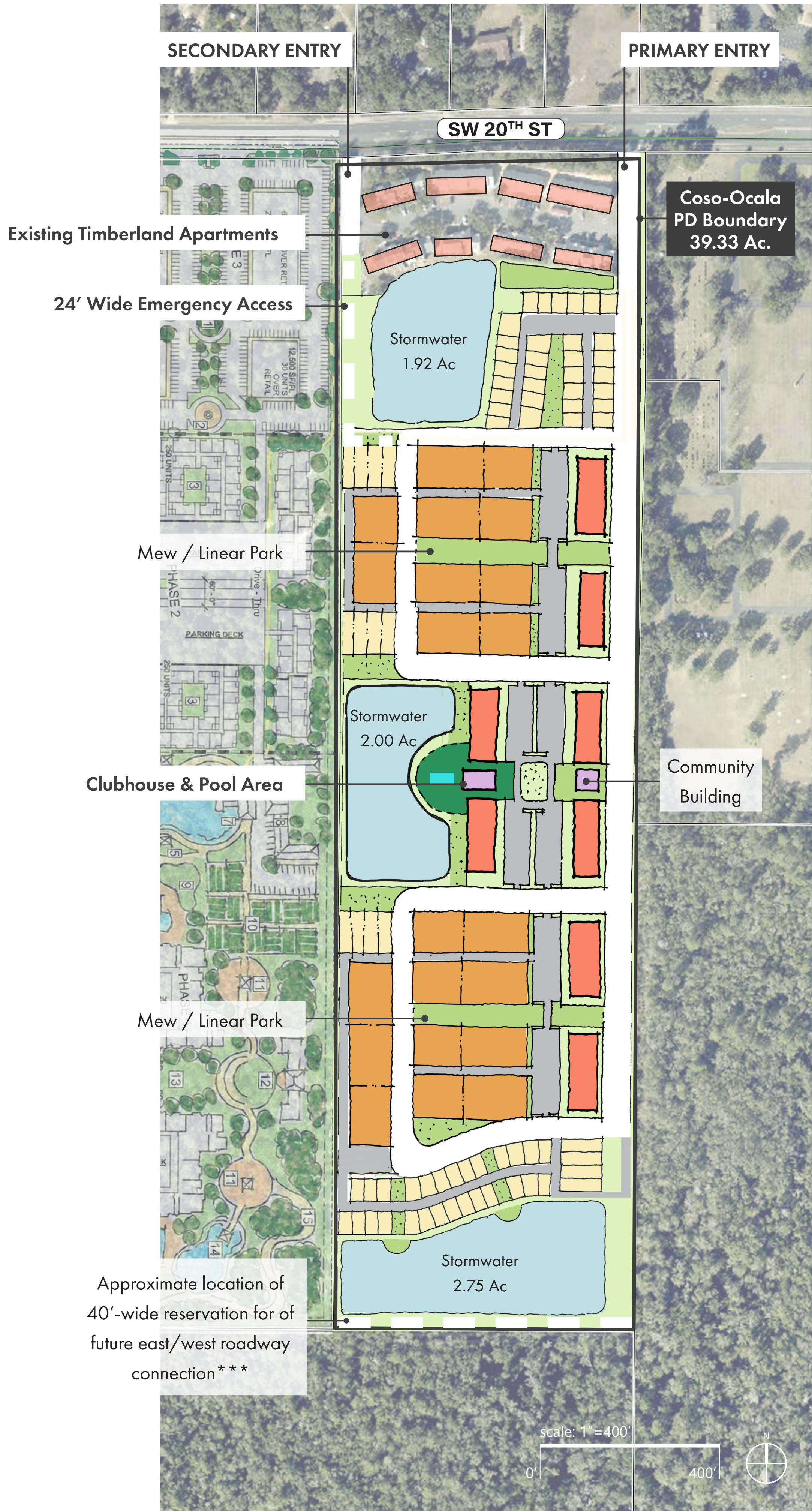


EXHIBIT A
COSO-OCALA PD PLAN



Site 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.

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.



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-Family (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%	

NOTE:

*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.

002 - SITE PLAN
Coso-Ocala PD

PD24-45706-ANNA JO PARTNERSHIP LLC

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 Date: 05/23/2025

Prepared By:

