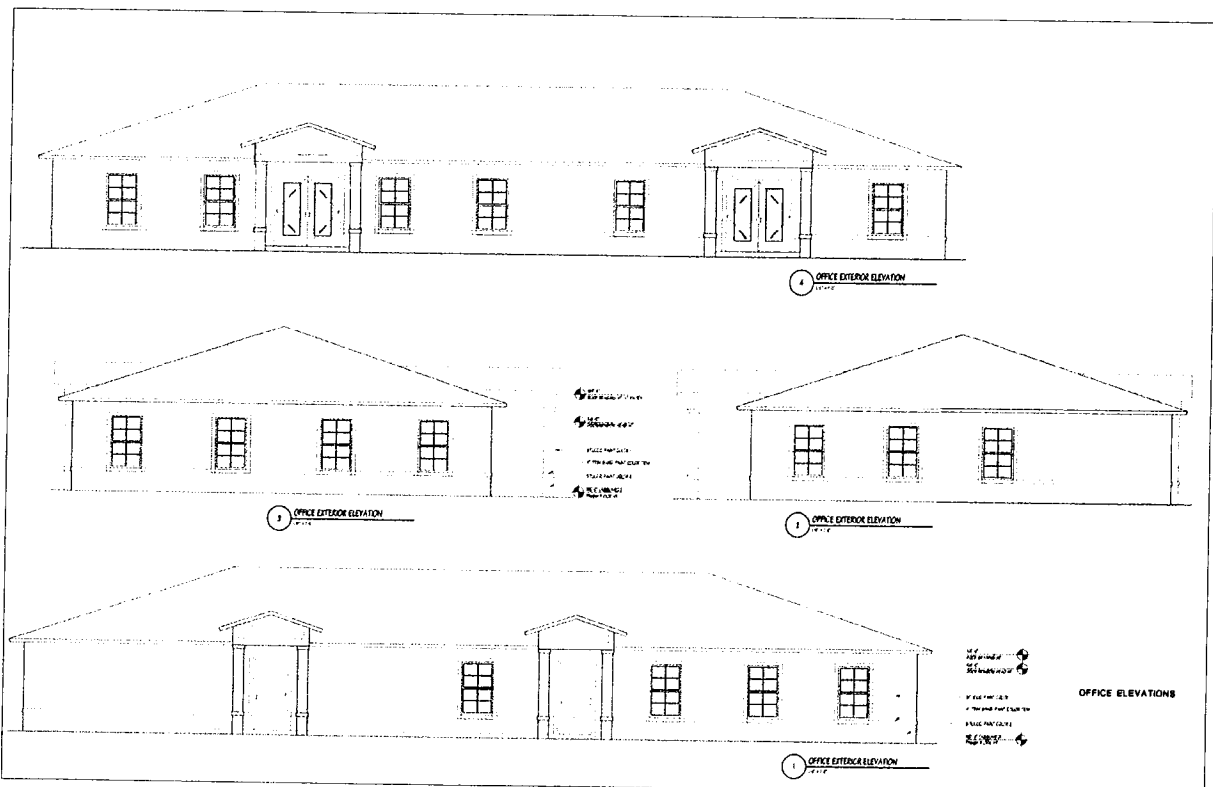
# Exhibits





SAVING MERCY VILLAGE  
ARCHITECTURAL  
ELEVATIONS

EXHIBIT E-1



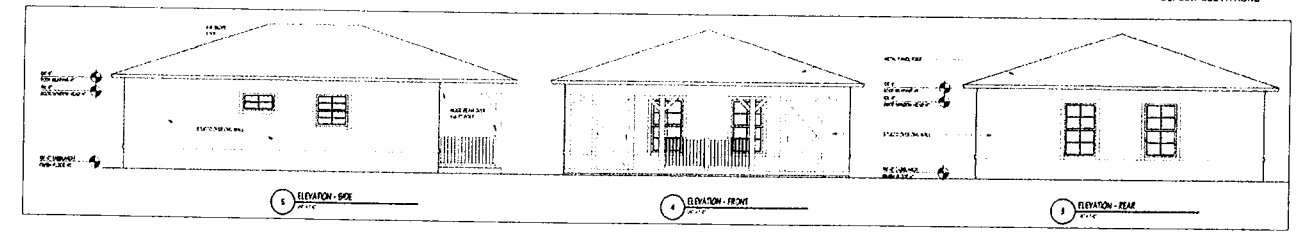
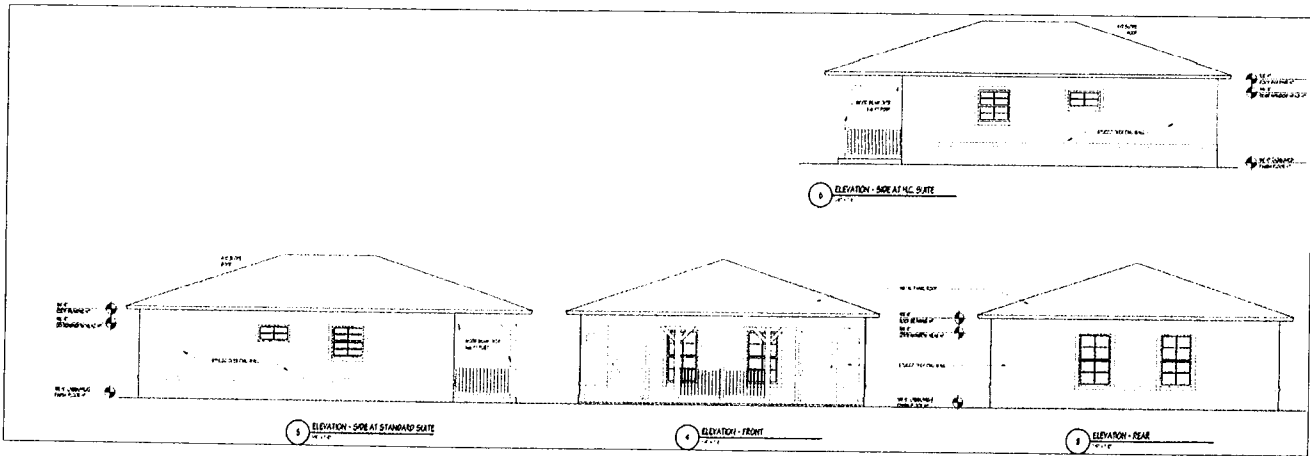
SAVING MERCY VILLAGE PLANNED DEVELOPMENT ARCHITECTURAL ELEVATIONS

PREPARED BY		SAVING MERCY CORPORATION	
DATE	SCALE	DATE	SCALE
DRAWN BY		Pigeon - Roberts & Associates, LLC	
CHECKED BY		Pigeon - Roberts & Associates, LLC	
DATE		DATE	
PROJECT NO.		PROJECT NO.	
SHEET NO.		SHEET NO.	

NOTE: ELEVATIONS PREPARED BY MARTINEZ ARCHITECTURE

SAVING MERCY VILLAGE  
ARCHITECTURAL  
ELEVATIONS

EXHIBIT E-2



H.C. DUPLIX ELEVATIONS

NOTE:  
ELEVATIONS PREPARED BY  
MARVINCE ARCHITECTURE

SAVING MERCY VILLAGE PLANNED DEVELOPMENT ARCHITECTURAL ELEVATIONS

PREPARED BY  
SAVING MERCY CORPORATION

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	11/11/11	ISSUED FOR PERMITS
3	11/11/11	ISSUED FOR PERMITS
4	11/11/11	ISSUED FOR PERMITS
5	11/11/11	ISSUED FOR PERMITS
6	11/11/11	ISSUED FOR PERMITS
7	11/11/11	ISSUED FOR PERMITS
8	11/11/11	ISSUED FOR PERMITS
9	11/11/11	ISSUED FOR PERMITS
10	11/11/11	ISSUED FOR PERMITS

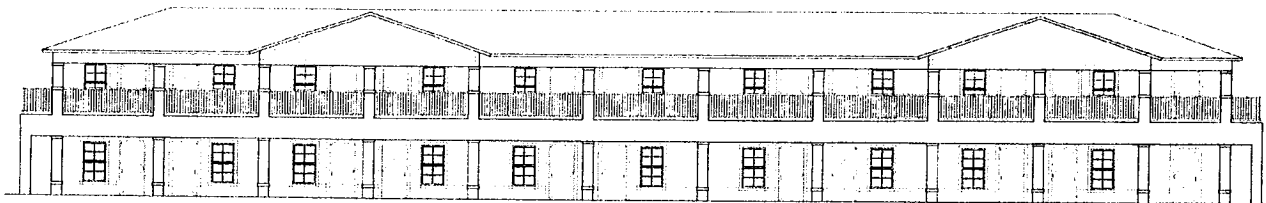
Pigeon - Roberts & Associates, LLC  
11111 11th Street, Suite 100  
Pigeon, MI 48640  
PH: 989.325.1111  
FAX: 989.325.1112  
www.pigeonroberts.com

Rev. No. 428.03  
Job No. 428  
E-05 of 6



SAVING MERCY VILLAGE  
ARCHITECTURAL  
ELEVATIONS

EXHIBIT E-4



1 APARTMENT 1-STORY EXTERIOR ELEVATION

TWO STORY APARTMENTS

SAVING MERCY VILLAGE  
PLANNED DEVELOPMENT  
ARCHITECTURAL ELEVATIONS

PREPARED  
BY  
SAVING MERCY CORPORATION

NO.	DATE	DESCRIPTION
1	11/11/11	ISSUED FOR PERMITS
2	01/10/12	ISSUED FOR PERMITS
3	02/01/12	ISSUED FOR PERMITS
4	02/01/12	ISSUED FOR PERMITS
5	02/01/12	ISSUED FOR PERMITS
6	02/01/12	ISSUED FOR PERMITS
7	02/01/12	ISSUED FOR PERMITS
8	02/01/12	ISSUED FOR PERMITS
9	02/01/12	ISSUED FOR PERMITS
10	02/01/12	ISSUED FOR PERMITS

