

EXHIBIT B

New Ocala MOB, LLC PD

Planned Development Standards Book

August 6, 2026

Prepared by:



Prepared for:

NEW OCALA MOB LLC
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Introduction:

The New Ocala MOB LLC Project is a Planned Development occupying approximately 4.26 acres of property in the City of Ocala, Florida and located at the northeast corner of S.E. 3rd Avenue and Southeast 24th Street. The property was rezoned to PUD-RO in 2006. Since the original development was not constructed, a new Planned Development plan has been developed for the new proposed construction. The Planned Development (PD) is planned to support the goals defined in the City's adopted 2035 and 2050 Vision Plan principles as well as the City's Comprehensive Plan for a Low Intensity Land Use Classification.

The PD Standards and Conceptual Plans developed for New Ocala MOB LLC provide an outline for the preferred development patterns, design qualities and the ingress/egress access transportation systems associated with this project. This application is consistent with the City of Ocala Future Land Use classification and PD zoning regulations.

These PD standards serve as the foundation for the planned development guidelines and are consistent with the provisions of Division 30-Planned Development of the City's Land Development Code. In compliance with the City's PD requirements, the New Ocala MOB LLC 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 Development 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 use of the development, including building and site design requirements which help ensure the provision of sound and sustainable land use planning. The proposed development of New Ocala MOB LLC site is compared with the similar design criteria for the Residential-Office District (RO). These components are fully described and presented throughout this document and include the PD Master Plan and Guideline Standards for development.

Development Phasing

Development of the New Ocala MOB LLC project will be in one phase with all proposed building and site construction being completed at the same time.

Planned Development Guidelines:

The following PD Guiding Principles are intended to communicate the overall general design intent of the Medical Office use of this development. The PD Plan has been developed based on existing site features, utility services, existing roadway systems, and the overall intent of the RO zoning district. This project is consistent with the City's adopted 2035 Vision Plan for this region of the City.

Guiding Principles:

Proposed Uses

The proposed use of the property is a Medical Office Building, which may accommodate a variety of medical and ancillary services, including but not limited to counseling services, chemotherapy treatment, administrative offices, and other similar healthcare-related functions

Architecture Styles Guide

The proposed building elevations are included in Conceptual Plan and as exhibits in this Guidebook. The proposed building reflects a contemporary commercial architectural style which is typical of medical offices.

The primary façade presents a balanced, horizontally oriented composition with a central architectural feature. A prominent central section clad in stone veneer, extending vertically from grade to the parapet. The central bay incorporates large storefront-style glazing, including a full-height entrance system. On both sides of the central stone/glass feature, the façade transitions to simpler wall planes with smaller, evenly spaced punched windows with modern aluminum awnings. The parapet is continuous across the elevation with the central feature higher than the main building. The rear façade which faces 24th Street is broken up with alternating sections of stone veneer and simple wall planes. Façade colors are subtle, neutral tone colors. Brighter colors, white or primary colors may be used to feature building trim or accent areas. Building height is limited to a maximum height of 25 feet.

Vehicular and Pedestrian Facilities

Vehicular access and parking lot layout is planned for a compact parking lot with two means of egress and a dedicated drop off area for patients. The main access will be through a joint use access driveway on Southeast 3rd Avenue. This is the main commercial road. The secondary access will be on Southeast 24th Street.

Vehicular traffic is separated from pedestrian walkways and pedestrian traffic where possible. Where pedestrian and traffic conflict may occur such as drive lane crossings and pedestrian crosswalks, pavement markings are provided for increased safety.

Site Lighting

Site Lighting will be designed and installed in such a manner as to minimize impacts upon surrounding properties. Light fixtures shall be designed as to prevent direct glare, and hazardous interference with vehicle and pedestrian traffic. Site lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles.

Signage

All signs are subject to the requirements of the City of Ocala Code of Ordinances, Chapter 110. Specific design criteria shall match the requirements of OP zoning per Section 110-155(b). A monument sign is planned to be located near the 3rd Avenue entrance of the development and at the 24th Street Entrance. The entrance sign shall compliment the building architecture not adversely impact the visibility of pedestrians or motorists and shall meet line-of-sight requirements. All signage shall be limited to externally lit signage only.

Parking

Parking shall at a minimum comply with the design standards of Article VI of the City of Ocala Land Development Code. The proposed development will provide a minimum of 6 spaces per 1,000 square feet of building area or one space per 300 square feet of building area plus 1 space per employee, whichever is greater.

Utilities

New utilities including electric, telephone and internet, water and sewer utilities shall be designed for underground installation. Utilities provided shall include City of Ocala sanitary sewer services, water service, fire water supply, and City of Ocala electric. Other utilities may include gas service, internet and cable services.

Landscaping:

Landscaping shall be provided throughout the development. The plantings will generally be Florida Friendly Landscape elements and drought tolerant plants for low maintenance.

The following standards are planned:

- Utilize and protect existing trees to the maximum extent possible.
- Conform to City of Ocala Code of Ordinances unless altered by these standards.
- Shade trees shall not conflict with buildings or existing power lines.
- Trees shall be Florida No. 1 in quality or approved substitution dependent on nursery species availability.
- Drought tolerant plants are encouraged to promote low-use irrigation.
- Landscape materials that are problematic invasive species are prohibited.

