

# KEY OCALA P.U.D. CONCEPT PLAN

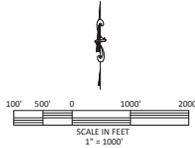
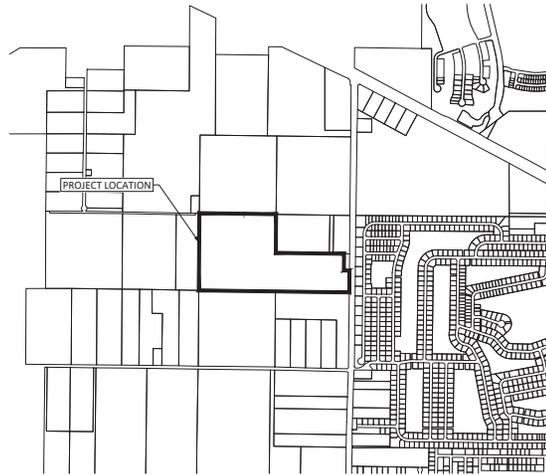
MARION COUNTY, FLORIDA

LEGAL DESCRIPTION:

SEC 05 TWP 15 RGE 21  
THE NW 1/4 OF THE SE 1/4 AND THE S 1/2 OF THE NE 1/4 OF  
THE SE 1/4 OF SEC 5

EXC ROW TAKING FOR NW 60TH AVE BEING MORE  
PARTICULARLY  
DESC: COM SE COR TH N 00-34-34 E 1321.53 FT TH N  
89-25-26 W  
25 FT TH N 89-25-48 W 5 FT TO POB TH N 00-34-34 E 659.45 FT  
TH N 89-07-11 W 17 FT TH N 89-07-11 W 97 FT TH S 00-34-34 W  
285 FT TH S 89-07-11 E 97 FT TH S 00-34-34 W 374.48 FT TH  
S 89-13-38 E 17 FT TO POB

PARCEL # 21615-000-00  
PROJECT AREA: ± 59.11 ACRES  
FUTURE LAND USE: MR (MEDIUM RESIDENTIAL)  
CURRENT ZONING: A-1  
PROPOSED ZONING: PUD



INDEX OF SHEETS

1	COVER SHEET
2	DETAILS
3	CONCEPT PLAN A

PUD REZONING REQUIREMENTS

AT A MINIMUM, THE PUD REZONING APPLICATION SHALL BE ACCOMPANIED BY A CONCEPTUAL PLAN, IN COMPLIANCE WITH DIVISION 2.13 AND THIS SECTION, ALONG WITH ACCOMPANYING DOCUMENTATION FOR REVIEW BY THE COUNTY GROWTH SERVICES DEPARTMENT AND SHALL PROVIDE DOCUMENTATION ADDRESSING THE FOLLOWING:

1. THE NAME OF THE PROPOSED PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET: SEE COVER SHEET - SHEET 1.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS: SEE VICINITY MAP - SHEET 1.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES: SEE P.U.D. CONCEPT PLAN - SHEET 3.
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY: SEE COVER SHEET - SHEET 1.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY: SEE P.U.D. CONCEPT PLAN - SHEET 2.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE: NO EXISTING IMPROVEMENTS ON SITE.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT: SEE PROPOSED USES - SHEET 3.
8. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE SITE DATA - SHEET 3.
9. IDENTIFY PROPOSED PHASING ON THE PLAN: N/A.
10. IDENTIFY PROPOSED BUFFERS: SEE BUFFER DETAILS - SHEET 2, 3.
11. PROPOSED PARALLEL ACCESS LOCATIONS: N/A.
12. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE FLOODPLAIN MAP - SHEET 2.
13. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: N/A.
14. IDENTIFY ANY OPEN SPACES: SEE SITE DATA - SHEET 2, 3.
15. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALETTES, BUFFERING DETAILS: SEE ARCHITECTURAL STYLES - SHEET 2.

NOTES:

1. WITHIN SECONDARY SPRINGS PROTECTED ZONE
2. SIDEWALKS ONE SIDE OF ALL STREETS INTERNALLY AND ALONG NW 60th AVENUE (OR PAY FEE IN LAW OF)
3. ACCESSORY USES ALLOWED AS IN R-1
4. PROPERTY WITH IN FLOOD ZONE "X" PER FIRM-PAN 12083C0503E

**Williams & Associates**  
ENGINEERS, INC.  
ONE ENGINEERING - 8 MARION COUNTY PLACE - SUITE 200 - Ocala, FL 34471  
1720 SE 16th Ave, Bldg 100, Ocala, FL 34471  
Office: (352) 387-1540 Fax: (352) 387-4545

REVISIONS	
DATE	

KEY OCALA  
MARION COUNTY, FLORIDA

COVER

DATE: 11/1/24  
DRAWN BY: AK  
CHECKED BY: JH  
JOB NO: 24-9058

SUBMITTED ON  
11/04/2024

SHT. 01





ATTACHMENT A  
*Tillman & Associates*  
ENGINEERING, LLC.