FILE NO.  
426 03

DATE  
4/28

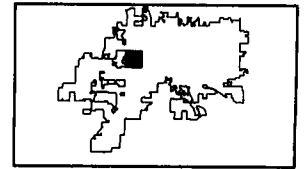
JOB NO.  
428

NOTE:  
ELEVATIONS PREPARED BY  
MARTINEZ ARCHITECTURE

**ZONING CASE MAP  
RESOLUTION 2021-7**

P&Z MEETING: 12/7/2020

**LOCATION MAP**

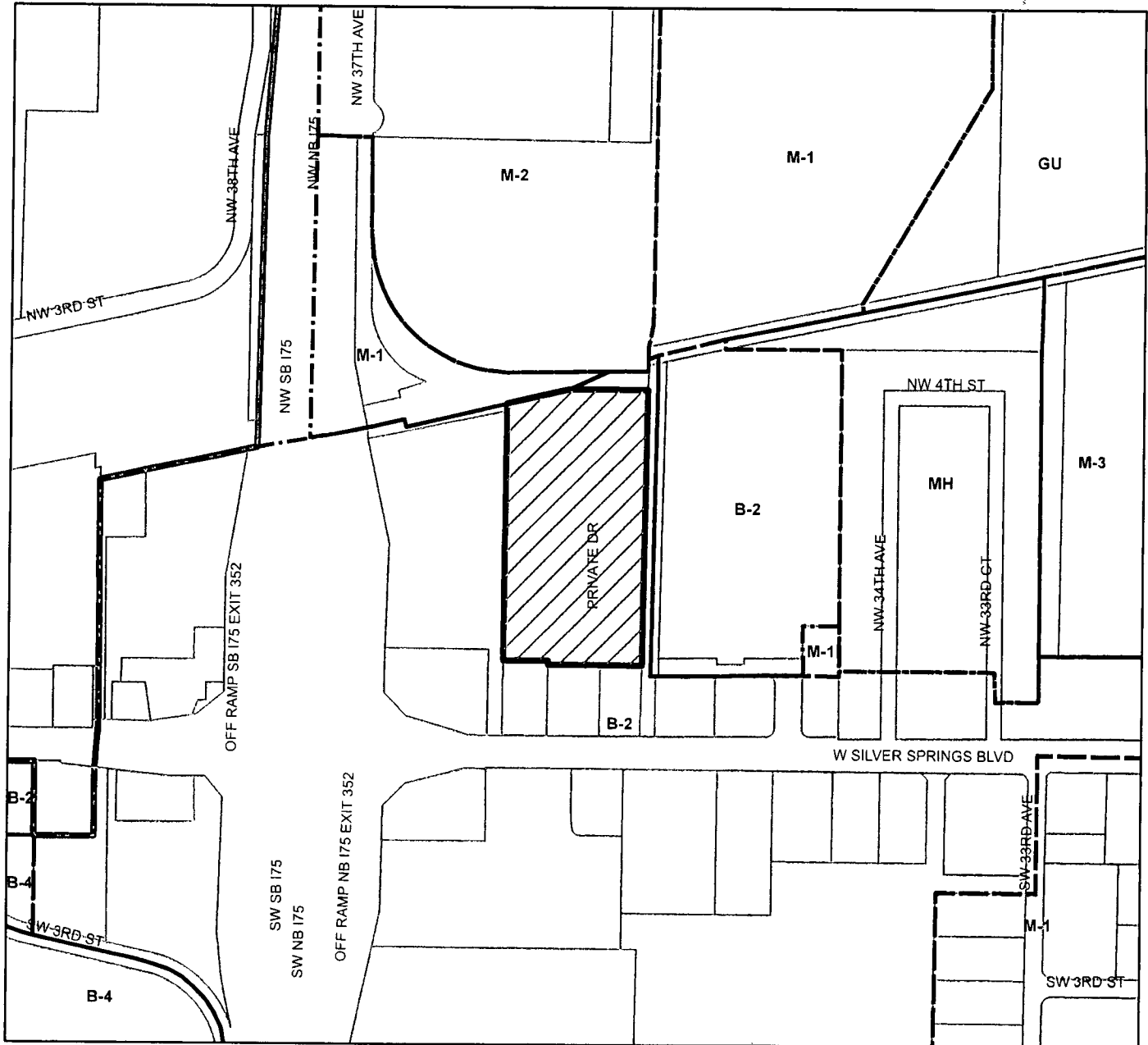
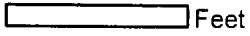


SEC 14 TWP 15 RNG 21

**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



**ZONING MAP**

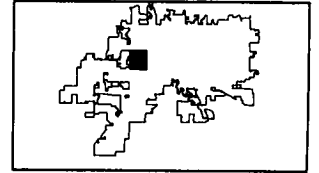
**Legend**

- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

Prepared by **CITY OF OCALA DEPARTMENT OF GROWTH MANAGEMENT**

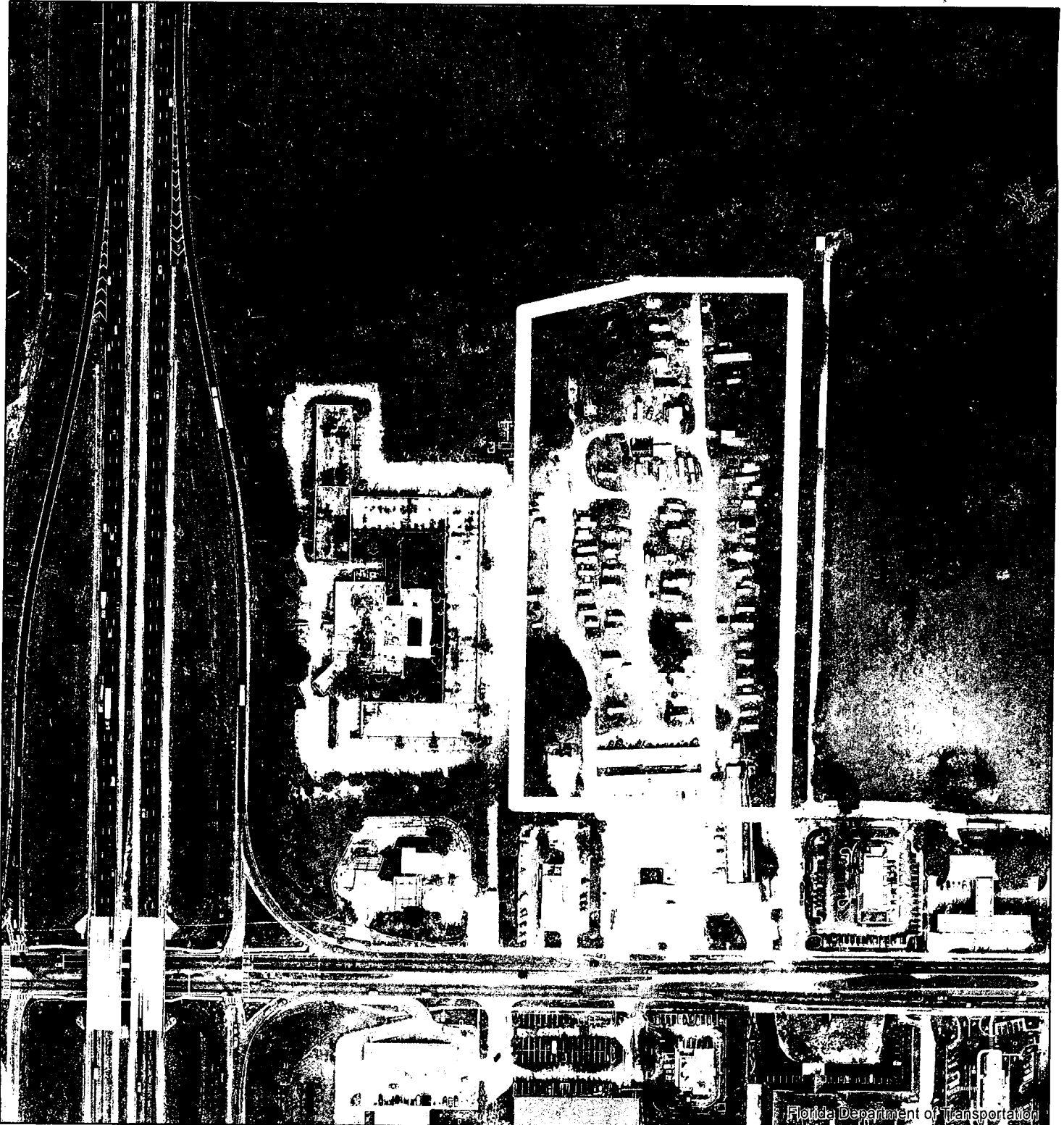
**CASE NUMBER:** PD20-0003  
**PARCEL NUMBER:** A PORTION OF 22817-000-00  
**PROPERTY SIZE:** APPROX 9.31 ACRES  
**EXISTING LANDUSE:** EMPLOYMENT CENTER  
**PROPOSED:** CHANGE ZONING FROM B-2, COMMUNITY BUSINESS TO PD, PLANNED DEVELOPMENT

LOCATION MAP



SEC 14 TWP 15 RNG 21

500



Plotted: 7/9/20 ds

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**CITY OF OCALA**  
**PLANNING & ZONING COMMISSION REPORT**

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Meeting Date: 12/7/2020

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**

<u>Direction</u>	<u>Future Land Use</u>	<u>Zone</u>	<u>Current Use</u>
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.

