

Coso-Ocala PD Book

Applicant:
Anna Jo Partnership LLC, dba Coso Capital Group

Submitted to:
City of Ocala, Growth Management Department
201 SE 3rd St. Ocala, FL 34471

Submission #4 : 5/23/2025

COSOCAPITAL GROUP

gai consultants

COMMUNITY SOLUTIONS GROUP

Rezoning Form

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8404 | www.ocalafl.gov | gmd@ocalafl.gov

PLANNED DEVELOPMENT (PD) REZONING REQUEST
($3,000)

PD rezoning requests will be scheduled for consideration by the Planning and Zoning Commission and approval by City Council once the PD Plan and Design Standards have been revied by staff.

Name of Petitioner(s):	Dessiree Troncoso (Anna Jo Partnership LLC)						
Mailing address:	11100 SW 93rd Court Road #103	**City:**	Ocala	**State:**	FL		
Phone:	407-655-9117	**Email:**	info@cosorealty.com				
Parcel Number(s):	23817-004-00, 23311-000-00						
Section:	28	**Township:**	15	**Range:**	21 East	**Size of Property:**	34.89

Attach Legal Description: It shall be the applicant's responsibility to provide the correct legal description for the subject property. The application will not be processed until a correct legal description is provided. An electronic file of the legal description in Word format must be submitted with the application.

Street address of the property:	2275 SW 53RD AVE OCAL
Present Land Use designation:	High Residential (Marion County)
Present Zoning District:	R-3 (Marion County)
Requested Zoning District:	Planned Unit Development (PUD)

Description of request:

We are proposing a residential community of up to 459 units comprised of single-family detached, townhomes and multi-family units. The community features several pocket parks, and a central amenity. As part of this project we will be requesting Annexation, Comp Plan Amendment and PD Rezone.

PD Application Requirements

The following items are required (The application will not be processed if these items do not accompany the application.):

- ☐ Deed or other proof of ownership Section 2.6 and 2.7
- ☐ Notarized signature of the current property owner(s) & the agent's signature, if applicable Page 5
- ☒ The appropriate fee in cash or check (Payable to the City of Ocala) Completed
- ☐ Site Plan (1 copy and electronic file in .pdf format) Provided separately on the Drawings Folder
- ☐ Statement of Unified Control Section 2.9
- ☐ Statement of Variations from the Ocala Zoning Code Section 1.8
- ☐ Maintenance agreement Not provided
- ☒ Pre-hearing Conference with City Staff Section 2.1
- ☒ Electronic file of legal description in Word format Provided separately

Sec. 122-943. PD plan application/materials.

(a) A PD plan shall meet the intent of the planned development (PD) zoning district as defined in section 122-940, and shall include the following information:

(1) A title opinion; Section 2.8

(2) A statement as to the intensity/density of the proposed uses and such supporting evidence or documentation as the applicant deems relevant; Section 1.4 to 1.6

(3) A statement of variations from Code of Ordinances shall be included; Section 1.8

(4) The title of the project and the names of the design professionals/developer, legal description, boundary survey, scale, date, north arrow and general location map; Section 1.1 & 1.3

(5) Boundaries of the property involved, all existing streets, buildings, watercourses, easements, section lines, and other existing important features in and contiguous to the project; Section 1.3

(6) A plan showing general locations of the permitted uses and examples of proposed building elevations/roadway types; Section 3.4

(7) A chart or table identifying (acres or square footage) the proposed uses, open space, recreational facilities, and off-street parking/loading; Section 3.4

(8) Circulation plan showing access from existing streets and the proposed ingress and egress for the development. The plan shall show the general pattern of internal vehicular and pedestrian flow, the interrelationship of vehicular flow between the land uses and between different phases, and how vehicular traffic will be separated from pedestrian and other types of traffic through sidewalks and jogging or walking paths; Section 3.9

(9) General information shall be included describing or outlining existing conditions of the site, including information on drainage and topography; Section 1.3

(10) General information on any architectural features, building orientation, covenants, land characteristics and available utilities; Section 3. 7

(11) Proposed phases; Section 3.5

(12) Master landscape and tree preservation, signage, and streetscape plans; and Section 3.8 & 3.9

(13) Landscape, streetscape, signage, architectural standards, and use restrictions specific to the proposed development shall be required and included in a separate set of documents (a "PD standards book") to be reviewed for conformance with this division. Section 3.8 & 3.9

(14) Evidence that a required neighborhood meeting, as described in section 122-949, was conducted prior to submitting the PD plan for review. Evidence shall include a copy of the advertisement published in the newspaper, a copy of the mailed notice, a copy of the address labels used, and a written summary of the issues related to the development proposal discussed. Section 2.2 & 2.3

Sec. 122-949. Neighborhood meetings. Section 2.2 & 2.3

(a) Prior to filing an application with the city for a PD zoning designation, the applicant shall be required to hold a neighborhood meeting. The purpose of the neighborhood meeting is to educate occupants and owners of nearby lands about the proposed development and application, receive comments, address concerns about the development proposal, and resolve conflicts and outstanding issues, where possible. If the planning director determines a follow-up meeting is necessary to resolve conflicts and outstanding issues that arose in the first neighborhood meeting, the planning director may require a second neighborhood meeting. In cases where there is no residential development on nearby lands, the planning director may waive the neighborhood meeting requirement.

(1) *Time and place.* The neighborhood meeting shall be held at a place that is generally accessible to neighbors that reside in close proximity to the land subject to the application. It shall be scheduled after 5:00 p.m. on a weekday. The planning director may grant a waiver from the requirement to hold the neighborhood meeting after 5:00 p.m. on a weekday if the applicant demonstrates, in writing, that a particular hardship or undue burden exists that prevents them from holding the neighborhood meeting after 5:00 p.m. on a weekday.

(2) *Notification.* The applicant shall provide notification of the neighborhood meeting a minimum of ten business days in advance of the meeting by placing notice in a newspaper of general circulation and by mailing notice to all owners and occupants within 300 feet of the land subject to the application. The list of owners within 300 feet of the affected property shall be obtained by the applicant from the most recent version of the property owners of record provided by the Marion County Property Appraiser. The city planning department shall be notified of all neighborhood meetings a minimum of ten business days in advance of the meeting. The notification shall state the time and place of the meeting. The city may invite additional people who may have an interest in the development.

(3) *Conduct of meetings.* At the neighborhood meeting, the applicant shall explain the development proposal and application, inform attendees of the character and nature of the process for review, and respond to comments and questions neighbors may have about the application and propose ways to resolve conflicts. The applicant shall display materials that they intend to submit for its PD plan to the meeting, including the PD plan and architectural elevations or other design elements to be included in the PD standards book.

(4) *Staff attendance.* City staff may attend the neighborhood meeting for the purpose of advising the attendees regarding applicable provisions of these LDRs, but shall not serve as facilitators or become involved in negotiations at the neighborhood meeting.

(5) *Written summary of neighborhood meeting.* The applicant shall provide the city a written summary of the neighborhood meeting. The written summary shall include a list of those in attendance, a summary of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information the applicant deems appropriate. The written summary of the neighborhood meeting shall be included with the application materials, and be made available to the public for inspection.

(6) *Response to summary.* Any party in attendance at the neighborhood meeting may submit an additional written summary indicating their understanding of the issues related to the development proposal discussed, comments by those in attendance about the development proposal, and any other information they deem appropriate. This written summary may include a response to the applicant's written summary of the neighborhood meeting. The written summary shall be included with the application materials, and be made available for public inspection.

Property Owner Form

City of Ocala
Growth Management Department
201 S.E. 3rd Street, 2nd Floor
352-629-8404 | www.ocalafl.gov | gmd@ocalafl.gov

I, Dessiree Troncoso (Name), as Chief Operations Officer (Title) of Anna Jo Partnership LLC (Entity Name), a Florida Limited Liability Company (State Registry & Type), being first duly sworn, affirm and say that I am the owner of t property described above.

Owner's Signature: Dessiree Troncoso Address 2275 SW 53rd Ave Ocala FL 34476

STATE OF Florida COUNTY OF Marion Before me, this 2nd day of February, 2024, persona appeared Dessiree Troncoso who executed the foregoing instrument and acknowledged bef me that same was executed for the purposes therein expressed.

☐ Personally known or ☑ Produced Identification

JULIA OLSON
Notary Public - State of Florida
Commission # HH 357972
My Comm. Expires Feb 2, 2027

Type of ID produced: FL DL

Signature of Notary: Julia Olson

Print Name: Julia Olson My commission expires: 02/02/2027

I, _____, am the legal representative of the applicant and am authorize to speak on his behalf for the subject matter.

Agent's Mailing address:			
City:		State:	
Agent's Phone:		Agent's Email:	
Agent's Signature:			

STAFF USE ONLY:

a. Date received: _____
b. Contains all required information: ☐ Yes ☐ No
c. Consistent with the zoning code: ☐ Yes ☐ No
d. Consistent with the comprehensive plan: ☐ Yes ☐ No
e. Site lies within an historic district: ☐ Yes ☐ No District: _____
f. Petition rejected: ☐ Yes ☐ No (see attached reason)
g. Petition accepted: ☐ Yes ☐ No Case #: _____
h. Land use: Case #: _____

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1.1 Project Team

The initial Coso-Ocala PD Project Team is listed below:

COSOCAPITAL GROUP

ROLE: Landowner and Master Developer | LOCATION: Ocala, FL

Coso Capital Group is a real estate investment company based in Ocala, FL and currently the owner of the project site. They are experienced in single-family residential and multifamily property investments within Central Florida. The founders live in Marion County and have been doing business here for 8 years. The company's mission is to create lifestyle projects that foster community connections and lasting memories. Transforming the the way people live and interact with their communities and revolutionizing how residents experience and engage with their neighborhoods. Their vision is to offer accessible housing options for diverse family structures, including single parents, childless couples, empty nesters, and individuals of all life stages.

Coso Capital Group is the owner and operator of the Timberland Apartments since 2020. This existing development occupies the northern 4.4 acres of the project site.

gai consultants | COMMUNITY SOLUTIONS GROUP

ROLE: Master Planners | LOCATION: Orlando, FL

GAI Consultants, Inc. (GAI) is an engineering, design, planning and economics consulting firm headquartered in Orlando and Pittsburgh. Their specialized Community Solutions Group (CSG) is their idea-driven, specially positioned team for landscape architecture, urban planning, redevelopment economics, and wayfinding/environmental graphics.

WALSH TRAFFIC ENGINEERING

ROLE: Traffic Engineers | LOCATION: Debary, FL

Walsh Traffic Engineering, located in Debary, Florida, specializes in Traffic Impact Analyses, Traffic Operations, and Safety. With over 30 years of experience, the firm collaborates with private developers and government agencies across Florida.

ANDREASEN DESIGN

ROLE: Landscape Architects | LOCATION: Wesley Chapel, FL

Andreasen Design, a Tampa area-based design collaborative, specializes in residential communities and creating spaces that unleash the full potential of communities. With an extensive background in cross-disciplinary innovation and decades of experience in planning and landscape architecture, we offer a comprehensive design approach.

Preston and Reed SUSTAINABILITY SOLUTIONS

ROLE: Architects | LOCATION: Atlanta, GA

Preston and Reed Sustainability Solutions is nationally recognized for home and community planning. From their groundbreaking work with municipalities to award winning home design to advocacy for sustainability, Preston and Reed is leading the way.

RADCLIFFE ENGINEERING

ROLE: Civil Engineers | LOCATION: Ocala, FL

Radcliffe Engineering provides professional services covering a wide range of civil engineering needs; including subdivisions, roads, drainage, water, sewer, site development, water treatment and wastewater treatment facilities. Their Staff has the proper blend of expertise and experience required to successfully complete a variety of civil design projects.

JCH Consulting Group inc

ROLE: Surveyor | LOCATION: Ocala, FL

JCH Consulting Group Inc. is a company specializing in land surveying, engineering, construction surveying, and geographic information systems.

1. 2 Introduction

Anna Jo Partnership LLC is submitting a request for the approval of a Planned Development (PD) on two properties currently in unincorporated Marion County, situated along SW 20th Street (refer to the location map on the subsequent page)

Concurrent with the Rezone application, the applicant is also seeking Annexation and Comprehensive Plan Amendment for the aforementioned properties. The objective is to secure a City of Ocala Medium Intensity / Special District Future Land Use designation.

This combined PD Application and Book Document aims to fulfill all the specified requirements outlined in the application form. Additionally, it provides an overview of the purpose, objectives, and development standards associated with the proposed development.

1.3 Properties Location

The Coso-Ocala Planned Development (PD) encompasses properties situated along SW 20th Street. The first property, Timberland Apartments (Property #1), is a 4.4-acre parcel featuring an existing 42-unit multi-family development. Located at 2275 SW 53rd Ave, Ocala, FL 34474, the existing use of this property is slated to remain unchanged post the rezoning process.

The second property (Property #2) is a 34.89-acre vacant parcel situated behind Timberland Apartments. The proposed plan involves the redevelopment of this vacant property into a well-designed compact residential community. The envisioned development will feature a network of pocket parks and interconnected streets, enhancing the overall livability of the area. (Refer to Figure 1: Coso-Ocala PD Location Map)

Both properties combined comprise the Coso-Ocala PD totaling 39.33 Ac

Property 1: Timberland Apartments

The Applicant holds ownership and control over both properties; see required evidence in the following sections. The acquisition of Timberland Apartments occurred in June 2020, at which time the property presented various code enforcement violations and had several pending permits. After the acquisition, significant efforts were undertaken to address these issues, resulting in comprehensive improvements to both the buildings and the overall site.

In the context of the rezoning processes, the Applicant is seeking approval to maintain this portion of the project as a 42-unit multi-family site. The demonstrated improvements showcase the commitment to enhancing the property's condition and aligning it with the proposed rezoning plans. (See Figure 2: Timberland Apartments Before and After Photos)

Property 2: Proposed Development

For Property #2 the applicant envisions a dynamic residential community where you can live a big life without needing a big house. The project features a variety of dwelling units, including single-family detached and attached (townhomes) and multi-family housing types and price for residents with different economic and social needs. This variety caters to different preferences and contributes to affordability for skilled blue-collar workers and retirees.

Comprising a total of 417 new units the community will offer a diverse range of rear-loaded residential dwelling types. These include single-family detached homes in the form of cottage and courtyard homes, single-family attached townhomes, and multi-family residences. Emphasizing connectivity, the community will feature a thoughtfully designed system of streets and alleys, creating a cohesive environment.

Key to this vision is the integration of numerous amenities spaces and pocket/courtyard parks, providing residents with opportunities to gather, recreate, and build a sense of community. See Section 1.6: Concept Plan.

FIGURE 1. COSO-OCALA PD LOCATION MAP



COSO-OCALA PD SITES

1 Property 1: Timberland Apartments

Municipality: Marion County

Parcel ID 23311-000-00

Acreage: 4.44

Year Built: 1983 - Year Remodeled: 2022

2 Property 2: Vacant Land

Municipality: Marion County

Parcel ID 23817-004-00

Acreage: 34.89

PREVIOUS APPROVED PD'S

A Country Green PD: 40 Ac

The Country Green PD was approved in 2017. This will be a mixed-use development proposing 900 residential units, and 75,000 SF of commercial space with a total density of 28 du/ac.

B Wintergreen PD: 40 Ac

The Wintergreen PD was approved in May 2022. This will be a mixed-use development proposing 685 residential units, 50,000 SF of office space and 87,000 SF of commercial space with a density of 26 du/ac.

FIGURE 2. TIMBERLAND APARTMENTS BEFORE AND AFTER PHOTOS

BEFORE PHOTOS







AFTER PHOTOS







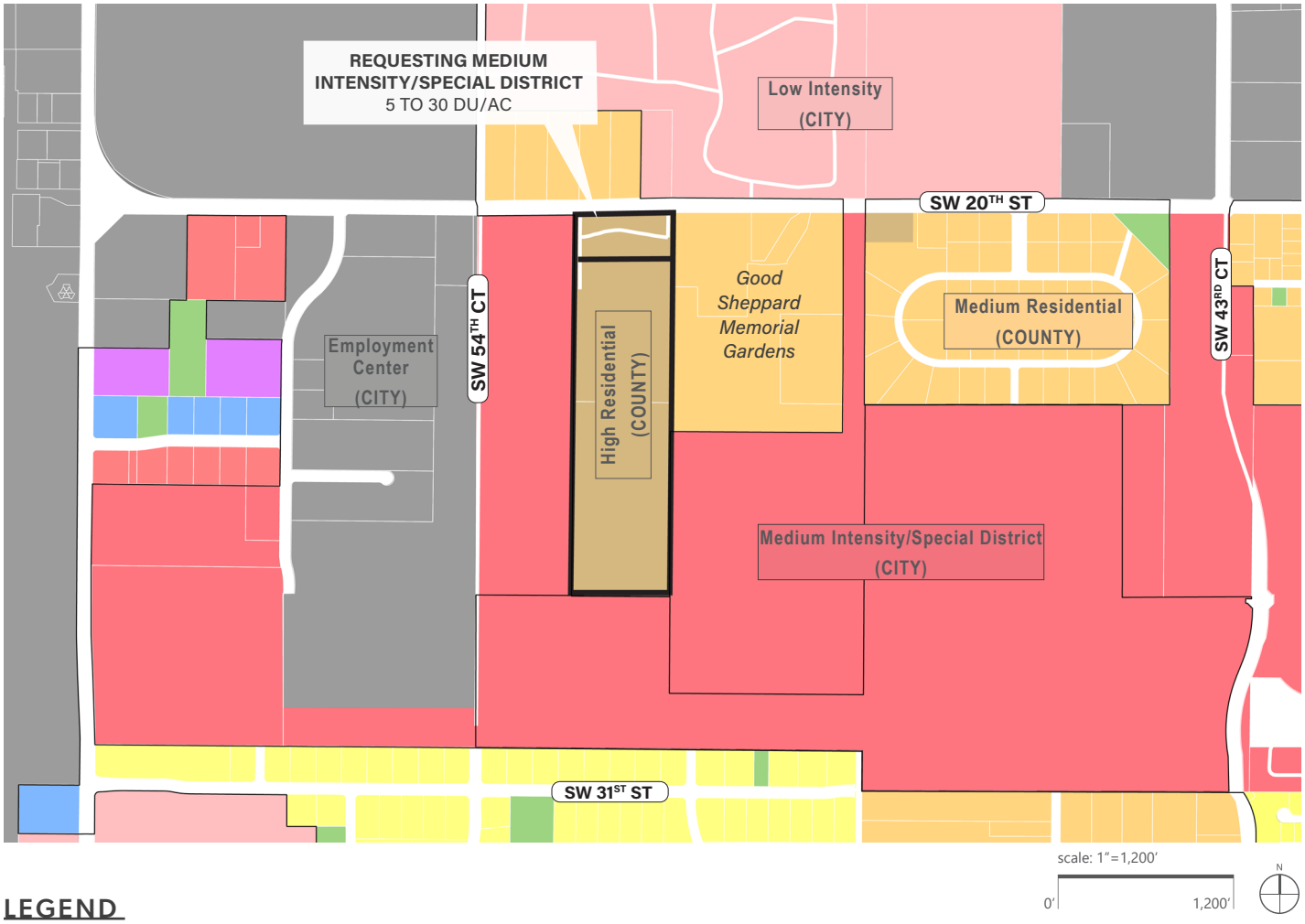
1.4 Land Use

The Coso-Ocala Planned Development (PD) properties are strategically positioned, adjecent to to properties within the City of Ocala Jurisdictions with Medium Intentsity/Special District Future Land Use designation. The properties are bordered to the north by expansive single-family lots, to the east by the Good Shepherd Memorial Gardens, and to the south and west by vacant properties.

As indicated by the current Future Land Use Map, both Coso-Ocala PD properties currently carry a High Residential designation according to Marion County's land use plan. This designation is tailored to accommodate a blend of single-family and multi-family residential units in both existing and new developments. The permitted density ranges from 4 to 8 dwelling units per gross acre.

In alignment with the adjacent properties falling under the City of Ocala Jurisdiction, characterized by a Medium Intensity Special District Future Land Use Category, the applicant intends to request this designation in the Comprehensive Plan Amendment Application. This adjustment seeks consistency with the anticipated future development of the area. The Medium Intensity, Special District category is designed to delineate neighborhood and community-centric activity centers, fostering a walkable urban community. The permissible density within this category ranges from a minimum of five dwelling units per gross acre to a maximum of 30 dwelling units per gross acre. Additionally, the allowed uses encompass residential, office, commercial, public, recreation, educational facilities, and institutional. For a visual representation and further details, please refer to Figure 3: Future Land Use Map

FIGURE 3. FUTURE LAND USE MAP



LEGEND

- Coso-Ocala PD Boundary
- High Residential (County)
- Medium Residential (County)
- Low Residential (County)
- Low Intensity (City)
- Medium Intensity / Special District (City)
- Employment Center (City)

1.5 Zoning

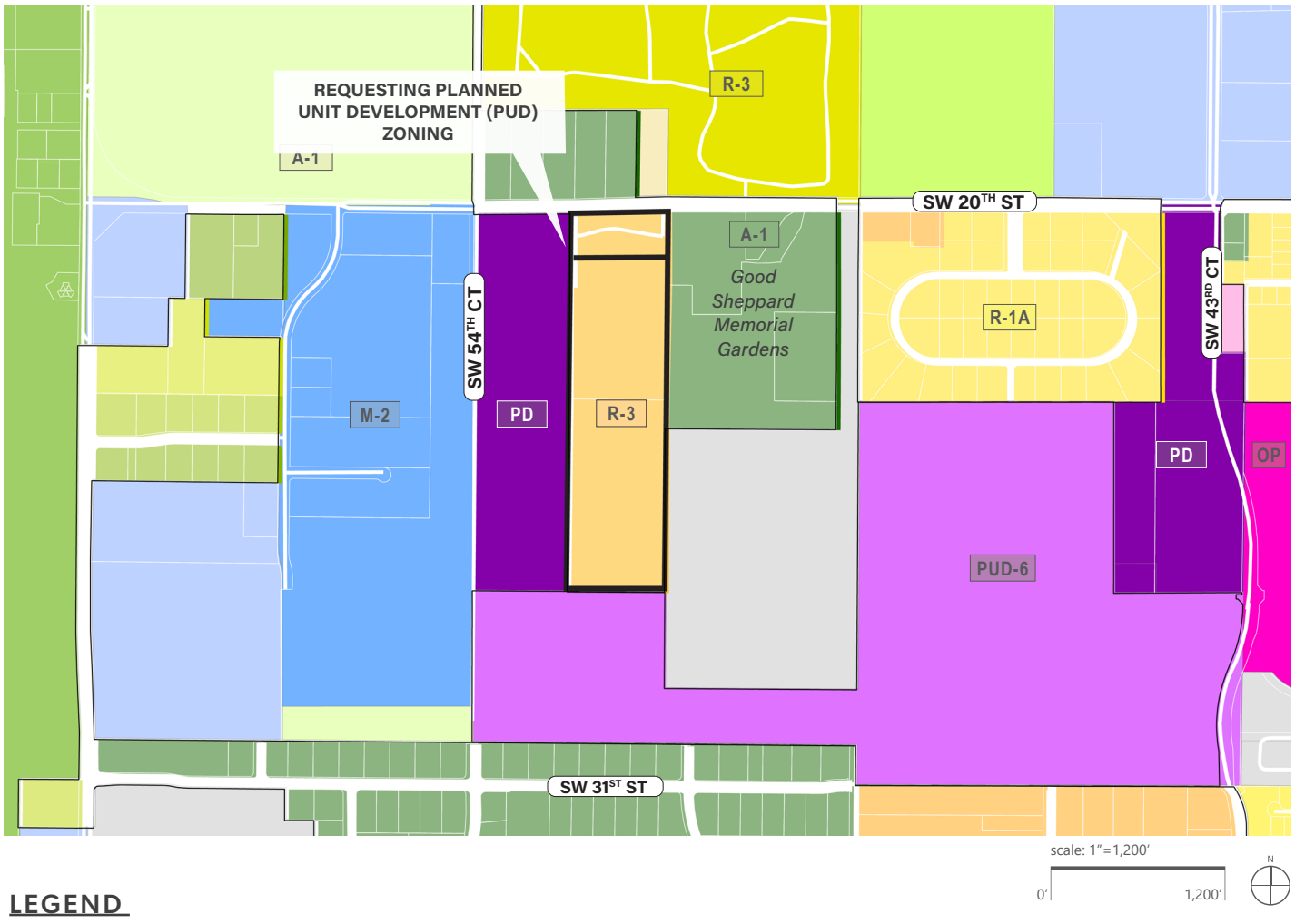
The existing zoning for both Coso-Ocala Planned Development (PD) properties is designated as R-3 in accordance with Marion County regulations. This zoning classification is designed to facilitate high-density and urban residential development, encompassing multi-family dwelling units. The allowable density within this classification ranges from 4 to 16 dwelling units per one (1) gross acre.