August 28, 2024

Marion County Growth Services  
2710 E Silver Springs Blvd  
Ocala, FL 34470

RE: PUD application submittal for parcel 21615-000-00

Please accept this application to rezone parcel 21615-000-00 from A-1 to PUD. This proposed project will consist of 213 detached single family homesites. Not to exceed 236 units. Amenities will be provided as shown. The developer is hoping to create a subdivision that will meet the needs of the community as well as be compatible with the area and land use designation.

Thank you in advance for your time and consideration in processing this application. The following items are included with this submittal.

- Executed application
- Deed
- MCPA Card
- Renderings
- Sunbiz Detail
- Bio of Developer
- Exhibit for Driveway separation
- Approval Letter of TIA methodology
- Methodology Report
- Concept Plan packet consisting of (3) pages.

Should you need further information please contact this office.

Sincerely,

Tillman & Associates Engineering, LLC

# ATTACHMENT A



**Marion County  
Board of County Commissioners**

**Growth Services ♦ Planning & Zoning**

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

STAFF/OFFICE USE ONLY	
Case No.:	
AR No.:	
PA:	

**PARCEL ACCOUNT NUMBERS: 21615-000-00**

## APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan   x   Master Plan       

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:

A-1 (General Agriculture)

**Property Address:** 2486 NW 60th Avenue

**Legal Description:** Attach a copy of the deed(s) with property legal description and demonstrating ownership.

**Required Documents:** Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Not to exceed  
236 UNITS

**Total PUD Acreage:** 59.11 +/-      **Maximum Proposed Residential Units:** 213 detached  
( # SFR   x   # MF        )

**Maximum Non-Residential (Commercial or Industrial) Acreage:** None

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

**GUT Einhaus LLC**

**Property Owner name (please print)** PMB 307  
2101 E Coast Hwy, Suite 120 13833 Wellington  
**Mailing Address** Wellington, FL trace  
Gerona Del Mar, CA 92025 1070 334H STE E4  
**City, State, Zip Code**  
Defer to agent

**Phone Number (include area code)**

carlos@espapt.com

**E-Mail Address (include complete address)**

*Carlos Espinoza*  
**Signature\***

**Tillman & Associates Engineering, LLC**

**Applicant/Agent Name (please print)**  
1720 SE 16th Avenue, Suite 100  
**Mailing Address**  
Ocala, FL 34471  
**City, State, Zip Code**  
352-387-4540

**Phone Number (include area code)**

Permits@Tillmaneng.com

**E-Mail Address (include complete address)**

*David Tillman* for DAVID TILLMAN  
**Signature**

\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY				
Project No.:	Code Case No.:	Application No.:		
Rcvd by:	Rcvd Date: / /	FLUM:	AR No.:	Rev: 12/21/23

**Empowering Marion for Success**

marionfl.org

# ATTACHMENT A

**A) Application Fee:**

<b>NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval</b>	<b>PUD Amendment that does NOT require Board of County Commissioners Approval</b>
<b>BASE FEE: \$1,000.00 AND</b> PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).	<b>BASE FEE: \$150.00 AND</b> PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).
<b>Fee Calculation Method Example:</b> (Base Fee - \$1,000 or \$150.00) + (\$ 236 X Max DUs) + ( X Max Non-Res AC) = \$ Total Fee \$2,180.00	

**B) Conceptual Plan with Architectural information:** At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
17. Show 100 year floodplain on the site.
18. Show any proposed land or right of way dedication.
19. Identify any proposed parks or open spaces.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
22. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