<b>Staff Recommendation:</b>	<b>Approval of PD zoning district &amp; associated PD plan</b>
------------------------------	--

**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.<sup>1</sup>

**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.<sup>2</sup>

**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.<sup>3</sup>

**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.<sup>4</sup>

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<sup>1</sup> City of Ocala Comprehensive Plan, Stormwater Sub-Element, Policy 3.1.

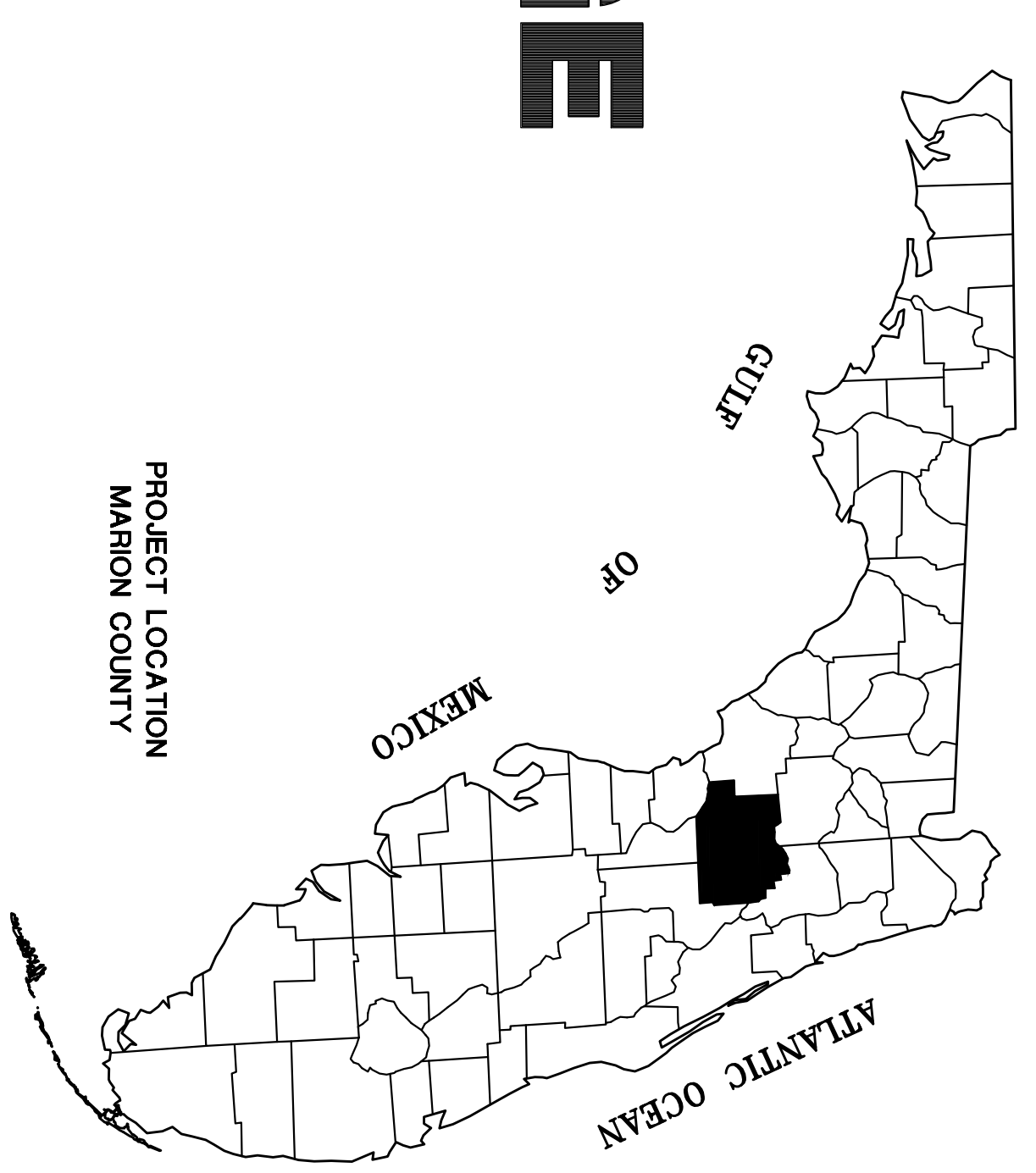
<sup>2</sup> City of Ocala Land Development Code, Section 114-10, Fees & Section 54-124, Billing and collection.

<sup>3</sup> City of Ocala Land Development Code, Section 122-621, B-2 intent and purpose

<sup>4</sup> City of Ocala Land Development Code, Section 122-940(a), PD intent and purpose

100%	85%	68%	51%	34%	17%	0%
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# 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: 10.36 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 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 4 UNITS PER BUILDING, MASSIVE LAUNDRY FACILITY	35,000 SF COVERED FIRST FLOOR AREA
DUPLEX DWELING	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% (1.77 ACRES MINIMUM)
RECREATION FACILITIES	INCLUDING PLAY GROUND & 800 PARK	MINIMUM 10% OF OPEN SPACE (0.23 ACRES)

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 DWELING 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 = 192  
 HANDICAP ADA COMPLIANT = 11  
 GRASS PARKING SPACES = 47  
 PLANNED TOTAL PARKING SPACES = 199

BIKE/PED PARKING: 1 BIKE SPACE PER 5 PARKING (MINIMUM)  
 LOADING SPACES: 1 SPACE

IMPERVIOUS SURFACE RATIO (ISR): 75% MAX.

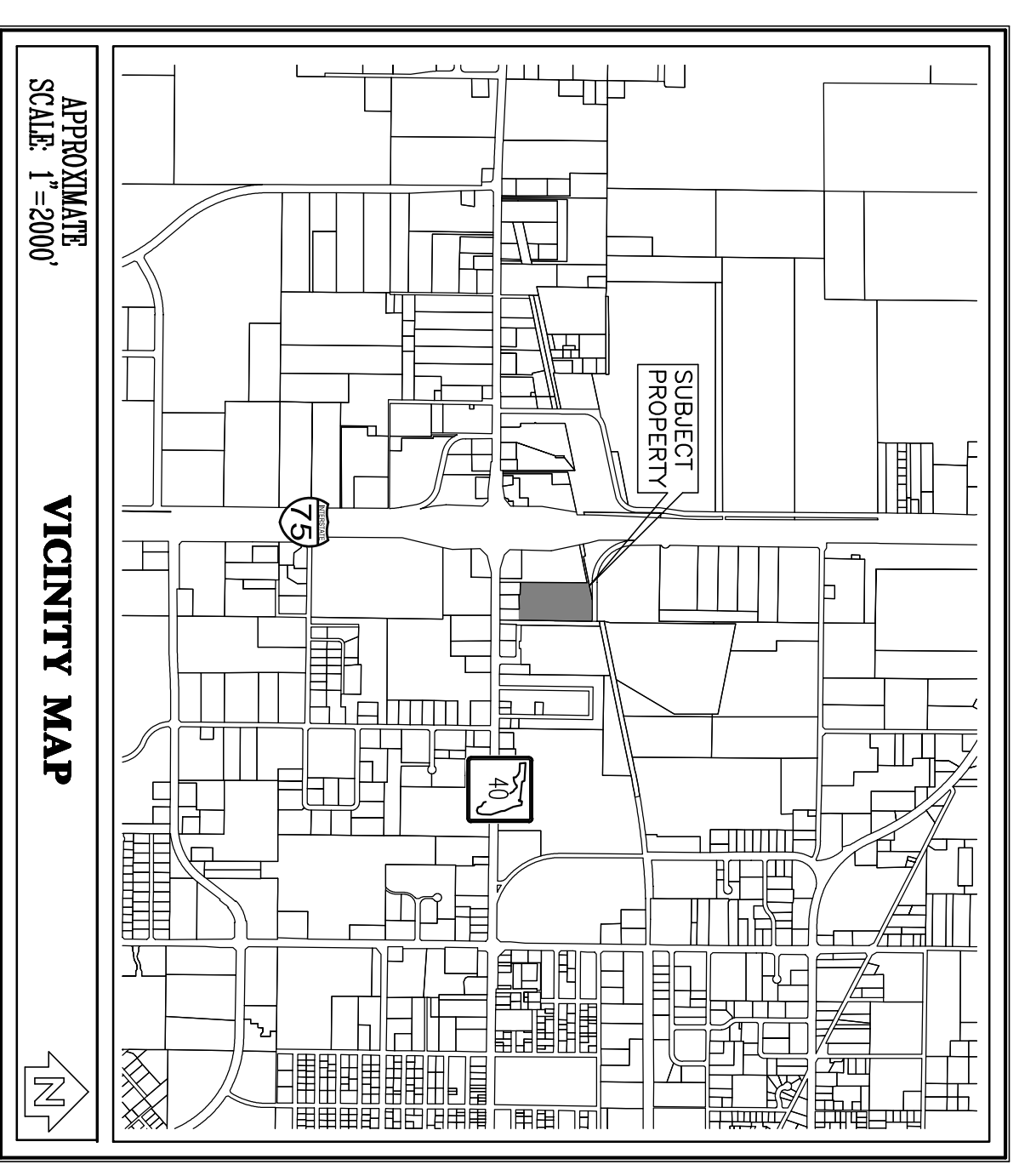
FLOOR AREA RATIO (FAR): FLOOR AREA RATIO IS NOT APPLICABLE TO THIS PD. REFER TO DEVELOPMENT TABLE ABOVE FOR ALLOWABLE FLOOR AREA.

