

THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH ALL CODES WHICH THE CITY OF OCALA ENFORCES. IF THERE ARE ANY CODE VIOLATIONS FOUND BY THE PERSON(S) REVIEWING THE PLANS, THIS DOES NOT PRECLUDE THE ENFORCEMENT OF THESE CODES AND NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL THE SAID CODE VIOLATION(S) ARE CORRECTED.

LAKE LOUISE PLANNED DEVELOPMENT MASTER PLAN

PD STANDARDS

Prepared for:

Lake Louise, LLC.

Prepared by:

Kimley-Horn and Associates, Inc.

May 2022

Kimley»Horn

101 E Silver Springs Boulevard, Suite 400
Ocala, Florida 34470
352 438 3000

Attachment F

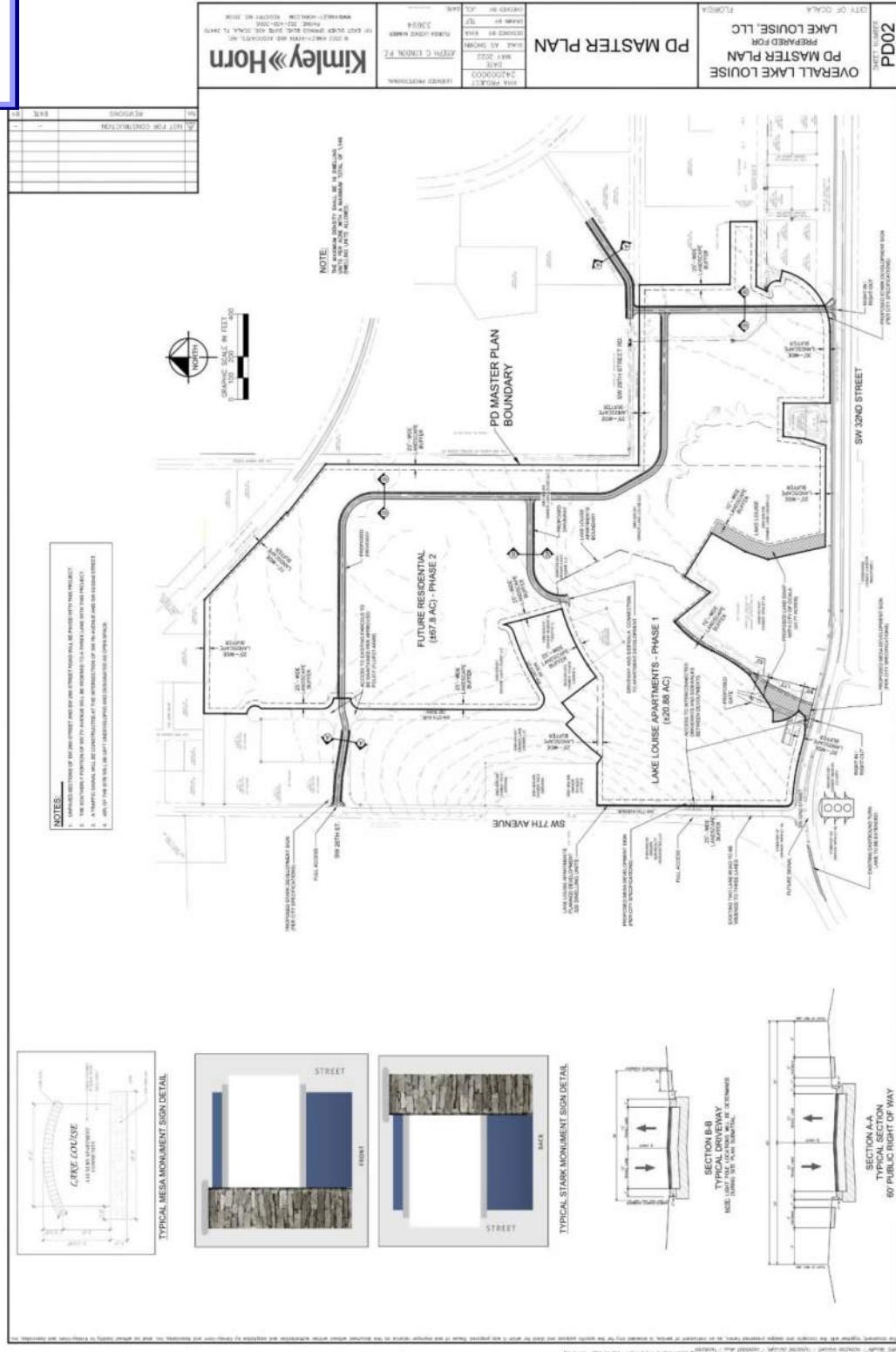
REVIEWED

For Code Compliance
City of Ocala Growth Management
PD21-44550-Lake Louise
PD 07/25/22

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Planned Development Application

PD MASTER PLAN



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INTRODUCTION

The “Lake Louise Planned Development” Master Plan is approximately 88.68 acres located within the City of Ocala, North of SW 32nd Street and East of SW 7th Avenue. The Master Planned Development Plan, which comprises of the Lake Louise property (parcels: 3060-001-002, 3060-002-004, 3060-003-001, 3060-005-001, 30785-000-00, 3060-006-001, 3061-002-001, 3061-003-001, 3062-004-001, 3062-005-001 & 3062-006-007). The property is located within an area of the County that includes a diverse mix of existing land uses and is pending annexation into the City of Ocala.

The Master PD Plan for “Lake Louise Planned Development” provides a blueprint for the preferred development patterns, design qualities, and transportation systems that should be encouraged in this 326-unit apartment complex development and future residential development.

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 for “Lake Louise Planned Development”, 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.

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 Land Use classification. In compliance with the City's PD requirements, the PD Plan is comprised of several 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 multi-family residential use of 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 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.