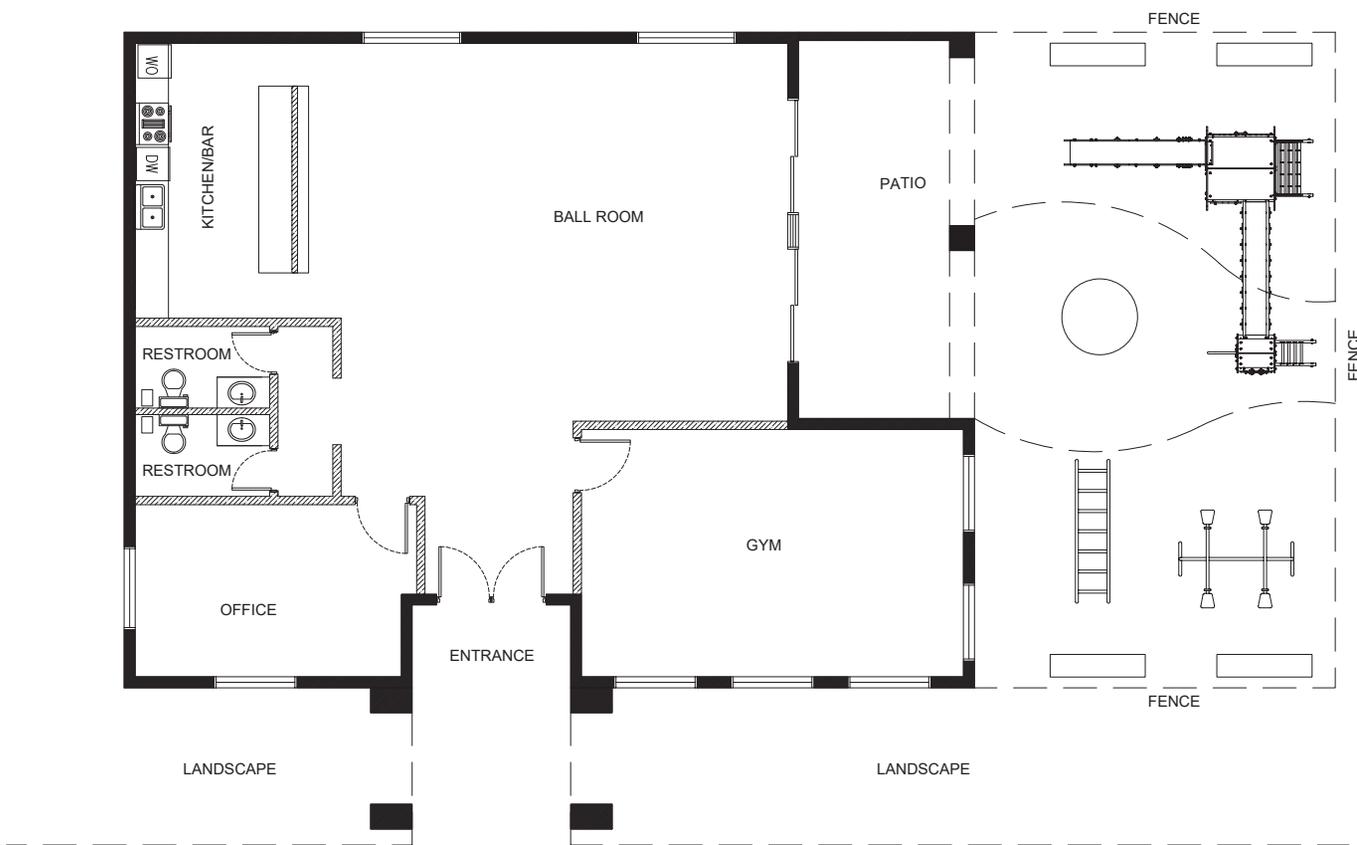
# Renderings:

- 12 X 20 Pavilion
- Clubhouse
- Pickle Ball Court
- Shaded Playground



ZACON LLC  
4 W LAS OLAS BLVD. UNIT 1004  
FORT LAUDERDALE, FL 33301  
Phone: 754-244-0760

DATE PRE-BID MERCH. PLAN ISSUE NO.  
08.27.2024 ISSUED PREL. PLANS



FLOOR PLAN  
CLUB HOUSE (2,015 sq ft)

PROJECT:  
2000 SqFt CLUBHOUSE

PLAN: JR    PROD: JR    DESIGN: JR

CLIENT:  
ESP Apartments LLC

Ocala    FLORIDA

FLOOR PLAN

SCALE  
1" = 1'-0"  
DRAWING DATE  
08.27.2024  
-JR NUMBER  
1002







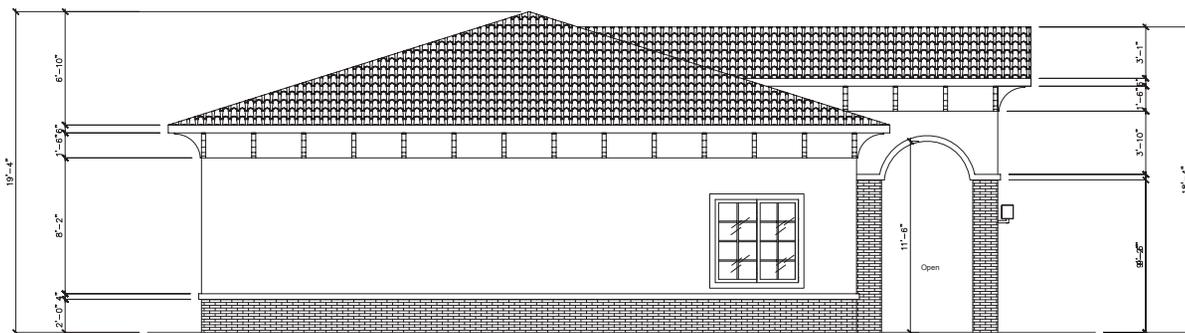
ZACON LLC  
4 W LAS OLAS BLVD, UNIT 1004  
FORT LAUDERDALE, FL 33301  
Phone: 754-244-0760