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°28'48" 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 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 427.85 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 804.93 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 1186.03 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 SOUTHWEST 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" WEST 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 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 NORTHEAST 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 A POINT ON THE 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 ABANDONED 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°28'48" 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 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 427.85 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

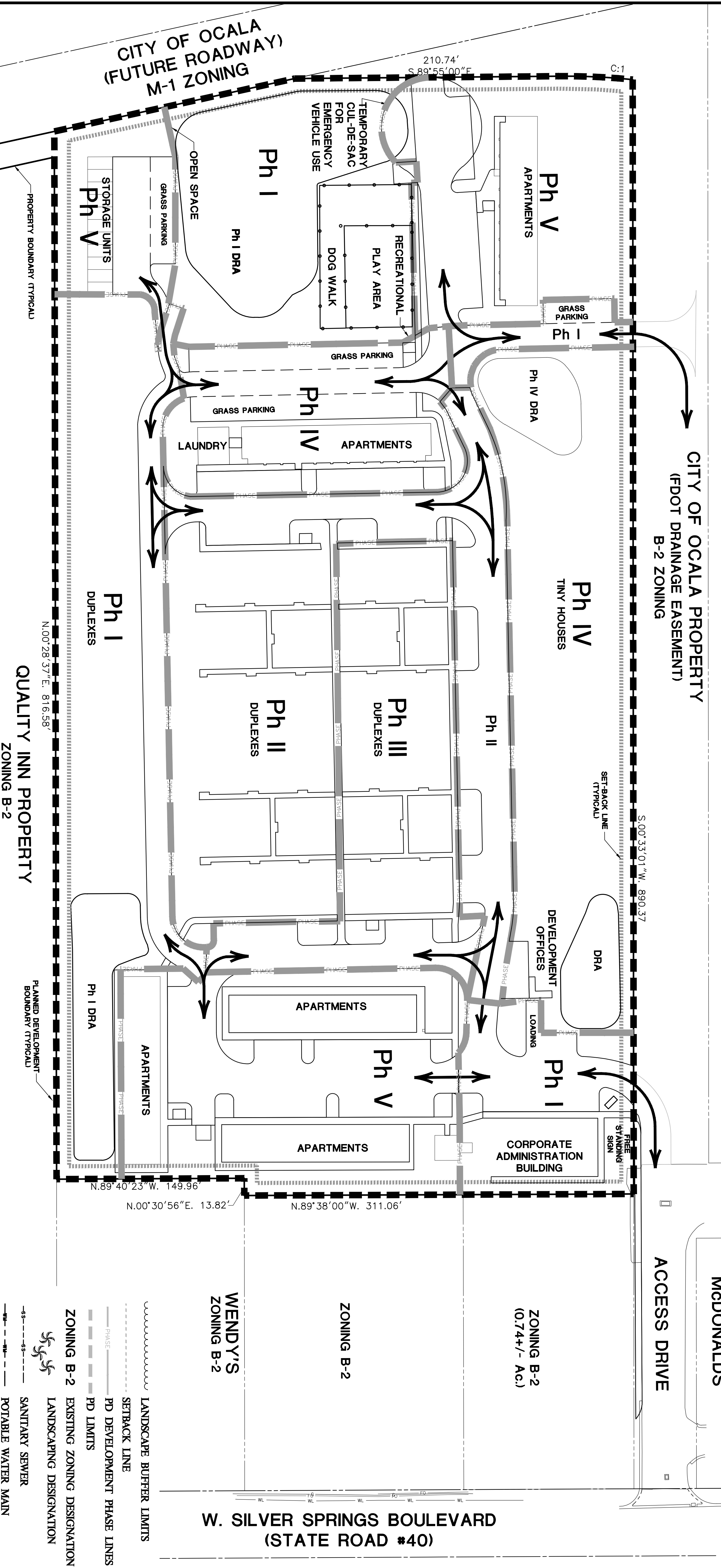
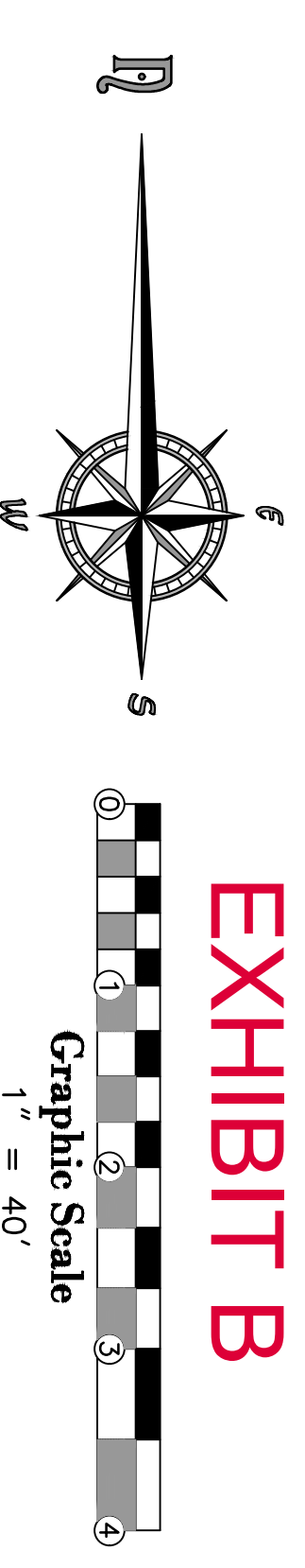
PREPARED BY:

**Pigeon - Roberts & Associates, LLC**  
 CIVIL ENGINEERS-PLANNERS  
 SURVEYORS & MAPPERS  
 926 S.E. 17th Street  
 Suite A  
 Ocala, Florida 34471  
 (352) 861-7789 voice  
 (352) 861-7708 fax

**CERTIFICATIONS:**  
 ENGINEERING NO. 26637 - SURVEYING & MAPPING LB NO. 7461  
 PROJECT NO. 426.03 11.04.2020



# EXHIBIT B



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 Off.	0	0	0
Duplexes (62 Units)	1	22	23
Tiny Houses	0	0	0
Apartment	0	0	0
Total Requirement by Phase			
HC	Regular	Regular	Total
2	Total Parking Required	40	40
HC	Regular	Regular	Total
2	Total Parking Provided	38	40
Open Space Calculations			
Existing Impervious Area:	1.4319	Acres	
Proposed Impervious Area:	0.9862	Acres	
Project Area (W/O DRAS):	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 Off.	0	0	0
Duplexes (28 Units)	1	28	29
Tiny Houses	0	0	0
Apartment	0	0	0
Total Requirement by Phase			
HC	Regular	Regular	Total
1	Total Parking Required	29	29
HC	Regular	Regular	Total
3	Total Parking Provided	66	69
Open Space Calculations			
Existing Impervious Area:	1.0188	Acres	
Proposed Impervious Area:	1.9327	Acres	
Project Area (W/O DRAS):	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 Off.	0	0	0
Duplexes (20 Units)	1	20	21
Tiny Houses	0	0	0
Apartment	0	0	0
Total Requirement by Phase			
HC	Regular	Regular	Total
1	Total Parking Required	20	21
HC	Regular	Regular	Total
4	Total Parking Provided	86	90
Open Space Calculations			
Existing Impervious Area:	0.9618	Acres	
Proposed Impervious Area:	2.2483	Acres	
Project Area (W/O DRAS):	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 Off.	0	0	0
Duplexes (66)	1	66	67
Tiny Houses (12)	1	12	13
Apartment (16)	1	24	25
Total Requirement by Phase			
HC	Regular	Regular	Total
3	Total Parking Required	38	41
HC	Regular	Regular	Total
7	Total Parking Provided	124	131
Open Space Calculations			
Existing Impervious Area:	0.7707	Acres	
Proposed Impervious Area:	3.0396	Acres	
Project Area (W/O DRAS):	8.8851	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	0	0
Development Off.	0	0	0
Duplexes (70 Units)	1	70	71
Tiny Houses	0	0	0
Apartment (46)	4	69	73
Total Requirement by Phase			
HC	Regular	Regular	Total
4	Total Parking Required	71	75
HC	Regular	Regular	Total
11	Total Parking Provided	196	207
Open Space Calculations			
Existing Impervious Area:	0.0000	Acres	
Proposed Impervious Area:	4.3608	Acres	
Project Area (W/O DRAS):	8.8851	Acres	
Open Area:	49.8949	%	

Project Buildout Totals			
Structure	HC	Regular	Total
Admin. Bldg. (3600+12)	1	16	17
Maint. Shop (1000 SF)	0	1	1
Storage Units (11)	0	0	0
Dev. Off. (560 SF)	0	0	0
Duplexes (70 Units)	1	70	71
Tiny Houses (62 Units)	3	62	65
Apartment (62 Units)	5	93	98
Total Parking			
Required	11	196	207
Provided	14	146	160
Open Space Calculations			
Existing Impervious Area:	0.0000	Acres	
Proposed Impervious Area:	4.3608	Acres	
Project Area (W/O DRAS):	8.8851	Acres	
Open Area:	49.88	%	

- Notes**
1. Phase I Grassed Parking = 15%
  2. Phase II Grassed Parking = 0%
  3. Phase III Grassed Parking = 8%
  4. Phase IV Grassed Parking = 25%
  5. Phase V (and Project Buildout) Grassed Parking = 23%
  6. Proposed Driveway/Retention Areas not considered as open, rather removed from overall area and does not include Trigg that connects to N.V. corner of the parcel
  7. Proposed Driveway/Retention Areas not considered as open, rather removed from overall area and does not include Trigg that connects to N.V. corner of the parcel
  8. Proposed grassed parking areas considered as impervious
  9. On-site Ventricular and Pedestrian improvements not included
  10. Existing RV's and vehicles parked on grass considered transitional and therefore not included
  11. Fire Access Road considered open area
  12. Existing RV's and vehicles parked on grass considered transitional and therefore not included
  13. Schwilk in center of and parallel to the Access road considered as impervious in Ph II
  14. Phase III Grassed Parking considered as impervious improvements in that phase
  15. Temporary Cul-De-Sac or T-Turn around shall be provided for emergency vehicle use until connection to slip roadway along north property limits is available.
  16. Existing drive base 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.
  17. Open Space Calculations do not include drainage retention areas.