Adjacent to the west lies a property under the City of Ocala's Jurisdiction, zoned PD and known as Country Green PD. This PD was granted approval in 2017 as a mixed-use development, proposing a density of 28 dwelling units per acre, comprised of 900 residential units and 75,000 square feet of commercial space. Subsequent to the PD approval, there has been no new development on this property.

In a bid to align with the latest zoning trends in the area, the applicant is seeking a Planned Development (PD) Zoning classification. This classification allows for a unique, individually planned development process that may not be permitted under standardized zoning districts. The PD zoning also promotes flexible design, ensuring adaptability to the specific needs and characteristics of the development.

For a visual representation and additional details, please refer to Figure 4: Zoning Map

FIGURE 4. ZONING MAP



LEGEND

- Coso-Ocala PD Boundary
- R-3 (County)
- A-1 (County)
- R-3 (City)
- PD (City)
- PUD-6 (City)
- No Zoning (City)
- M-2 (City)

1.6 Concept Plan

FIGURE 5. COSO-OCALA PD CONCEPT PLAN



The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Aparments. For more details see table below.

The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse for the entire development, a series of pocket/small parks, and the stormwater areas will have a walking pathway. The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent. All buildings will abide by the Florida Building Code. ddditional information about the Concept Plan is provided in Section 3.4

DEVELOPMENT SUMMARY (Existing and Proposed Development)

	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	**39.33 Ac**	**100%**

DEVELOPMENT PROGRAM (Existing and Proposed Development) 459 Units | 11.67 Du/Acre

	Units	Development Mix %	Parking Spaces / Ratio **
Multi-Familly (Existing Timberland Apartments)	42	51%	84 spaces (2 spaces per unit)
Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16'x 20' Lots)	150	33%	1-per unit
SF-Detached Courtyard Homes (32' x 90' Lots)	16	16%	2-per unit
SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	**459**	**100%**	

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

1.7 LDC & Comprehensive Plan Consistency

Approval of this request will accommodate a variety of housing types to support Ocala's growing population while providing an appropriate transition to more commercial/warehouse areas to the west. The proposed zoning is in character with the surrounding land use pattern based upon recent PD approvals on abutting properties, and is also directly in compliance with the policies guiding development in the City of Ocala set forth in the Comprehensive Plan.

The proposed plan provides a flexible design to meet the demographic's changing needs, market trends, and consumer preferences as intended by the PD zoning district. The proposed project uses a combination of architectural styles, building forms, and building relationships that can only be achieved through a PD rezone. In addition to compliance with the Land Development Code, the rezoning amendment is also supported by the following goals, objectives, and policies contained in Ocala's adopted Comprehensive Plan.

FUTURE LAND USE ELEMENT POLICY 4.3: The City shall amend the Land Development Code to encourage pedestrian activity and safety and to enhance the beautification of the built environment throughout the City.

The proposed development provides ample open space that meets all City requirements, as well as public and private park areas, and pedestrian connectivity. The configuration of the development is intended to provide a multi-generational community that promotes a sense of safety and features a cohesive development pattern that upholds a high aesthetic value. See Section 3.8: Parks and Open Space

HOUSING ELEMENT POLICY 1.5: To meet the objective of providing dwelling units of varying types, sizes and coasts 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.

The proposed Planned Development intends to provide housing opportunities to accommodate Ocala's growing population and create a community that is multigenerational. As noted throughout the application packet, the project features a variety of dwelling units, including single-family detached and attached (townhomes) and multi-family housing types, with varying types, size, and price for residents with different economic and social needs. A goal of the development is to provide an inclusive, diverse, and vibrant community directly in compliance with the above policy. See Section: 3.7: Architecture

TRANSPORTATION ELEMENT POLICY 4.1: All new development projects located on a functionally classified roadway (Arterial or Collector) shall be required to undergo an access management review that includes, but not limited to, median openings, frontage, reverse frontage, and cross access easements.

As shown on the provided conceptual plan, the proposed development features two access points that are to be used as primary access and secondary access. These points of access will be facilitated by collector roadways. The proposed development provides a network of alley roads and grid street system, that will contribute to the better internal vehicular, pedestrian and bicycle connectivity. See Section 3.9: Circulation and Signage

The Applicant respectfully requests approval of this petition and reserves the right to supplement this application with additional information, as required or requested by Staff.

1.8 Proposed Variations from the Code

Sec. 122-260. - Buffers.

… The building official and planning director may also approve a solid wood fence and increased landscaping as an alternative to a masonry wall in instances where a parcel was reduced in size by a condemnation of right-of-way. …

We are proposing 6' Solid Vinyl Fence instead of solid wood fence. See Section 3.8

Sec. 114-93. - Alleys.

… (b) The right-of-way width of an alley shall not be less than 30 feet…

We are proposing a 20-foot right-of-way for all the alleys, which will be private. See Section 3.9

Sec. 114-93. -Lot Requirements.

The table below provides the Coso-Ocala PD Lot requirements of the four (4) proposed residential typologies.
For additional details see Section 3.6

	Single-family Detached (Courtyard Home)	Single-family Detached (Cottage Home)	Single-family Attached (Townhome)	Multi-Family
Front Yard (Minimum feet)	5'	5'	5'	15'
Interior Side Yard (Minimum feet)	3'	3'	0'	15'
Street/Alley Side Yard (Minimum feet)	8'	8'	5'	10'
Interior Rear Yard (Minimum feet)	25'	10'	25'	10'
Alley Rear Yard (Minimum feet)	25'	10'	25'	10'
Lot Width (Minimum feet)	32'	28'	16'	200'
Lot Area (Minimum square feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)*	45%	50%	45%	65%
Building Coverage (Maximum fee)	35'	35'	35'	4 stories or 50'

Sec. 122-631. Single-family dwellings (attached) criteria.

(18) Parking requirements: 1½ spaces per unit. Additional spaces may be required for amenities.

We are proposing 1 off-street parking space per unit. Additional parking will be provided on-street, per our concept plan and proposed street sections. See Section 3.9

02

Documents and Backup Information

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2.1 Pre-Hearing Application

A Pre-Hearing and/or Pre-Application Meeting with the Applicant, Project Team and City took pace on September 14, 2023. Below is the copy of the form and in the following page a copy of the email with Teams Meeting invitation from the City of Ocala.

GROWTH MANAGEMENT DEPARTMENT
201 SE 3rd STREET (Second Floor), OCALA, FL 34471
Phone: (352) 629-8404 Fax: (352) 629-8308
Email: gmd@ocalafl.org Website: www.ocalafl.org

REQUEST FOR PREAPPLICATION MEETING

****PROJECT INFORMATION:**

Project Name: Coso-Ocala Location of Site: Vacant Parcel behind - 2275 SW 53RD AVE
Parcel Number: 23817-004-00 Site Area: 34.89 Ac Proposed Building SF: _____
Description of project:
We are proposing a residential community of up to 450+ units comprised of single-familiy detached, townhomes and multi-familty units. The community features several pocket parks, and central amenity. (See Concept Plan). As part of this project we will be requesting Annexation, Comp Plan Amendment and Rezone

**** CONTACT INFORMATION:**

Business Name: GAI Consultants, Inc
Business Address: 618 E South Street, Suite 700
City/State/Zip Code: Orlando, FL 32801
Business Telephone Number: 407-423-8398 407.619.0205
Contact Person: Andrew McCown & Claudia Ray Direct Telephone Number: 321-319-3069
Email address: a.mccown@gaiconsultants.com c.ray@gaiconsultants.com

**** AVAILABILITY (DATES AND TIMES):**

Preapplication/conceptual plan discussions are typically scheduled on Wednesday between 9:00 AM and 11:00 AM on the site plan review agenda. A conceptual plan should be provided prior to the meeting but is not mandatory. Discussions are limited to 30 minutes. Only one preapplication meeting per consultant per parcel. Additional review will be provided only upon submission of an application to begin formal review.

If you are unable to attend during the Wednesday meeting timeframe, please provide several dates and times you are available and we will try to accommodate your request for an alternate meeting date and time.

Day: Wednesday 9/6 **Time:** 9am - 9:30 am
Day: Wednesday 9/13 **Time:** 9 am - 9:30 am - 10 am - 10:30 am
Day: Wednesday 9/20 **Time:** 10 am - 10:30 am
Day: _____ **Time:** _____

Updated: 10/29/18
C:\Users\lbrown\Desktop\Preapplication Meeting Request Form.docx

Page **1** of **1**

Claudia Ray

Subject: FW: Preapplication Coso-Ocala
Location: Microsoft Teams

Start: Wed 9/20/2023 10:10 AM
End: Wed 9/20/2023 10:40 AM
Show Time As: Tentative

Recurrence: (none)

Meeting Status: Not yet responded

Organizer: Karen Cupp

-----Original Appointment-----
From: Karen Cupp <KCupp@Ocalafl.gov>
Sent: Wednesday, September 13, 2023 4:07 PM
To: Karen Cupp; Claudia Ray; Eric Smith; Endira Madraveren; Emily W. Johnson; Divya Govindaraju; Breah Miller
Cc: Jeff Shrum; Patricia Hitchcock
Subject: Preapplication Coso-Ocala
When: Wednesday, September 20, 2023 10:10 AM-10:40 AM (UTC-05:00) Eastern Time (US & Canada).
Where: Microsoft Teams

EXERCISE CAUTION: This is an External Email Message!
Think before clicking on links, opening attachments, or responding

Applicant:	GAI Consultants, Claudia Ray
Parcel #:	23817-004-00
Project Description:	Proposed residential community of up to 450+ units comprised of single-family, central amenity townhomes and multi-family units. As part of this project, we will be requesting annexation, comp plan amendment and rezoning.

Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting

Meeting ID: 272 281 660 813
Passcode: ocKdXh
Download Teams | Join on the web

Or call in (audio only)
+1 352-448-0342,,792219975# United States, Gainesville
Phone Conference ID: 792 219 975#

2.2 Neighborhood Meeting Summary

The City of Ocala, FL, requires that all applicants hold a neighborhood meeting before filing a PD application for zoning designation. The meeting's purpose is to present the proposed development to residents, landowners, and other stakeholders and receive comments and concerns about it.

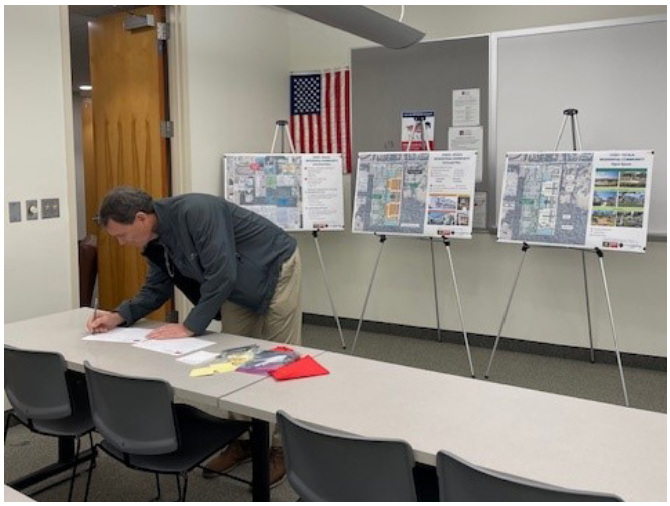
On December 12, 2023, the applicant conducted a Neighborhood Meeting at the Central Florida College, 3001 SW College Rd, Ocala, FL 34474. The meeting was conducted in accordance with the City of Ocala, FL Ordinance Section 122-949. See all the supporting materials at the end of this section.

On November 06, 2023, a Public Notice of the meeting was mailed to all property owners who live within 500 feet of the proposed development. Additionally, an advertisement for the meeting was published in the Ocala Gazette on November 17, 2023.

The applicant provided a digital presentation and printed visioning boards. The meeting began promptly at 5:30 PM. Tracy Rains, representing the owner of the vacant parcel east of the proposed development, was the only member of the public in attendance. The second name on the sign-in sheet, shown on the following pages, belongs to a former project team member, Vincent Spahr, from Kimley-Horn. With no other participants present, the applicant and project team had an informal discussion with Mr. Rains. The project team walked him through the concept plan, development proposal, and the proposed entryway street design and buffer. By the end of the meeting, Mr. Rains expressed his support for the development proposal.

The following pages have all the requirements for meeting and backup information.







2.3 Neighborhood Meeting Backup Materials

Public Notice Invitation

COMMUNITY SOLUTIONS GROUP
Planning | Urban Design
Landscape Architecture
Economics | Real Estate

A GAI Consultants Inc. Service Group

PUBLIC NOTICE: NEIGHBORHOOD MEETING

You are invited to attend a Neighborhood Meeting to present the new residential development plan for a nearby property.

This Neighborhood Meeting is being conducted in accordance with the City of Ocala Ordinance Section 122-949. This neighborhood meeting aims to inform occupants and owners about the proposed annexation, Future Land Use Map Amendment, and Planned Development (PD) zoning application of nearby lands, receive comments, and address concerns about the development proposal. We look forward to your input!

The Neighborhood Meeting will include a presentation by the Applicant to provide an overview of the proposed development, with representatives of the owner, applicant, and land planner available to answer questions from attendees following the presentation.

Public participation is solicited without regard to race, color, national origin, age, sex, religion, disability, or family status.

MEETING DETAILS:

Date & Time: Tuesday, December 12, 2023 @ 5:30 pm

Location: Central Florida College
3001 SW College Rd, Ocala, FL 34474
Ewers Century / Building 40
Room 203 (2nd Floor)

PROPERTIES INFORMATION:

Properties Location

Property 1:
Timberland Apartments (Approx. 5 Ac.)
2275 SW 53rd Avenue, Ocala, FL
Parcel ID: 23311-000-00

Property 2:
Vacant Parcel located behind Timberland Apartments (Approx. 35 Ac.)
Parcel ID: 23817-004-00

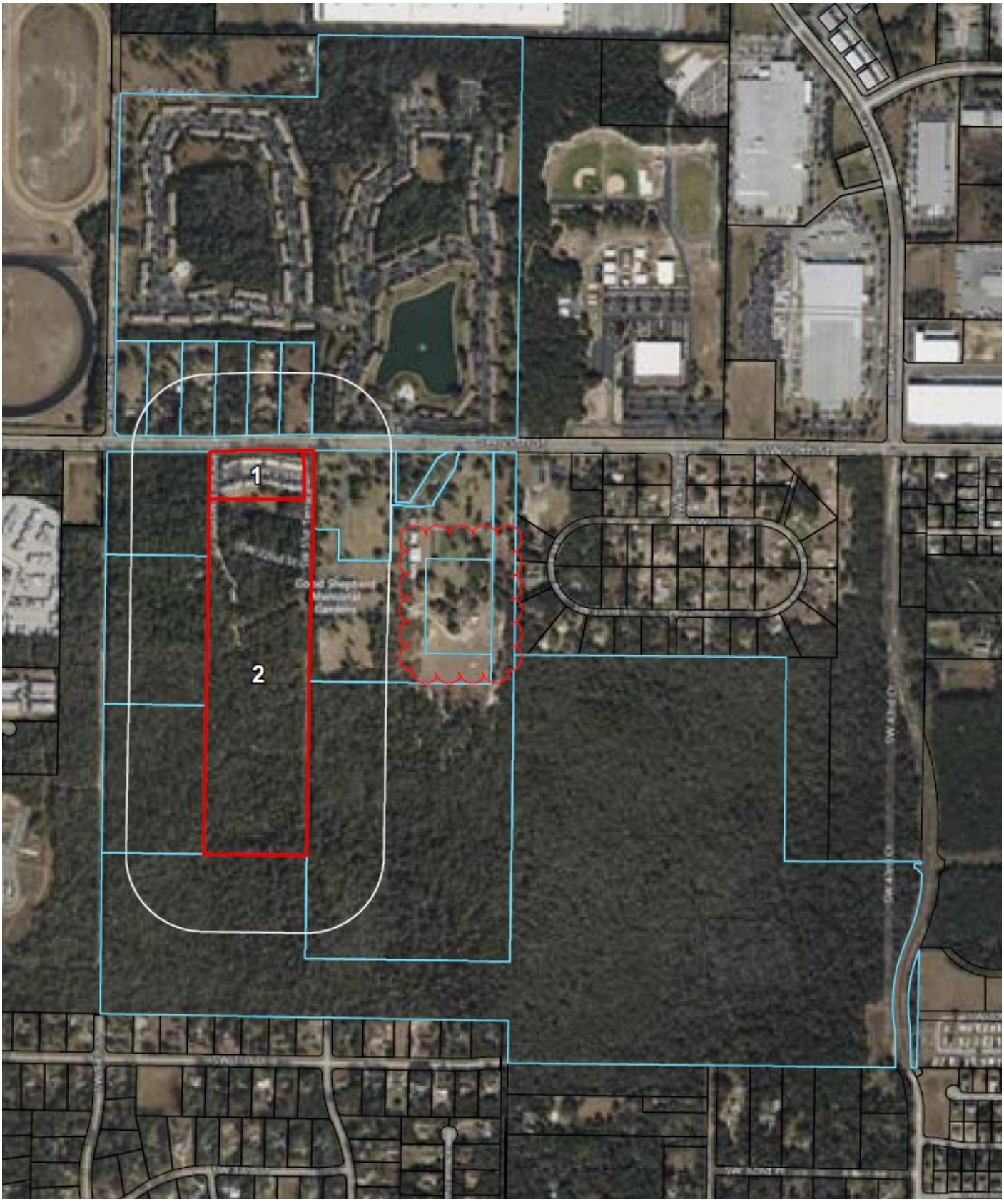
Owner:
Anna Jo Partnership LLC

Applicant:
GAI Consultants
618 E South Street, Suite 700
Orlando, FL 32801
(407) 423-8398



Property Location Map

Property 500' Buffer Map



Ocala Gazette Affidavit of Publication

ocala gazette

AFFIDAVIT OF PUBLICATION

See Proof on Next Page

Ocala Gazette
PO Box 188
(352) 732-0073

I, Jesse Sassaman, of lawful age, being duly sworn upon oath deposes and says that I am the Authorized Agent of Affidavits of Column Software, PBC, duly appointed and authorized agent of the Publisher of Ocala Gazette, a publication that is a "legal newspaper" as that phrase is defined for the city of Ocala, for the County of Marion County, in the state of Florida, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates:

PUBLICATION DATES:
Nov. 17, 2023

Notice ID: 7zdlhXeuMBGoBrLqllB4
Notice Name: Neighborhood Meeting GAI Consultants

PUBLICATION FEE: $163.70

Jesse Sassaman

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

VERIFICATION

State of Florida
County of Orange

Signed or attested before me on this: 11/17/2023

Notary Public
Notarized online using audio-video communication

Certified Mailer Receipts



COMMUNITY SOLUTIONS GROUP

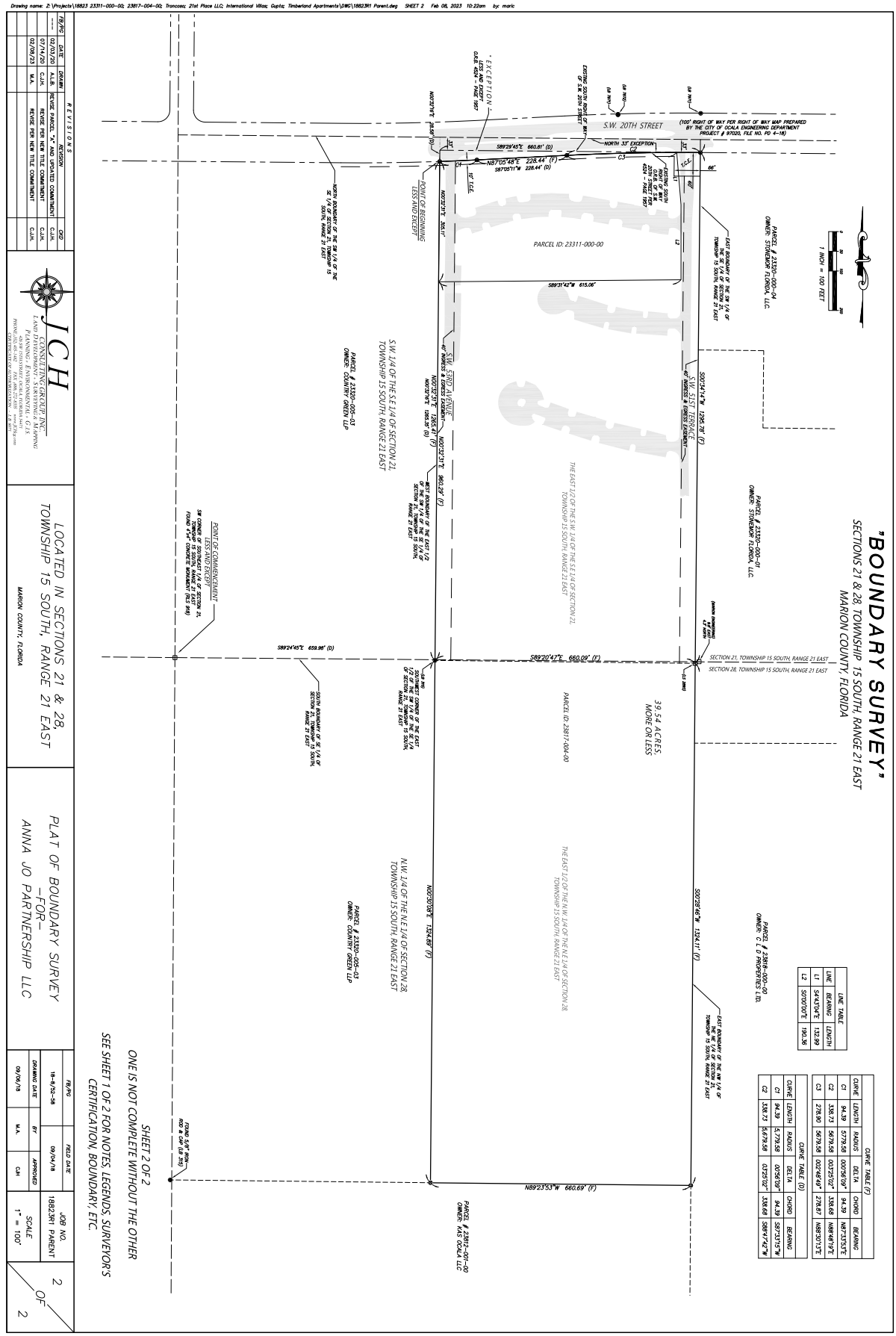
Planning | Urban Design
Landscape Architecture
Economics | Real Estate