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OVERALL GUIDING PRINCIPLES

This PD Master Plan is for a 326-unit residential apartment complex, future phased residential development and with open space. The following guiding principles are intended to provide a framework for development and provide for implementation of the overall vision.

- Buildings should be organized and arranged to reinforce the primary street edges, to provide for transit opportunities (when appropriate), and to complement the topography, vegetation, or other natural features of the site.
- The overall site design intent shall be to strengthen building-to-street relationships and to reinforce a balance between pedestrian and vehicular movements. The location of a building entrance is a key design element that can enhance or detract from a strong building/pedestrian connection. Emphasis shall be placed on logical and rational building entrances and the connection to the primary road frontage of the building.
- The location and design of surface parking is important in establishing the character of the project. Surface parking shall generally be designed as described in Section 122, Article V, Division 29 and Article VI of the Code of Ordinances.
- 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.
- Building form should articulate site access points and other points of interest to assist in pedestrian and vehicular wayfinding.
- Buildings should be articulated to highlight access to building entrances and public/common spaces. Design elements may include but not limited to, canopies, overhangs, recesses, projections, arcades, arches, or display windows.
- Vehicular service areas for multiple buildings are encouraged to be consolidated whenever possible.
- Access driveways have been designed and are shown to minimize congestion.
- Sidewalks have been designed to allow pedestrian connections between developments.
- Pedestrian and automobile traffic should be separated to the extent possible. Where such traffic conflicts occur, consideration should be given to special paving or similar techniques to clearly mark such crossings.
- Large parking areas should contain clearly defined pedestrian corridors to provide safe access to adjacent buildings.
- Crosswalks may use enhanced paving materials that are complementary to adjacent development.
- Public space may be coordinated with water management facilities to provide amenities, such as water feature overlooks, or paths.
- Driveway and parking lot areas should be illuminated for safe maneuvering of motor vehicles. Lighting assemblies along driveways shall be consistent in type and color, with those used in the common areas and should generally not exceed 35 feet in height; pedestrian level lighting should generally not exceed 16 feet in height and shall be used adjacent to existing residential. Light fixtures may allow for additional elements such as non-commercial banners or hanging planters. Lighting should include cut-off fixtures, where appropriate, and light shall not spill beyond parcel boundaries.

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DEVELOPMENT STANDARDS

This PD is intended to provide for flexibility in design while meeting the City's intent for development in the region. These standards and supporting application materials allow for proper development with intention 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 "Lake Louise Apartments" PD Plan provides appropriate buffers, setbacks, and development standards to mitigate impacts to existing adjoining uses.

Land uses shall be in accordance with the standards contained within this PD Plan.

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 for Residential Use

Standard	Requirements
Tract size (acres+/-)	+/- 88.68 acres
Intensity (minimum and maximum FAR)	0.0 (min), 0.50 (max)
Minimum Front Setbacks (feet) ¹	25'
Minimum Lot Size	N/A
Building Height	Maximum 50 feet. Buildings may be 1, 2, or 3 story.
Building Service Areas	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 incorporated into the overall design of the building and landscaping.
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.
Utilities	Utilities should be located/buried such that tree installations are possible.

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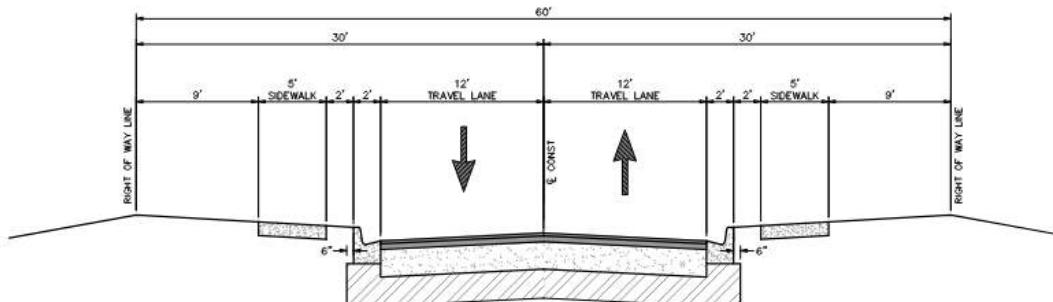
Table 1: Development Standards for Residential Use

Standard	Requirements
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 and shall be used adjacent to existing residential. Lighting should be directed away from adjacent properties and no more than 1 foot candle is permitted beyond property lines. Light fixtures may allow for additional elements such as banners or hanging planters.
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 (1)(c). External illumination shall be allowed.
Buffers ¹	Buffers shall comply with 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	40% minimum. See notes and site data on plan. Open space shall be clustered into larger tracts/areas.
Exterior Elevations	Exterior elevations are provided within this booklet.
Accent Materials	Accent features shall be provided to ensure an aesthetically pleasing development and may include elements reflected in the illustrative graphics included in the PD Plan including, but not limited to pavers, landscape islands with vertical plantings, accent building materials, and other architectural features.
Lots and Roadway Alignment	Lot acreage and delineation/boundary may be adjusted at the time of the formal site plan for minor engineering and planning considerations, subject to City approval.
Access	Lots shall be provided access to the public road as generally illustrated on the PD Plan.