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**CIVIL ENGINEERS • PLANNERS SURVEYORS & MAPPERS**

**CERTIFICATION:**  
 ENGINEERING NO. 26531 SURVEYING & MAPPING LB NO. 7481

File No. 426.03  
 Job No. 426

**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: 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 3

**SAVING MERCY VILLAGE**

**PLANNED DEVELOPMENT PHASING AND CONNECTIVITY PLAN**

# SAVING MERCY VILLAGE

Ocala, Florida

## PLANNED DEVELOPMENT STANDARDS BOOK

PD20-0003

September, 2020  
Revised October 30, 2020

Prepared For:

**Saving Mercy Corporation**

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Project No. 20-426.03

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  - 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)**



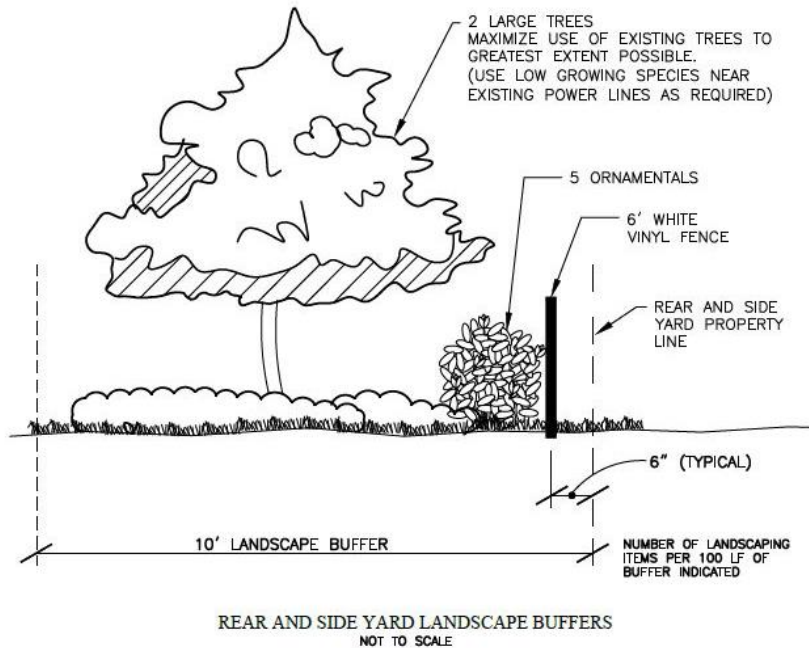
**TINY HOME DUPLEX EXTERIOR VIEW**



**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.



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.

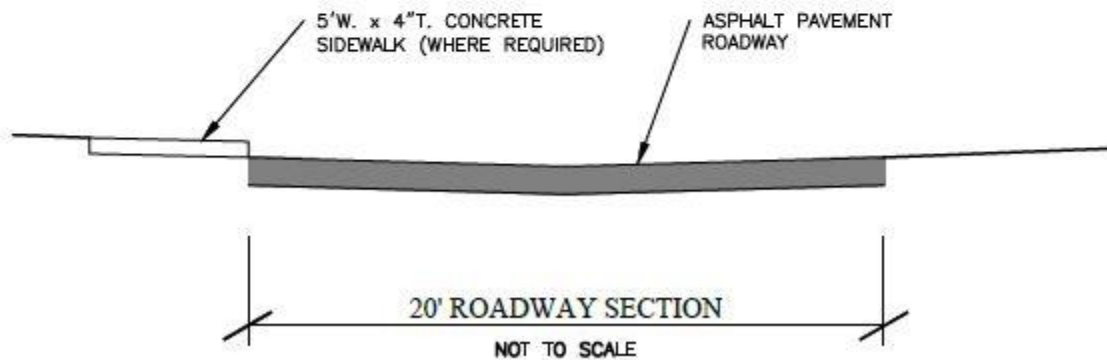
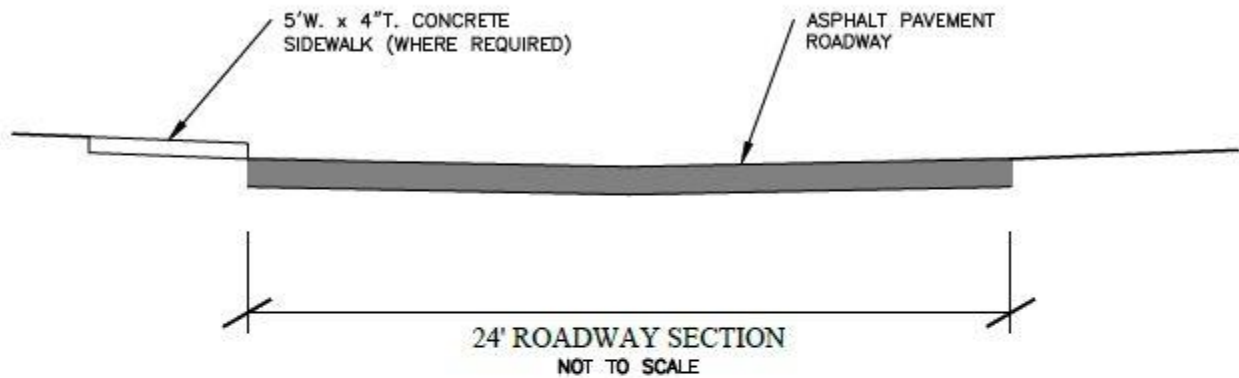


The Planned development will also include an open space area for dog walking and outdoor activity.



## 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  $\frac{3}{4}$  to  $\frac{1}{2}$  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 'Floratum'	St. Augustine 'Floratum'
Tulbaghia violacea	Society Garlic
Trachelospermum jasminoides	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 elliotii	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

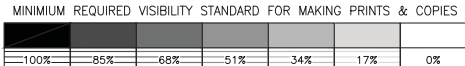
## Statement of Variations:

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.

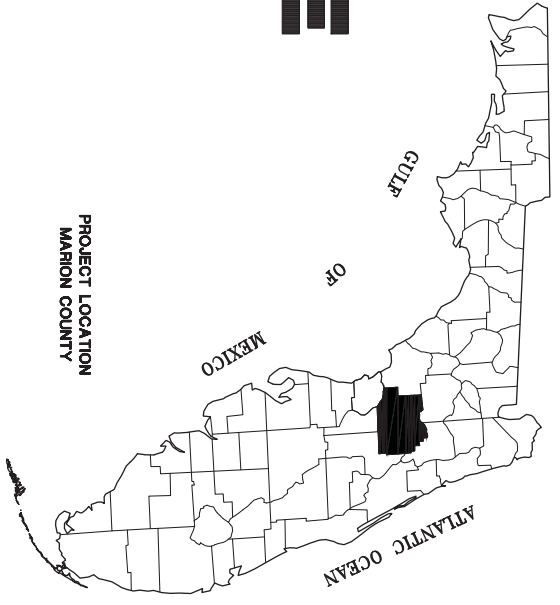
### Parking:

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.





**EXHIBIT A**



# CONCEPTUAL SITE DEVELOPMENT PLAN

## FOR SAVING MERCY VILLAGE

### OCCALA, FLORIDA

#### SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST

**PROPERTY INFORMATION**

PROJECT NAME: SAVING MERCY VILLAGE  
 EXISTING LAND USE: EMPLOYMENT CENTER  
 TOTAL OWNERSHIP AREA: 10.36 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. 12053C 0494E, DATED APRIL 19, 2017.

**PD DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS FOR THIS PD ARE DERIVED 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 COMPONENT	DESCRIPTION	PLANNED FLOOR AREA / CAPACITY
DEVELOPMENT OFFICE	1-STORY ADMIN & MEETING ROOM	3,600 SF COVERED FLOOR AREA
DEVELOPMENT OFFICE	1-STORY OFFICE	560 SF COVERED FLOOR AREA
DETACHED SINGLE FAMILY (TWO HOUSES)	1-STORY, 600 SF MIN. / HOUSE	8,000 SF COVERED FLOOR AREA
APARTMENTS	1-STORY AND 2-STORY UNITS, MAXIMUM 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 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 (TWO 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 OCCALA, LLC.  
**PLANNED PARKINGS:**  
 PAVED PARKING SPACES = 152  
 UNPAVED PARKING SPACES = 47  
 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:**