- Invasive species shall be removed during construction where practical.
- Shade trees shall be 10' away from underground utilities and overhead power lines unless existing and determined to remain to avoid utility disturbance.
- Shade trees shall be 4' away from edge of pavement, curb, or sidewalks.

Open Space

Per Section 122-945(a)(4)(d), there shall be a minimum of 25% open space with at least 10% of the open space being in usable aggregate form. The proposed minimum open space calculations are provided below.

Open Space Calculations		
Required Open Space	25% Minimum	1.06 Ac
Required Usable OS	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
Provided Usable OS	17.85%	0.19 Ac

Natural Enhanced Buffer

Natural enhanced buffer areas are planned along all the South and East sides of the development property. These sides of the development are adjacent to residentially zoned properties. Existing trees are planned to be maintained within the setback area as much as possible. The planned buffer especially on the east side is limited in plantings to reduce maintenance and irrigation needs. New Landscaping and tree placement within the buffer area shall create a continuous row of trees with no gap wider than 25 feet shall be allowed between trees along any buffer area.

Statement of Variations:

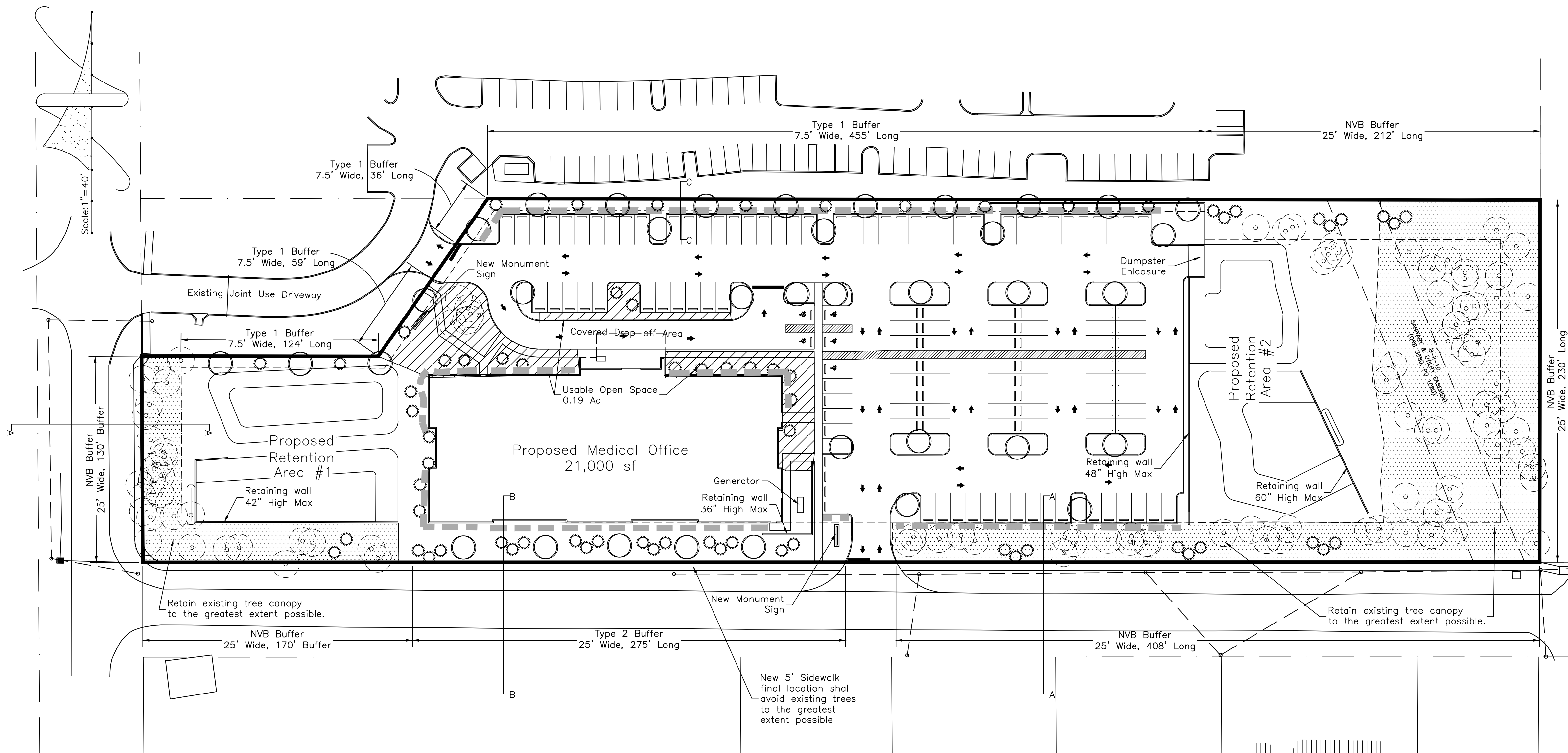
The following section defines the specific variations for this Planned Development from the City of Ocala Code of Ordinances in accordance with code section 122-943(a)(3). The following statement is a compilation of all requested variations. Variations from Chapter 122 Division 6, zoning regulations for Residential-Office Zoning are as follows:

Section 122-377 *Parking Requirements*. Off-street parking will not be allowed within 7.5' of any property zoned RO and not less than 10' for other residentially zoned properties. This is in lieu of parking not being allowed within 10' of any residentially zoned property.