SIGN-IN SHEET

Project Name: COSO - OCALA
Location: OCALA, FL
Date: 12/12/2023

Name	Address	E-Mail
TRACY RAINS	101 NE 16th AVE OCALA 34470	TRACYRAINS5@gmail.com
VINCENT SPAHR	800 SW 2ND AVE. SUITE 100 32601	vincent.spahr@kimley-horn.c

2.4 Boundary Survey


"BOUNDARY SURVEY"
SECTIONS 21 & 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
PLAT OF BOUNDARY SURVEY
-FOR-
ANNA JO PARTNERSHIP LLC
LOCATED IN SECTIONS 21 & 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
MARION COUNTY, FLORIDA
SHEET 2 OF 2
ONE IS NOT COMPLETE WITHOUT THE OTHER
SEE SHEET 1 OF 2 FOR NOTES, LEGENDS, SURVEYOR'S CERTIFICATION, BOUNDARY, ETC.
S.W. 20TH STREET
PARCEL ID: 23311-000-00
PARCEL ID: 23811-004-00
39.54 ACRES, MORE OR LESS
POINT OF BEGINNING LESS AND EXCEPT
POINT OF COMMENCEMENT LESS AND EXCEPT
PARCEL # 23320-000-04 OWNER: STONEMOR FLORIDA, LLC
PARCEL # 23320-000-01 OWNER: STONEMOR FLORIDA, LLC
PARCEL # 23320-000-03 OWNER: COUNTRY GREEN LLP
PARCEL # 23320-005-01 OWNER: COUNTRY GREEN LLP
PARCEL # 23812-000-00 OWNER: C L D PROPERTIES LTD.
PARCEL # 23812-001-00 OWNER: KAS OCALA LLC
S.W. 51ST TERRACE
S.W. 51ST PLACE
EXCEPTION
NORTH 33' EXCEPTION
(100' RIGHT OF WAY PER RIGHT OF WAY MAP PREPARED BY THE CITY OF OCALA ENGINEERING DEPARTMENT PROJECT # 97020, FILE NO. PD 4-16)
EXISTING SOUTH 33' R/W LINE OF S.W. 20TH STREET
EAST BOUNDARY OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST
NORTH BOUNDARY OF THE SW 1/4 OF THE SE 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST
S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST
THE EAST 1/2 OF THE S.W. 1/4 OF THE S.E. 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST
N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
THE EAST 1/2 OF THE N.W. 1/4 OF THE N.E. 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
1 INCH = 100 FEET
S89°29'45"E 660.81' (D)
N87°05'48"E 228.44' (F)
S87°05'11"W 228.44' (D)
S89°31'42"W 615.06'
S00°14'14"W 1296.38' (F)
N00°32'34"E 1305.11'
N00°32'34"E 1265.41' (F)
N00°32'34"E 1265.39' (D)
N00°32'34"E 1260.39' (F)
S89°24'45"E 659.96' (D)
S89°20'42"E 660.09' (F)
N00°30'08"E 1324.69' (F)
S00°28'46"W 1324.11' (F)
N89°23'53"W 660.69' (F)
SOUTH BOUNDARY OF SE 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST
NORTH BOUNDARY OF THE SW 1/4 OF THE NE 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
EAST BOUNDARY OF THE NW 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST
SW COR SEC 21, T15S, R21E FOUND 4"x4" CONCRETE MONUMENT (RLS 916)
FOUND 4"x4" CONCRETE MONUMENT (NO ID)
FOUND 4"x4" CONCRETE MONUMENT (NO ID)
FOUND 4"x4" CONCRETE MONUMENT (NO ID

2.5 Legal Description

Parcel ID 23817-004-00

Parcel ID 23817-004-00

THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA. LESS AND EXCEPT THE NORTH 33 FEET THEREOF.
ALSO, LESS AND EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF OCALA, A FLORIDA MUNICIPAL CORPORATION BY VIRTUE OF WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 4524, PAGE 1957, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 21, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA; THENCE SOUTH 89°24'45" EAST, ALONG THE SOUTH BOUNDARY OF THE SOUTHEAST 1/4 OF SAID SECTION 21, FOR A DISTANCE OF 659.98 FEET TO THE SOUTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 21; THENCE NORTH 00°32'16" EAST, ALONG THE WEST BOUNDARY OF THE SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, FOR A DISTANCE OF 1,265.35 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'16" EAST, ALONG SAID WEST BOUNDARY, FOR A DISTANCE OF 28.58 FEET TO A POINT ON THE EXISTING SOUTH RIGHT- OF-WAY LINE OF SW 20TH STREET, SAID POINT BEING 33.00 FEET SOUTH OF, AS MEASURED PERPENDICULAR TO, THE NORTH BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21; THENCE SOUTH 89°24'45" EAST, PARALLEL WITH THE SAID NORTH BOUNDARY, AND ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SW 20TH STREET, FOR A DISTANCE OF 660.81 FEET TO A POINT ON THE EAST BOUNDARY OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 21, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,679.58 FEET, A CENTRAL ANGLE OF 03°25'02", AND A CHORD DISTANCE OF 338.68 FEET BEARING SOUTH 88°47'42" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 338.73 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°05'11" WEST FOR A DISTANCE OF 228.44 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, AND HAVING FOR ITS ELEMENTS: A RADIUS OF 5,779.58 FEET, A CENTRAL ANGLE OF 00°56'09", AND A CHORD DISTANCE OF 94.39 FEET BEARING SOUTH 87°33'15" WEST; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, FOR A DISTANCE OF 94.39 FEET TO THE POINT OF BEGINNING.
AND
THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 15 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA.

2.6 Property 1 Record Card

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card

Real Estate

23311-000-00

GOOGLE Street View

Prime Key: 1813042 | Beta MAP IT+ | Current as of 2/19/2024

Property Information

ANNA JO PARTNERSHIP LLC
11100 SW 93RD CT RD STE 10-103
OCALA FL 34481-5187

Taxes / Assessments:
Map ID: 146
Millage: 9002 - UNINCORPORATED

M.S.T.U.
PC: 03
Acres: 4.44

More Situs
Situs: 2275 SW 53RD AVE OCALA

2023 Certified Property Value by Income

Land Just Value	N/A
Buildings	N/A
Miscellaneous	N/A
Total Just Value	$2,362,469
Total Assessed Value	$2,362,469
Exemptions	$0
Total Taxable	$2,362,469

Ex Codes:

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	$224,810	$3,097,509	$40,204	$2,362,469	$2,362,469	$0	$2,362,469
2022	$469,114	$1,718,883	$40,181	$1,621,458	$1,388,172	$0	$1,388,172
2021	$469,114	$1,358,115	$39,521	$1,260,794	$1,260,794	$0	$1,260,794

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7207/1627	06/2020	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	$2,300,000
7207/1621	04/2020	05 QUIT CLAIM	0	U	I	$100
5077/1923	07/2008	08 CORRECTIVE	7 PORTIONUND INT	U	I	$100
4524/1957	06/2006	43 R-O-W	0	U	I	$100
1486/1697	02/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	I	$811,250
1482/1231	01/1988	83 EX-CONDO	9 UNVERIFIED	U	I	$100
1156/1966	05/1983	82 CONDO	0	U	V	$100
1153/1722	04/1983	82 CONDO	0	U	V	$100
1147/1407	02/1983	82 CONDO	0	U	V	$100

Property Description

SEC 21 TWP 15 RGE 21
COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-08 E 659.83 FT TH
N 00-32-31 E 960.29 FT TO THE POB TH CONT N 00-32-31 E 305.11 FT TH

TO A PT BEING ON A CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58
FT A CENTRAL ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF
N 87-33-53 E 94.39 FT TH ELY ALONG ARC OF CURVE 94.39 FT TH
N 87-05-48 E 228.44 FT TO THE POC OF A CURVE CONCAVE SLY HAVING
A RADIUS OF 5679.58 FT A CENTRAL ANGLE OF 02-48-49 A CHORD
BEARING & DISTANCE OF N 88-30-13 E 278.87 FT TH ELY ALONG ARC OF
CURVE 278.90 FT TH S 04-43-04 E 132.99 FT TH S 00-00-00 E 190.36 FT
TH S 89-31-42 W 615.06 FT TO THE POB
Parent Parcel: 23320-005-15

Land Data - Warning: Verify Zoning

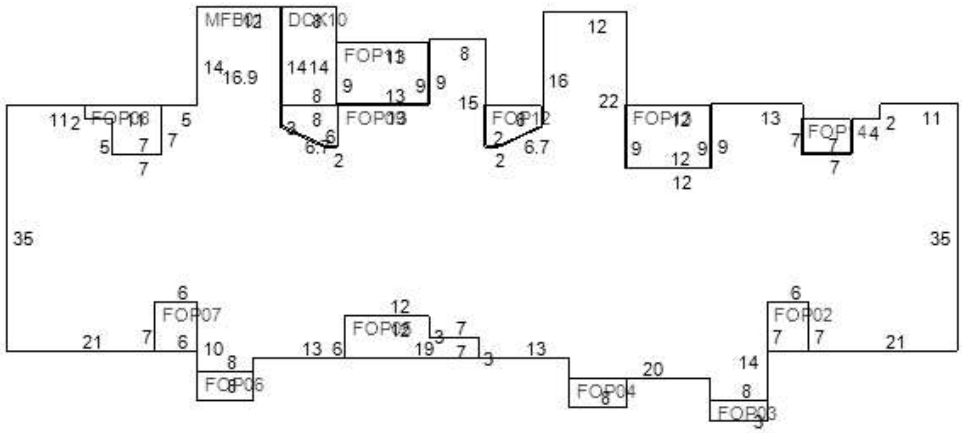
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
GCMF	0320	565.0	290.0	R3	42.00	UT						
GCSF	0320	.0	.0	R3	29,621.00	SF						

Neighborhood 9925 - COMMERCIAL PC 08 AND 03
Mkt: 2 70

Traverse

Building 1 of 8
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R21U7R6D10R8U2R13U6R12D3R7D3R13D3R20D3R8U14R6D7R21.L21
FOP02=U7L6D7R6.L6D7
FOP03=D3L8U3R8.L8U3L20
FOP04=D4R8U4L8.U3L13
FOP05=U3L7U3L12D6R19.L32D2
FOP06=L8D4R8U4.L8U10
FOP07=L6D7R6U7.D7L27U35R11
FOP08=D2R4D5R7U7L11.R16D0,1U14R12D13,9R8
FOP09=D6L2A295|6,7U3R8.
DCK10=U14L8D14R8.
FOP11=U9R13D9L13.U9R29D9
FOP12=D3A245|6,7L2U6R8.R12D0,1
FOP13=D9R12U9L12.R25D7

FOP14=R7U5L7D5.



Building Characteristics

Improvement	MF - MULTI FM - MULTI FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	1
Quality Grade	500 - FAIR
Inspected on	12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 535

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01	29 - VINYL SIDING	1.43	1983	N	0 %	0 %	4,867	6,960
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	93	93
FOP	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	08	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57
FOP	09	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
DCK	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	112	112
FOP	11	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	12	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FOP	13	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	14	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 6

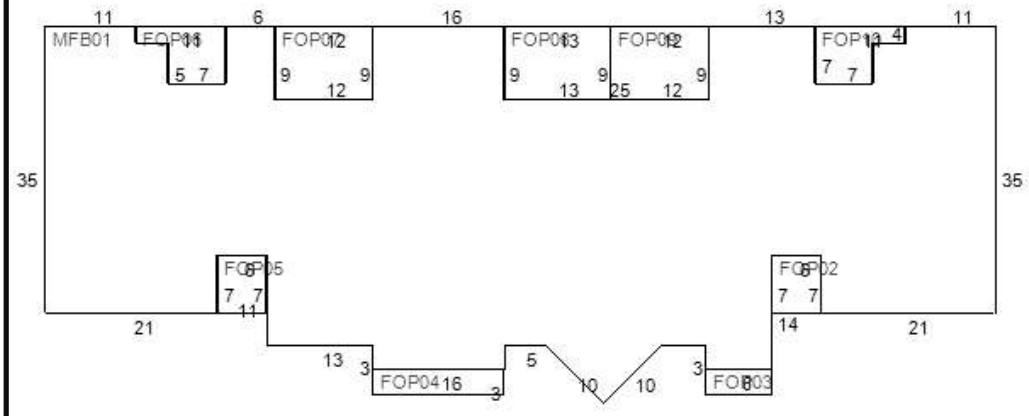
Bedrooms: 12
4 Fixture Baths: 0
3 Fixture Baths: 10
2 Fixture Baths: 2
Extra Fixtures: 12

Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 2 of 8

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R7U5R4U2R11D35.L21,3
FOP02=U7L6D7R6.L14D7L0,1
FOP03=R8D3L8U3.L24,7
FOP04=L16D3R16U3.L29U7
FOP05=U7L6D7R6.L27U35R11
FOP06=R11D7L7U5L4U2.R17
FOP07=R12D9L12U9.R28
FOP08=R13D9L13U9.R13
FOP09=R12D9L12U9.R25
FOP10=R11D2L4D5L7U7.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 420

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01	29 - VINYL SIDING	1.48	1983	N	0 %	0 %	3,891	5,759
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	48	48
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57
FOP	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	08	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	09	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	57	57

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 7 BLK PERIMETER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 5

Bedrooms: 8
4 Fixture Baths: 0
3 Fixture Baths: 8
2 Fixture Baths: 3
Extra Fixtures: 10

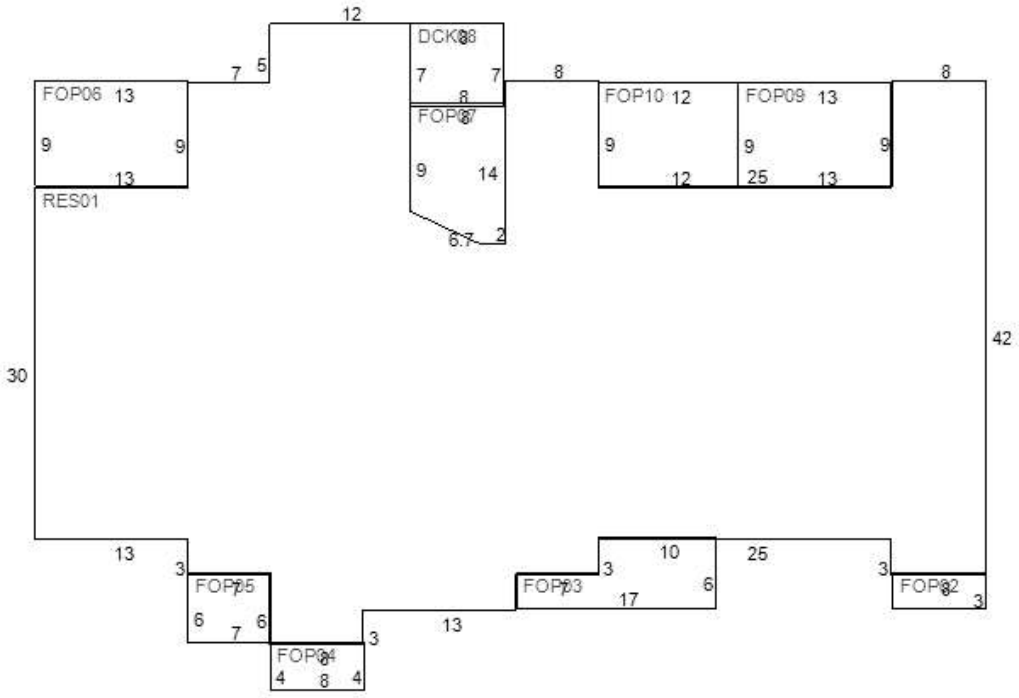
Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 3 of 8

RES01=L8U3L25D3L7D3L13D3L8U6L7U3L13U30R13U9R7U5R12D16A115|6,7R2U14R8D9R25U9R8D42.
FOP02=L8D3R8U3.L40
FOP03=R7U3R10D6L17U3.D6L13
FOP04=L8D4R8U4.L8U6
FOP05=L7D6R7U6.L20U33
FOP06=R13U9L13D9.U9R20U5R12D7
FOP07=R8D12L2A295|6,7U9.
DCK08=U7R8D7L8.U2R28
FOP09=R13D9L13U9.

FOP10=L12D9R12U9.



Building Characteristics

Improvement	4F - QUADPLEX- 04 FAMILY RESID
Effective Age	5 - 20-24 YRS
Condition	1
Quality Grade	500 - FAIR
Inspected on	12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture Q - QUADRUPLEX
Base Perimeter 318

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	29 - VINYL SIDING	1.89	1983	N	0 %	0 %	2,998	5,666
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	81	81
FOP	04	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	88	88
DCK	08	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	56	56
FOP	09	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108

Section: 1

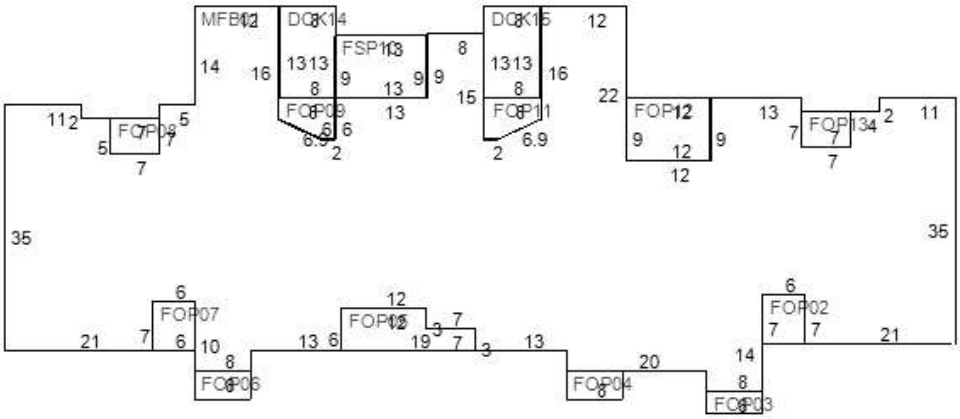
Roof Style: 10 GABLE	**Floor Finish:** 24 CARPET	**Bedrooms:** 9	**Blt-In Kitchen:** Y
Roof Cover: 16 GALVANIZED MTL	**Wall Finish:** 16 DRYWALL-PAINT	**4 Fixture Baths:** 0	**Dishwasher:** Y
Heat Meth 1: 22 DUCTED FHA	**Heat Fuel 1:** 10 ELECTRIC	**3 Fixture Baths:** 8	**Garbage Disposal:** Y

Heat Meth 2: 00	**Heat Fuel 2:** 00	**2 Fixture Baths:** 3	**Garbage Compactor:** N
Foundation: 7 BLK PERIMETER	**Fireplaces:** 4	**Extra Fixtures:** 8	**Intercom:** N
A/C: Y			**Vacuum:** N

Traverse

Building 4 of 8

MFB01=U35L11D2L4D5L7U7L13D9L12U22L12D16A245|6,9L2U15L8D9L13D6L2A295|6,9U16L12D14L5D7L7U5L4U2L11D35R21U7R6D10R8U3R13U6R12D3R7D3R13D3R20D3R8U14R6D7R21.L21
FOP02=U7L6D7R6.L6D7
FOP03=L8D3R8U3.U3L28
FOP04=D4R8U4L8.U3L13
FOP05=L19U6R12D3R7D3.L32D3
FOP06=L8D4R8U4.L8U3
FOP07=L6U7R6D7.L27U35R11D2R4
FOP08=R7D5L7U5.R7U2R5U14R12D16
FOP09=U3R8D6L2A295|6,9.R8U3R0,3
FSP10=U9R13D9L13.R21,4
FOP11=R8D3A245|6,9L2U6.R20,4
FOP12=D9R12U9L12.R25D2
FOP13=D5R7U5L7.L74,4U2
DCK14=U13R8D13L8.R29
DCK15=U13R8D13L8.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 536

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01	29 - VINYL SIDING	1.43	1983	N	0 %	0 %	4,863	6,954
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	93	93
FOP	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	08	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35
FOP	09	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FSP	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	117	117
FOP	11	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
FOP	12	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	13	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	35	35
DCK	14	01 - NO EXTERIOR	1.00	2020	N	0 %	0 %	104	104
DCK	15	01 - NO EXTERIOR	1.00	2020	N	0 %	0 %	104	104

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 3 PIER
A/C: Y

Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 6

Bedrooms: 12
4 Fixture Baths: 0
3 Fixture Baths: 10
2 Fixture Baths: 2
Extra Fixtures: 12

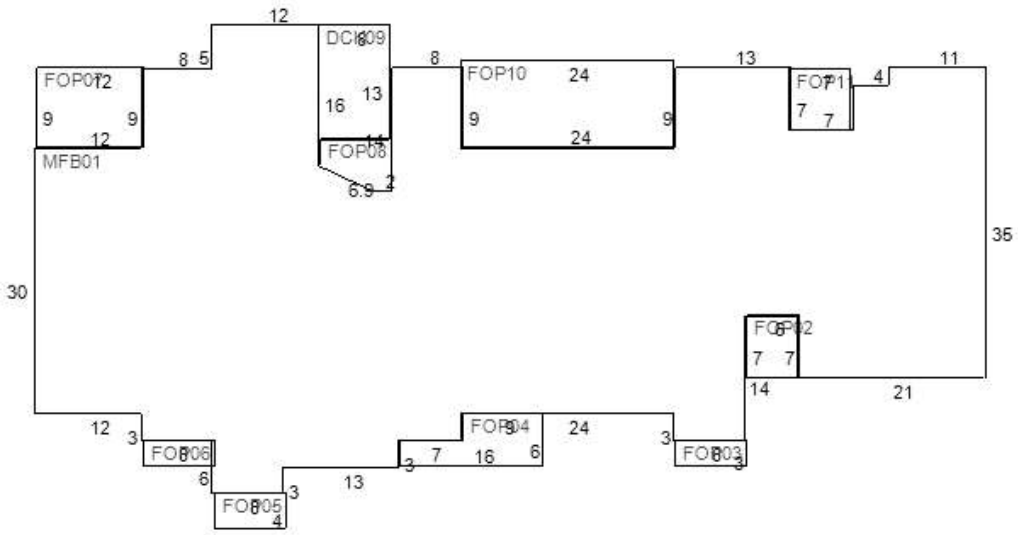
Blt-In Kitchen: Y
Dishwasher: Y
Garbage Disposal: Y
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 5 of 8