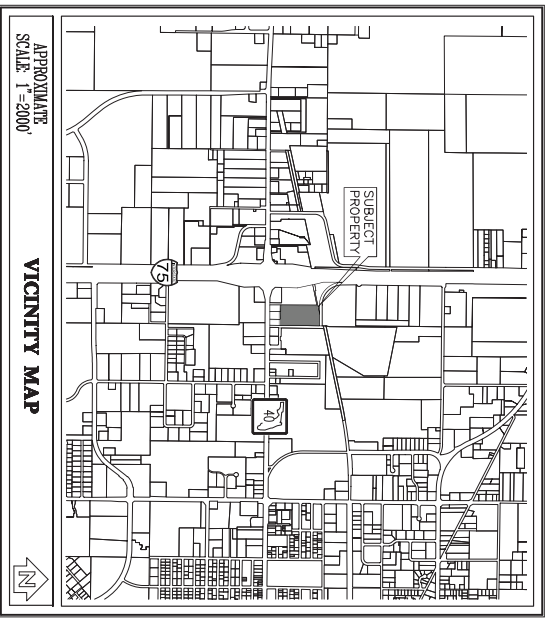
PARCEL 1:  
 A PORTION OF THE SOUTHWEST 1/4 OF NORTHWEST 1/4 OF SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 14, THENCE SOUTH 89°28'38" EAST ALONG THE SOUTH BOUNDARY OF 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 89°41'48" WEST 150.00 FEET, THENCE NORTH 0°31'12" EAST 816.54 FEET TO A POINT THAT IS 80.00 FEET SOUTHWEST 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 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 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 N00°32'42"E, ALONG SAID EAST BOUNDARY, FOR A DISTANCE OF 1126.05 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHEAST 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 S78°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 S89°55'24"E, FOR A DISTANCE OF 210.81 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE, CONDUCE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 520.00 FEET, A CENTRAL ANGLE OF 0°32'36", A CHORD DISTANCE OF 59.35 FEET, AND A CHORD BEARING OF S86°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" WEST 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 BOUNDARY 236 FEET TO A POINT ON THE FOREMENTIONED 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 0°31'12" EAST 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

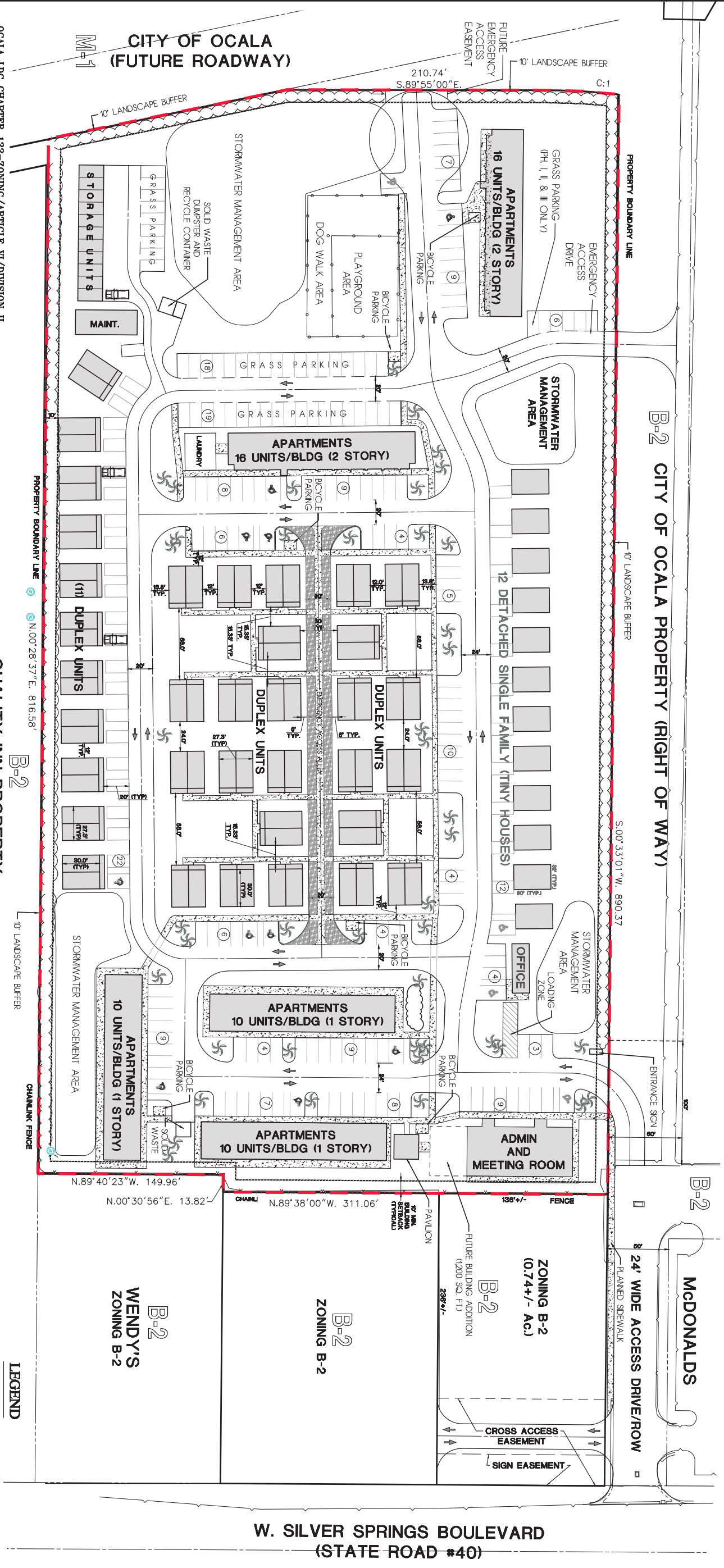
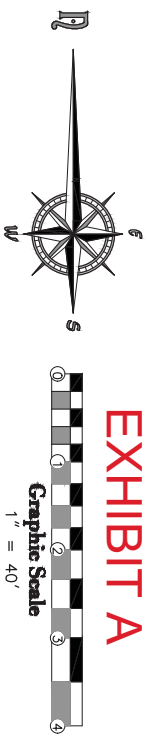
PREPARED BY:

**Pigeon - Roberts & Associates, LLC**  
 CIVIL ENGINEERS-PLANNERS  
 SURVEYORS & MAPPERS  
 928 SE 7TH Street  
 Suite A  
 Ocala, Florida 34471  
 (352) 861-7789 voice  
 (352) 861-7709 fax

**CERTIFICATIONS:**  
 ENGINEERING NO. 28637 - SURVEYING & MAPPING LB NO. 7481  
 PROJECT NO. 426.03 1104.2020

SAVING MERCY VILLAGE  
 PLANNED DEVELOPMENT  
 CONCEPTUAL SITE DEVELOPMENT PLAN

EXHIBIT A



**OCALA MDC 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 DWELINGS: ONE AND A HALF PARKING SPACES FOR EACH APARTMENT UNIT.  
 MULTIFAMILY 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 100 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 RESIDENTIAL PURPOSES WERE CONSIDERED AND INCORPORATED INTO THE PLAN. A MINIMUM OF 1-PARKING SPACE PER DWELLING UNIT WILL PROVIDE SAFE AND ACCESSIBLE PARKING AND INCORPORATED PARKING TO 1-BICYCLE SPACE FOR EACH 10 VEHICLE SPACE INCLUDED. THIS DEVELOPMENT SITE IS ALSO PLANNED AND OPERATED WITH PUBLIC TRASH 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	18	1
APARTMENTS	42	63	5
ADMINISTRATION	3,000 + 1,000 SF	6	1
DEVELOPMENT OFFICE	500 SF	2	1
DUPLEXES	70	105	3
MAINTENANCE SHOP	1,000 SF	1	0
STORAGE UNITS	2,200 SF	2	0
TOTAL PARKING SPACES REQUIRED	796	TOTAL HANDICAP SPACES REQUIRED	11
TOTAL SPACES PROVIDED	207 (660 PAVED AND 47 GRASS)		
BI-CYCLE PARKING	40		

**QUALITY INN PROPERTY  
 ZONING B-2**

**BUFFERS:**

- MIN. 4 FT. OPEN SPACE SHALL BE PROVIDED AROUND THE PERIMETER OF THE SITE.
- MIN. 5 FT. LANDSCAPE BUFFER SHALL BE PROVIDED BETWEEN PARKING LOTS AND ADJACENT PROPERTY UNLESS VIEW IS OBSTRUCTED WITH BUILDING, FENCES OR LANDSCAPE BUFFER.
- MIN. 5 FT. LANDSCAPE BUFFER SHALL EXTEND AROUND PERIMETER OF THE SITE WITH ENTIRE BUFFER AREA HAVING A CALCULATED AVERAGE WIDTH OF 10 FEET.
- 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.
- REFER TO PD STANDARDS BOOK FOR BUFFER AND LANDSCAPE STANDARDS.

**NOTES:**

- REFER TO PAGE 1 OF 3 FOR PD STANDARDS AND NOTES.
- SEE BOUNDARY AND TOPOGRAPHIC SURVEY EXHIBIT "B" AS PREPARED BY PIGEON-ROBERTS & ASSOCIATES, INC. FOR DETERMINATION 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
- LANDSCAPING DESIGNATION
- SANITARY SEWER
- POTABLE WATER MAIN
- WATER WELL

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

DATE: 08.08.20  
 CHECKED: CAP  
 DRAWN: STAFF  
 FIELD BOOK:  
 PAGE:  
 DATUM: SPC/LLW  
 FILE NO.: 426.03  
 JOB NO.: 426  
 SHEET: 02 OF 3

**Pigeon - Roberts & Associates, LLC**  
 CIVIL ENGINEERS • PLANNERS  
 SURVEYORS & MAPPERS

925 S.E. 17th Street  
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 (352) 861-7796 voice  
 (352) 861-7700 fax

CERTIFICATION:  
 ENGINEERING NO. 28551 SURVEYING & MAPPING LB NO. 7491

File No. 426.03  
 Job No. 426  
 02 of 3



SAVING MERCY VILLAGE  
AERIAL RENDERING

EXHIBIT C



INTERSTATE I-75

DEMOLISHED MOTEL SITE LOT

MCDONALD'S

SILVER SPRINGS BOULEVARD

EMPTY LOT

KFC

WENDY'S

STORAGE

MAINTENANCE

PLAYGROUND  
DOG RUN

LAUNDRY MAT

APARTMENTS

APARTMENTS

APARTMENTS

OFFICE

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS

APARTMENTS



NOTE  
RENDERING PREPARED BY  
MARTINEZ ARCHITECTURE

**Pigeon - Roberts & Associates, LLC**  
CIVIL ENGINEERS • PLANNERS  
SURVEYORS & MAPPERS

925 S.E. 17th Street  
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Ocala, Florida 34471  
(352) 861-7799 voice  
(352) 861-7709 fax

