

Exhibit B

SW 42nd Street PD Standards Book

SW 42ND STREET PLANNED DEVELOPMENT PD STANDARDS

Prepared for:

Ocala 42nd Street, LTD.

Prepared by:

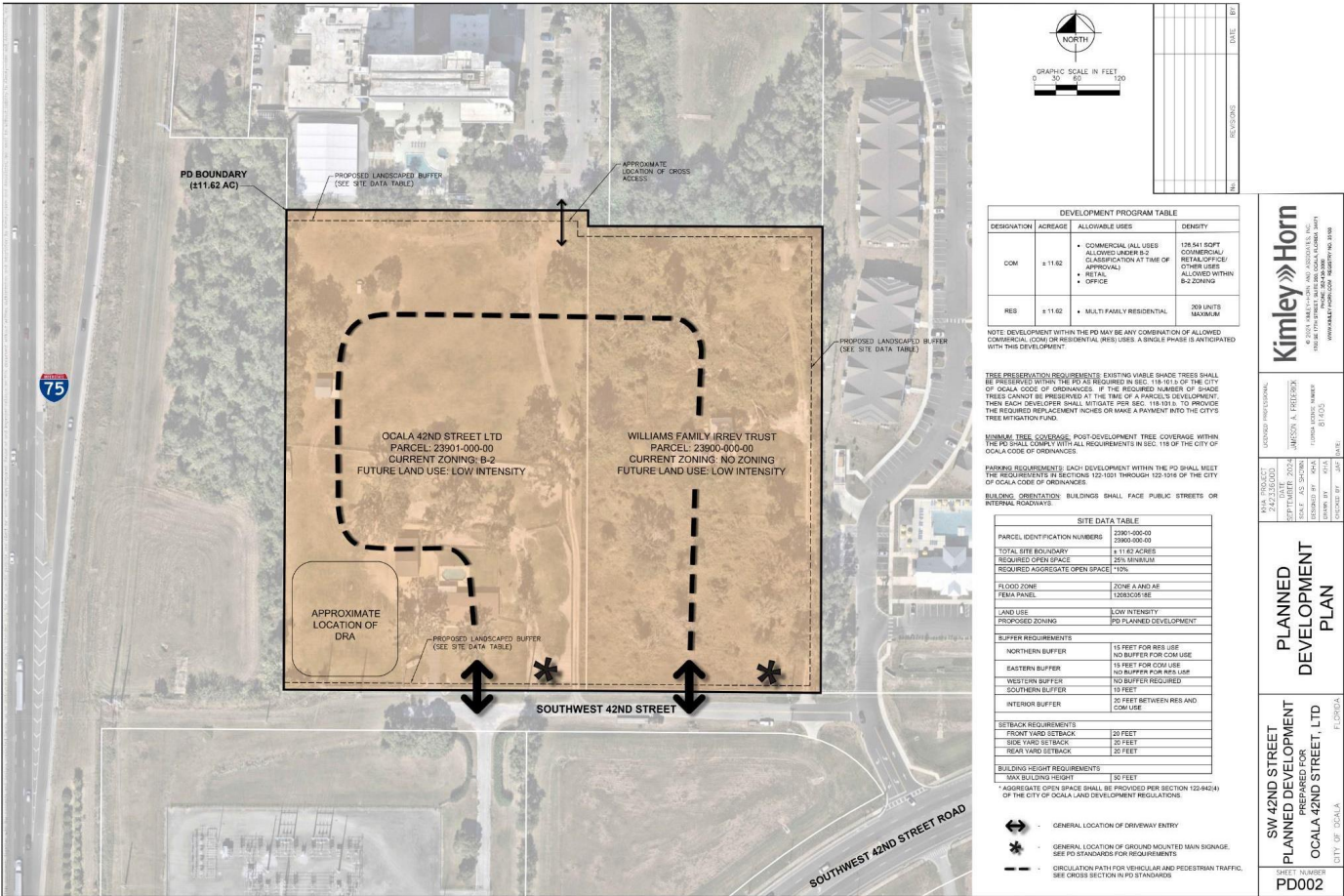
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PD PLAN



STATEMENT OF INTENT REGARDING BUILDING ORIENTATION AND NOTICE REGARDING MAJOR CHANGES TO PD PLANS: All buildings shall be oriented towards the interior of the subject property or towards Southwest 42nd Street. As the precise orientation or location of any buildings is not included, the final locations or orientation shall be deemed to constitute a "substantial change" requiring such final plans to be reheard before the planning and zoning commission and City Council after due public notice pursuant to Section 122-946(a) of the Code of Ordinances of the City of Ocala.

INTRODUCTION

The SW 42nd Street Planned Development ("PD Plan") is approximately ±11.62 acres located within the City of Ocala (Parcel Numbers: 23901-000-00 and 23900-000-00), directly east of I-75 and along SW 42nd Street. The property is located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City's Comprehensive Plan.

The PD Plan provides a blueprint for the preferred development patterns, design qualities, and transportation systems that should be encouraged for this project consisting of up to 209 multifamily units, 126,541 S.F. of medical office, professional office, retail, or a combination of these and other commercial uses allowed within the low intensity land use and B-2 zoning classification, given the traffic impact does not increase above what is approved on the PD plan.