MFB01=L21U7L6D14L8U3L24D3L7D3L13D3L8U6L8U3L12U30R12U9R8U5R12D16A115|6,9R2U14R8D9R24U9R13D7R7U5R4U2R11D35.L21
FOP02=U7L6D7R6.L6D7
FOP03=L8D3R8U3.L32
FOP04=U3R9D6L16U3R7.L20D6
FOP05=L8D4R8U4.L8U6
FOP06=L8D3R8U3.L20U33
FOP07=R12U9L12D9.R12U9R8U5R12D16
FOP08=U3R8D6L2A295|6,9.U3
DCK09=U13R8D13L8.R8U8R8D9
FOP10=R24U10L24D10.R24U9R13D7

FOP11=R7U7L7D7.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 398

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01	29 - VINYL SIDING	1.48	1983	N	0 %	0 %	3,825	5,661
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	42	42
FOP	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	04	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	75	75
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	32	32
FOP	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	24	24
FOP	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	108	108
FOP	08	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	39	39
DCK	09	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	104	104
FOP	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	240	240
FOP	11	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	49	49

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Floor Finish: 24 CARPET
Wall Finish: 16 DRYWALL-PAINT
Bedrooms: 10
4 Fixture Baths: 0
Blt-In Kitchen: Y
Dishwasher: Y

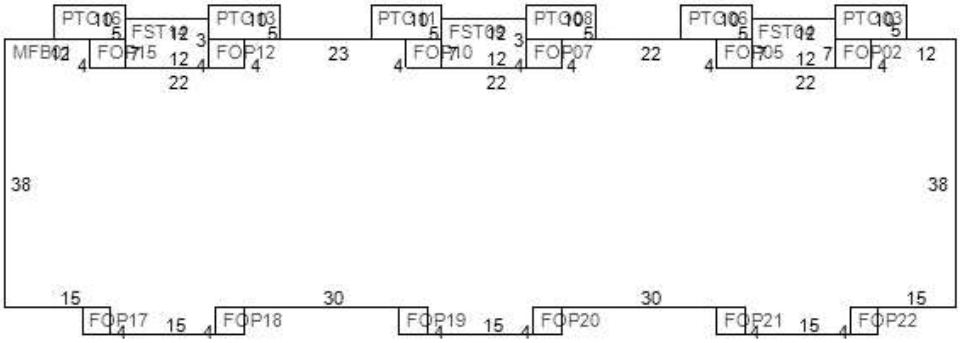
Heat Meth 1: 22 DUCTED FHA	**Heat Fuel 1:** 10 ELECTRIC	**3 Fixture Baths:** 9	**Garbage Disposal:** Y
Heat Meth 2: 00	**Heat Fuel 2:** 00	**2 Fixture Baths:** 3	**Garbage Compactor:** N
Foundation: 7 BLK PERIMETER	**Fireplaces:** 5	**Extra Fixtures:** 10	**Intercom:** N
A/C: Y			**Vacuum:** N

Traverse

Building 6 of 8

MFB01=L15D4L15U4L30D4L15U4L30D4L15U4L15U38R12D4R22U4R23D4R22U4R22D4R22U4R12D38.U38L12
FOP02=L5D4R5U4.
PTO03=R5U5L10D5R5.L5D4
FST04=L12U7R12D7.L17U4
FOP05=R5D4L5U4.
PTO06=L5U5R10D5L5.L27
FOP07=D4R5U4L5.
PTO08=U5R10D5L10.
FST09=D4L12U7R12D3.L12
FOP10=D4L5U4R5.
PTO11=U5L10D5R10.L33
FOP12=D4R5U4L5.
PTO13=U5R10D5L10.
FST14=D4L12U7R12D3.L12
FOP15=D4L5U4R5.
PTO16=U5L10D5R10.L17D38R15
FOP17=D4L4U4R4.R15
FOP18=D4R4U4L4.R30
FOP19=D4L4U4R4.R15
FOP20=D4R4U4L4.R30
FOP21=D4L4U4R4.R15

FOP22=D4R4U4L4.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 394

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	5,046	5,046
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	04	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	08	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	09	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	11	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	12	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	13	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	14	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84

FOP	1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	1601 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	1701 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	1801 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	1901 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	2001 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	2101 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	2201 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

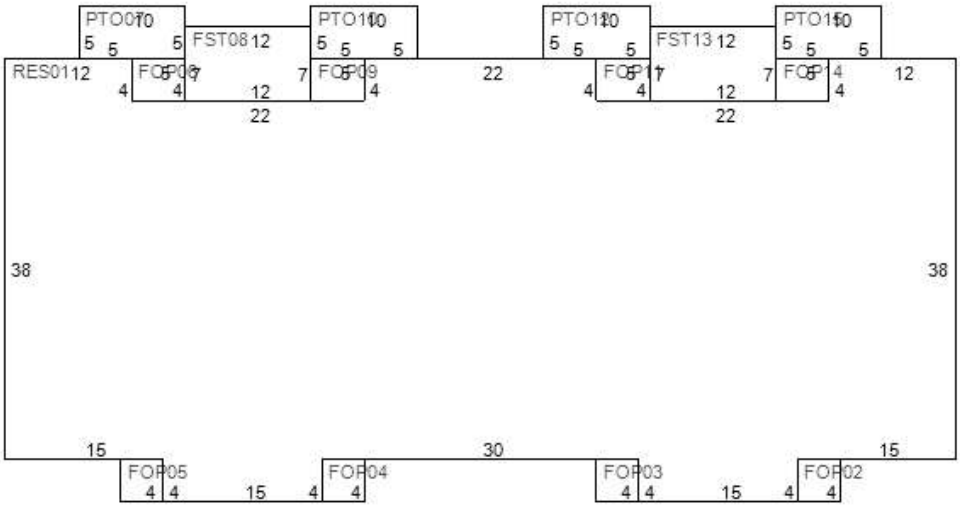
Floor Finish: 37 LAMINATE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 12
4 Fixture Baths: 0
3 Fixture Baths: 6
2 Fixture Baths: 0
Extra Fixtures: 12

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 7 of 8
RES01=L15D4L15U4L30D4L15U4L15U38R12D4R22U4R22D4R22U4R12D38.L15
FOP02=R4D4L4U4.L15
FOP03=L4D4R4U4.L30
FOP04=R4D4L4U4.L15
FOP05=L4D4R4U4.L3U38
FOP06=R5D4L5U4.
PTO07=L5U5R10D5L5.D4R5
FST08=U7R12D7L12.R17U4
FOP09=L5D4R5U4.
PTO10=R5U5L10D5R5.R22
FOP11=R5D4L5U4.
PTO12=R5U5L10D5R5.D4R5
FST13=R12U7L12D7.R17U4
FOP14=L5D4R5U4.
PTO15=R5U5L10D5R5.



Building Characteristics

Improvement 4F - QUADPLEX- 04 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture Q - QUADRUPLEX
Base Perimeter 288

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	01	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	3,364	3,364
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	04	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	08	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	09	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	11	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	12	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	13	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	14	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20

PTO	1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 37 LAMINATE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 8
4 Fixture Baths: 0
3 Fixture Baths: 4
2 Fixture Baths: 0
Extra Fixtures: 8

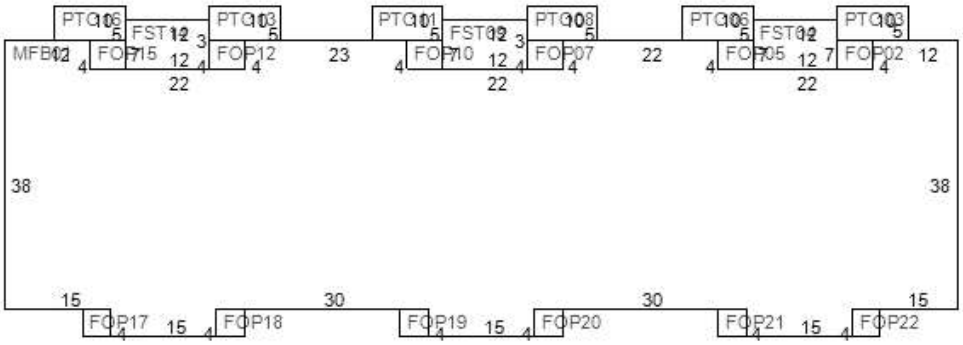
Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Traverse

Building 8 of 8

MFB01=L15D4L15U4L30D4L15U4L30D4L15U4L15U38R12D4R22U4R23D4R22U4R22D4R22U4R12D38.U38L12
FOP02=L5D4R5U4.
PTO03=R5U5L10D5R5.L5D4
FST04=L12U7R12D7.L17U4
FOP05=R5D4L5U4.
PTO06=L5U5R10D5L5.L27
FOP07=D4R5U4L5.
PTO08=U5R10D5L10.
FST09=D4L12U7R12D3.L12
FOP10=D4L5U4R5.
PTO11=U5L10D5R10.L33
FOP12=D4R5U4L5.
PTO13=U5R10D5L10.
FST14=D4L12U7R12D3.L12
FOP15=D4L5U4R5.
PTO16=U5L10D5R10.L17D38R15
FOP17=D4L4U4R4.R15
FOP18=D4R4U4L4.R30
FOP19=D4L4U4R4.R15
FOP20=D4R4U4L4.R30
FOP21=D4L4U4R4.R15

FOP22=D4R4U4L4.



Building Characteristics

Improvement MF - MULTI FM - MULTI FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 12/7/2022 by 117

Year Built 1983
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 394

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
MFB	01	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	5,046	5,046
FOP	02	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	03	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	04	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	05	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	06	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	07	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	08	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	09	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84
FOP	10	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	11	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	12	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	13	01 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FST	14	29 - VINYL SIDING	1.00	1983	N	0 %	0 %	84	84

FOP	1501 - NO EXTERIOR	1.00	1983	N	0 %	0 %	20	20
PTO	1601 - NO EXTERIOR	1.00	1983	N	0 %	0 %	50	50
FOP	1701 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	1801 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	1901 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	2001 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	2101 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16
FOP	2201 - NO EXTERIOR	1.00	1983	N	0 %	0 %	16	16

Section: 1

Roof Style: 10 GABLE
Roof Cover: 16 GALVANIZED MTL
Heat Meth 1: 22 DUCTED FHA
Heat Meth 2: 00
Foundation: 6 MONOLITC SLAB
A/C: Y

Floor Finish: 37 LAMINATE
Wall Finish: 16 DRYWALL-PAINT
Heat Fuel 1: 10 ELECTRIC
Heat Fuel 2: 00
Fireplaces: 0

Bedrooms: 12
4 Fixture Baths: 0
3 Fixture Baths: 6
2 Fixture Baths: 0
Extra Fixtures: 12

Blt-In Kitchen: Y
Dishwasher: N
Garbage Disposal: N
Garbage Compactor: N
Intercom: N
Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	2,874.00	SF	20	1983	3	0.0	0.0
144 PAVING ASPHALT	25,200.00	SF	5	1983	3	0.0	0.0
159 PAV CONCRETE	204.00	SF	20	2021	3	0.0	0.0
159 PAV CONCRETE	200.00	SF	20	2021	5	20.0	10.0
105 FENCE CHAIN LK	40.00	LF	20	2021	3	0.0	0.0
159 PAV CONCRETE	1,838.00	SF	20	2022	3	0.0	0.0
144 PAVING ASPHALT	10,763.00	SF	5	2022	3	0.0	0.0

Appraiser Notes

5200 - 5292 SW 20TH ST
TIMBERLAND APARTMENTS
(FKA INTERNATIONAL VILLAS)

42 UNITS

BLDG01 - 6 UNITS (5200-5220)
BLDG02 - 5 UNITS (5228-5244)
BLDG03 - 4 UNITS (5252-5264)
BLDG04 - 6 UNITS (5272-5292)
BLDG05 - 5 UNITS (5279-5295)
BLDG06 - 6 UNITS 2/1`S (5203-5223) (2023)
BLDG07 - 4 UNITS 2/1`S (5231-5243) (2023)
BLDG08 - 6 UNITS 2/1`S (5255-5271) (2023)

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2023052654	5/19/2023	6/23/2023	C/O 2.5 TON TRANE SEER2 14.30
2020111019	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISITNG
2020112060	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISTING
2020112295	1/20/2021	1/1/1900	INSTALLING A NFPA 13D WET FIRE SPRINKLER SYSTEM IN EXISTING
2020092896	10/14/2020	1/19/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 6 STEPS AND H
2020092897	10/14/2020	1/19/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 4 STEPS AND H
2020092898	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 3 STEPS --NO
2020092899	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092900	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092901	10/14/2020	1/15/2021	POUR 4; THICK 4X3 CONCRETE STOOP -REPLACE EX 3 STEPS(NO HAN
2020092904	10/14/2020	1/15/2021	POUR 4; THICK 4; CONCRETE STOOPS AND REPLACING EXISITING 2
2020092907	10/14/2020	1/14/2021	POUR 4; THICK 4; BY 3; CONCRETE STOOPS AND REPLACIN EXISTIN
2020092909	10/14/2020	1/15/2021	POUR 4; THICK 4; BY 3; CONCRETE STOOPS AND REPLACING EXISTI
2020092881	10/14/2020	1/25/2021	4; THICK; 4 X 3 CONCRETE STOOP USING EXISTING STEPS

2020092888	10/14/2020	1/22/2021	4; THICK 4X3 CONCRETE STOOP --USING EX STEPS
2020092889	10/14/2020	1/25/2021	4; THICK 4X3 CONCRETE STOOP -REPLACE EX STEPS(NO HANDRAILS
2020092890	10/14/2020	1/25/2021	POUR (2) 4; THICK 4X3 CONCRETE STOOPS - BUILDING 1 STEP@1ST
2020092893	10/14/2020	1/25/2021	STRUCTURAL REVIEW: DAVID PITTMAN 10/12/20 APPROVEDSCOPE:
2020092894	10/14/2020	1/22/2021	POUR4; THICK 4X3 CONCRETE STOOP --REPLACE EX 1 STEP(NO HAND
2020092895	10/14/2020	1/25/2021	POUR 4; THICK 4X3 CONCRETE STOOP --REPLACE EX 6 STEPS AND H
2020081386	9/15/2020	12/18/2020	REMOVE EXISTING & REPLACE WITH NEW SIGN
2020081349	9/11/2020	1/1/1900	RENOVATE EXISTING 6 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020081354	9/11/2020	1/1/1900	RENOVATE EXISTING 4 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020081342	9/11/2020	1/1/1900	RENOVATE EXISTING 6 UNIT; REMOVE/REPLACE EXISTING WINDOWS;
2020071238	7/11/2020	5/26/2021	C/O RUNTRU 2 TON 14 SEER
2020071241	7/11/2020	5/26/2021	C/O RUNTRU 2.5 TON 14.5 SEER
2020051463	5/18/2020	6/18/2020	C/O SIZE FOR SIZE PAYNE 14.5 SEER 2 TON AHRI201853307
2020010405	1/8/2020	3/4/2020	REPLACEMENT OF SHEATHING & SIDING FOR 400 SQ FT ON EXTERIOR
2019111820	11/26/2019	3/6/2020	CHANGE OUT 2.5TON 14 SEER BRYANT HEAT PUMP
2019100169	10/2/2019	1/27/2020	PORCH ROOF REPAIR (200 SQ FT)/RMV & RPLC SHINGLES W/SHINGLE
2019050657	5/9/2019	6/3/2020	C/O SIZE FOR SIZE - PAYNE 15 SEER STRAIGHT COOL SPLIT SYSTE
MA21512	3/1/2000	3/1/2000	TERMITE DAMAGE

2.7 Property 2 Record Card

PROPERTY 2: Vacant Land | Parcel ID 23817-004-00 | Acreage: 34.59| Page 1 of 2

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card

Real Estate

23817-004-00

Prime Key: 1685486 | Beta MAP IT+ | Current as of 2/19/2024

Property Information

ANNA JO PARTNERSHIP LLC
11100 SW 93RD CT RD STE 10/103
OCALA FL 34481-5188

Taxes / Assessments:
Map ID: 147
Millage: 9002 - UNINCORPORATED

M.S.T.U.
PC: 99
Acres: 34.89

2023 Certified Value

Land Just Value	$328,164		
Buildings	$0		
Miscellaneous	$10,329		
Total Just Value	$338,493	Impact	($13,274)
Total Assessed Value	$325,219	Ex Codes:	
Exemptions	$0		
Total Taxable	$325,219		
School Taxable	$338,493		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	$328,164	$0	$10,329	$338,493	$325,219	$0	$325,219
2022	$161,280	$0	$0	$161,280	$161,280	$0	$161,280
2021	$161,280	$0	$0	$161,280	$161,280	$0	$161,280

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7207/1627	06/2020	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	$2,300,000
7207/1621	04/2020	05 QUIT CLAIM	0	U	I	$100
5077/1923	07/2008	08 CORRECTIVE	7 PORTIONUND INT	U	V	$100
1486/1697	02/1988	06 SPECIAL WARRANTY	8 ALLOCATED	U	V	$563,750
1482/1231	01/1988	83 EX-CONDO	9 UNVERIFIED	U	V	$100
1301/0730	08/1985	31 CERT TL	0	U	V	$100
1260/1591	01/1984	31 CERT TL	0	U	V	$100
1101/1664	02/1982	07 WARRANTY	0	U	V	$80,135

Property Description

SEC 28 TWP 15 RGE 21
E 1/2 OF NW 1/4 OF NE 1/4 &

SEC 21 TWP 15 RGE 21
E 1/2 OF SW 1/4 OF SE 1/4
EXC N 33 FT
EXC SW 20TH ST ROW TAKING BEING MORE PARTICULARLY DESC:
COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-45 E
659.98 FT TH N 00-32-16 E 1265.35 FT TO THE POB TH
N 00-32-16 E 28.58 FT TH S 89-29-45 E 660.81 FT TO THE POC
OF A NON-TANGENT CURVE CONCAVE SLY HAVING A RADIUS OF
5679.58 FT A CENTRAL ANGLE OF 03-25-02 A CHORD BEARING &
DISTANCE OF S 88-47-42 W 338.68 FT TH SWLY ALONG ARC OF
CURVE 338.73 FT TH S 87-05-11 W 228.44 FT TO THE POC OF A
CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58 FT A CENTRAL
ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF
S 87-33-15 W 94.39 FT TH SWLY ALONG ARC OF CURVE 94.39 FT
TO THE POB
EXC COM AT THE SW COR OF SE 1/4 OF SEC 21 TH S 89-24-08 E 659.83 FT
TH N 00-32-31 E 960.29 FT TO THE POB TH CONT N 00-32-31 E 305.11 FT TH
TO A PT BEING ON A CURVE CONCAVE NLY HAVING A RADIUS OF 5779.58
FT A CENTRAL ANGLE OF 00-56-09 A CHORD BEARING & DISTANCE OF
N 87-33-53 E 94.39 FT TH ELY ALONG ARC OF CURVE 94.39 FT TH
N 87-05-48 E 228.44 FT TO THE POC OF A CURVE CONCAVE SLY HAVING
A RADIUS OF 5679.58 FT A CENTRAL ANGLE OF 02-48-49 A CHORD
BEARING & DISTANCE OF N 88-30-13 E 278.87 FT TH ELY ALONG ARC OF
CURVE 278.90 FT TH S 04-43-04 E 132.99 FT TH S 00-00-00 E 190.36 FT
TH S 89-31-42 W 615.06 FT TO THE POB
Parent Parcel: 23817-001-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		660.0	1,320.0	R3	20.00	AC						
9902		.0	.0	R3	14.46	AC						
9430		60.0	315.0	R3	.43	AC						

Neighborhood 8362 - TR 15/21 ACREAGE MARKET 9
Mkt: 9 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
144 PAVING ASPHALT	2,884.00	SF	5	1983	3	0.0	0.0
144 PAVING ASPHALT	5,280.00	SF	5	2022	3	0.0	0.0
259 WELL 04-12IN	1.00	UT	99	1983	1	0.0	0.0
UDU UTILITY-UNFINS	64.00	SF	40	1983	1	8.0	8.0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

2.8 Title Opinion

Fidelity National Title Insurance Company

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: Miller Johnson Law, P.L.
Issuing Office: 247 Maitland Ave., Suite 1000,
Altamonte Springs, FL 32701
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number: 11582133
Issuing Office File Number: Anna Jo Partnership, LLC
Property Address: 2275 SW 53rd Ave., et al.
Ocala, FL FL
Revision Number:

SCHEDULE A

1. Commitment Date: 01/30/2024 at: 5:00 PM

2. Policy to be issued:

   A. 2021 ALTA Owner's Policy with Florida Modifications
   Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein
   Proposed Amount of Insurance: $10,000.00
   The estate or interest to be insured:

   B. 2021 ALTA Loan Policy with Florida Modifications
   Proposed Insured:
   Proposed Amount of Insurance:
   The estate or interest to be insured:

3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*

   Fee Simple

4. The Title is, at the Commitment Date, vested in: *(Identify vesting for each estate or interest identified in Item 3 above)*

   Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company, by virtue of Special Warranty Deed recorded in Official Records Book 7207, Page 1627, Public Records of Marion County, Florida. .

5. The Land is described as follows in Exhibit "A" attached hereto and made part hereof.

Countersigned:

By:_____
Authorized Officer or Agent

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Fidelity National Title Insurance Company

SCHEDULE B, PART I Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   A. Duly executed Warranty Deed from Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company, Grantor, to Purchaser with contractual rights under a purchase agreement with the vested owner identified at Schedule A item 4 herein, Grantee, conveying the land described on Exhibit A hereof.

   The Company will require the following as to Anna Jo Partnership, LLC, a Florida limited liability company aka Anna Jo Partnership LLC, a Florida limited liability company: ("LLC"):

   i. Proof that the LLC was in existence in its state of organization at the time it acquired title and that the LLC is currently in good standing.

   ii. Present for review a true and complete copy of the articles of organization and operating agreement of the LLC and any amendments thereto.

   iii. Record an affidavit from the person executing the proposed deed on behalf of the LLC certifying: (a) the name and state of organization of the LLC; (b) whether the LLC is member-managed or manager-managed; (c) the identity of the member or manager and the person authorized to execute the deed; and (d) neither the LLC nor any member signing the deed have filed bankruptcy since the LLC acquired title.

   iv. If the member or manager of the LLC is also a business entity, present proof of the entity's good standing and the appropriate entity documents to establish signing authority.

   If the proposed deed will be executed by anyone other than a member or manager, those portions of the operating agreement or other documentation evidencing the authority of the signatory must be attached as an exhibit to the affidavit.

5. Satisfaction of the following financial encumbrances:

   a. Mortgage and Security Agreement by and between Anna Jo Partnership, LLC, a Florida limited liability company, Mortgagor, and Fair winds Credit Union, Mortgagee, in the principal amount of $3,750,000.00, dated February 13, 2023, and recorded February 14, 2023, in Official Records Book 7981, Page 1645, Public Records of Marion County, Florida.

   b. Collateral Assignment of Leases and Rents by and between Anna Jo Partnership, LLC, a Florida limited liability company, Assignor, and Fairwinds Credit Union, Assignee, recorded February 14, 2023, in Official Records Book 7981, Page 1660, Public Records of Marion County, Florida

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SCHEDULE B, PART I Requirements

c. UCC Financing Statement by and between Anna Jo Partnership LLC, a Florida limited liability company, Debtor, and Fairwinds Credit Union, Secured Party, recorded February 14, 2023, in Official Records Book 7981, Page 1671, Public Records of Marion County, Florida.

6. For each policy to be issued as identified in Schedule A, Item 2, the Company shall not be liable under this Commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this Commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.

7. The Proposed Policy Amount(s) must be disclosed to the Company, and subject to approval by the Company, entered as the Proposed Policy Amount. An owner's policy should reflect the purchase price or full value of the Land. A loan policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.

8. An Affidavit in form acceptable to Fidelity National Title Insurance Company ("Company") and executed by or on behalf of the current record owner(s) of the subject property stating that: (A) there are no parties in possession of the subject property other than said current record owner(s); (B) there are no encumbrances upon the subject property other than as may be set forth in this Commitment; (C) there are no unrecorded assessments which are due and payable and; (D) there have been no improvements made to or upon the subject property within the last ninety (90) day period for which there remain any outstanding and unpaid bills for labor, materials or supplies for which a lien or liens may be claimed must be furnished to the Company, or, in lieu thereof, an exception to those matters set forth in said Affidavit which are inconsistent with or deviate from the foregoing requirements will appear in the policy or policies to be issued pursuant to this Commitment.

9. Proof of payment of any outstanding assessments in favor of Marion County, Florida, any special taxing district and any municipality. NOTE: If this requirement is not satisfied the following exception will appear on Schedule B:

   Any outstanding assessments in favor of Marion County, Florida, any special taxing district and any municipality.

10. Proof of payment of service charges for water, sewer, waste and gas, if any, through the date of closing. NOTE: If this requirement is not met the following exception will appear on Schedule B:

    Any lien provided for by Florida Statutes in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer, waste or gas system supplying the insured land or service facilities.

NOTE: Effective July 1, 2023, the Conveyances to Foreign Entities Act in sections 692.201 - 692.205, Florida Statutes (the "Act"), limits and regulates the purchase, sale and ownership of Florida real property by certain buyers who are associated with "foreign countries of concern," specifically the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro and the Syrian Arab Republic. In connection with the purchase of real property, the Act requires each buyer to provide an affidavit confirming the purchaser is in compliance with the Act. Any loss or damage resulting from a violation of the Act is excluded from coverage under the terms of the Policy.

NOTE: Starting January 1, 2024, section 695.26 (1)(c), F.S., provides that no instrument conveying, assigning, encumbering or otherwise disposing of an interest in real property which is executed or acknowledged in Florida shall be recorded by the clerk of court unless the post office address of each witness is legibly printed, typed or

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stamped upon the instrument. If an instrument containing one or more witnesses is recorded, the witnesses' addresses, as well as their names, should appear below their signatures. A business address may be used.

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SCHEDULE B, PART II Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this form.

2. Taxes and assessments for the year 2024 and subsequent years, which are not yet due and payable.

   Note: Taxes are paid through 2023 under Tax Parcel No. 23311-000-00 and 23817-004-00.

3. Standard Exceptions:

   A. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

   B. Rights or claims of parties in possession not shown by the public records.

   C. Any lien, or right to a lien, for services, labor, or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.

   D. Taxes or assessments which are not shown as existing liens in the public records.

4. Any lien provided by County Ordinance or by Chapter 159, Florida Statutes, in favor of any city, town, village or port authority for unpaid service charges for service by any water, sewer or gas system supplying the insured land.

5. Easement in favor of Florida Telephone Corporation, a Florida corporation, recorded January 10, 1984 in Official Records Book 1197, Page 337.

6. Easement in favor of the City of Ocala, a municipal corporation under the laws of the State of Florida, recorded July 27, 1989 in Official Records Book 1592, Page 1681.

7. Annexation Agreement by and between Anna Jo Partnership LLC and the City of Ocala, a Florida municipal corporation, recorded July 1, 2021 in Official Records Book 7504, Page 1139.

NOTE: All recording references in this form shall refer to the public records of Marion County, Florida, unless otherwise noted.

NOTE: Exception 1 above shall be deemed deleted as of the time the settlement funds or proceeds of the loan to be secured by the insured mortgage, as applicable, are disbursed by the Company or its authorized agent. Neither the Company nor its agent shall, however, be under any duty to disburse any sum except upon a determination that no such adverse intervening matters have appeared of record or occurred.

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SCHEDULE B, PART II Exceptions

NOTES ON STANDARD EXCEPTIONS:

Item 3A will be deleted from the policy(ies) upon receipt of an accurate survey of the Land acceptable to the Company. Exception will be made for any encroachment, setback line violation, overlap, boundary line dispute or other adverse matter disclosed by the survey.

Items 3B, 3C, and 3D will be deleted from the policy(ies) upon receipt of an affidavit acceptable to the Company, affirming that, except as disclosed therein (i) no parties in possession of the Land exist other than the record owner(s); (ii) no improvements have been made to the Land within 90 days prior to closing which have not been paid for in full; and (iii) no unpaid taxes or assessments are against the Land which are not shown as existing liens in the public records. Exception will be made for matters disclosed in the affidavit.

NOTE: In accordance with Florida Statutes section 627.4131, please be advised that the insured hereunder may present inquiries, obtain information about coverage, or receive assistance in resolving complaints, by contacting Fidelity National Title Insurance Company, 2400 Maitland Center Parkway, Maitland, FL 32751; Telephone 866-632-6200.

Searched By: Carma Cornett

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EXHIBIT "A"

The East 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 21, Township 15 South, Range 21 East, Marion County, Florida. Less and Except the North 33 feet thereof.

Also, Less and Except that portion thereof conveyed to the City of Ocala, a Florida municipal corporation, by virtue of Warranty Deed recorded in Official Records Book 4524, Page 1957, Public Records of Marion County, Florida, described as follows:

Commence at the Southwest corner of the Southeast 1/4 of Section 21, Township 15 South, Range 21 East, Marion County, Florida; thence South 89°24'45" East, along the South boundary of the Southeast 1/4 of said Section 21, for a distance of 659.98 feet to the Southwest corner of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 of said Section 21; thence North 00°32'16" East, along the West boundary of the said East 1/2 of the Southwest 1/4 of the Southeast 1/4, for a distance of 1,265.35 feet to the Point of Beginning; thence continue North 00°32'16" East, along said West boundary, for a distance of 28.58 feet to a point on the existing South right-of-way line of SW 20th Street, said point being 33.00 feet South of, as measured perpendicular to, the North boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 21; thence South 89°29'45" East, parallel with the said North boundary, and along the said South right-of-way line of SW 20th Street, for a distance of 660.81 feet to a point on the East boundary of the Southwest 1/4 of the Southeast 1/4 of aforesaid Section 21, said point also being the point of curvature of a non-tangent curve, concave to the South, and having for its elements: a radius of 5,679.58 feet, a central angle of 03°25'02", and a chord distance of 338.68 feet bearing South 88°47'42" West; thence Southwesterly, along the arc of said curve, for a distance of 338.73 feet to the point of tangency; thence South 87°05'11" West for a distance of 228.44 feet to the point of curvature of a curve, concave to the North, and having for its elements: a radius of 5,779.58 feet, a central angle of 00°56'09", and a chord distance of 94.39 feet bearing South 87°33'15" West; thence Southwesterly, along the arc of said curve, for a distance of 94.39 feet to the Point of Beginning.

AND

The East 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 28, Township 15 South, Range 21 East, Marion County, Florida.

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2.9 Statement of Unified Control

The undersigned do hereby swear or affirm that we are the fee simple titleholders and owners of record of property commonly known as:

2275 SW 53rd Ave, Ocala FL Parcel ID: 23311-000-00 & Parcel ID: 23817-004-00 "Vacant Land"

The property described herein is the subject of an application for PLANNED DEVELOPMENT (PD) REZONING being submitted to the City of Ocala, FL.

This form certifies, as the owner(s) of record, that we exercise complete control of the property or properties indicated by address and legal.

As the owners of record with unified control, we seek from the City of Ocala, FL the necessary approvals to plan, to develop and to otherwise improve this property. Such processes as we may follow going forward as the owners of record include, but are not limited to, the preparation of applications, plans, surveys, and studies necessary to obtain zoning approval on the site.

Until such time a new or amended statement of unified control is delivered to the City of Ocala, FL, in a form substantively comparable to this from dated _____, the undersigned will remain the only entity to authorize development or related activity on the property.

Dessiree Troncoso
Owner

Dessiree Troncoso
Printed Name

STATE OF Florida COUNTY OF Marion Before me, this 2nd day of February 2024, personally appeared Dessiree Troncoso who executed the foregoing instrument and acknowledged before me that same was executed for the purposes therein expressed

☐ Personally known or ☑ Produced Identification

Type of ID produced: FL DL

Signature of Notary: Julia Olson

Print Name: Julia Olson My commission expires: 02/02/2027

JULIA OLSON
Notary Public - State of Florida
Commission # HH 357972
My Comm. Expires Feb 2, 2027

03

PD Book

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3.1 Introduction

The Coso-Ocala PD is envisioned as a dynamic residential community where you can live a big life without needing a big house. It is a place to foster connections and personal pride—an active community with a system of intimate park spaces, walking paths, and engaging amenities.

Comprising a total of 459, including the 42 existing multi-family units in the Timberland Apartments, the community will offer a diverse range of rear-loaded residential dwelling types. These include single-family detached homes in the form of cottage and courtyard homes, single-family attached townhomes, and multi-family residences. Emphasizing connectivity, the community will feature a thoughtfully designed system of streets and alleys, creating a cohesive environment.

The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent.

Key to this vision is the integration of numerous amenities spaces and pocket/courtyard parks, providing residents with opportunities to gather, recreate, and build a sense of community.

The proposed development aims to align with the city's adopted 2035 Vision Plan principles and Comprehensive Plan by fostering efficient and sustainable land use practices and will meet the City's Planned Development intent and purpose outline on Section 122-940 listed below:

PD Intent and Purpose:

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. In so doing, the PD district is designed to:

(1) Be consistent with the city's adopted 2035 vision plan principals and the comprehensive plan; (See 3.2: Vision& Intent)

(2) Promote more efficient and economic uses of land; (See 3.4: Concept Plan)

(3) Encourage development that is more compatible with contiguous lands; (See 3.4: Concept Plan)

(4) Provide flexibility to meet changing needs, market trends, technologies, economics, and consumer preferences; (See Section 3.6: Development Standards)

(5) Encourage a mix of land uses which can reduce roadway transportation impacts; (See 3.4: Concept Plan)

(6) Preserve to the greatest extent possible and utilize existing landscape features and amenities; (See Section 3.8: Parks & Open Space)

(7) Provide for more usable and suitably located recreational facilities, open spaces and scenic areas, either commonly owned or publicly owned, than would otherwise be provided under conventional land development procedures; (See Section 3.8: Parks & Open Space)

(8) Reduce development and building costs by permitting smaller networks of utilities and streets and the use of more economical building types and shared facilities; (See Section 3.9 Circulation & Signage)

(9) Permit a more desirable built environment than would be possible through the strict application of minimum requirements of the city's other zoning and subdivision regulations;

(10) Allow for flexibility in the combining and coordinating of architectural styles, building forms, and building relationships; (See Section 3.7 Architecture)

3.2 Vision & Intent

Overall Community

It is a dynamic residential community where you can live a big life without needing a big house. It is a place to foster connections and personal pride—an active community with a system of intimate park spaces, walking paths, and engaging amenities.













Architecture

A community that embraces the charm of a cottage court-style residential development featuring a harmonious blend of single-family homes, townhomes, and multifamily housing.

All buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors.

Single-Family Detached





Townhomes (Single-Family Attached)





Multi-Family



Multi-Family (Existing)



Clubhouse



Open and Recreational Spaces

A community with an inviting landscape with a walking path, welcoming gathering spaces. Below are some examples of the proposed open space activities and programs.

All parks and open spaces will offer passive and active recreation amenities and maintain a cohesive landscape and hardscape palette.

Walking/Running Path



Dog Park



BBQ - Pinic Areas



Playground



Club House with Pool



Indoor Gym



Co-Working Space



Multi-Purpose Room



3.3 Guiding Principles

These guiding principles establish a framework for decision-making aligned with the long-term objectives of the Coso-Ocala new residential community development. Serving as guiding lights and benchmarks, these principles shape the decision-making process and guide the actions taken within the project.



Sense of Community

We will prioritize fostering meaningful connections, promoting shared experiences, and providing diverse opportunities for resident engagement. Our goal is to create an environment where residents actively participate, forging bonds that contribute to the community's overall well-being. Beyond physical structures, we aspire to establish a vibrant, interconnected community that elevates the living experience and fosters a strong sense of belonging among its members.



Housing For All

We will provide a diverse range of high-quality housing options tailored to the preferences and needs of community members seeking a more vibrant and fulfilling lifestyle without needing a large home. We understand that living a substantial life is not contingent on the size of one's dwelling, and our mission is to provide thoughtfully designed and diverse housing solutions that cater to various lifestyles.



Shared Spaces To Bring People Together

We will establish a comprehensive network of recreational and green spaces that embody inclusivity and connectivity, providing residents with dynamic environments to gather, entertain, and engage in recreational activities. We will design parks and recreational areas not only to enhance the well-being of our residents but also to promote a sense of community. These spaces are conceived as more than just amenities; they are integral components of a thriving community that encourages residents to come together, share experiences, and enjoy the benefits of a lively and interconnected neighborhood.



Walkability

We will create a seamlessly integrated community by establishing an extensive pedestrian pathway network that intricately connects the parks, amenities, and stormwater facilities. Rooted in the vision of fostering a pedestrian-friendly environment that promotes and actively facilitates walking and cycling as preferred modes of transportation within our community. These pathways are envisioned as more than mere connections; they are pathways to community well-being, encouraging residents to embrace healthier lifestyles, engage with their surroundings, and contribute to a more sustainable and vibrant neighborhood.

3.4 Concept Plan and Development Program

FIGURE 6. COSO-OCALA PD CONCEPT PLAN



The proposed program per the enclosed Concept Plan is 459 units, including the 42 multi-family units from the existing Timberland Apartments. The proposed new community features single-family detached, single-family attached (townhomes), and multi-family units. The plan provides a system of alleyways, which will allow for all the unit's parking to be in the rear of the units, allowing the front to be for pedestrians. The proposed development will include a central amenity with a clubhouse & pool as well as a community building to server the entire development, a series of pocket/ small parks, and the stormwater areas will have a walking pathway. The approximately 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, and a multi-purpose room. The approximately 2,000 SF community building will offer co-working and multi-purpose spaces. The multi-family development will be for rent and the single-family attached and detached, may be for sale or rent to be determined at a later date. All single-family units will be on individual platted lots. All buildings will abide by the Florida Building Code.

DEVELOPMENT SUMMARY (Existing and Proposed Development)

	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	**39.33 Ac**	**100%**

DEVELOPMENT PROGRAM (Existing and Proposed Development) 459 Units | 11.67 Du/Acre

	Units	Development Mix %	Parking Spaces / Ratio **
Multi-Familly (Existing Timberland Apartments)	42	51%	84 spaces (2 spaces per unit)
Multi-Family (3-Story)	192		248 spaces (1.3 spaces per unit)
SF-Attached Townhomes (16'x 20' Lots)	150	33%	1-per unit
SF-Detached Courtyard Homes (32' x 90' Lots)	16	16%	2-per unit
SF-Detached Cottage Homes (32' x 50' Lots)	59		1-per unit
TOTAL	**459**	**100%**	

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

** Approximately additional 150 parking spaces will be provided on-street and 30 spaces on the alleys.

*** The dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

3.5 Proposed Phasing Plan

The Plan Development will be constructed through a series of phases, shown in Figure 7, following market demand. The PD is vested/can no longer expire upon completion of site-related infrastructure (drainage, parking, utilities, landscaping).

NOTE: Phasing is subject to change based upon market demand. Changes to the phasing schedule do not require PD modification or public hearing approval.

The Multi-Family will be for rent, and the single-family attached and detached will be platted at one unit per lot to provide flexibility in the ownership structure. Portions of the site may be fee-simple, while others may be for rent.

The lengths of all the blocks in the proposed development are less than 750 feet.

FIGURE 7. CONCEPTUAL PHASING PLANS

Phase 1:

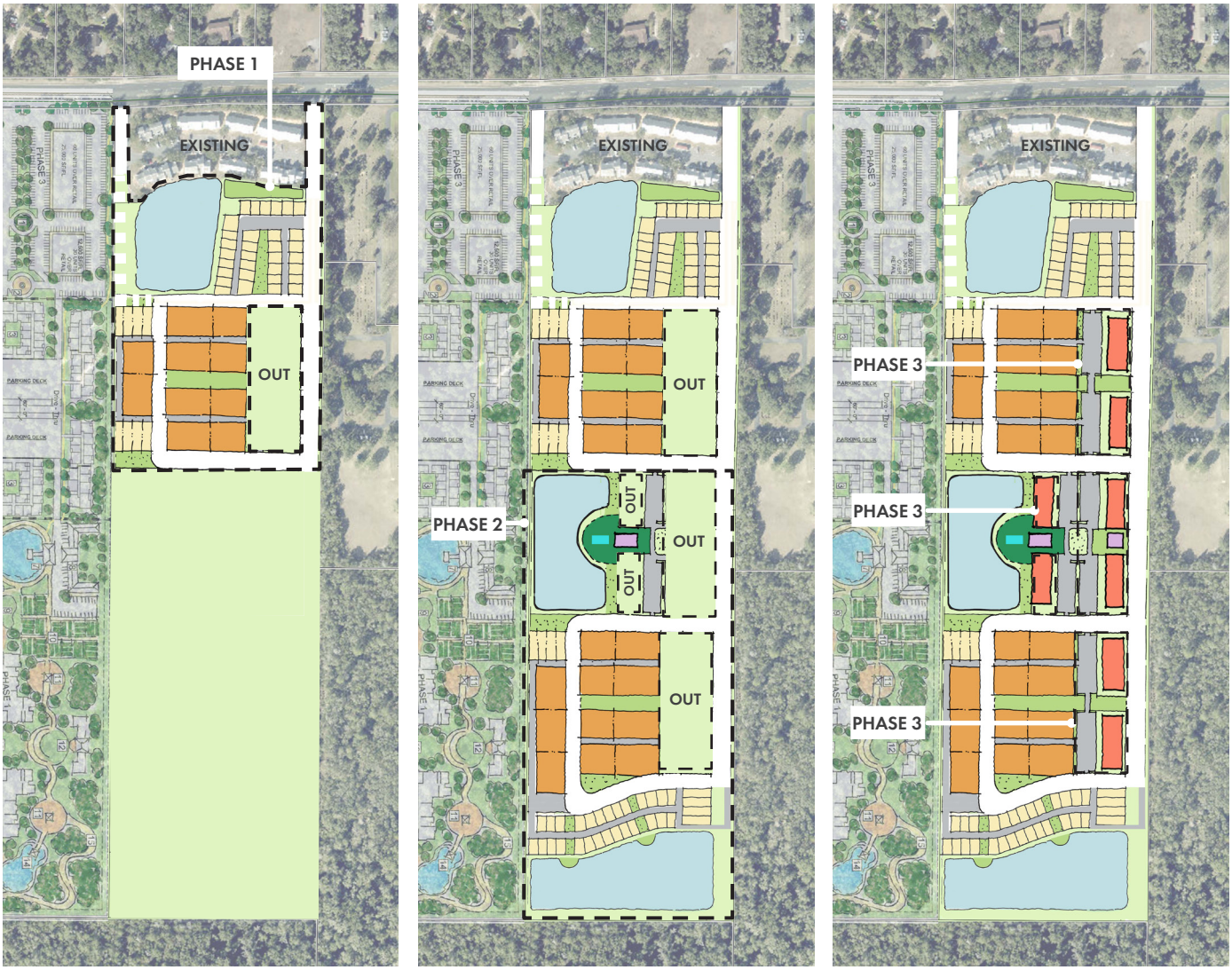
The northern portion of the site will be developed first, except for the new multi-family area, which will remain as grass/sod until Phase 3.

Phase 2:

The clubhouse and pool, as well as the southern portion of the site, will be developed second except for the new multi-family area, which will remain as grass/sod until Phase 3.

Phase 3:

The central portion of the site, encompassing the new multi-family development and Central Amenity Space, will be developed last.



3.6 Development Standards

These PD Standards are intended to communicate the design standards for the development. Deviations from the standards within this table may require a PD Amendment. Non-substantial changes to the plan may be administratively approved.

The flexible design of the Coso-Ocala Planned Development (PD) intends to provide a high-quality neighborhood that encourages a sense of place and community while considering the City's vision for development. The Coso-Ocala PD Standards and supporting documents provide for a high standard of development that aims to minimize the impacts to the surrounding land uses. The distribution of residential program may be adjusted according to the equivalency matrix in Section 3.10. The Coso-Ocala PD Plan provides adequate buffers, setbacks/yards, and development standards to mitigate impacts to existing residential uses in the surrounding area.

The lengths of all the blocks in the proposed development are less than 750 feet.

3.6.1 Lot Requirements Table.

The table below provides the Coso-Ocala PD Lot requirements of the four (4) proposed residential typologies.

	Single-family Detached (Courtyard Home)	Single-family Detached (Cottage Home)	Single-family Attached (Townhome)	Multi-Family
Front Yard (Minimum feet)	5′	5′	5′	15′
Interior Side Yard (Minimum feet)	3′	3′	0′	15′
Street/Alley Side Yard (Minimum feet)	8′	8′	5′	10′
Interior Rear Yard (Minimum feet)	25′	10′	25′	10′
Alley Rear Yard (Minimum feet)	25′	10′	25′	10′
Lot Width (Minimum feet)	32′	28′	16′	200′
Lot Area (Minimum square feet)	2,800	1,500	1,400	18,000
Building Coverage (Maximum %)*	45%	50%	45%	65%
Building Height (Maximum feet)	35′	35′	35′	4 stories or 50′

* The building coverage percentage doesn't include parking pad, balconies, exterior stairs and stoops.

3.6.2 Lot Standards Requirements Diagram

The Figure below is a graphic representation of the three proposed Single-family Lot Standards.