**CERTIFICATION:**  
ENGINEERING NO. 26531 • SURVEYING & MAPPING LB NO. 7461

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

**PREPARED FOR  
SAVING MERCY CORPORATION**

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

NO.	DATE:	REVISIONS:	APP'D. BY

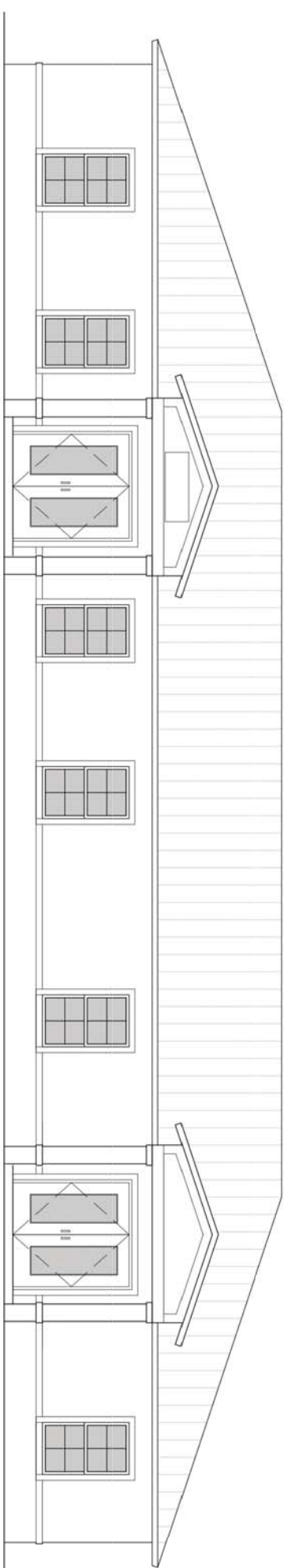
**SAVING MERCY VILLAGE  
PLANNED DEVELOPMENT**

**AERIAL RENDERING**

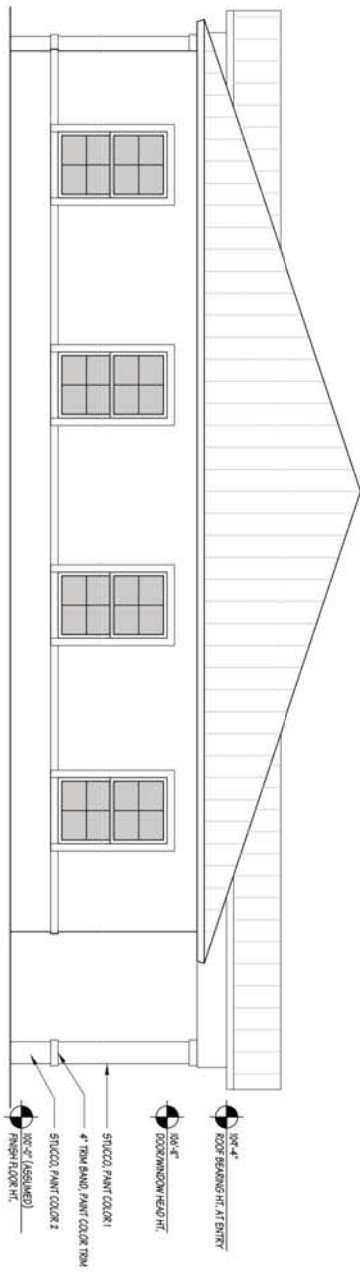
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426.03  
Job No.  
426  
E-03 of 6

SAVING MERCY VILLAGE  
ARCHITECTURAL  
ELEVATIONS

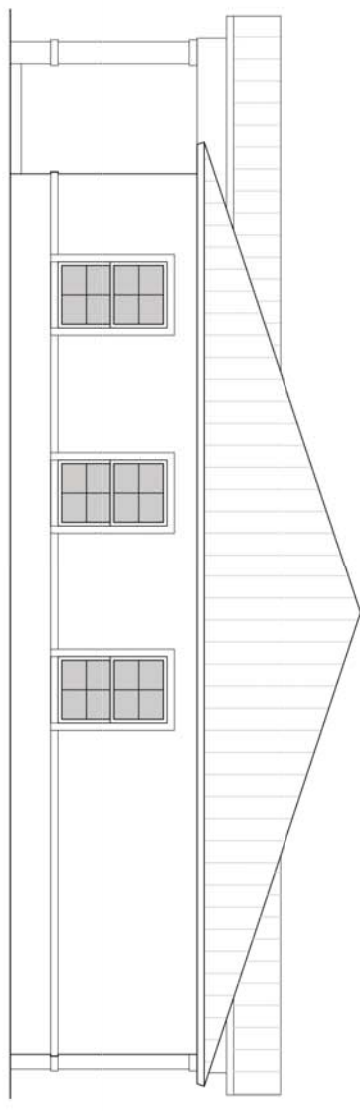
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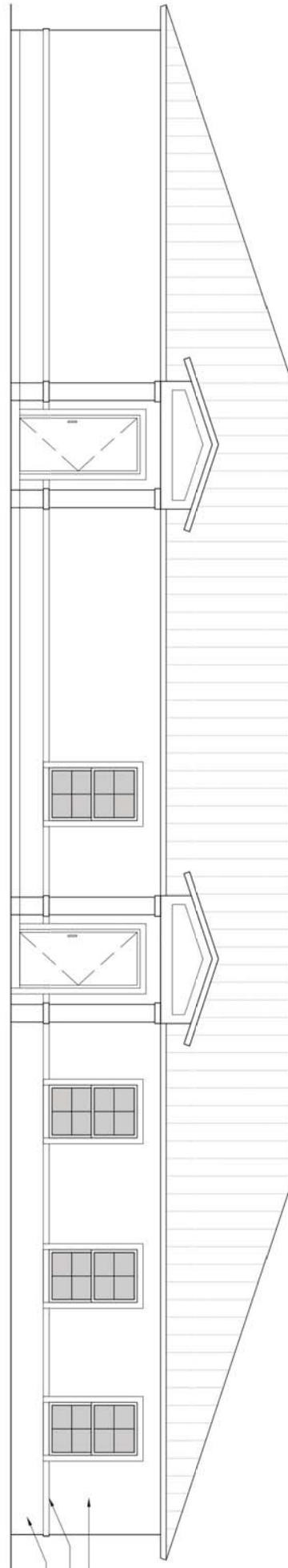
4 OFFICE EXTERIOR ELEVATION  
1/8" = 1'-0"



3 OFFICE EXTERIOR ELEVATION  
1/8" = 1'-0"



2 OFFICE EXTERIOR ELEVATION  
1/8" = 1'-0"



1 OFFICE EXTERIOR ELEVATION  
1/8" = 1'-0"

1/8" = 1'-0"  
DOOR FINISH: 1/2" X 1/2" BENTY  
1/8" = 1'-0"  
DOOR WINDOW HEAD HT.  
1/8" = 1'-0"  
STUCCO, PAINT COLOR 1  
4" TRIM BAND, PAINT COLOR TRIM  
STUCCO, PAINT COLOR 2  
1/8" = 1'-0" (ASSUMED)  
FINISH FLOOR HT.

1/8" = 1'-0"  
DOOR FINISH: 1/2" X 1/2" BENTY  
1/8" = 1'-0"  
DOOR WINDOW HEAD HT.  
1/8" = 1'-0"  
STUCCO, PAINT COLOR 1  
4" TRIM BAND, PAINT COLOR TRIM  
STUCCO, PAINT COLOR 2  
1/8" = 1'-0" (ASSUMED)  
FINISH FLOOR HT.

OFFICE ELEVATIONS

NOTE:  
ELEVATIONS PREPARED BY  
MARTINEZ ARCHITECTURE

FIG. No.  
426.03  
Job No.  
426  
E-04 of 6

**Pigeon - Roberts & Associates, LLC**  
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CIVIL ENGINEERS • PLANNERS  
SURVEYORS & MAPPERS

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

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

**PREPARED FOR SAVING MERCY CORPORATION**

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

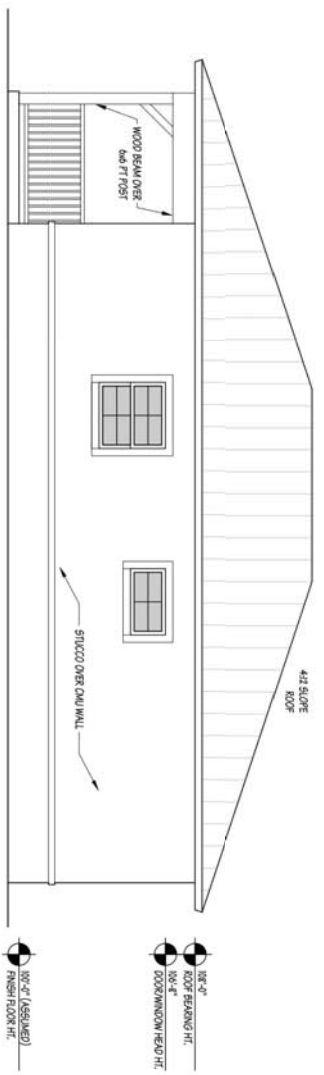
NO.	DATE:	REVISIONS:	APP'D. BY

**SAVING MERCY VILLAGE PLANNED DEVELOPMENT**

**ARCHITECTURAL ELEVATIONS**

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

<b>Pigeon - Roberts &amp; Associates, LLC</b> CIVIL ENGINEERS • PLANNERS SURVEYORS & MAPPERS 925 S.E. 17th Street Suite A Ocala, Florida 34471 (352) 861-7700 voice (352) 861-7700 fax	SCALE: NO SCALE DATE: 08.08.20 CHECKED: CAP DRAWN: STAFF FIELD BOOK: N/A PAGE: N/A DATUM: SPC FL W	<b>PREPARED FOR</b> <b>SAVING MERCY CORPORATION</b> SECTION 14, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA
	ENGINEERING NO. 26531 • SURVEYING & MAPPING LB NO. 7481	FILE NO.: 426.03 JOB NO.: 426 SHEET: E-05 OF 6