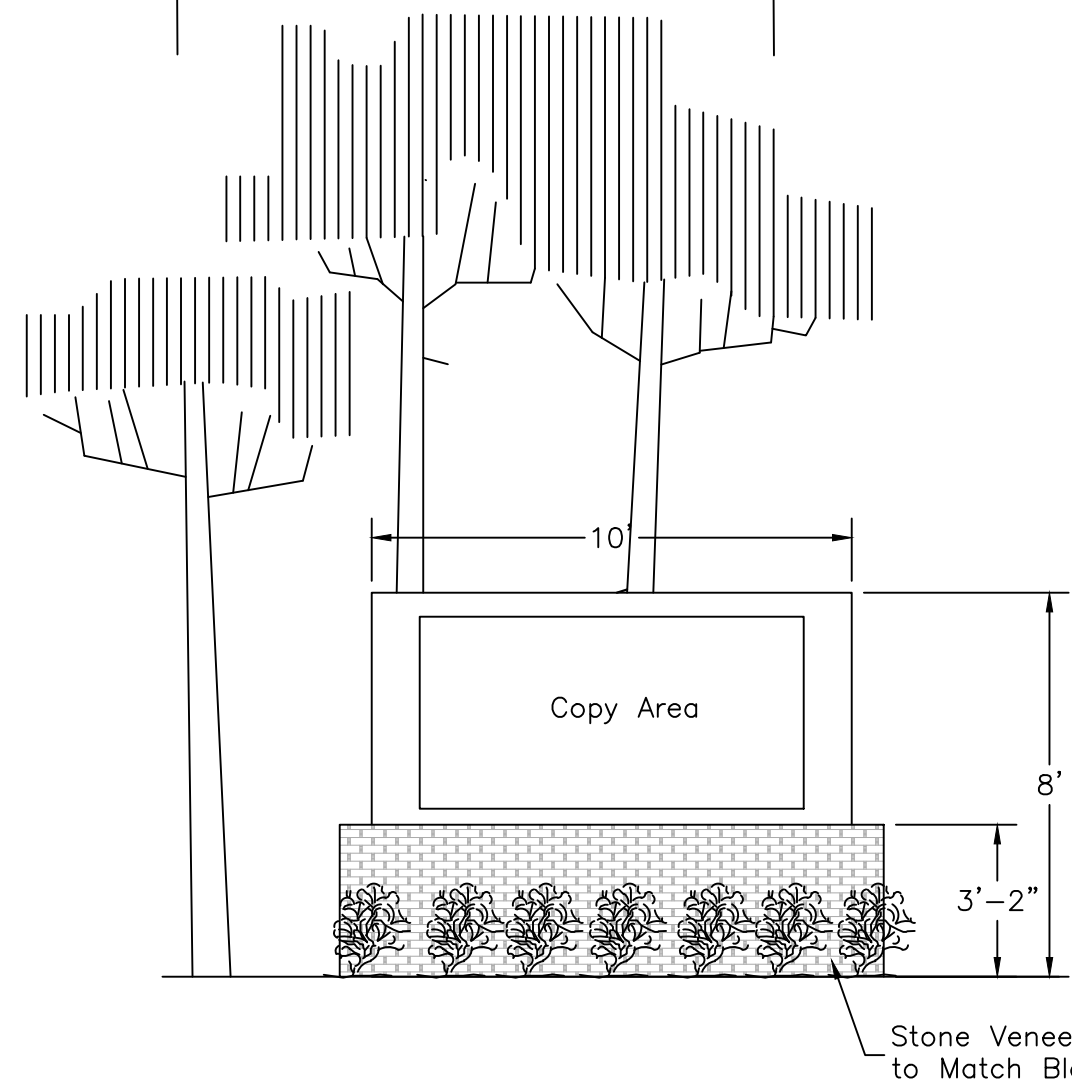
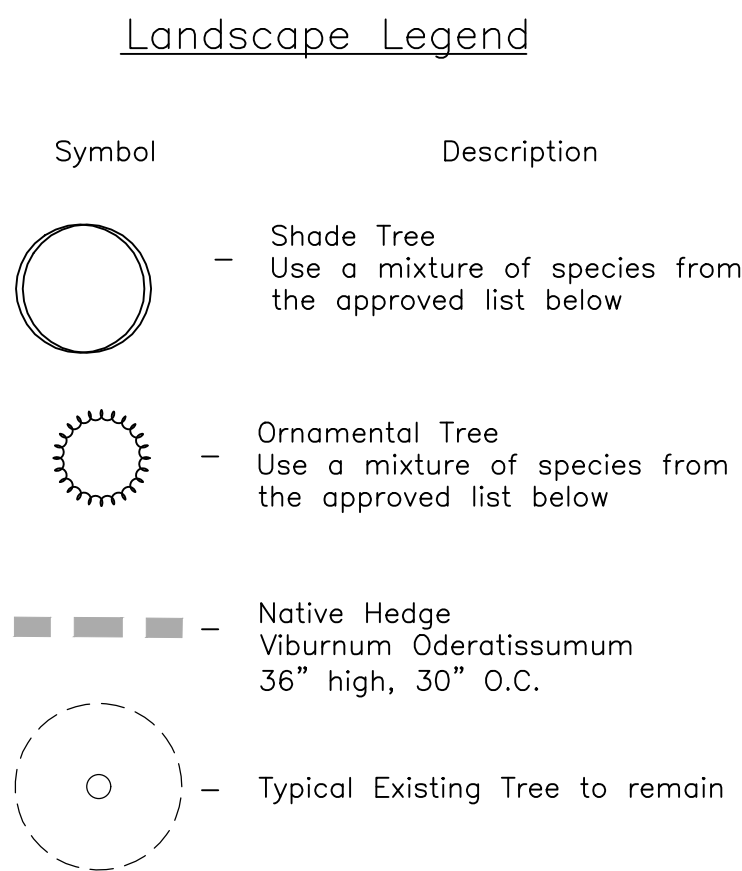