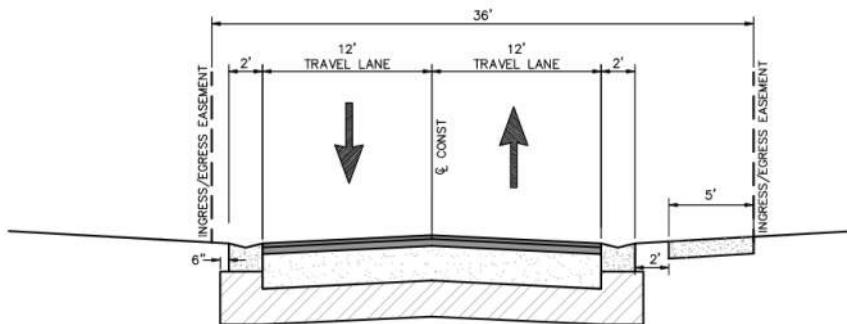
¹ Buffers may include trails and other similar passive recreation uses including but not limited to landscaping, fencing, drainage/water retention areas, walls, signage and underground utilities.

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TYPICAL DRIVEWAY CROSS-SECTIONS

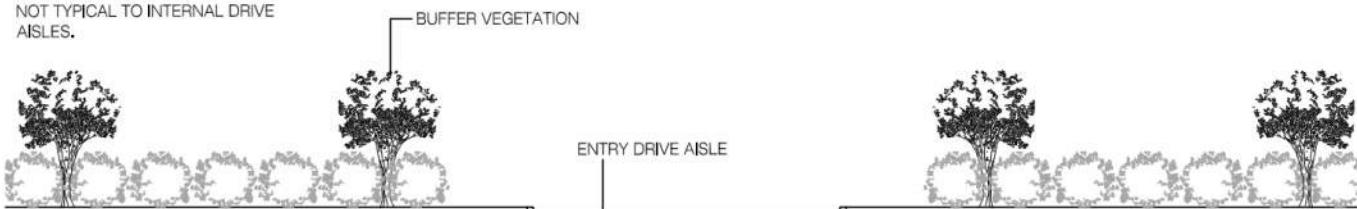


SECTION A-A
TYPICAL SECTION
60' PUBLIC RIGHT OF WAY



SECTION B-B
TYPICAL DRIVEWAY

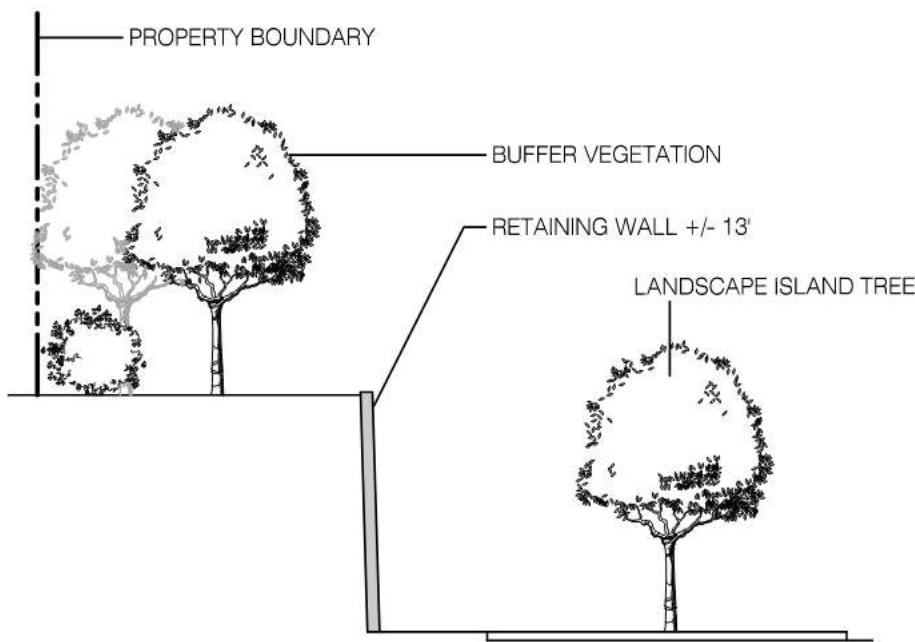
NOTE:
TREE SPACING AND QUANTITY
NOT TYPICAL TO INTERNAL DRIVE
AISLES.



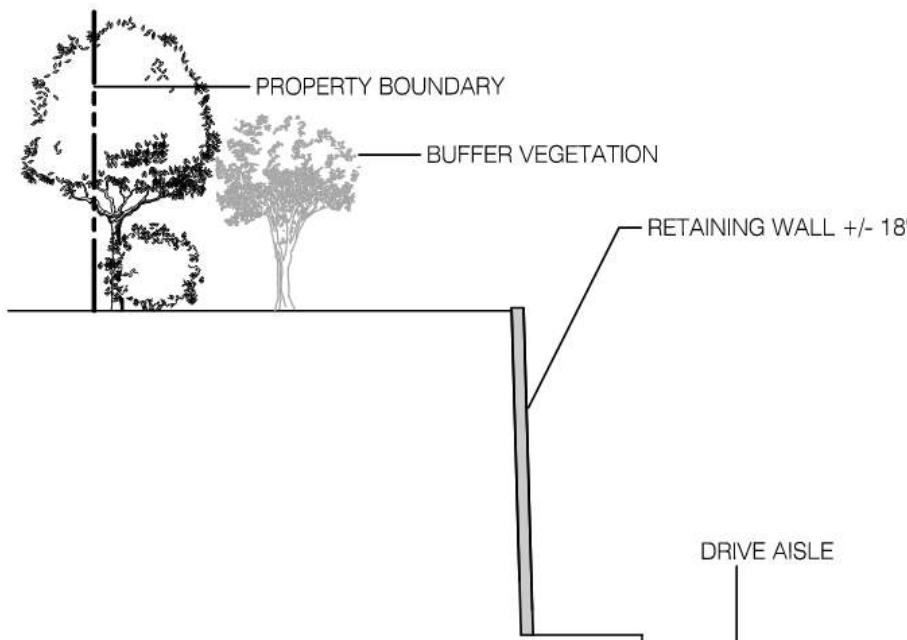
ENTRY DRIVE LANDSCAPE BUFFER C - C

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TYPICAL LANDSCAPE CROSS-SECTIONS



LANDSCAPE BUFFER A - A



LANDSCAPE BUFFER B - B

**TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACC
MATERIALS**

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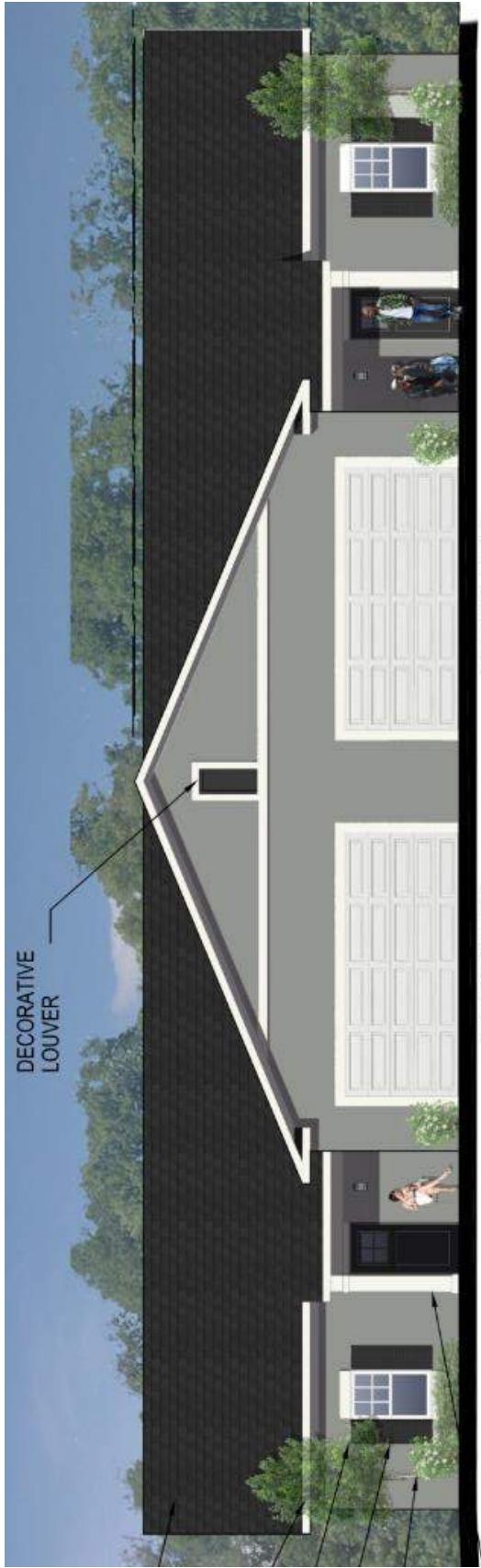
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TYPICAL BUILDING ELEVATIONS, ARTICULATION, AND ACCENT MATERIALS FOR FUTURE DEVELOPMENT

Building Type A Front Elevation



Building Type B Front Elevation



1 BEDROOM UNIT 2 BEDROOM TOWNHOUSE 2 BEDROOM TOWNHOUSE

1 BEDROOM UNIT

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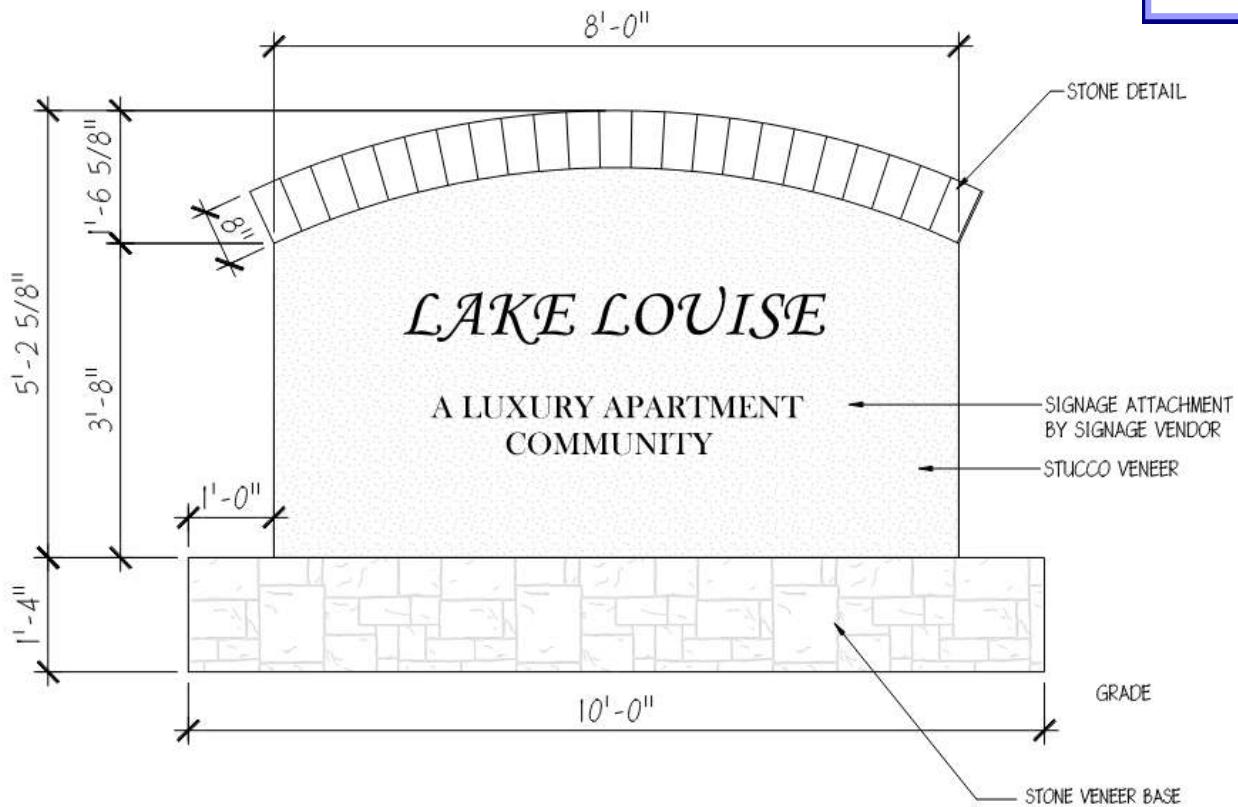
Building Type D Front Elevation**Attachment F****Club House Front Elevation**

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TYPICAL STARK MONUMENT SIGN ELEVATIONS

TYPICAL MESA MONUMENT SIGN ELEVATIONS

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REVIEWED

For Code Compliance
City of Ocala Growth Management

These plans have been reviewed for compliance with all codes which the City of Ocala enforces. If there are any errors or omissions made by the designer or developer, it is the responsibility of the designer or developer to correct these codes and no certificate of occupancy will be issued until the said code violations are corrected.

PD21-4450-Lake Louise PD
07/29/22

No.	NOT FOR CONSTRUCTION	REVISONS	DATE	BY
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-
-	-	-	-	-

OVERALL LAKE LOUISE PD MASTER PLAN

FOR LAKE LOUISE, LLC CITY OF OCALA, FLORIDA

GENERAL NOTES

POTABLE WATER WILL BE PROVIDED BY CITY OF OCALA.

SEWER: WASTEWATER WILL BE PROVIDED BY CITY OF OCALA.

FEMA DESIGNATION: A PORTION OF THE PROJECT AREA LIES IN FLOOD HAZARD ZONE AE AND IN FLOOD ZONE X. AN AREA OF 0.2% ANNUAL CHANCE OF FLOOD, THE MAJORITY OF THE PROJECT AREA IS IN ZONES X, XA AND XB. DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE OF FLOOD PLAN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER 120830517E, EFFECTIVE DATE IS APRIL 19, 2017.

DRAINAGE SUMMARY: THIS PROJECT SHALL UTILIZE ON-SITE WATER RETENTION AREAS SIZED TO MEET THE REGULATORY REQUIREMENTS OF THE CITY OF OCALA AND THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT. ALL RETENTION AREAS AND DRAINAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER.

TOPOGRAPHIC INFORMATION DEPICTED FROM R.M. BARRINNAU AND ASSOCIATES, INC. SURVEY DATED 07/28/21:

CONTOURS: THE PROPERTY OWNER SHALL PROVIDE PERPETUAL MAINTENANCE FOR THE PRIVATE DRIVEWAYS, NEW & REPLACEMENT STREET SIGNS, DRAINAGE SYSTEMS AND COMMON AREAS OF THE DEVELOPMENT AND FOR OPERATION AND MAINTENANCE OF ALL PRIVATE FACILITIES. ROADS DESIGNATED FOR DEDICATION TO THE PUBLIC SHALL BE MAINTAINED BY THE CITY OF OCALA.

SPECIAL NOTES: THAT IS DESIGNED AND INTENDED FOR USE BY THE OCCUPANTS/RESIDENTS OF A PD.

4. AT THE TIME OF SITE PLAN OR SUBDIVISION PLANS FOR EACH AREA IN THE PLAT, A TREE SURVEY AND A TREE MITIGATION PLANS ARE REQUIRED PERTAINING TO THE CITY OF OCALA CODE OF ORDINANCES.

5. PERCODE OF ORDINANCES SECTION 1224.24(6)(A), THERE SHALL BE A MINIMUM OPEN SPACE REQUIREMENT OF 25% OF THE TOTAL GROSS ACREAGE FOR ALL DEVELOPMENT PROJECTS. AT LEAST 10 PERCENT OF THAT TOTAL REQUIRED OPEN SPACE SHALL BE UNUSABLE AGGREGATE, FORM AGRICULTURE OR OPEN SPACES DEFINED AS COMMON OPEN SPACE AREAS.

6. SITE PLANS SHALL CONTAIN DETAILS PERTAINING TO THE TREE AND LANDSCAPING DESIGN. THERE ARE NO INTERIOR ROADS.

7. PRIOR TO APPROVAL OF ANY SITE PLAN, AN ENVIRONMENTAL ASSESSMENT MEETING THE REQUIREMENTS OF THE CITY OF OCALA AND DEVELOPMENT CODE MUST BE PROVIDED.

8. THE PROJECT IS REQUIRED TO RETAIN ALL STORMWATER RUNOFF ON SITE UP TO AND INCLUDING THE 100-YEAR, 24-HOUR STORM EVENT.

9. ALL MPAIR. FEES WILL BE DETERMINED AT SITE PLANNED FOR EXCLUDED. THE SITE SHALL RECEIVE IMPACT FEE CREDITS FOR THE EXECUTED CONCERNED DEVELOPMENT AGREEMENTS ASSOCIATED WITH THE PROJECT.

10. THE COMMERCIAL SOLID WASTE IMPACT FEE SHALL BE CALCULATED, DUE, AND PAYABLE WITHIN 30 DAYS OF PERMANENT ELECTRIC SERVICE.

GENERAL STATEMENT

THE PURPOSE AND CHARACTER OF THE DEVELOPMENT SHALL BE THAT OF A RESIDENTIAL PLANNED DEVELOPMENT CONSISTING OF MULTIFAMILY RESIDENTIAL DWELLING UNITS.

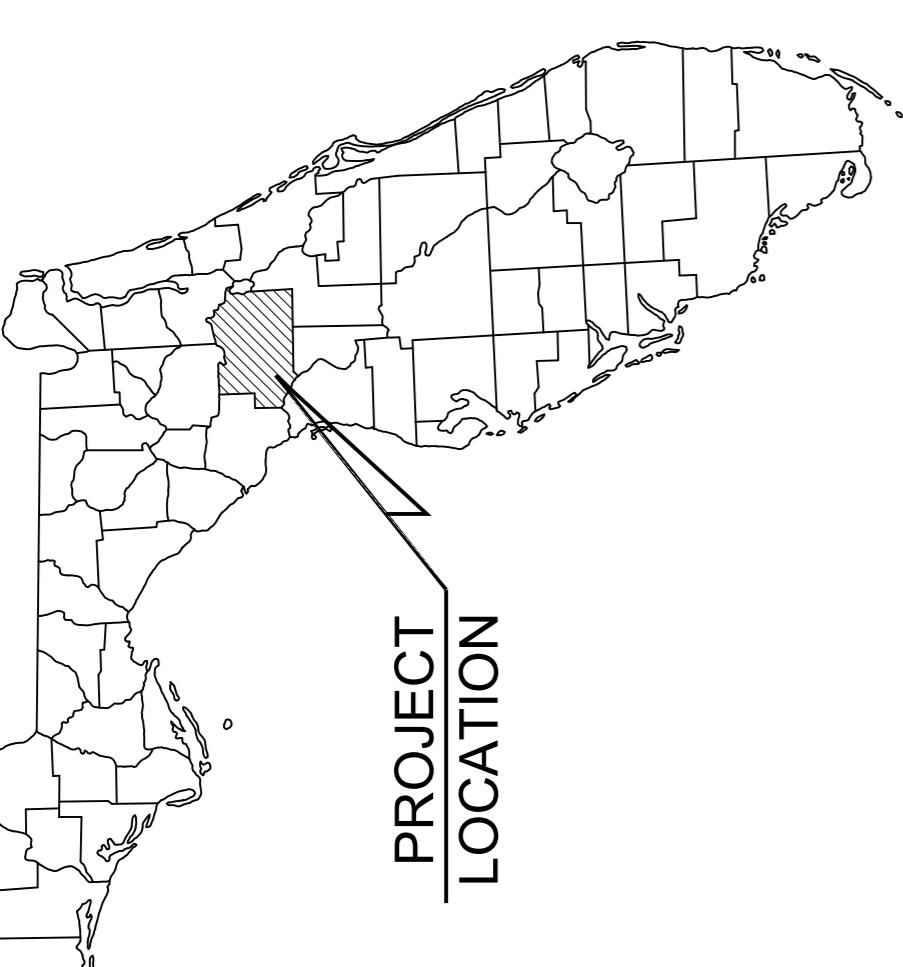
UTILITY PROVIDERS

UTILITY COMPANY	CONTACT PERSON	PHONE NUMBER
ELECTRIC - CITY OF OCALA	PAUL SCODIO	(352) 572-0358
TELEPHONE - CENTURYLINK	KIRBY SMITH	(352) 339-1722
COX COMMUNICATIONS	CRAIG SANDERS	(352) 733-6531
CHARTER COMMUNICATIONS	JOHN WOLSKI	(352) 527-2199
TECO PEOPLES GAS - OCALA	LANDON MEHL	(804) 443-7308
WATER AND SEWER - CITY OF OCALA	STACEY FERRANTE	(352) 401-5877
FIBER - CITY OF OCALA	WILLIAM WEALEK	(352) 401-5892

PROJECT OWNER AND CONSULTANTS

NAME	POSITION	COMPANY
PAUL SCODIO	OWNER	PD Master Plan
KIRBY SMITH	OWNER	PD Master Plan
CRAIG SANDERS	OWNER	PD Master Plan
JOHN WOLSKI	OWNER	PD Master Plan
LANDON MEHL	OWNER	PD Master Plan
STACEY FERRANTE	OWNER	PD Master Plan
WILLIAM WEALEK	OWNER	PD Master Plan