Consistent with requirements for a PD Plan, these PD Standards ("Standards") establish project objectives that are appropriate for planning. It is expected that during review, the following activities will take place:

1. PD Plans will be prepared and submitted through the City of Ocala development review process.
2. Updates to building architecture and articulation will be amended if needed to reflect design.
3. Adjustments to the Standards contained in this document will be submitted by the developer and approved by the City at a staff-level as permitted in Sec. 122-946 of the City's Code of Ordinances, prior to review by City Council.

These Standards serve as the foundation for the planning and development efforts of the plan, following the provisions of the City's Planned Development (PD) district and Low Intensity Future Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of components intended to provide assurance that the development of the property complies with the requirements of the City's Comprehensive Plan and Chapter 122 of the Code of Ordinances. The PD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

The Standards have been prepared to encourage and regulate the mix of uses within the development in accordance with this document, including building and site design elements, which help ensure the provision of sound and sustainable land use planning. These components are more fully described and presented throughout this document and include the PD Plan, delineation and identification of Planning Area and Standards for development. This application is consistent with the City of Ocala's Low Intensity Future Land Use classification and PD zoning district.

These Standards may be amended, as permitted in Sec. 122-946, by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes standards that have been developed based on existing site features, available infrastructure, the

City's overall vision for the area and similarly situated residential developments. The PD Plan provides a sustainable land use which is compatible internally and with adjacent properties. The standards provide flexibility to best respond to current and future market forces, changes in building and development patterns and community demographics. The project's proposed densities and intensities are consistent with the Low Intensity land use classification of the City's adopted Comprehensive Plan.

DEVELOPMENT STANDARDS

These Planned Development standards are intended to provide for flexibility in design while meeting the City's intent for development in this region. These standards and supporting application materials allow for proper development with intent to minimize impacts to and from adjoining land uses. Site development must be ever mindful of the emphasis on pedestrian connectivity with safe and inviting design addressing convenient access for walking and bicycling for users of the area. Such emphasis shall be achieved at all development stages. The overall program distribution may be adjusted according to the needs of the community, providing the total densities and intensities included in the PD Plan are not exceeded. The proposed Planned Development provides appropriate buffers, setbacks and development standards to mitigate impacts to existing adjoining uses.

This PD Standards book is intended to communicate the general design intent of the project. When the opportunity arises to present a superior design alternative that may not adhere to each and every standard in this book, The City of Ocala may permit such superior design alternative through an administrative review and approval of the referenced project.

Table 1: Development Standards	
Standard	Requirements
Site Area (acres ±)	±11.62 acres
Intensity (minimum and maximum FAR)	0.0 (min), 0.25 (max) (Commercial)
Maximum Density	18 Units / Ac. (Residential)
Minimum Setbacks (feet) ¹	Front Yard: 20' Side Yard: 20' Rear Yard: 20'
Minimum Lot Size	N/A
Building Height	Maximum 50 feet
Dumpsters	Dumpsters shall be screened consistent with City standards; with construction materials that complement the primary building.
Parking	Parking shall be pursuant to Article VI of the Land Development Code. Developments may provide shared parking facilities as permitted by City Code or detailed parking study.

Table 1: Development Standards

Standard	Requirements
Utilities	Utilities should be located/buried such that tree installations are possible.
Lighting	Lighting assemblies along driveways shall be consistent in type and color and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height. Light fixtures may allow for additional elements such as banners or hanging planters. Lighting adjacent to exterior boundary shall be shielded to limit impacts on surrounding properties.
Signage	Signage shall be provided for the proposed uses and for pedestrian safety based on applicable portions of the Code of Ordinances, Chapter 110, Article III, Division 2. This shall include Sec. 110-158 for residential uses and Sec. 110-151 for commercial uses. Back lighting or external illumination shall be allowed. Monument signs and wayfinding signage shall be identified on the site development plans and will be permitted separately as required in the Code of Ordinances.
Buffers ¹	North = 15' Landscape Buffer for residential use. No buffer required for commercial use. East = 15' Landscape Buffer commercial use. No buffer required for residential use. West = No buffer required. South = 10' Landscaped Buffer. Interior Buffer = 20' between commercial and residential use. Buffers shall comply with Sec. 122-260, except where shown otherwise on the PD Plan. Buffers and landscaping are proposed to be provided based on the type and intensity of development.
Open Space	25% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas. Aggregate Open Space is provided by the overall PD via common area retention facilities, pedestrian facilities, and common area landscaping. Each PD tract plan must demonstrate that the required Open Space areas are provided compliant with Section 122-942 of the Code of Ordinances.
Access	The development shall be provided access to the public road.
Tree Preservation Requirements	Existing viable shade trees shall be preserved within the PD as required in Sec. 118-101.b of the City of Ocala Code of Ordinances. If the required number of shade trees cannot be preserved at the time of a parcel's development, then each developer shall mitigate per Sec. 118-101.b to provide the required replacement inches or make a payment into the City's tree mitigation fund.
Minimum Tree Coverage	Post-development tree coverage within the PD shall comply with all requirements in Sec. 118 of the City of Ocala Code of Ordinances.

¹ Buffers 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 BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS

MULTI-FAMILY APARTMENTS



TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS

COMMERCIAL (OFFICE AND RETAIL)



TYPICAL ROAD SECTION