DATE PRE-BID MERCH. PLAN ISSUE NO.  
08.27.2024 ISSUED: PREL. PLANS



FRONT ELEVATION  
SCALE 1 = 20

1



SIDE ELEVATION  
SCALE 1 = 20

2

PROJECT:  
2000 SqFt CLUBHOUSE

PLAN: JR PROD: JR DESIGN: JR

CLIENT:  
ESP Apartments LLC

Ocala FLORIDA

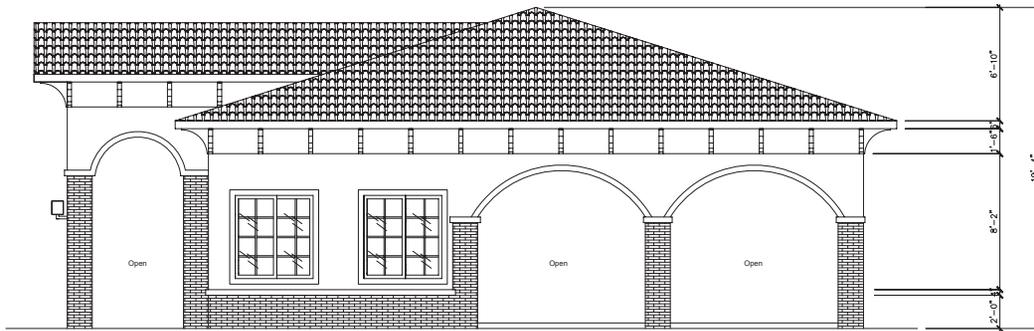
ELEVATIONS

SCALE  
1" = 1'-0"  
DRAWING DATE  
08.27.2024  
-JR NUMBER  
1002



ZACON LLC  
4 W LAS OLAS BLVD, UNIT 1004  
FORT LAUDERDALE, FL 33301  
Phone: 754-244-0760

DATE PRE-BID MERCH. PLAN ISSUE NO.  
08.27.2024 ISSUED PREL. PLANS



SIDE ELEVATION  
SCALE 1 = 20

3

PROJECT:  
2000 SqFt CLUBHOUSE

PLAN: JR PROD: JR DESIGN: JR

CLIENT:  
ESP Apartments LLC

Ocala FLORIDA

ELEVATIONS

SCALE  
1" = 1'-0"  
DRAWING DATE  
08.27.2024  
-JR NUMBER  
1002

ATTACHMENT A



- Cherokee P
- CPR classe
- Truist - ATM



ATTACHMENT A

1-1

## ATTACHMENT A

Click image below to enlarge your Pavilion



Number of Posts and Roof Supports May Vary By Location Call For Specific Details

**12' x 20' All Steel Gable Rectangular Savannah Pavilion**



# ATTACHMENT A

THIS INSTRUMENT PREPARED BY AND RETURN TO:

**H. Randolph Klein, Esq.**

Klein & Klein, LLC

40 SE 11th Avenue

Ocala, Florida 34471

Our File No.: **R2021270**

Property Appraisers Parcel Identification (Folio) Number: **21615-000-00**

Florida Documentary Stamps in the amount of **\$18,900.00** have been paid hereon.

\_\_\_\_\_  
SPACE ABOVE THIS LINE FOR RECORDING DATA\_\_\_\_\_

## **WARRANTY DEED**

**THIS WARRANTY DEED**, made the 10 day of **August, 2021** by **GEORGE DEBENEDICTY and ADRIAN W. BELL, III**, whose post office address is **P.O. Box 772532, Ocala, FL 34477**, herein called the Grantors, to **GUT EINHAUS, LLC**, a **Florida limited liability company**, whose post office address is **4455 Military Trail, Suite 201, Juniper, FL 33458**, hereinafter called the Grantee:

*(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)*

**W I T N E S S E T H:** That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land situate in **MARION County, State of Florida**, viz.:

**The Northwest 1/4 of the Southeast 1/4 and the South 1/2 of the Northeast 1/4 of the Southeast 1/4 of Section 5, Township 15 South, Range 21 East.**

**Less and except Order of Taking in Book 3973, Page 1606.**

**Subject to Easement for Drainage Agreement created by Stipulated Final Judgment - Parcel 19 recorded in Book 4375, Page 433 and Order of Taking recorded in Book 3973, Page 1606 and taxes for the year 2021 and thereafter.**

**Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property.**

**TOGETHER**, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND**, the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

File No.: **R2021270**

LTF

**ATTACHMENT A**

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

*H. Randolph Klein*  
Witness #1 Signature  
**H. RANDOLPH KLEIN**

*George DeBenedicty*  
\_\_\_\_\_  
**GEORGE DEBENEDICTY**

Witness #1 Printed Name

*Brittany L Cook*  
Witness #2 Signature  
**BRITTANY L COOK**

*Adrian W. Bell III*  
\_\_\_\_\_  
**ADRIAN W. BELL, III**

Witness #2 Printed Name

**STATE OF FLORIDA  
COUNTY OF MARION**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 6 day of August, 2021, by **GEORGE DEBENEDICTY and ADRIAN W. BELL, III**, who are personally known to me or have produced \_\_\_\_\_ as identification.