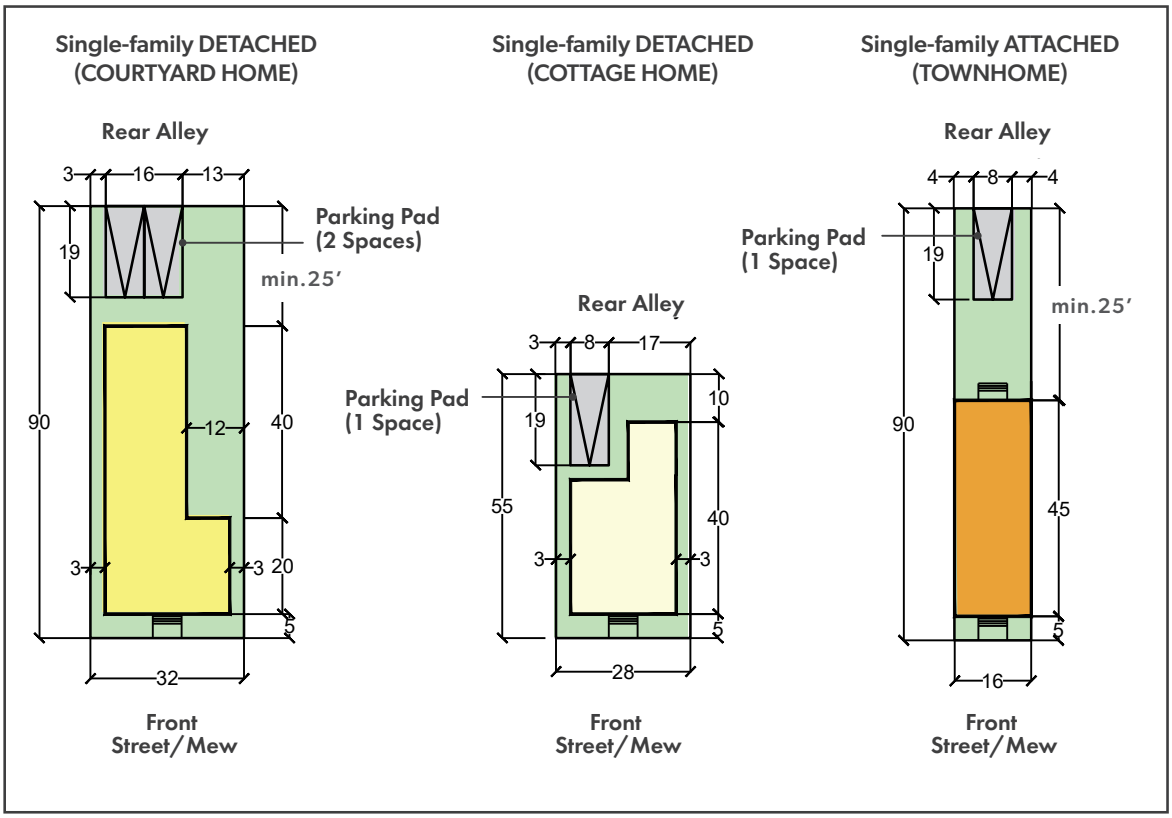


FIGURE 8. SINGLE-FAMILY ATTACHED AND DETACHED LOT REQUIREMENTS DIAGRAM

3.6.3 Typical Townhome Block Configuration Sample

The Figure below is a graphic representation of a section through a townhome block.
The lengths of all the blocks in the proposed development are less than 750 feet.

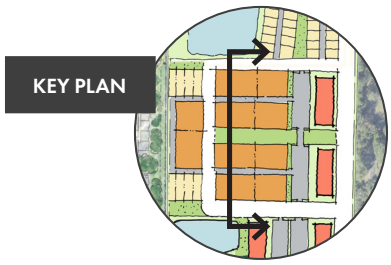




FIGURE 9. TYPICAL TOWNHOME BLOCK &LOT SECTION

3.6.4 General Development Standards Summary

STANDARDS	INTENT
Architecture /Building Materials	Building materials shall be determined and reviewed at the time of Site Plan review for development. The community will feature complementary architectural styles between the various internal neighborhoods to allow for a cohesive development pattern and unified theme.
Parking	Parking shall be in accordance with Section 122, Article V, Division 29 and Article VI of the Code of Ordinances. The development may provide shared parking facilities as permitted by City Code or by parking study, as allowed under Section 12-1016.
Garages	Construction of a garage in single-family attached and detached units are not expected; instead, a designated parking area will be provided at the rear.
Access	The new development proposed on Property #2 will have primary access via the eastern entrance off SW 20th St. Meanwhile, the western entrance will serve as the primary access for the existing Timberland Apartments and double as the emergency access for Property #2. The emergency access for Property #2 will connect to the western Timberland Apartments access via stabilized surface along the northern property boundary.
Signage	Signage shall be based on the proposed use and shall be determined at the Site Plan or Subdivision Plan development stage. The pedestrian and internal wayfinding signage may be provided and shall not be included in the overall site signage calculation. Signage shall be pursuant with the approved PD Plan and subject to the requirements of Chapter 110 of the Code of Ordinances.
Open Space	Open space within the proposed development will meet the 40% requirement. The open spaces areas will include active or passive recreation areas such as courtyards, pocket parks, linear parks, landscape areas around Multi-family buildings, buffers, wet retentation areas, streetscapes/sidewalks, playgrounds, gardens, dog parks, pool areas, nature trails, or similar areas. Additionally, at least one stormwater retention in the development will be designed as aesthetic lake or pond for passive or active recreation use.
Buffers	Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less intensive use, the buffer requirement will adhere to the minimum in section 122-260. Landscaped streetscape buffers shall be ten feet in width along internal common roadways.
Landscape	Building perimeter plantings, general shade trees and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent plant palette to ensure complimentary and unified design amongst internal neighborhoods.

3.7 Architecture

The Ocala-Coso New Development aims to create a cohesive yet diverse residential community, blending the charm of cottage-style homes with vernacular architectural elements for a harmonious mix of modern and casual design. Across multi-family, single-family, townhomes, and community buildings, the architecture will feature clean lines, a dark and soft neutral palette, and bright accent colors for doors, other areas in need of enhancements.

Warm, earthy tones will add a laid-back, inviting atmosphere. Facade elements will include porches, gable roofs, and siding, contributing to a contemporary and unified aesthetic.

Embracing a rear-loaded design for single-family and townhomes allows parking at the rear, maximizing pedestrian-friendly spaces at the front. The community is envisioned to encompass single-family homes, townhomes, and multi-family buildings—a strategy commonly observed in thriving communities. This variety caters to different preferences, accommodating growing families and individuals seeking downsizing options. Moreover, it contributes to affordability, providing housing choices for educators, first responders, and skilled workers.

The Coso-Ocala Development will showcase a "Vernacular" architectural style, which is characterized by designs tailored to local needs, the availability of construction materials, and a reflection of local traditions. The community plan emphasizes shared spaces, with homes strategically oriented towards these areas to improve safety. Additionally, the incorporation of ample windows follows environmental best practices, contributing to sustainability in design and material selection.

The design will encourage:

- Rear-loaded parking.
- Varied forms and massing.
- Gable roofs.
- Siding
- Porches
- Screened air conditioning units.
- Multiple housing styles that are harmonious with each other.

Guiding Principles

- All single-family attached and detached lots front on a street or courtyard. The main entrances for pedestrians will be at the front of the building, and parking spaces will be in the rear.
- Stoops, open colonnades, and open porches may encroach into the front setback.
- The sides of the building facing the street must take on the same architectural character as the front with the same materials.
- The primary facade is the vertical plane that reinforces the edge of the street and the outdoor room. All facades should be carefully designed with articulation, such as porches, balconies, bay windows, loggias, and cornices, and shall be of a consistent quality of materials to reinforce the character of the primary facade.
- Long facades are encouraged to be varied to make buildings look like an ensemble of smaller buildings.
- Provide transition lines to divide the facade.
- Variation, human scale, and detail in the architecture are encouraged.

Building Materials & Features

Building materials shall be determined during the Site Plan review for development. All buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark or soft neutral palette, and accent colors for elements like doors and other areas in need of enhancements.

Dwelling Type and Building Elevations

The following pages provide the proposed three residential dwelling types, their intent and sample elevations.

SINGLE-FAMILY DETACHED

SINGLE-FAMILY ELEVATION SAMPLES









INTENT

The single-family development in the proposed community will feature 2-story homes designed in Vernacular Architecture style. Each parcel will house one such unit, with variable lot sizes catering to diverse social and economic needs. Notably, these homes will have a rear-loaded design, combining practicality with aesthetic appeal. Construction of a garage is not expected; instead, a designated parking area will be provided at the rear.

Buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

SINGLE-FAMILY ATTACHED (TOWNHOMES)

TOWNHOMES BUILDING ELEVATION SAMPLES





INTENT

The single-family attached dwellings, known as townhomes, consist of a minimum of three (3) up to a maximum of ten (10) units within a single building, each on separate lots of records. Ranging from two to three stories, these townhouse dwellings serve as a transitional housing option between multi-family and single-family detached residences. Construction of a garage is not expected; instead, a designated parking area will be provided at the rear.

The townhome elevation, design in Vernacular Architecture style, reflects a harmonious blend of modern and casual elements. Buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

MULTI-FAMILY

BUILDING ELEVATION SAMPLES







INTENT

Multi-family buildings comprise three (3) or more dwelling units within a single structure on a shared development track. These buildings typically consist of separate living units, sharing common areas such as hallways, entryways, and sometimes amenities communal spaces.

Similar to townhomes, buildings will feature consistent architectural elements, including porches, gable roofs, and siding, with a dark and soft neutral color palette, and accent colors for elements like doors. The exteriors may highlight diverse materials such, stone, enhancing an overall sense of casual elegance. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

CLUBHOUSE AND COMMUNITY BUILDING

BUILDING ELEVATION SAMPLES





INTENT

The Clubhouse and Community Building will be designed as one- or two-story structures in the Vernacular Architecture style, offering a seamless blend of modern functionality and casual charm. These buildings will showcase cohesive architectural features such as inviting porches, gable roofs, and traditional siding, creating a timeless yet approachable aesthetic. The color palette will emphasize dark and soft neutral tones, complemented by carefully chosen accent colors on details like doors and trim to add character and visual interest. The design aims to foster a sense of community and warmth while maintaining a balance between tradition and contemporary appeal.

3.8 Parks and Open Space

The parks and open space system aims to maximize the functionality of our parks and open spaces, prioritizing the well-being of both future residents and visitors. These meticulously designed areas serve as dynamic environments, enriching the community's overall well-being and acting as catalysts for developing a unique sense of identity. We aim to establish spaces that inspire residents to connect, share experiences, and actively engage in the lively tapestry of neighborhood life.

This comprehensive park and open space system will comprise a thoughtful arrangement of parks, walkways, and a central amenity space. For a detailed overview, please refer to Figure 4: Open Space Plan, which illustrates these elements' strategic layout and integration within the community.

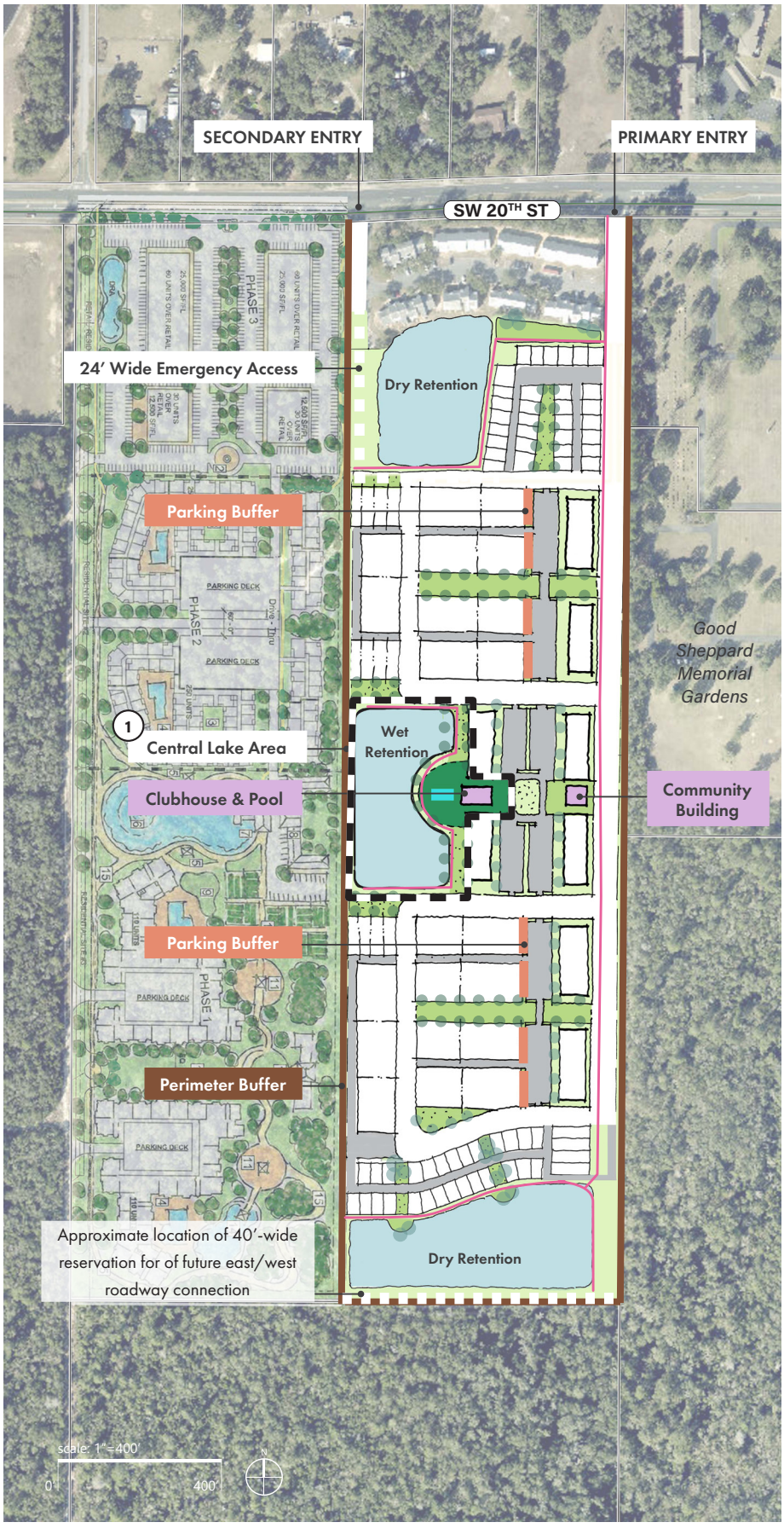
Guiding Principles

- Parks of many scales: Residents will have access to diverse and inclusive spaces within the community, with small, medium size parks, including pocket, linear, and central parks
- Passive and Active Spaces: The parks and amenity areas will be designed with a mix of passive and active uses based on future residents' needs. Proposed uses include dog parks, playgrounds, gardens, and clubhouses, ensuring diverse recreational opportunities.
- Access and Connectivity: A network of walkways or pathways will interconnect all parks and amenities, fostering pedestrian movement and enhancing accessibility throughout the community.
- Resilient and Sustainable: The parks and open space system will adopt low-impact development techniques, capturing stormwater runoff. The utilization of native and Florida-friendly vegetation and plants will not only enhance sustainability but also ensure the long-term, low-maintenance viability of the space.

Open Space Standards

Open space within the proposed development will meet the 40% code requirement. The open space areas may include active or passive recreation areas such as courtyards, streetscapes/ sidewalks, playgrounds, gardens, dog parks, pool areas, nature trails, or similar areas. Additionally, at least one stormwater retention area in the development will be designed as an aesthetic lake or pond for passive or active recreational use.

FIGURE 10. OPEN SPACE PLAN



Open Space Plan

The Open Space Map and legend below illustrate the proposed open space network, which integrates both passive and active recreation areas. Active spaces include the walking and running path and the Central Lake Area, which features a wet pond, clubhouse, pool, playground, dog park, and additional walking and running paths. Passive spaces encompass all linear parks and mews, stormwater management areas, and buffers. All the proposed open spaces will be private.

The tree symbols on the plan are representational and not to scale. The final location of the trees will be provided at the site plan approval process and will comply with Tree Requirements listed in Division 4 of Chapter 118: Trees, Landscaping, and Other Vegetation.

The approximately 3,600-square-foot clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, a gym, and a multi-purpose room. The approximately 2,000-square-foot community building will offer co-working and multi-purpose spaces.

The open space calculations will meet the required 40%. The table below breaks down all open space areas.

DEVELOPMENT SUMMARY (Existing and Proposed Development)

	Acreage	Percentage
Stormwater	6.67 Ac	17%
Park/Buffers/Open Space	14.35 Ac	37.9%*
Amenity (Multi-Family)	0.56 Ac	
Off-Street Parking and Loading	2.20 Ac	5.6%
Streets and Alleys	6.33 Ac	16.1%
Other Developable Land	9.22 Ac	23.4%
TOTAL	**39.33 Ac**	**100%**

*The open space percentage can increase to 42.46% by converting the 1.80 ac stormwater from dry to wet retention.

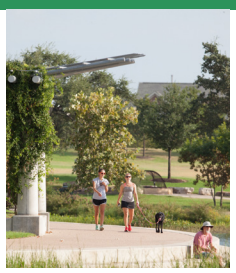
LEGEND

- (1) Central Lake Area (Passive & Active)
- Linear Parks / Mews (Passive)
- Clubhouse and Community Building
- Stormwater (Wet and Dry)
- Walking/Running Path (Active)
- Perimeter Buffer
- Parking Buffer
- Tree Symbol Representation (not to scale)

Passive and Active Recreation Spaces

The Coso-Ocala new community proposes a variety of passive and active open spaces for residents and visitors to recreate, gather, and exercise. Each park will be designed with durable and sustainable materials and incorporate a Florida-friendly plant palette. Below are the descriptions of each open space and sample images.

CENTRAL LAKE AREA (PASSIVE/ACTIVE)





Located in the heart of the community, next to the multi-family development, the Central Lake Area will feature a combination of passive and active spaces, including a clubhouse, pool, playground, dog park and walking path. The approximate 3,600 SF clubhouse will house a management office, storage, a mailroom, restrooms, maintenance space, gym, and a multi-purpose room.

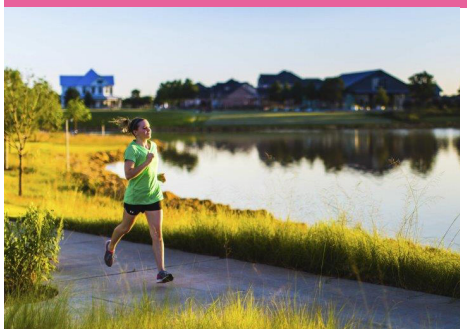
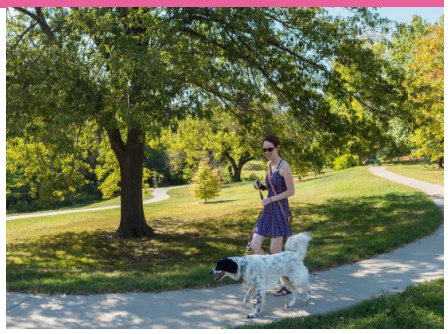
LINEAR PARKS (PASSIVE)






Linear Parks are narrow passive green spaces located along a row of homes or townhomes. These open spaces will feature walking paths, gardens, seating areas, and passive recreation activities for the residents living adjacent to them.

WALKING/RUNNING PATH (ACTIVE)

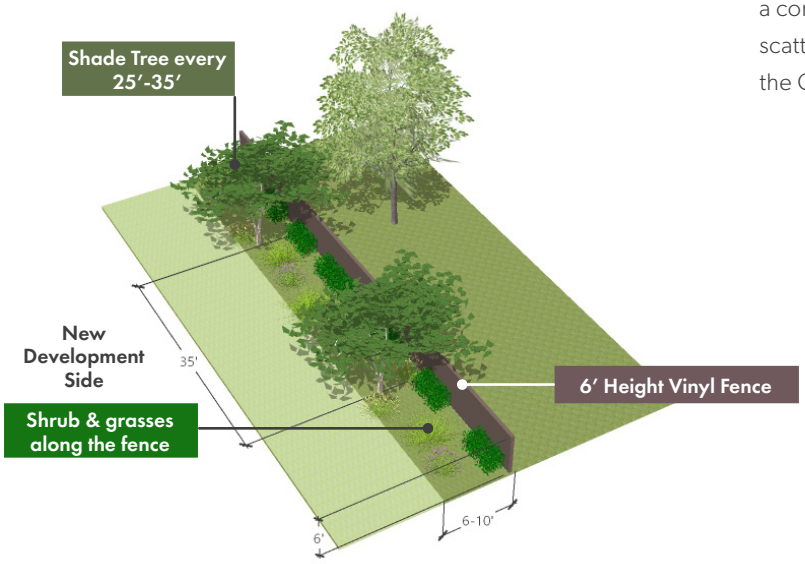



A network of 5' - 10' walking/running paths throughout the community will add connectivity and recreational value. Residents can walk, run, and sometimes bike on this path.

Typical Buffers

Buffers shall be in accordance with section 122-942(a)(2). Anywhere the PD abuts a less intensive use, the buffer requirement will adhere to the minimum in section 122-260. Landscaped streetscape buffers shall be ten feet (10') in width along internal common roadways. Below are examples of typical buffer configurations that will be applied throughout the site.

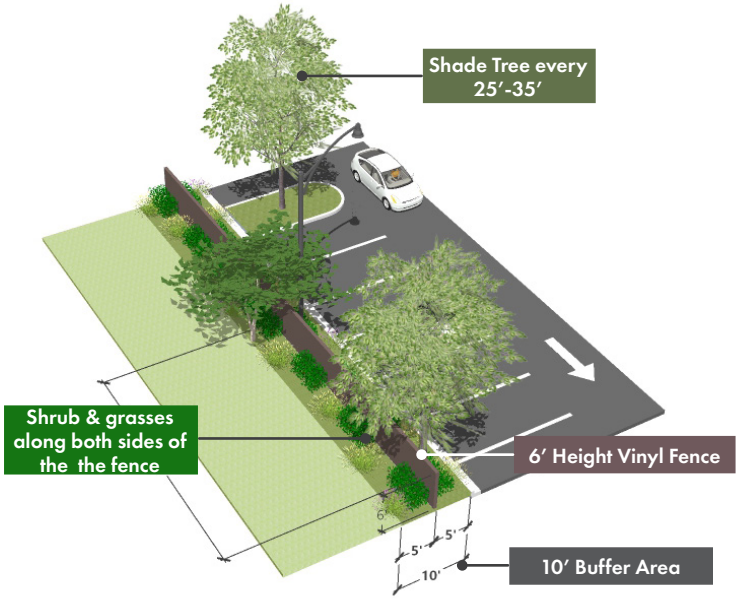
PERIMETER BUFFER



This perimeter buffer will cover the east, south and west boundary of the site. This 10' wide buffer typology includes a combination of a 6' high vinyl fence with shade trees and scattered grasses or shrubs along the fence consistent with the Code.

FIGURE 11. PERIMETER BUFFER TYPICAL SECTION

PARKING BUFFER



The perimeter parking buffer facilitates the transition between the Multi-Family surface parking and the Townhomes. It includes a 10' buffer with a 6' high vinyl fence, shade trees spaced every 25–35 feet, and scattered grasses or shrubs on both sides of the fence.

FIGURE 12. PARKING BUFFER TYPICAL SECTION

Landscape and Planting

All open space areas, including parks, buffers, and stormwater banks, will follow the City of Ocala's Chapter 118 planting list. See the complete list below.