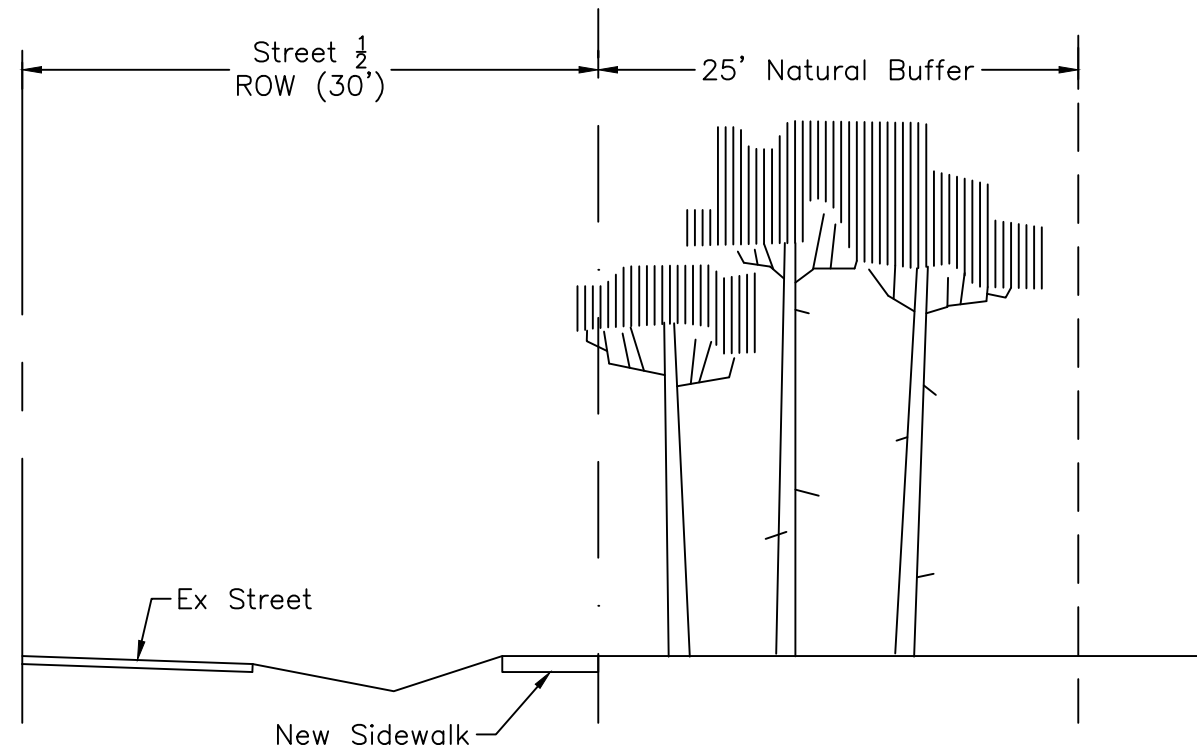
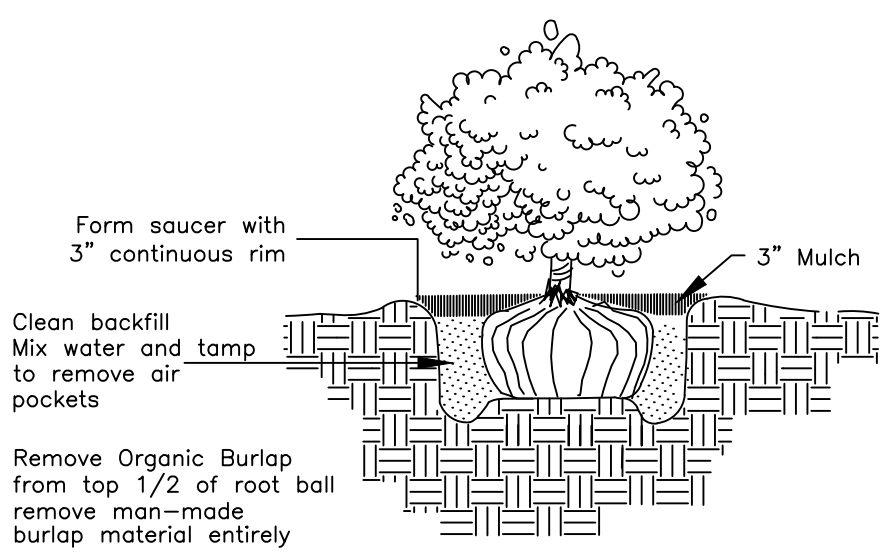
Statement of Unified Control