**SEAL**



*Brittany L Cook*  
\_\_\_\_\_  
Notary Public  
Printed Notary Name

My Commission Expires:

# ATTACHMENT A

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

21615-000-00

[GOOGLE Street View](#)

Prime Key: 549070

[Beta MAP IT+](#)

Current as of 4/23/2024

#### Property Information

[M.S.T.U.](#)

[PC: 63](#)

Acres: 59.11

GUT EINHAUS LLC  
2101 E COAST HWY SUITE 120  
CORONA DEL MAR CA 92625-1970

#### Taxes / Assessments:

Map ID: 127

[Millage:](#) 9002 - UNINCORPORATED

Situs: Situs: 2486 NW 60TH AVE  
OCALA

#### 2023 Certified Value

Land Just Value	\$1,675,768		
Buildings	\$0		
Miscellaneous	\$38,219	Impact	
Total Just Value	\$1,713,987	Land Class Value	(\$1,665,010)
Total Assessed Value	\$48,977	Total Class Value	\$10,758
Exemptions	\$0	<a href="#">Ex Codes:</a> 08	\$48,977
Total Taxable	\$48,977		

#### History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,675,768	\$0	\$38,219	\$1,713,987	\$48,977	\$0	\$48,977
2022	\$1,675,768	\$0	\$38,219	\$1,713,987	\$46,494	\$0	\$46,494
2021	\$1,349,975	\$204,877	\$51,881	\$1,606,733	\$307,103	\$0	\$307,103

#### Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
<a href="#">7536/1908</a>	08/2021	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$2,700,000
<a href="#">7024/0621</a>	08/2019	07 WARRANTY	2 V-SALES VERIFICATION	Q	I	\$1,050,000
<a href="#">7023/1858</a>	08/2017	70 OTHER	0	U	I	\$100
<a href="#">4375/0433</a>	03/2006	61 FJDMNT	0	U	I	\$100
<a href="#">3973/1606</a>	03/2005	43 R-O-W	0	U	V	\$100
<a href="#">1507/0616</a>	01/1988	71 DTH CER	9 UNVERIFIED	U	I	\$100
<a href="#">1293/0186</a>	07/1985	07 WARRANTY	0	U	I	\$400,000
<a href="#">1018/0856</a>	04/1980	07 WARRANTY	0	U	I	\$350,000
<a href="#">1507/0617</a>	06/1972	74 PROBATE	9 UNVERIFIED	U	I	\$100

#### Property Description

# ATTACHMENT A

SEC 05 TWP 15 RGE 21

THE NW 1/4 OF THE SE 1/4 AND THE S 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SEC 5

EXC ROW TAKING FOR NW 60TH AVE BEING MORE PARTICULARLY

DESC: COM SE COR TH N 00-34-34 E 1321.53 FT TH N 89-25-26 W

25 FT TH N 89-25-48 W 5 FT TO POB TH N 00-34-34 E 659.45 FT

TH N 89-07-11 W 17 FT TH N 89-07-11 W 97 FT TH S 00-34-34 W

285 FT TH S 89-07-11 E 97 FT TH S 00-34-34 W 374.48 FT TH

S 89-13-38 E 17 FT TO POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
6302		.0	.0	A1	59.11	AC							
Neighborhood 0155 - AC NHWY40 S27 E80 W60													
Mkt: 4 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
190 SEPTIC 1-5 BTH	1.00	UT	99	1974	2	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	1974	2	0.0	0.0	
114 FENCE BOARD	14,040.00	LF	10	1974	2	0.0	0.0	
144 PAVING ASPHALT	33,000.00	SF	5	1974	1	0.0	0.0	
190 SEPTIC 1-5 BTH	1.00	UT	99	1980	1	0.0	0.0	
259 WELL 04-12IN	1.00	UT	99	1974	1	0.0	0.0	

Appraiser Notes

Planning and Building

\*\* Permit Search \*\*

Permit Number	Date Issued	Date Completed	Description
2021081737	8/27/2021	10/21/2021	DEMOLISH ALL STRUCTURES; FENCES; LANDSCAPE POOL SEPTIC ON E



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
GUT EINHAUS, LLC

### Filing Information

<b>Document Number</b>	L05000110550
<b>FEI/EIN Number</b>	90-0279232
<b>Date Filed</b>	11/15/2005
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	CORPORATE MERGER
<b>Event Date Filed</b>	12/05/2005
<b>Event Effective Date</b>	NONE

### Principal Address

PMB 307  
13833 Wellington Trace  
Suite E4  
Wellington, FL 33414

Changed: 04/17/2024

### Mailing Address

PMB 307  
13833 Wellington Trace  
Suite E4  
Wellington, FL 33414

Changed: 04/17/2024

### Registered Agent Name & Address

VAN DYKE HOLTGERS, ELLEN  
PMB 307  
13833 Wellington Trace  
Suite E4  
Wellington, FL 33414

Address Changed: 04/17/2024

### Authorized Person(s) Detail

**Name & Address**

# ATTACHMENT A

Title MGRM

VAN DYKE HOLTGERS, ELLEN  
PMB 307  
13833 Wellington Trace  
Suite E4  
Wellington, FL 33414