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DRAWING INDEX

PD01 - COVER SHEET
PD02 - PD MASTER PLAN
PD-TP1 - OVERALL TREE MITIGATION PLAN
PD-TP2 - OVERALL TREE MITIGATION PLAN

SITE DATA TABLE

TOTAL PD AREA	88.73± AC	MAX. INTENSITY
APARTMENTS AREA	20.87± AC	328 UNITS
FUTURE MULTIFAMILY AREA	67.86± AC	549 UNITS
EXISTING LAND USE		
MEDIUM RESIDENTIAL (MARION COUNTY)		
R-1 SINGLE FAMILY (MARION COUNTY)		
EXISTING ZONING		
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DEVELOPMENT PROGRAM TABLE		
DESIGNATION	AGREEMENT	ALLOWABLE USES
TOTAL PD AREA	88.73± AC	MAX. INTENSITY
APARTMENTS AREA	20.87± AC	328 UNITS
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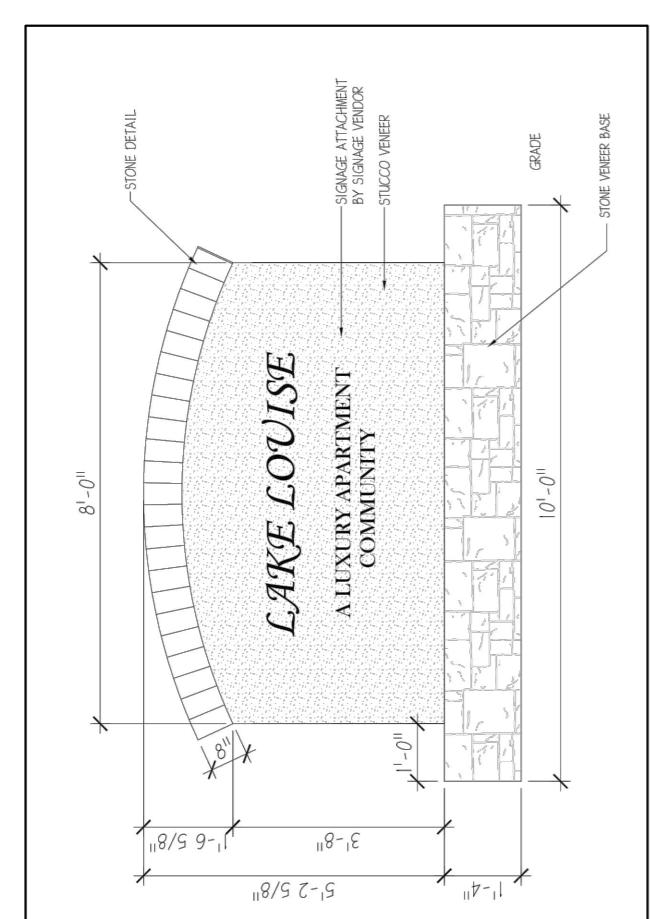
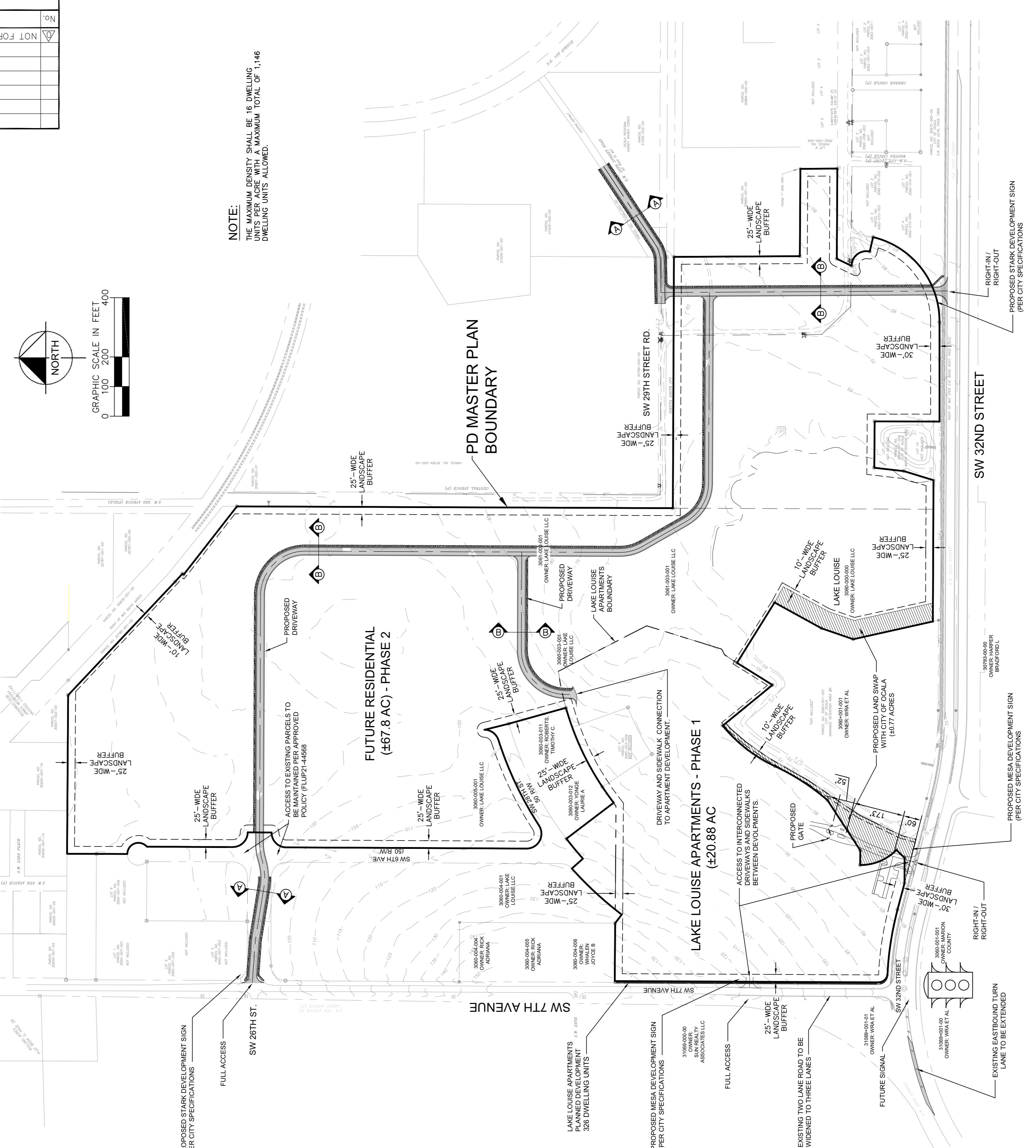
For Code Compliance
City of Ocala Growth Management
FD21-14450-Lake
Louise PD 07/25/22

Klimey Horn		PD MASTER PLAN		OVERALL LAKE LOUISE		PREPARED FOR		LAKE LOUISE, LLC	
242009000		JOSEPH C. LONDON, P.E.		SCALE AS SHOWN		FLORIDA		CITY OF Ocala	
KHA PROJECT		DATE 05/2022		DRAWN BY KHA		REGISTRY NO. 35106		REGISTRY NO. 35106	
242009000		DATE 05/2022		DESIGNED BY KHA		PHONE 352-438-3000		PHONE 352-438-3000	
KHA PROFESSIONAL		NOT FOR CONSTRUCTION		LICENSING NUMBER		WWW.KLIMEY-HORN.COM		WWW.KLIMEY-HORN.COM	
REVISI0NS		BY		DATE JUN 30		JUL 34470		JUL 34470	
No.		DATE		NOT FOR CONSTRUCTION		NOT FOR CONSTRUCTION		NOT FOR CONSTRUCTION	