NEW OCALA MOB LLC is the sole owner of the proposed New Ocala MOB LLC Project.

Exhibits

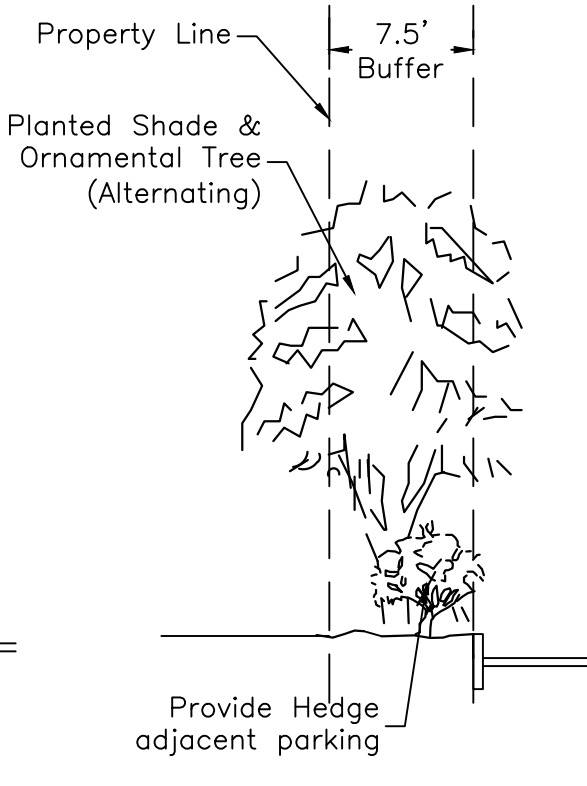
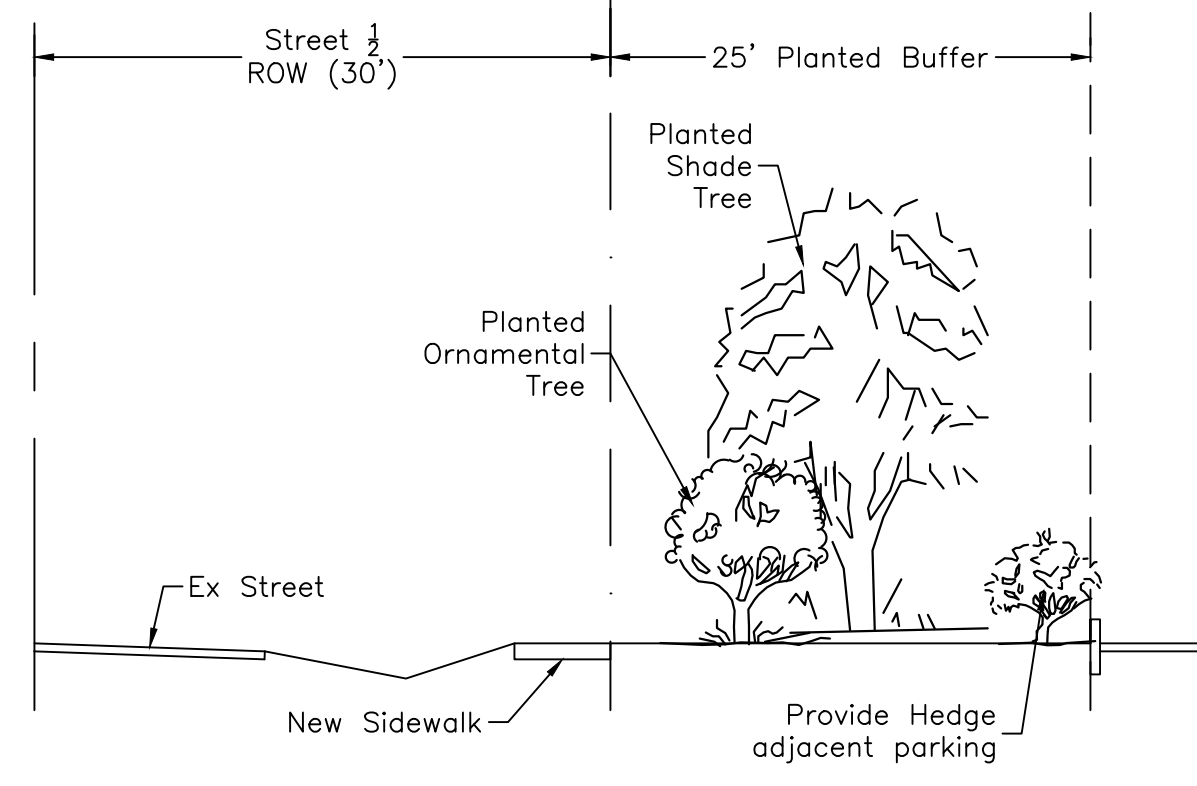
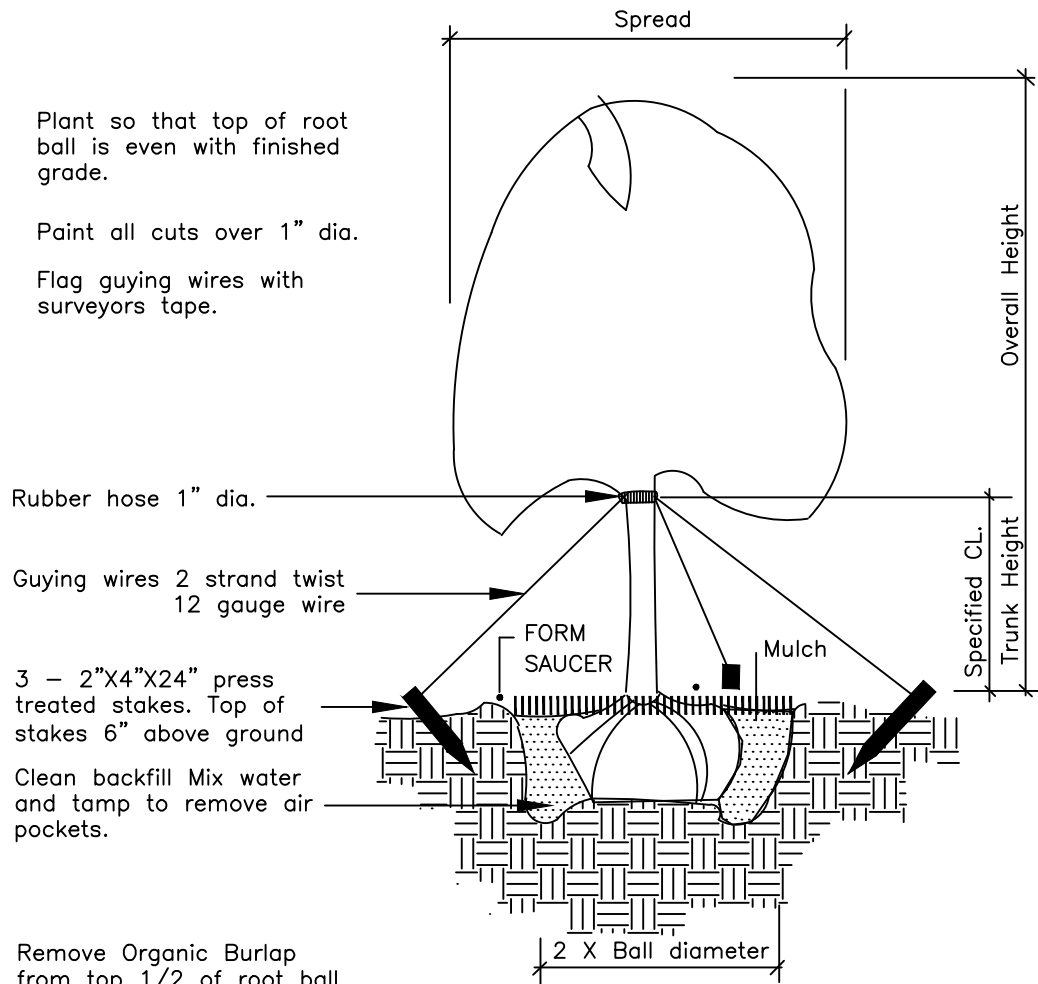