Building perimeter plantings, general shade trees, and preserved trees will be incorporated into the project to provide for sustainable design and uphold a high aesthetic value within the community. The community will incorporate a consistent Florida-friendly plant palette to ensure a complementary and unified design amongst internal neighborhoods.

TREE TYPE	DEFINITION	ACCEPTABLE TREES	
Shade Trees	Shade tree means any tree which shall have a mature crown in the ratio of two feet for every inch of its DBH. Shade trees will attain a combination height and crown spread sufficient to shade large areas.	Bald Cypress Elm, Drake Elm, Florida Hickory Loblolly Bay Magnolia, Southern Magnolia, Sweetbay Maple, Florida Maple, Red Maple, Silver Oak, Live	Oak, Laurel Oak, Shumard Oak, Southern Red Oak, White Oak, Willow Pecan River Birch Oak, Willow Sweetgum Tulip Tree
Ornamental Trees		Bradford Pear Crape Myrtle Elm, Drake Elm, Florida Flowering Dogwood Fringetree Holly, American Holly, Dahoon Holly, East Palatka Holly, Savannah Holly, Yaupon Ligustrum Tree Magnolia, Southern	Magnolia, Sweetbay Maple, Japanese Palm, Date Palm, Pindo Palm, Sabal Palm, Washingtonian Pine, Black Pine, Loblolly Pine, Longleaf Pine, Slash Red Bud Red Cedar Willow, Weeping

3.9 Circulation and Signage

The Coso-Ocala's proposed residential community is set to establish a well-connected network of streets and alleyways. All streets will have adequate sidewalks for residents to walk/run comfortably, street trees, lighting, signage, and on-street parking. The alleyway will be utilized for parking access and garbage pick-up.

Currently, the northern section of the property (Timberland Apartments) features two access points along SW 20th Street, spaced 620 feet apart. SW 20th Street accommodates a designated turn lane for both access points and approximately 200 feet of queuing space.

The new proposed development will have its primary access via the eastern entrance. The western entrance will serve as the main access for the existing Timberland Apartments and will also function as the emergency access for the new development. This emergency access will connect to the western Timberland Apartments entrance via a stabilized surface. The Circulation Plans on the following pages provide the location and path of the emergency access.

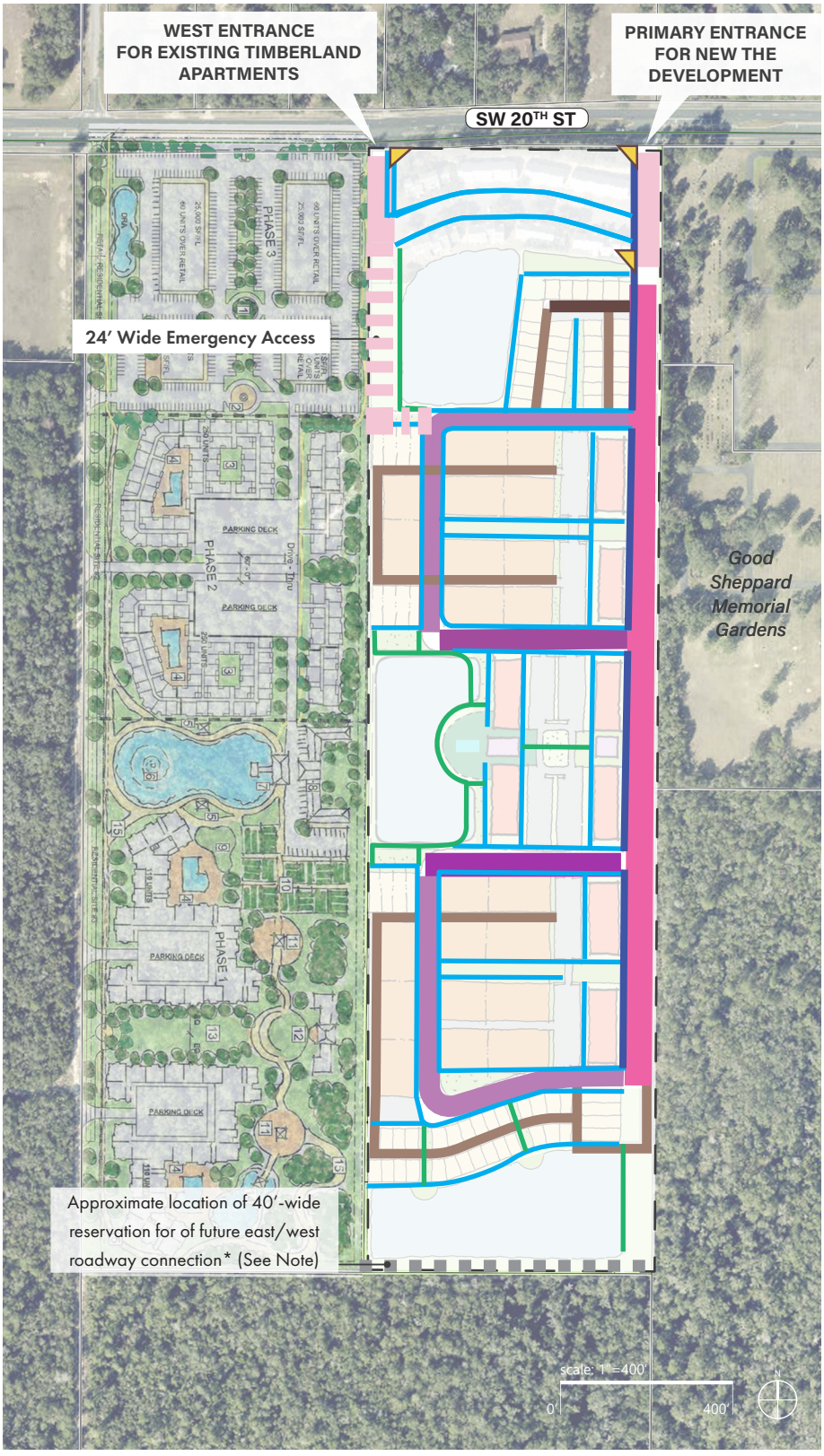
The envisioned street layout for the new development includes a main north-south road along the eastern property boundary and a network of interconnected neighborhood streets and alleyways. The main north-south road will feature on-street parking and a broad walking path. The proposed circulation plan provides adequate vehicular access and flow and prioritizes walkability by linking internal neighborhoods with public spaces and on-site recreational amenities. This pedestrian infrastructure is designed to seamlessly connect with existing public roadways, fostering alternative transportation options beyond the community boundaries. Refer to the Circulation Plans and Street Ownership Map (Figures 13 to 16) and the proposed Typical Sections on the subsequent pages for a visual representation.

Internal roadways will be meticulously designed to adhere to City standards, incorporating proper drainage and landscaping measures to ensure the development's longevity and sustainability.

Guiding Principles

- **Accessibility:** Ensure convenient and efficient access for residents, visitors, and emergency services to and from various points within the community.
- **Connectivity:** Create a well-connected network of roads, streets, and pathways that enhance accessibility between neighborhoods, amenities, and public spaces.
- **Safety:** Incorporate traffic calming measures, proper signage, and well-defined crosswalks to prioritize the safety of all users, including pedestrians, cyclists, and motorists.
- **Walkability:** Promote a pedestrian-friendly environment by including wide sidewalks, crosswalks, pedestrian islands, and green spaces, encouraging residents to walk and engage with their surroundings.
- **Emergency Access:** Ensure emergency vehicles have efficient and unimpeded access to all community areas, with well-defined emergency routes and access points.
- **Sustainability:** Consider environmentally friendly transportation solutions, such as promoting cycling, walking, and electric vehicles, to reduce the environmental impact of the transportation system.
- **Aesthetics:** Integrate landscaping and urban design elements to enhance the visual appeal of the transportation infrastructure, creating an attractive and harmonious environment.

FIGURE 13. CIRCULATION PLAN:STREET NETWORK PLAN



Street & Pedestrian Network

The Street Network Plan illustrates the proposed street hierarchy, access point, and gateway signs location. The proposed typical street, alley, and entryway sections are illustrated in Figures 14 to 19 in the following pages. The dash pink line represents the a 24' wide emergency access via stabilized surface and will meet the driveway requirments on Sec.122-216.

All alleys, surface parking areas, the Timberland Apartment entryway, and emergency access routes will be private, while the Spine Streets and Neighborhood Streets will be public. All public streets will adhere to the City of Ocala code. See Figure 24: Street Ownership Map.

NOTE:

* The grey dashed line shown on the PD Plan indicates the approximate location of a future potential east/west roadway connection identified by the City of Ocala, of which the alignment, ROW width, and timing are yet to be determined. Per City of Ocala's request, a 40'-wide reservation has been shown on the PD plans along the southern boundary of the site in recognition of this potential future connection. Any future dedication of property for said roadway, shall be subject to negotiation under mutually agreeable conditions, and shall not be required without a finalized agreement between all parties, ensuring no undue burden on the property owner.

LEGEND

Streets, Alleys & Gateway Signs

- Entryways
- Spine Street Type "A"
- Neighborhood Street Type "B"
- Neighborhood Street Type "C"
- Alley Type "A" (one-way)
- Alley Type "B" (one-way + Parking)
- Gateway Signs

Sidewalks & Path

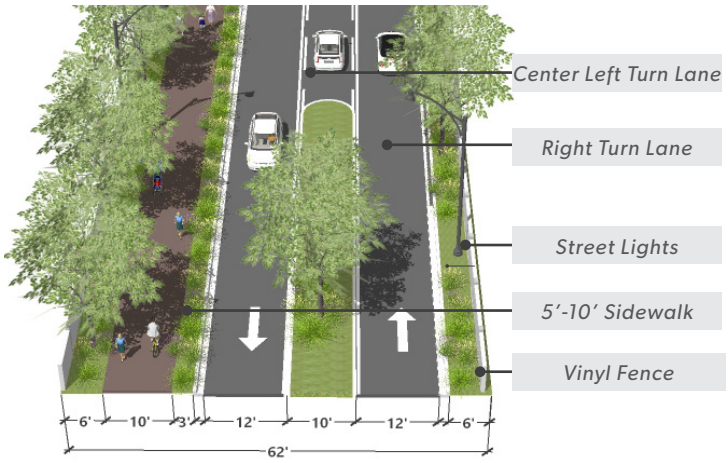
- 8'- 10' Street Sidewalk
- 5' Street Sidewalk
- 5' Open Space Walking Path

Conceptual Typical Street Sections

All of the street types will have appropriate lighting and planting according to the City of Ocala Code.

ENTRYWAY | 60' ROW

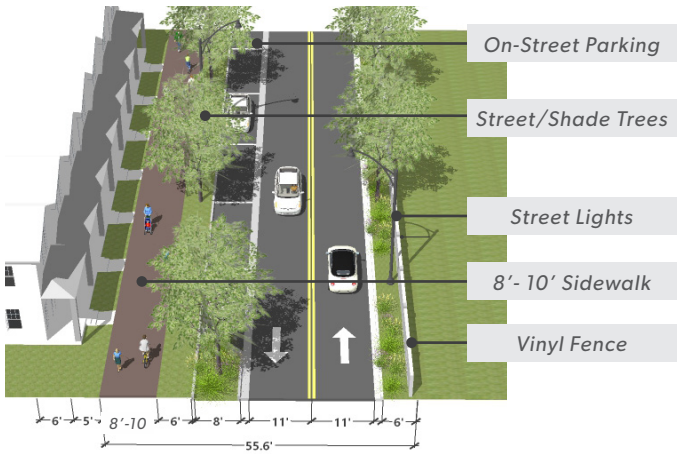
FIGURE 14. ENTRYWAY TYPICAL SECTION



The development's entryway typical section is comprised of a 2-lane divided street with a median/left turn-lane. The east entryway will feature a 8'-10' sidewalk and the west entryway a 5'sidewalk. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 14.

SPINE STREET TYPE "A" | 55.6' ROW

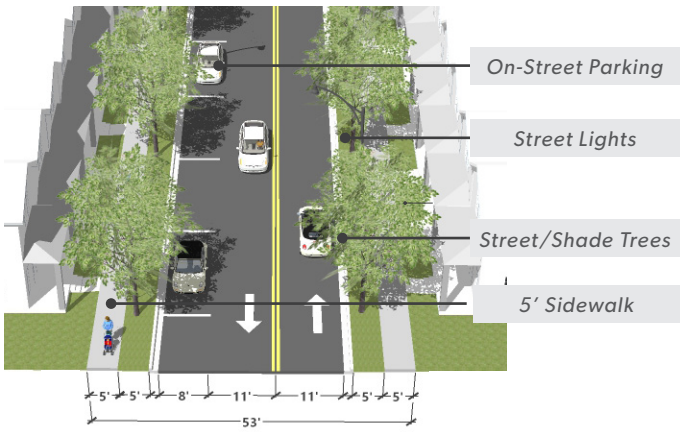
FIGURE 15. STREET TYPE "A" SECTION



The Street Type "A" is the development's spine street. This is a 55.6' ROW, 2-Lane road with on-street parking on one side, landscape strip and a 8'- 10' wide sidewalk. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 15.

NEIGHBORHOOD STREET TYPE "B" | 53' ROW

FIGURE 16. STREET TYPE "B" SECTION



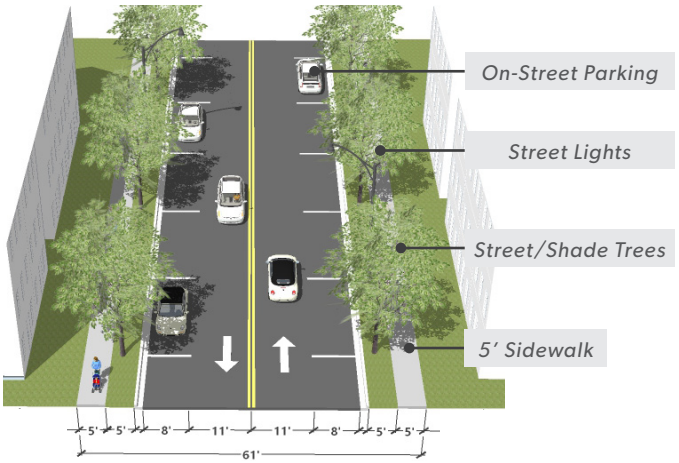
The Street Type "B" is a neighborhood street. This is a 53' ROW, 2-Lane road (11' wide lanes) with on-street parking (8' wide), on one-side of the street and a 5' wide landscape strip and sidewalk on both sides. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 16.

Conceptual Typical Street Sections (Continuation)

NEIGHBORHOOD STREET TYPE "C" | 61' ROW

The Street Type "C" is a neighborhood street. This is a 61' ROW, 2-Lane road (11' wide lanes) with on-street parking (8' wide), 5' wide landscape strip and sidewalk on both sides. The design includes provisions for street trees and lighting along the landscape strip. The proposed dimensions of each street element are illustrated in Figure 16.

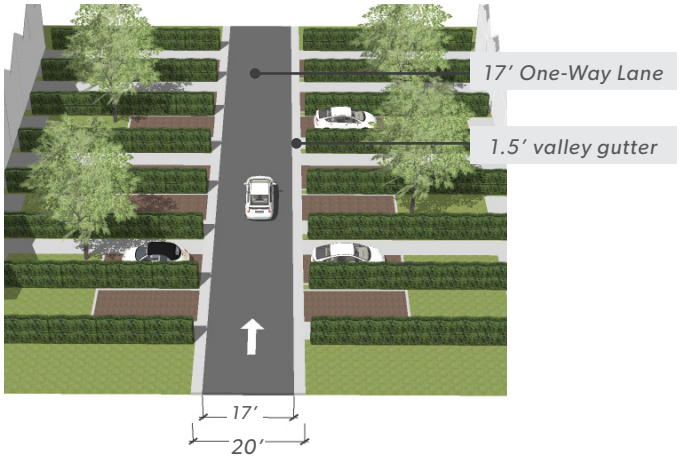
FIGURE 17. STREET TYPE "C" SECTION



ALLEY TYPE "A" ONE WAY | 20' ROW

The Alley Type "A" is a one-way 20' ROW street. The proposed dimensions of the alley elements are illustrated in Figure 17.

FIGURE 18. ALLEY TYPE "A" TYPICAL SECTION



ALLEY TYPE "B" ONE-WAY + PARKING | 48.5' ROW

The Alley Type "B" is a one-way 48.5' ROW street with heading parking on one side. The proposed dimensions of the alley elements are illustrated in Figure 18.

FIGURE 19. ALLEY TYPE "B" TYPICAL SECTION

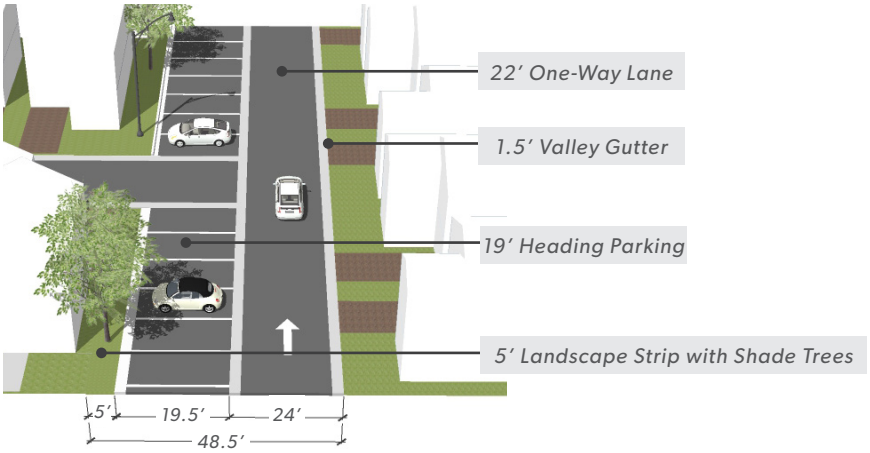
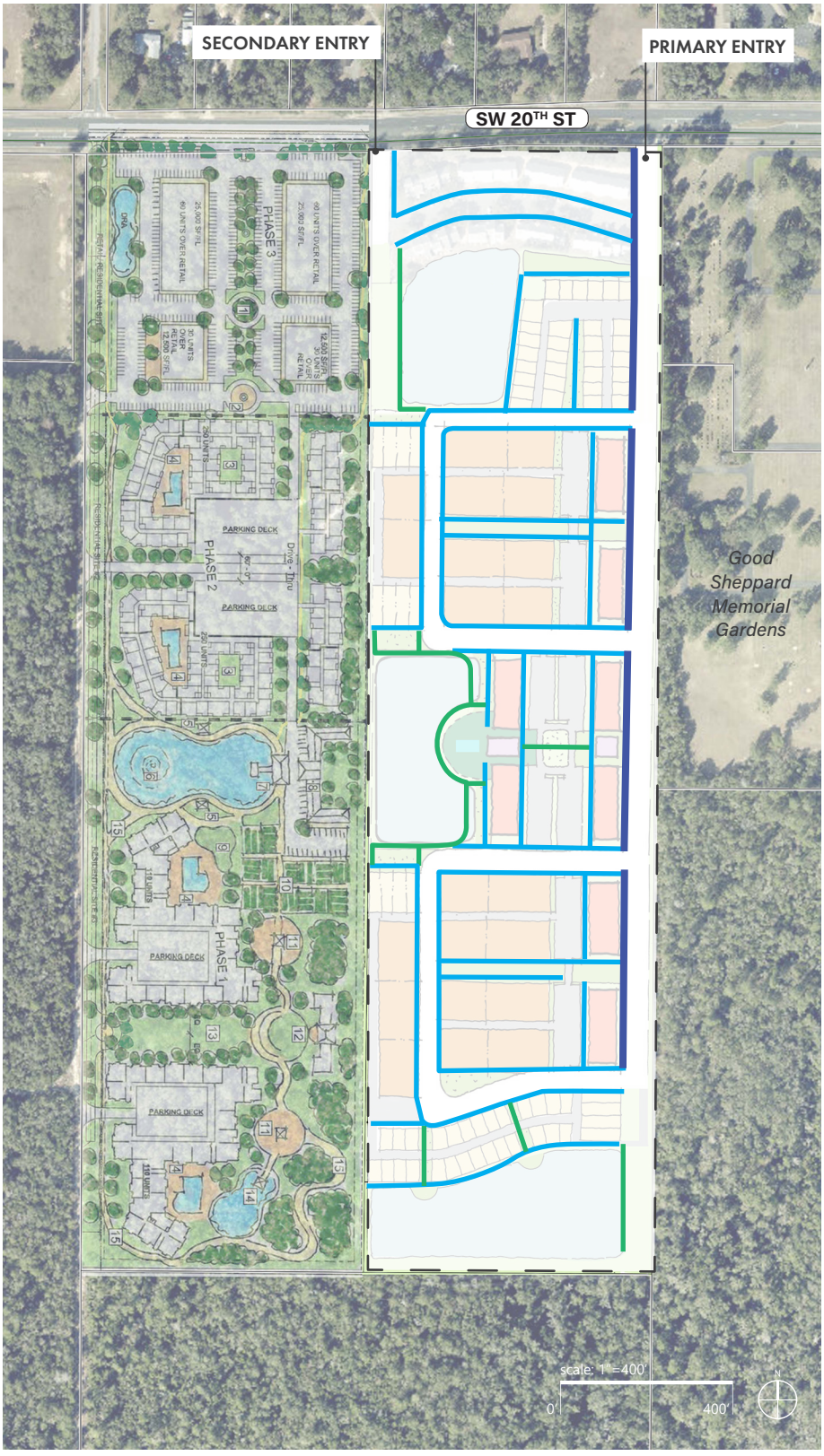


FIGURE 20. CIRCULATION PLAN: PEDESTRIAN NETWORK



Pedestrian Network Plan

This plan illustrates only the proposed pedestrian network consisting of a series of 5 to 10-foot concrete sidewalks alongside the streets and a 5-foot walking path along the open space system.

LEGEND

- 8'- 10' Street Sidewalk
- 5' Street Sidewalk
- 5' Open Space Walking Path

FIGURE 21. CIRCULATION PLAN: PARKING ONLY AREAS



Parking Areas Plan

This plan illustrates only the proposed The proposed parking areas consists of a series on-street parking for visitors, and parking bay areas for the multi-family development residents and visitors. Approximatelyl 150 parking spaces will be provided on-street and 30 spaces on the alleys. Figures 22 and 23 on the following page illustrate the typical sections for the Multi-Family parking bay areas, with parking space and drive aisle dimensions compliant with LDR Section 122-1003.