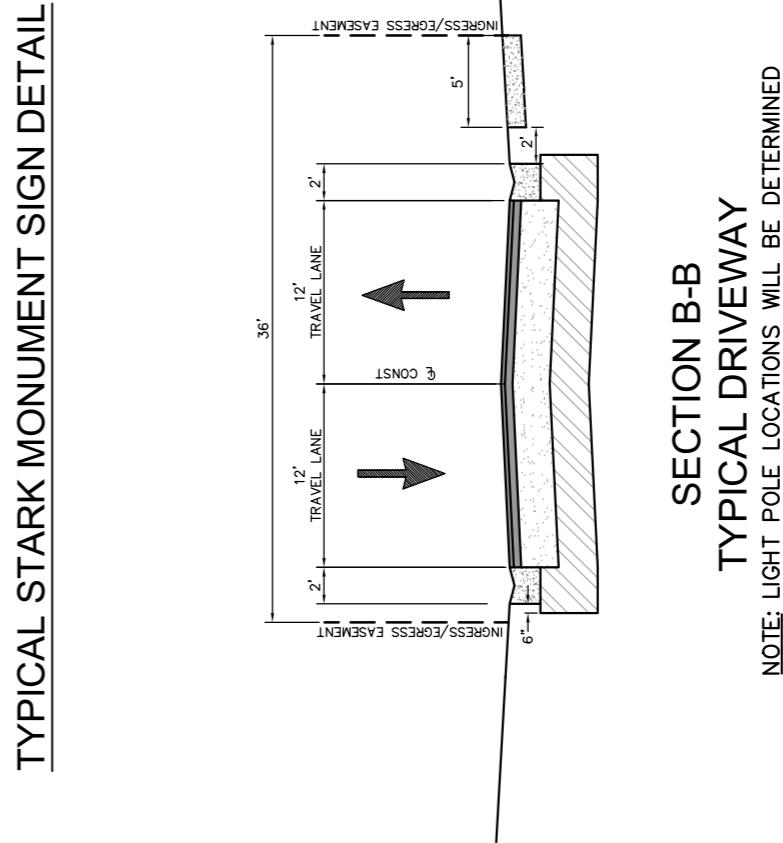
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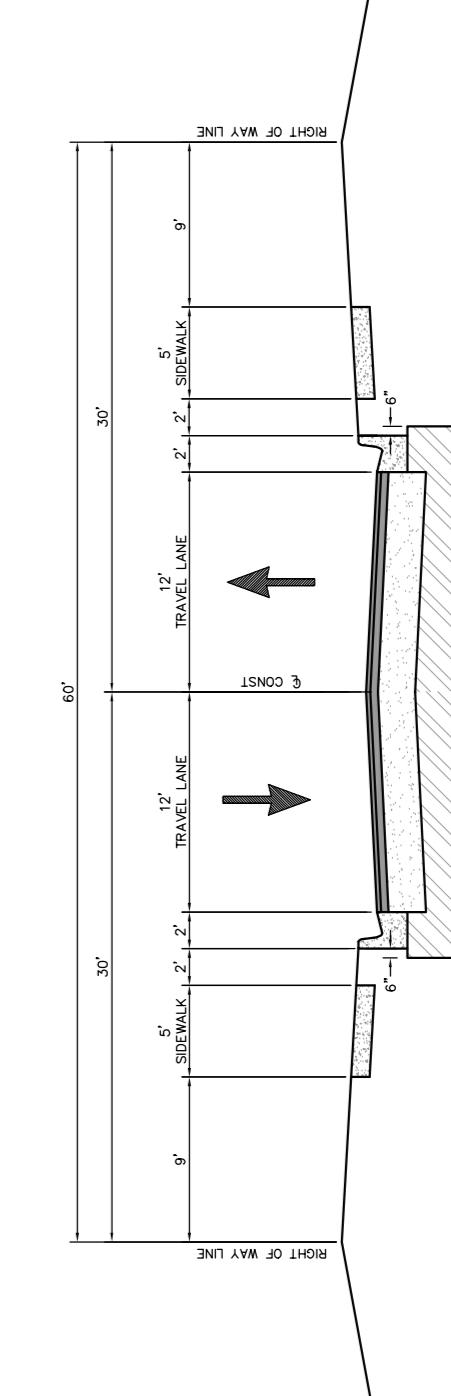
1. UNPAVED SECTIONS OF SW 28th STREET AND SW 29th AVENUE WILL BE PAVED WITH THIS PROJECT.
2. THE SOUTHERLY PORTION OF SW 7th AVENUE WILL BE WIDENED TO A THREE LANE WITH THIS PROJECT.
3. A TRAFFIC SIGNAL WILL BE CONSTRUCTED AT THE INTERSECTION OF SW 7th AVENUE AND SW 42nd STREET.
4. 40% OF THE SITE WILL BE LEFT UNDEVELOPED AND DESIGNATED AS OPEN SPACE.



SECTION B-B
TYPICAL DRIVEWAY



SECTION A-A
TYPICAL SECTION
60 PUBLIC RIGHT OF WAY



This document, together with the concepts and designs presented herein, is an instrument of service, by which it is intended that the specific purpose and intent of this document will be met. It is intended only for the specific purpose for which it was prepared. No use of and improper reliance on this document without written authorization and specific permission of the author is prohibited. The City of Ocala, Florida, shall be entitled to withhold liability to Klimey-Horn and Associates, Inc., for any damages or losses resulting from the use of this document, unless such damages or losses are caused by the willful and wanton conduct of Klimey-Horn and Associates, Inc.