- LANDSCAPE NOTES**
1. LANDSCAPE DESIGN: THE LANDSCAPE CONCEPT SHOWN ON THIS PLAN IS TO DEMONSTRATE INTENT TO MEET CITY OF OCALA LAND DEVELOPMENT TREE PRESERVATION AND LANDSCAPING REQUIREMENTS. NOT ALL PLANTINGS ARE SHOWN. A COMPLETE LANDSCAPE PLAN WILL BE SUBMITTED DURING THIS PROJECT'S SITE DEVELOPMENT REVIEW PROCESS.
 2. EXISTING TREE PROTECTION: GRADING TO REMAIN OUTSIDE OF EXISTING TREE CANOPY LIMITS AS MUCH AS POSSIBLE. USE HAND TOOLS FOR THOSE AREAS THAT MAY REQUIRE MINOR GRADING UNDER EXISTING TREE CANOPIES. CONSTRUCT PROTECTIVE BARRIERS AROUND ALL TREES DESIGNATED TO REMAIN. PROTECTIVE BARRIERS SHALL BE PLAINLY VISIBLE AND SHALL CREATE A CONTINUOUS BOUNDARY AROUND TREES OR VEGETATION CLUSTERS. LOCATE BARRICADES AT THE DRIPLINES OF TREES TO REMAIN. BARRICADE TO BE 4 FT. IN HEIGHT AND STURDY ENOUGH TO ENDURE THROUGHOUT CONSTRUCTION. NO FILL, BUILDING OR CONSTRUCTION MATERIALS, PARKING OF VEHICLES OR EQUIPMENT, OR DEBRIS SHALL BE PLACED WITHIN TREE BARRICADE AREAS. PREVENT ENCROACHMENT OF SILTATION FROM SITE CONSTRUCTION ACTIVITIES WITHIN BARRICADE AREAS.
 3. EXISTING UTILITIES: LOCATE ALL UTILITIES PRIOR TO COMMENCEMENT OF WORK. CALL SUNSHINE STATE ONE CALL.
 4. FERTILIZER: ADHERE TO REQUIREMENTS WITHIN SEC. 111-137 "FLORIDA FRIENDLY FERTILIZER USE ON CITY LANDSCAPE".
 5. PLANTING PREPARATION: REMOVE ALL CONSTRUCTION DEBRIS, LIMEROCK, GRAVEL, ROAD BEDDING, LITTER, AND OTHER ITEMS POTENTIALLY DAMAGING TO PLANT GROWTH WITHIN PROPOSED LANDSCAPE AND TURF AREAS PRIOR TO PLANTING. MAINTAIN EXISTING GRADES UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE. IF FILL IS REQUIRED, USE A CLEAN, SANDY LOAM WITH pH 5.5-6.5 AND EXCAVATED FROM LOCAL SOURCES AND DEEP PITS SUCH THAT IT IS FREE OF WEEDS, SEEDS, LITTER, TOXINS, AND OTHER ITEMS HARMFUL TO PLANTINGS.
 6. PRUNING: IF TREE OR ROOT PRUNING IS REQUIRED, THESE ACTIVITIES SHALL BE PERFORMED BY AN ARBORIST CERTIFIED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA). PRUNING SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE AMERICAN NATIONAL STANDARD FOR TREE CARE OPERATIONS "TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE" (ANSI A300) AND "PRUNING, TRIMMING, REPAIRING, MAINTAINING, AND REMOVING TREES, AND CUTTING BRUSH"—SAFETY REQUIREMENTS" (ANSI Z133). NO MORE THAN 25 PERCENT OF THE CROWN SHOULD BE REMOVED AT ONE TIME. ON YOUNG TREES, LIMB REMOVAL SHALL LEAVE NO MORE THAN 33 PERCENT OF THE TRUNK BARK OF BRANCHES. MINIMIZE IMPACTS ON EXISTING TREE ROOTS. ROOTS OF TREES TO REMAIN THAT ARE ADJACENT TO EXTENSIVE EXCAVATION AND ARE 1' DIAMETER OR OVER SHALL BE HAND CUT AND IMMEDIATELY COVERED WITH SOIL.
 7. PLANT MATERIAL: ALL PLANT MATERIALS SHALL MEET "FLORIDA NUMBER 1" REQUIREMENTS AS PER THE MOST CURRENT EDITION OF "FLORIDA GRADES AND STANDARDS FOR NURSERY PLANTS", FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES. SHADE TREES TO BE A MINIMUM CALIPER OF THREE AND A HALF INCHES AND EIGHT FEET IN HEIGHT. ORNAMENTAL TREES SHALL BE A MINIMUM CALIPER OF ONE AND A HALF INCHES AND SIX FEET IN HEIGHT.
 8. SOD: ALL UNPAVED AND DISTURBED AREAS OUTSIDE OF PROPOSED TREE, SHRUB, AND GROUND COVER PLANTINGS SHALL BE SODDED. SEE CIVIL PLANS FOR SODDING INFORMATION FOR STORMWATER FACILITIES. SOD SHALL BE SAND-GROWN, STRONGLY ROOTED, WITHOUT SYNTHETIC STABILIZING MATERIALS, FREE OF PESTS, AND CERTIFIED FREE OF NOXIOUS WEEDS BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, DIVISION OF PLANT INDUSTRY.
 9. MULCHING: THREE INCHES OF MULCH SHALL COVER TREE RING PLANTING AREAS AND ALL SHRUB AND GROUND COVER PLANTING AREAS. MULCH SHOULD BE NO DEEPER THAN ONE INCH OVER THE TOP OF TREE ROOTBALLS. USE PINE BARK "MINI NUGGETS" MULCH IN ALL AREAS EXCEPT STORMWATER FACILITIES, IN WHICH PINE STRAW SHALL BE USED. MULCH TO BE FREE OF DEBRIS, STICKS, AND CONES.
 10. IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE FOR LANDSCAPED AREAS THAT ARE NOT WITHIN ALTERNATIVE NATIVE OR BROUGHT-TOLERANT PLANTING AREAS. IRRIGATION SHALL PROMOTE WATER CONSERVATION BY SUCH METHODS AS DRIP IRRIGATION AND/OR EFFICIENT SPRINKLER ZONING, AS WELL AS REDUCING THE AMOUNT OF IRRIGATION AS PLANTS BECOME ESTABLISHED.
 11. RESPONSIBILITY: OWNER IS RESPONSIBLE FOR THE SURVIVAL OF PLANTINGS IN A THRIVING CONDITION. ANY DEAD, UNHEALTHY, OR ABUSIVELY PRUNED OR TOPPED PLANTS SHALL BE REPLACED WITHIN 90-DAYS WITH MATERIAL MEETING THE SIZE AND QUALITY AS COMPLIANT WITH CITY REQUIREMENTS.