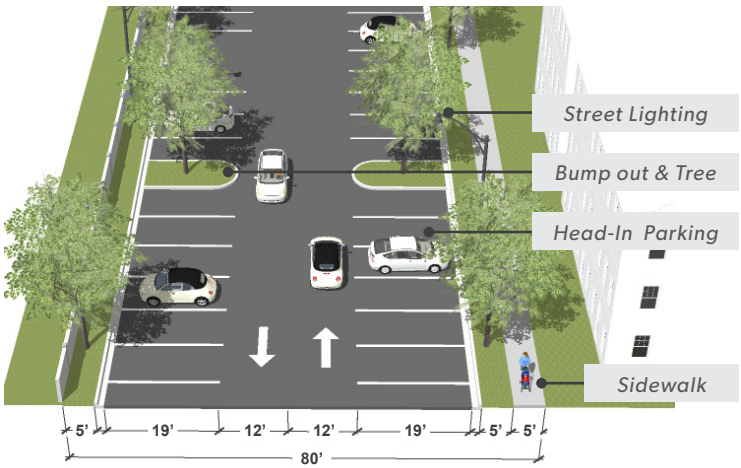
LEGEND

- On-Street & Alley Parking*
- Multi-Family Parking Bay Areas

Conceptual Typical Parking Bay Sections

SINGLE BAY PARKING | 80' ROW

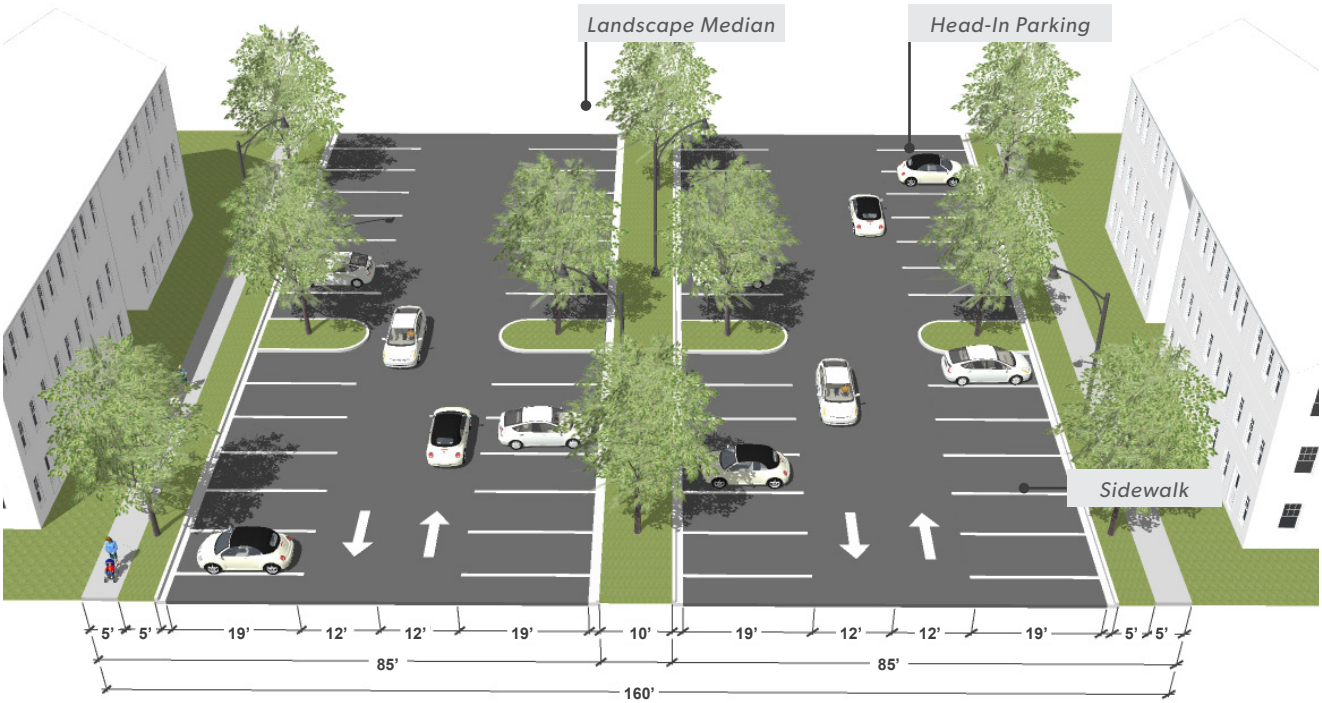
FIGURE 22. SINGLE BAY PARKING SECTION



The Single-bay parking areas will support the multi-family development. The bay will have 2-lane driving isle with 90 degree parking spaces,, divided by landscape islands with street tree every 10 spaces. The street will have a landscape strip on both sides and a 5' wide sidewalk one side. The design includes provisions for street trees and lighting along the landscape strip. The proposed design and dimensions are illustrated in Figure 22.

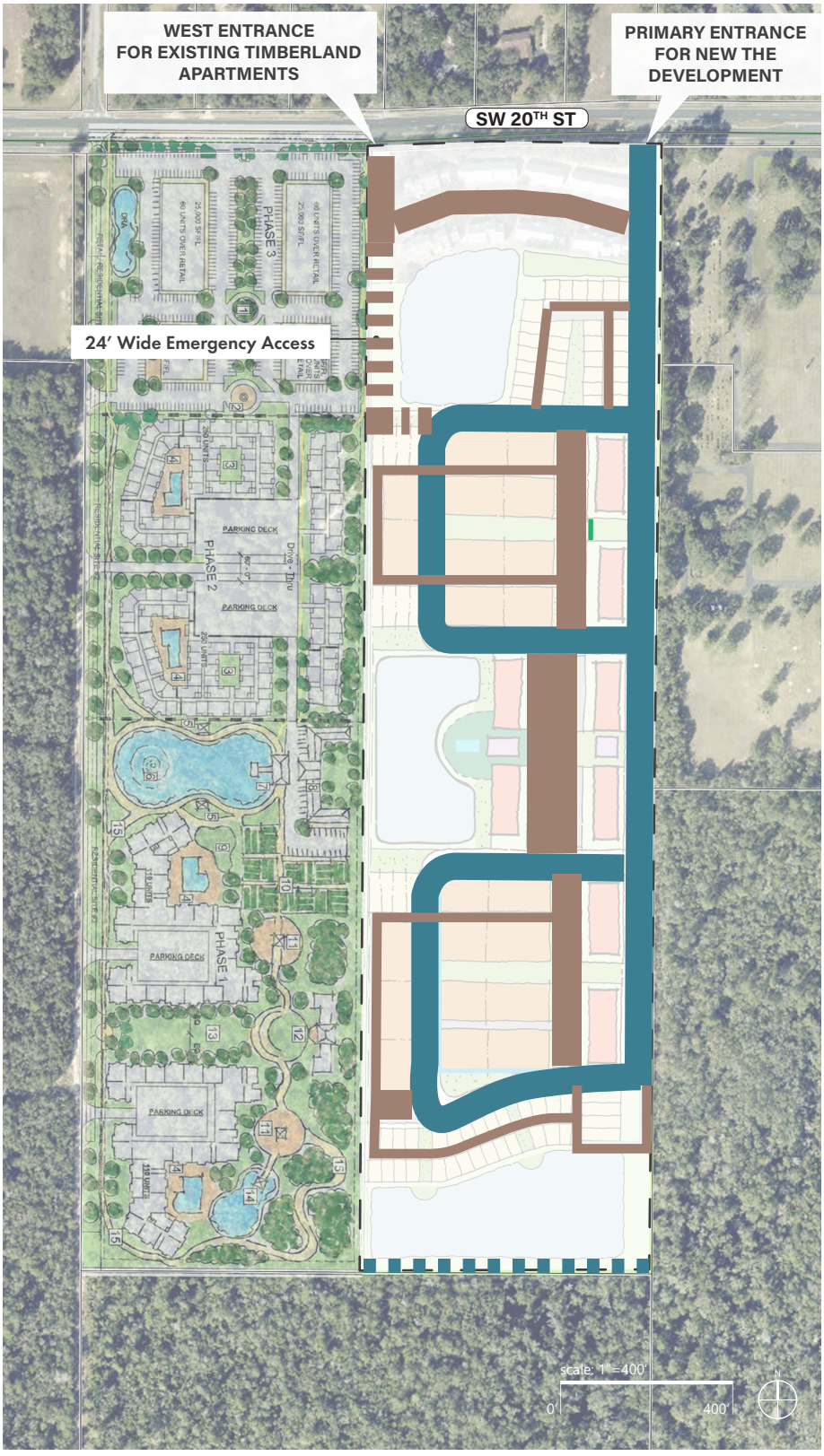
DOUBLE BAY PARKING| 160' ROW

FIGURE 23. DOUBLE BAY PARKING SECTION



The double-bay parking areas will support the multi-family development. Both parking bays will be divided by a 10' wide landscape median with street trees. Each parking bay will have 2-lane driving isle with 90 degree parking spaces, divided by landscape bulb outs every 10 spaces, and a landscape strip and 5' sidewalk. The proposed typical street design and dimensions are illustrated in Figure 23.

FIGURE 24. STREETS OWNERSHIP MAP



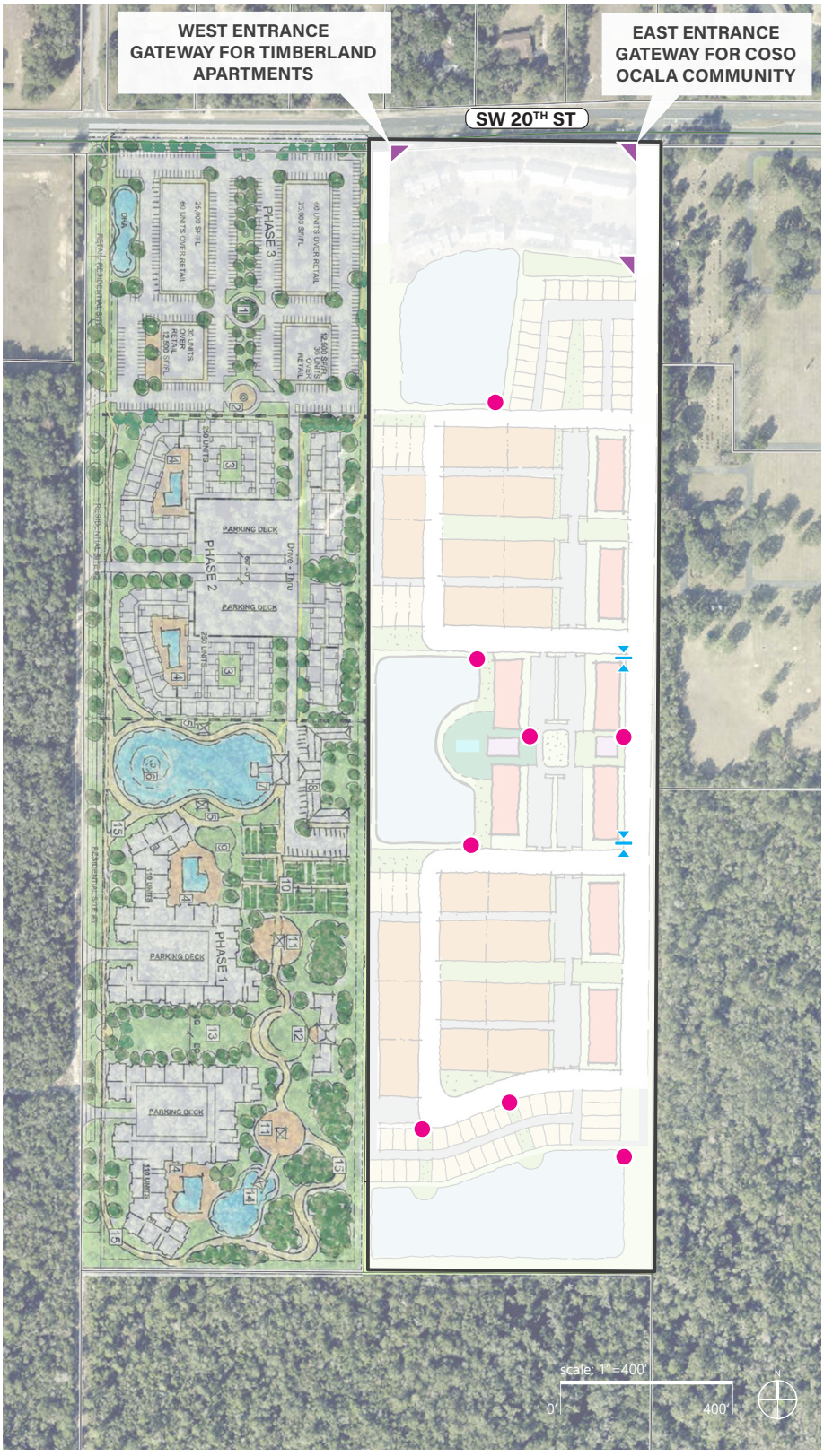
Streets Ownership

The map on this page highlights the public and private streets. All alleys, surface parking areas, the Timberland Apartment entryway, and emergency access routes will be private, while the Spine Streets and Neighborhood Streets will be public. All public streets will adhere to the City of Ocala code.

LEGEND

- **PUBLIC:** Spine and Neighborhood Streets
- **PRIVATE**: Timberland Apartment Entryway, Emergency Access, Alleys and Surface Parkingy Area

FIGURE 25. SIGNAGE PLAN



Signage Plan

The Signage Plan outlines the proposed street signage types for the Coso-Ocala PD, designed with a consistent color and materials palette. The signs will be made from a combination of stone and stucco, using a neutral color scheme with accent colors where appropriate. Detailed descriptions, intents, and examples of the three proposed signs can be found in Figures 26 to 28. All signage will comply with City Code 110-158.

Typical Sign Types

GATEWAY SIGNS

Gateways signs will mark the entrances to the community at SW 20th Street and the Spine Street. Positioned perpendicular to the street, the horizontal gateway signs will measure 18–20 feet in length and up to 8 feet in height. They will feature a vertical column and wall base made of stucco, or stone, with a panel prominently displaying the community name on both sides. Low-maintenance landscaping and lighting will enhance the design, ensuring the name remains visible.

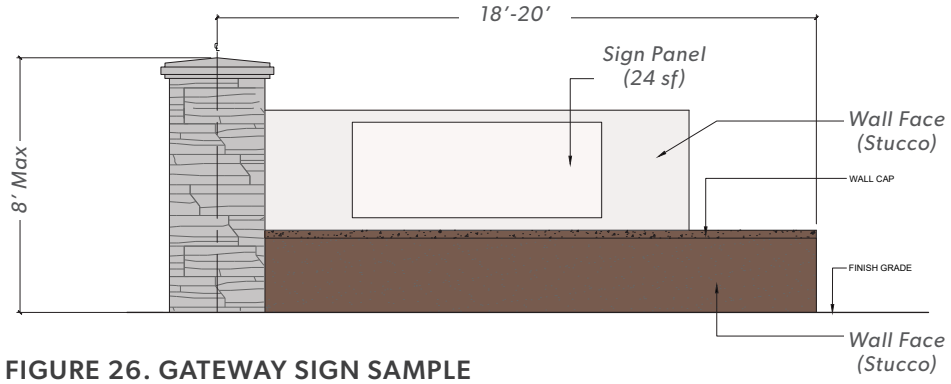


FIGURE 26. GATEWAY SIGN SAMPLE

COMMUNITY MARKERS



FIGURE 27. COMMUNITY MARKER SAMPLE

Community markers enhance the sense of place and continuity within the community. Positioned near ponds, parks, open spaces, and amenities, they highlight these areas as key features. Made of stone, the markers will share a consistent design and may be double-sided, depending on placement. Due to their smaller scale, minimal or no landscaping is required.

DIRECTIONAL SIGNS

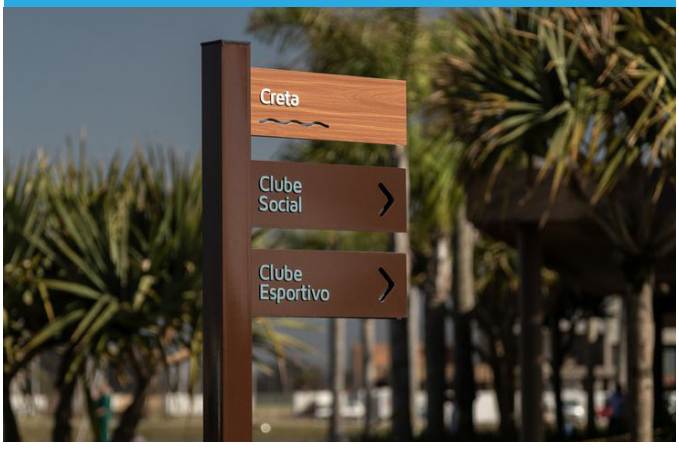


FIGURE 28. DIRECTIONAL SIGN SAMPLE

Directional signs are crucial for guiding residents and visitors to amenities and common areas. Strategically placed along spine and neighborhood streets, they will provide clear directions to the clubhouse, community building, and parking areas. Built from aluminum, the signs will feature a neutral color, such as brown.

The recommended font size is a minimum of 3" for capital letters, with a 70% contrast between the message and background. Additionally, adherence to the Amedicans with Disabilities Act (ADA) placement requirements is necessary to ensure these signs are accessible and inclusive for all members of the community.

3.10 Trip Generation & Equivalency Matrix

This section provides a Trip Generation Report based on the proposed Coso-Ocala PD development program along with a Trip Equivalency Matrix which compares trip impacts for different land use scenarios.

A traffic impact analysis, in accordance with City of Ocala Traffic Guidelines, will be conducted during the site plan approval process or earlier if requested by the Planning and Zoning Commission or City Council Members. The project number for the traffic impact analysis is TIA25-002.

FIGURE 29. TRIP GENERATION REPORT

The trip generation potential of the proposed development was calculated in accordance with trip generation equations from the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*. Land use code (LUC) 210 (Single-Family Detached Housing), LUC 215 (Single-Family Attached Housing), and LUC 220 (Multifamily Housing [Low-Rise]) were utilized to approximate the trip generation potential of the existing 42 single-family attached units in the Timberland Apartments complex and the proposed 459 units on the property to the south. **Table 1** summarizes the trip generation calculations.

Table 1: Trip Generation Calculations, Coso-Ocala PD

ITE Land Use Code	Land Use	Size	Units	Daily Trips	AM Peak			PM Peak		
					Total	In	Out	Total	In	Out
215	*Existing Single-Family Attached Housing*	*42*	Dwelling Unit(s)	270	16	4	12	21	12	9
210	Single-Family Detached Housing	75	Dwelling Unit(s)	776	57	14	43	76	48	28
215	Single-Family Attached Housing	150	Dwelling Unit(s)	1,094	72	18	54	86	51	35
220	Multi-Family (3-Story)	192	Dwelling Unit(s)	1,306	82	20	62	103	65	38
Total New Project Trips				**3,176**	**211**	**52**	**159**	**265**	**164**	**101**
Total External Project Trips (including Timberland Apartments)				**3,446**	**227**	**56**	**171**	**286**	**176**	**110**

Trip generation was calculated using data from the ITE Trip Generation Manual, 11th Edition

Single-Family Detached Housing [ITE 210]

Daily	Ln(T) = 0.92 Ln(X) + 2.68, X is No. of Dwelling Units
AM Peak Hour of Adjacent Street	Ln(T) = 0.91 Ln(X) + 0.12, X is No. of Dwelling Units; (25% in / 75% out)
PM Peak Hour of Adjacent Street	Ln(T) = 0.94 Ln(X) + 0.27, X is No. of Dwelling Units; (63% in / 37% out)

Single-Family Attached Housing [ITE 215]

Daily	T = 7.62(X) - 50.48, X is No. of Dwelling Units
AM Peak Hour of Adjacent Street	T = 0.52(X) - 5.70, X is No. of Dwelling Units; (25% in / 75% out)
PM Peak Hour of Adjacent Street	T = 0.60(X) - 3.93, X is No. of Dwelling Units; (59% in / 41% out)

Multifamily Housing (Low-Rise) [ITE 220]

Daily	T = 6.41(X) + 75.31, X is No. of Dwelling Units
AM Peak Hour of Adjacent Street	T = 0.31(X) + 22.85, X is No. of Dwelling Units; (24% in / 76% out)
PM Peak Hour of Adjacent Street	T = 0.43(X) + 20.55, X is No. of Dwelling Units; (63% in / 37% out)

The new units proposed with the Coso-Ocala PD are expected to generate approximately 3,176 daily trips, 211 AM peak hour trips (52 entering, 159 exiting), and 265 PM peak hour trips (164 entering, 101 exiting). Combined with the existing Timberland Apartments, it is expected that the overall development will generate approximately 3,446 daily trips, 227 AM peak hour trips (56 entering, 171 exiting), and 286 PM peak hour trips (176 entering, 110 exiting).

Access to the development is proposed via the two existing driveways fronting SW 20th Street, which both currently feature ingress westbound left-turn lanes and allow all movements into and out of the development. The primary entrance for the Coso-Ocala PD is expected to be the eastern driveway, signed as SW 51st Terrace. A preliminary travel demand model was performed for the proposed development, indicating that approximately 68% of project traffic is expected to travel to and from the east and 32% of project traffic is expected to travel to and from the west.

FIGURE 30. TRIP EQUIVALENCY MATRIX.

TRIP EQUIVALENCY MATRIX[1]

	Land Use[2]	ITE LUC	PM Peak Hour Trip Rate	Equivalency Statement	TO: Single Family Detached Housing (DU)	TO: Single Family Attached Housing (DU)	TO: Multifamily Housing Low Rise (DU)
FROM	**Single Family Detached Housing (DU)**	210	0.94	1 DU is equal to	1.000	1.649	1.843
FROM	**Single Family Attached Housing (DU)**	215	0.57	1 DU is equal to	0.606	1.000	1.118
FROM	**Multifamily Housing Low Rise (DU)**	220	0.51	1 DU is equal to	0.543	0.895	1.000

Notes:

[1] Trip Equivalency Matrix was developed using average PM peak hour trip generation rates published in the Institute of Transportation Engineer's (ITE) Trip Generation Manual, 11th Edition.

[2] DU = dwelling unit

3.11 Tree Mitigation

Site development under the PD zoning will adhere to Article II, Sec. 118 of the City Land Development Code, which governs the removal and replacement of trees on private property to preserve trees as a vital natural resource for the community's health, safety, and welfare. Property #2, being a heavily wooded area, will undergo a tree cruise instead of a tree survey to determine the final tree mitigation plan required for site plan approval. The tree cruise methodology to be utilized, is outlined below.

Proposed Methodology:

A representative 1-acre plot will be submitted for approval. An analysis of this 1-acre plot will include the following:

Once the location of the center of the subject 1-acre plot is determined, each tree that is "in" the plot shall be analyzed for:

1. Species name of each tree; common and scientific.
2. Diameter measurement at 4.5 feet from grade.
3. Health and structural condition rating.
4. Each tree, 4 inches of diameter or greater, shall have a numbered tag placed into them.
5. GPS location
6. Representative photography.
7. A written report. The written report shall contain a link to a digital Google aerial map with icons that, when hovered over or clicked on, will display the information listed above.
8. An extrapolation of this subject 1-acre plot will be applied to the entire project, which will mathematically forecast the inventory on the entire assignment area.

3.12 Topography, Drainage and Utilities

The Coso-Ocala Development is located within the Southwest Florida Water Management District (SWFWMD). The PD is required and intends to provide a stormwater design that will conform with SWFWMD and the City of Ocala, FL standards. As for the utility provider, the development is within the City of Ocala Utilities service area. The Timberland Apartments in the north parcel is currently served by the public potable water and wastewater system. The City of Ocala Water Resources Department has confirmed that there is sufficient capacity in the potable water and wastewater systems to serve the remaining proposed development. The nearest publicly available utilities are located within the right-of-way of SW 20th St. These utilities consist of a 24-inch potable water main and an 8-inch sanitary sewer main.