## Annual Reports

Report Year	Filed Date
2022	01/21/2022
2023	01/12/2023
2024	04/17/2024

## Document Images

<a href="#">04/17/2024 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/12/2023 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2022 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/31/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/13/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/16/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/27/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/10/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/21/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/06/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/11/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/18/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">01/22/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/05/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/09/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/05/2005 -- Merger</a>	<a href="#">View image in PDF format</a>
<a href="#">11/15/2005 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>

**CARLOS BLANCO**

CEO OF ESP APARTMENTS LLC



# CARLOS BLANCO

- Carlos Blanco, is owner and CEO of ESP Apartments LLC, a real estate company located in Florida.
- Carlos started at Santander Bank as a Private Banker, he worked in more than 5 different jurisdictions, managing institutional clients over 500MEuros
- At Santander, he managed institutional clients such as Deutsche Bank, Banesto Private wealth (now owned by Santander). Carlos worked as a team Leader managing +400MUSD
- Carlos Blanco has unionized, in excess of \$400 MUSD, several Real Estate transactions in the U.S. and Europe in the last 10 years.
- Since 2007 Carlos Blanco, has been dedicated to raised capital. Initially through International Private Banking and since 2014 through Private Investment.



# CARLOS' PROFESSIONAL PERFORMANCE-EUROPE



- In 2007, Ram Bhavnani sold his participation in BANKINTER (14,99%) to Crédit Agricole for \$809MM
- Rakesh Rajwani led the big real estate bet of the Bhavnani family through Casa Kishoo in the United Kingdom.
- Carlos Blanco managed Orbes Duo, a SOCIMI (Listed Corporation for Investing in the Real estate Market). Mr. Bhavnani was one of the anchor investors. Orbes Duo was valued in more than \$100MM.
- Through Orbes Duo, Carlos managed the acquisition of the Mayfair Building (London), and additional real estate assets (hotels, office buildings and commercial spaces) in Canarias, Beleaes, Madrid and London valued in +500MM

[ABOUT ORBES DUO](#)

[ABOUT MAYFAIR BUILDING](#)

[ABOUT RAM BHAVNANI](#)

[ABOUT BAKINTER SALE](#)

# CARLOS' PROFESSIONAL PERFORMANCE-USA

- Through Copernico Sovereign LLC and other corporate structures co-managed by him, Carlos has invested in multifamily real estate projects in the United States, funding the development of +5000 units.
- Average IRR 46.5%
- Loans to previous deals owned by Copernico Sovereign LLC.
- Carlos is also investing in real-estate single family projects

[CLICK TO LEARN MORE](#)

ATTACHMENT A

# CURRENT OPERATION - USA



[CLICK TO LEARN MORE](#)



[CLICK TO LEARN MORE](#)

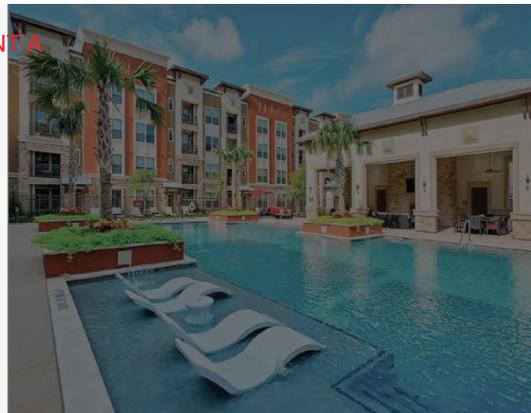
We collaborate with a group of sponsors, developers, property managers and property owners

# REAL ESTATE PROJECTS - USA

## SOVEREIGN AT TWIN CREEKS

- The 73 million development consisted of a 366-unit apartment community at Allen, Texas (2019). -Lenders: JLJ Capital, BridgeInvest and Cottonwood Communities Inc.
- In March 2022, Castle Lanterra acquired Sovereign Twin Creeks

ATTACHMENT A



UPSCALE DALLAS PROJECT  
LANDS \$56M FINANCING

[CLICK TO LEARN MORE](#)

CASTLE LANTERRA ACQUIRES  
366-UNIT SOVEREIGN TWIN  
CREEKS APARTMENTS IN  
METRO DALLAS

[CLICK TO LEARN MORE](#)

THE LINK AT TWIN CREEKS

[CLICK TO LEARN MORE](#)

# REAL ESTATE PROJECTS - USA

## MILLENNIUM AT HOMETOWN

- Asia Capital Real Estate provided the \$49.1 loan for the 306-unit Millenim at Hometown in North Richland Hills.