SAVING MERCY VILLAGE  
PLANNED DEVELOPMENT  
ARCHITECTURAL ELEVATIONS



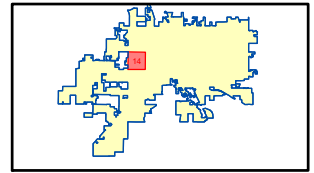


# ZONING CASE MAP

P&Z MEETING: 12/7/2020

**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

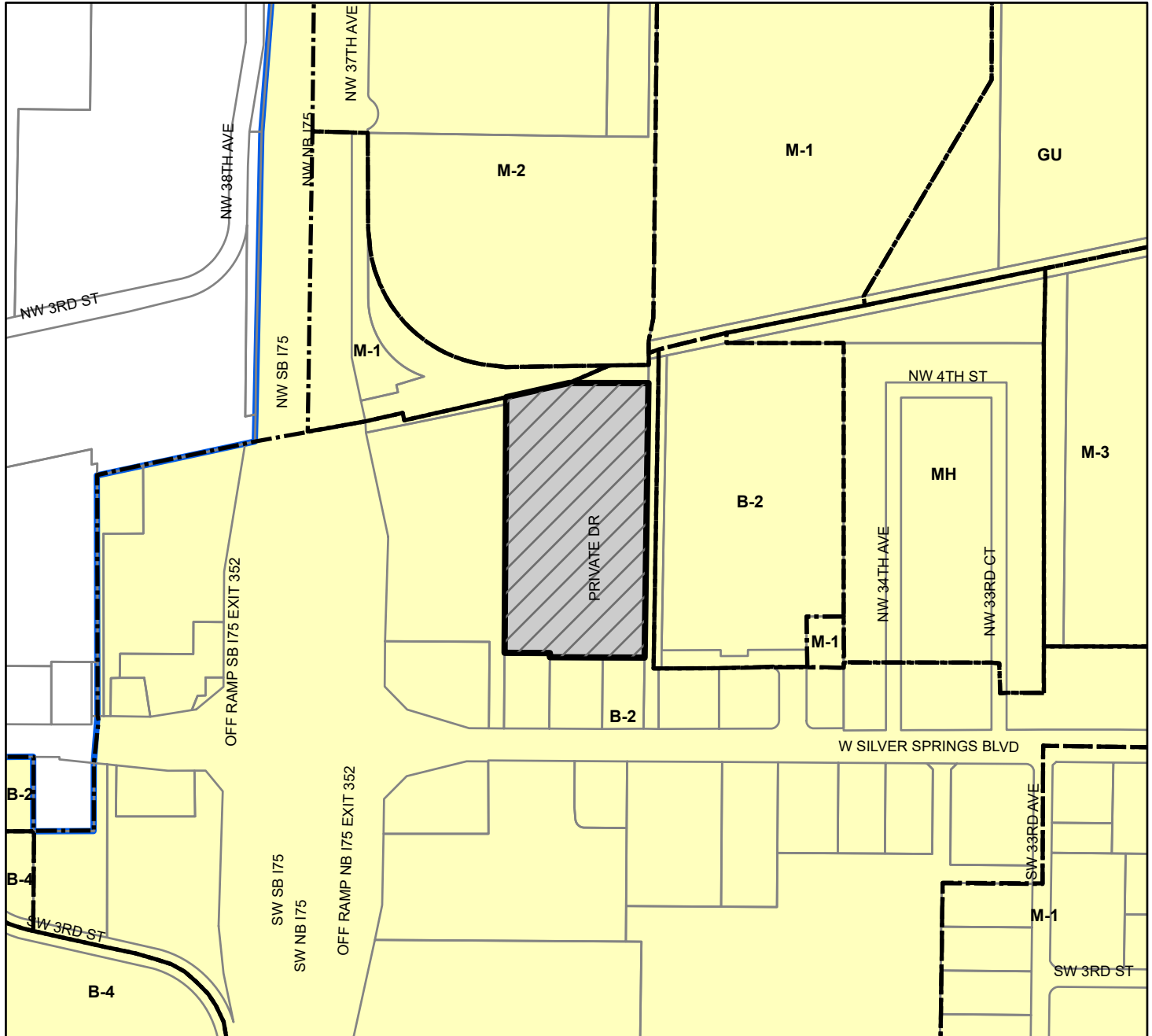
## LOCATION MAP



SEC 14 TWP 15 RNG 21

500

Feet



Plotted: 7/19/20 ds

# ZONING MAP

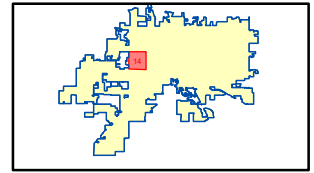
## Legend

- Zoning Boundary
- Zoning Project
- Parcels
- City Limits

**ZONING AERIAL MAP**

**P&Z MEETING: 12/7/2020**

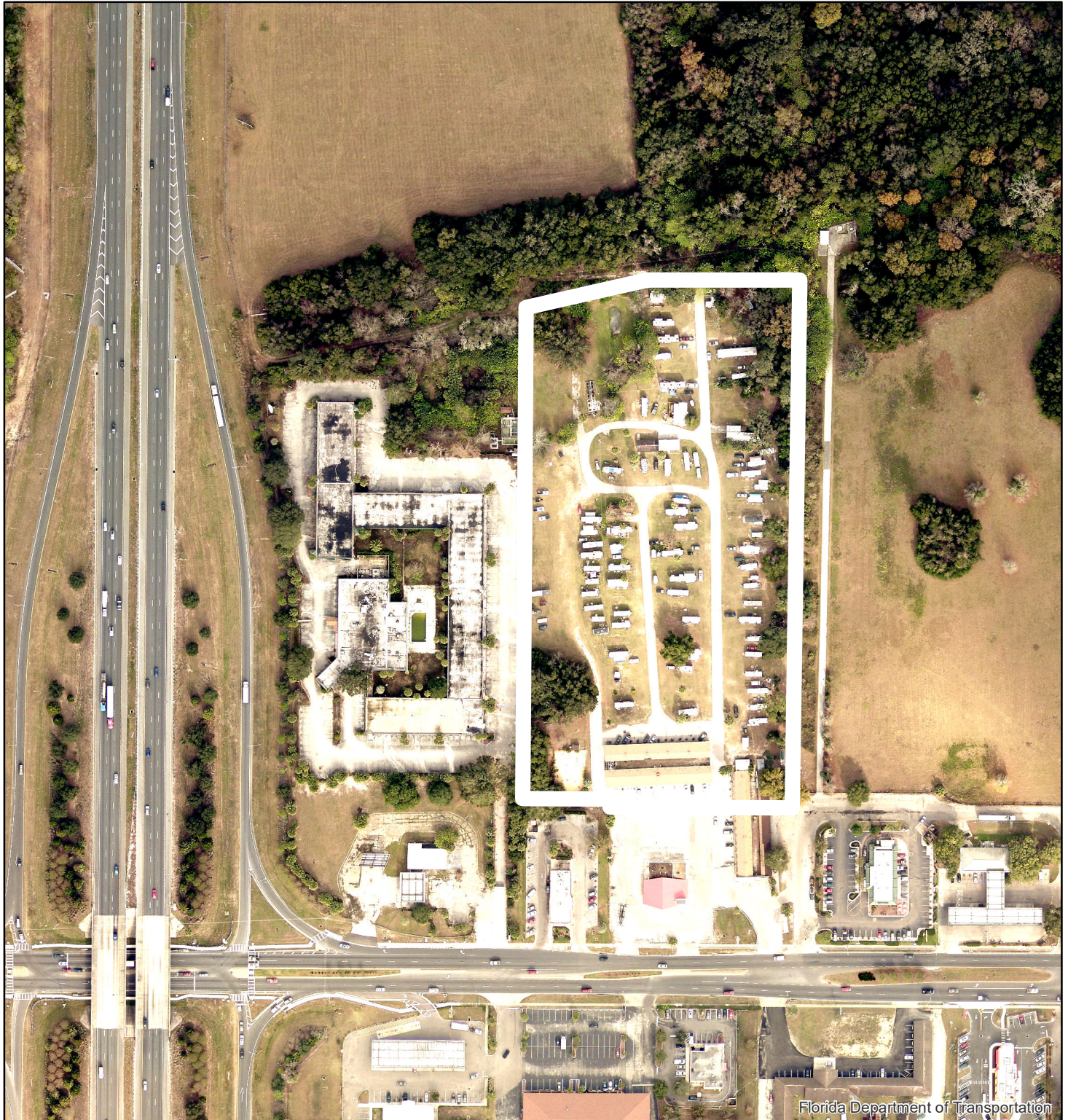
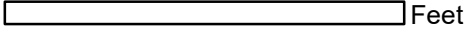
**LOCATION MAP**



**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

SEC 14 TWP 15 RNG 21

500



Plotted:7/9/20 ds

Florida Department of Transportation