Perimeter Buffer Types

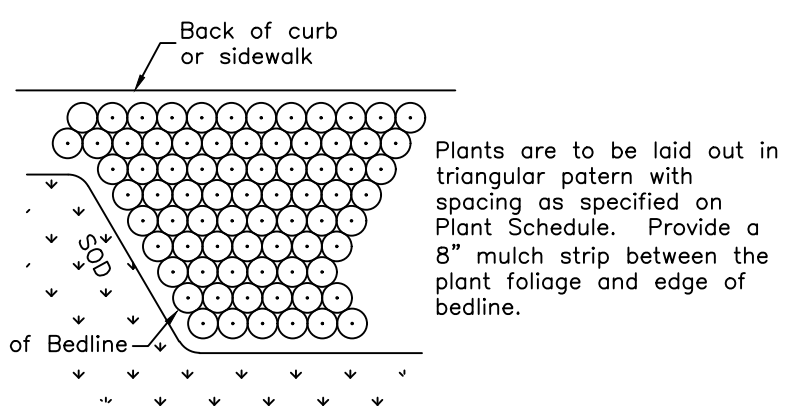
Type	Width	Specification
NVB	25'	Retain existing native vegetation. Plant new ornamental trees as required to ensure no gap in vegetation larger than 25'. Provide 36" high native hedge adjacent to any parking areas.
Type 1	25'	Plant one new canopy tree and two new ornamental trees every 50'. Install 33 shrubs every 100'. Shrubs to be 18" minimum height.
Type 2	7.5'	Plant one new canopy tree and one new ornamental trees every 50'. Provide 36" high native hedge adjacent to any parking areas.



Allowable Ornamental Trees		Allowable Shade Trees	
Common Name	Botanical Name	Common Name	Botanical Name
Bradford Pear	Pyrus calleryana	Bald Cypress	Taxodium distichum
Orange Myrtle	Lagerstroemia indica	Bm. Drake	Ulmus parvifolia
Bm. Drake	Ulmus parvifolia	Bm. Florida	Ulmus americana floridana
Bm. Florida	Ulmus americana floridana	Bm. Winged	Ulmus alata
Flowering Dogwood	Cornus florida	Hickory	Carya
Fringetree	Chionanthus virginicus	Loblolly Bay	Gordonia lasianthus
Holly, American	Ilex opaca	Magnolia, Southern	Magnolia grandiflora
Holly, Dahoon	Ilex cassine	Magnolia, Sweetbay	Magnolia virginiana
Holly, East Palatka	Ilex x attenuata "E. Palat."	Maple, Florida	Acer barbatum (floridanum)
Holly, Savannah	Ilex x attenuata varieties	Maple, Red	Acer rubrum
Holly, Yaupon	Ilex vomitoria	Maple, Silver	Acer saccharinum
Ligustrum Tree	Ligustrum japonicum tree-type	Oak, Live	Quercus virginiana
Magnolia, Southern	Magnolia grandiflora	Oak, Laurel	Quercus laurifolia
Magnolia, Sweetbay	Magnolia virginiana	Oak, Shumard	Quercus shumardi
Maple, Japanese	Acer palmatum	Oak, Southern Red	Quercus falcate
Palm, Date	Phoenix spp.	Oak, White	Quercus alba
Palm, Frndo	Butia capitata	Oak, Willow	Quercus phellos
Palm, Sabal	Sabal palmetto	Pecan	Carya illinoensis
Palm, Washingtonian	Washingtonian filifera	River Birch	Betula nigra
		Sweetgum	Liquidambar styraciflua
		Tulip Tree	Liriodendron tulipifera

Open Space Calculations		
Site Area	25% Minimum	1.06 Ac
Required Open Space	10% of Required	0.11 Ac
Provided Open Space	40.81%	1.74 Ac
Provided Usable OS	17.85%	0.19 Ac

Minimum Tree Coverage Requirements		
Site Area	185,464 sf	
Required Shade Trees (1/5000 sf)	37 Trees	
Preservation of Existing Trees		
Required Tree Preservation (4 / Ac)	17 Trees	
Estimated # of Preserved Trees	110 Trees	



UNROE ENGINEERING, INC

Civil Engineering/Planning/Scientific Evaluation

PO Box 690942, Orlando, FL 32869-0942

Business Authorization Number - EB 0006579

ph (407) 299-0650

CONCEPTUAL LANDSCAPE & SIGN PLAN

New Ocala MOB LLC Project

325 SE 24th Street, Ocala, Florida 34471

DP	Drawn
DP	Checked
1"=40'	Scale
6/10/26	Date
FSC-PD-3	File
Dwg. No.	
PD-3	
3 of 9	



WEST WALL AT POND



SOUTH VIEW 2



PET-CT WALL LEFT OF ENTRY



SOUTH VIEW 1



ENTRY VIEW

[illegible]

Seal / Signature

Project Name
FCS OCALA

Project Number
2025.009

Drawn by

1

ID	Description	Status	Priority	Assignee	Due Date	Created At	Updated At
1	Task 1	In Progress	High	John Doe	2023-10-25	2023-10-20 10:30	2023-10-24 15:45
2	Task 2	Not Started	Medium	Jane Smith	2023-10-26	2023-10-21 09:15	2023-10-21 09:15
3	Task 3	Completed	Low	John Doe	2023-10-15	2023-10-10 14:20	2023-10-15 16:30
4	Task 4	On Hold	Medium	Jane Smith	2023-10-27	2023-10-22 11:00	2023-10-22 11:00
5	Task 5	In Progress	High	John Doe	2023-10-28	2023-10-23 08:45	2023-10-23 08:45

RENDERINGS

Robert S. Heilman AR0014620 Sheet Number

A4