**SOVEREIGN PROPERTIES LANDS  
\$49M REFI FOR TEXAS APARTMENTS**

[CLICK TO LEARN MORE](#)

# REAL ESTATE PROJECTS - USA

## SINGLE FAMILY UNITS-OCALA, FL

- 220 acres set aside for the development of over 1,000 square footage units in Ocala
- Inventory of over +20 Single Family Units in Palm Coast and Marion Oaks



## INVENTORY

- [13276 SW 76th Ct](#)
- [13258 SE 76th Ct](#)
- [6933 SW 132nd PL](#)
- [13249 SW 73rd Ave Rd](#)
- [5069 SW 109th Loop](#)
- [98 Brichwood Dr., Palm Coast, FL](#)
- [40 Forge Ln, Palm Coast, FL](#)
- [76 Boston Ln, Palm Coast, FL](#)
- [32 Rusell Dr, Palm Coast, FL](#)
- [7 Lewiston Dr](#)
- [204 Boulder Rock](#)
- [159 Birds of Paradise](#)
- [40 Raleigh](#)
- [202 Boulder Rock](#)
- [1 Lincoln Place](#)
- [6969 SW 128th St Rod \(lis\)](#)
- [0 SW 98 St \(Heron\)](#)
- [116th Pl \(Heron\)](#)
- [57 Laramie Dr.](#)
- [3 Fellowship](#)

**THANK YOU**  


# ATTACHMENT A



## Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

May 13, 2024

KITTELSON & ASSOCIATES  
KOK WAN MAH  
225 E. ROBINSON STREET, #355  
ORLANDO, FL 32801

**SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER**  
**PROJECT NAME: KEY OCALA**  
**PROJECT #2024040027    APPLICATION: #31392    PARCEL #21615-000-00**

Dear Kok Wan,

The Traffic Methodology dated April 30, 2024 for the above referenced project was approved by Marion County on May 13, 2024. Please submit the Traffic Study in accordance with this approved Methodology.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,

*Your Development Review Team*  
**Office of the County Engineer**



## MEMORANDUM

---

Date: April 5, 2024 Project #: 30232

To: Development Review  
Marion County Office of the County Engineer  
601 SE 25<sup>th</sup> Avenue  
Ocala, FL 34471

From: Kok Wan Mah, P.E.  
225 E Robinson Street, Suite 355  
Orlando, FL 32801

Project: Key Ocala Development

Subject: Proposed Methodology for Key Ocala Development TIA

---

## INTRODUCTION AND PROJECT DESCRIPTION

This technical memorandum provides a recommended Transportation Impact Study (TIS) methodology for the proposed Key Ocala residential development in unincorporated Marion County, Florida. The 58.5-acre site consists of a portion of parcel 21615-000-00 and is located west of NW 60<sup>th</sup> Avenue, south of US 27 in Marion County Florida. The project location with site boundary is shown in **Figure 1**.

The development is planned to include up to 240 single-family homes. Based upon the generated project trips, a Transportation Impact Study (TIS) will be conducted per the *MARION COUNTY TRAFFIC IMPACT ANALYSIS GUIDELINES (September 2022)*.

The development will be constructed in a single phase with an anticipated buildout year of 2028. Access to the development will be provided at two locations on NW 60<sup>th</sup> Avenue: a full access connection at the existing driveway location at NW 60<sup>th</sup> Avenue, and a second right-in/right-out access will be provided along the same road by the developer. The site will be located south of US 27 and north of SR 40, between NW 21<sup>st</sup> Street and NW 12<sup>th</sup> Street on NW 60<sup>th</sup> Avenue. The main access point and the development location are depicted in the site plan which can be found in **Appendix A**.

# ATTACHMENT A

Figure 1: Project Location



## TRIP GENERATION

The trip generation analysis was conducted using information published by the Institute of Transportation Engineers (ITE) Trip Generation (11th Edition) and Trip Generation Handbook (3rd Edition). **Table 1** summarizes the resulting trip generation analysis. The ITE trip generation information sheets are included in **Appendix B**.

The proposed development is projected to generate 2,258 daily trips of which 165 trips occur during the AM peak hour and 226 trips occur during the PM peak hour. No reduction was made for internal capture or pass-by.

**Table 1: Trip Generation**

Land Use	ITE Code	Size		Daily Trip Ends	AM Peak Hour			PM Peak Hour		
					In Trips	Out Trips	Total Trips	In Trips	Out Trips	Total Trips
Single Family Detached Housing	210	240	DUs	2,258	41	124	165	142	84	226
<b>Total Trips</b>				<b>2,258</b>	<b>41</b>	<b>124</b>	<b>165</b>	<b>142</b>	<b>84</b>	<b>226</b>

## TRIP DISTRIBUTION AND ASSIGNMENT

The project trip distribution and assignment were estimated based on a select zone analysis using the Central Florida Regional Planning Model Version 7.0 project driveway distribution and local traffic patterns. The daily select zone model plot for the future year is included in **Figure 2** with larger scales included in **Appendix C**. The trip distribution on the study segments is also shown in **Figure 3**.



# ATTACHMENT A

Figure 3: Study Area Trip Distribution



## STUDY AREA DETERMINATION

Per *MARION COUNTY TRAFFIC IMPACT ANALYSIS GUIDELINES (September 2022)*, a study area for a Traffic Study level of analysis includes any public roadway where the net new project's traffic consumes at least three percent of the maximum service volume based on the adopted level of service (LOS) plus one segment beyond. In addition, all roadways having a LOS below the adopted LOS standard shall be included in the study area unless they meet state statutory thresholds for 'de minimis' developments.

**Table 2** showcases the significance review of the project, highlighting that both segments on NW 60th Avenue are significant. The first segment, extending from the project driveway to US 27, has a significance of 4.83%, making it notably significant as it exceeds the 3% threshold. The second segment, which stretches from the project driveway to SR 40, has a significance of 2.94%. Despite being below the 3% threshold, it will be included in the study area due to its adjacency to the site. The roadway characteristics and daily/peak hour directional capacities were sourced from the Ocala Marion Transportation Planning Organization (TPO) Congestion Management Process (CMP) Database. The 2022 Annual Average Daily Traffic (AADT) volumes were derived from the Ocala Marion TPO 2023 Traffic Counts Report. The project trips were computed using the trips generated by the proposed development, with the trip distribution detailed in **Appendix C**.

Based on the expected trip generation, distribution, assignment, and significance review, it is recommended that the following roadway segment and intersections to be evaluated in the TIA.

### Roadway segments:

- NW 66<sup>th</sup> Avenue
  - US 27 to Project Driveway
  - Project Driveway to SR 40

### Intersections:

1. NW 60<sup>th</sup> Avenue at US 27
2. NW 60<sup>th</sup> Avenue at NW 21<sup>st</sup> Street
3. NW 60<sup>th</sup> Avenue at SR 40

Counts from the intersection turning movements will be used to develop existing baseline volumes.

# ATTACHMENT A

**Table 2: Project Trip Significance**

Roadway	Limits	No. of Lanes	Functional Classification	Adopted LOS	Daily Capacity	Pk Hr Pk Dir Capacity	2023 AADT	2023 PHPD Volume*	% of Project Trips	# of PM Project Trips	Project Sig	v/c	Significant?	Adjacent to Site?	In Study Area?
NW 60 <sup>th</sup> Avenue	SR 40 to Project Driveway	4	Arterial	E	35,820	1,800	11,100	550	38%	53	2.94%	0.31	No	Yes	Yes
	Project Driveway to US 27	4	Arterial	E	35,820	1,800	11,100	550	61%	87	4.83%	0.31	Yes	Yes	Yes
SW 60 <sup>th</sup> Avenue	SW 20th Street to SR 40	4	Arterial	D	35,820	1,800	16,000	793	15%	22	1.22%	0.44	No	No	No
SR 40	SW 80 Avenue to NW 60 Avenue	4	Arterial	D	39,165	1,943	22,800	1131	4%	5	0.26%	0.58	No	No	No
US 27	CR 225A to NW 60 Avenue	4	Arterial	D	55,700	2,910	18,800	932	12%	17	0.58%	0.32	No	No	No

\*D-factor of 0.09 and K-factor of 0.551 was applied to the AADT based on FDOT count station site 368029 to develop the PHPD volumes.

Source: Roadway characteristics and daily/peak hour directional capacities from the Ocala Marion TPO CMP Database and 2022 AADTs from the Ocala Marion TPO 2023 Traffic Counts Report

## FUTURE VOLUMES BUILDOUT (2028)

Traffic counts will be collected at the study intersections, including heavy vehicle percentages. The seasonal factor will be applied to the existing peak hour traffic data. If the seasonal factor is less than 1.0, then the counts will not be seasonally adjusted.

The Ocala Marion TPO 2023 Online Traffic Counts Map provides preferred growth rates for the study roadways, as shown in **Appendix** . The annual growth rate for NW 60<sup>th</sup> Avenue near the project site is 3% shown in **Table 3**.

**Table 3: 2028 Background Traffic**

Segment	Limits	2023 AADT	Annual Growth Rate
NW 60 <sup>th</sup> Avenue	SR 40 to US 27	11,100	3%

In addition to the annual growth, future vested trips will be accounted for in the development of build traffic volumes. A request will be made to Marion County for any approved TIAs in the area.

## FUTURE CONDITIONS OPERATIONAL ANALYSIS

The Traffic Impact Study will provide an analysis of weekday AM & PM peak hour traffic operations at US 27 at NW 60<sup>th</sup> Avenue, SR 40 at NW 60<sup>th</sup> Avenue and the project driveways within the study area for Future Background and Buildout conditions. HCM 7th Edition methodology included in Synchro 12 software will be used for intersection operational analyses.

The intersection operational analyses will include an assessment of overall intersection delay and level of service (LOS), as well as queues, delays, LOS by approach, and the need for right turn lanes for the project driveways.

Roadway segments will be analyzed for Future Background and Future Buildout conditions using roadway capacities provided from the Ocala Marion CMP Database. For roadways or intersections found to be operating deficiently due to the addition of project trips, recommendations will be provided to address the identified deficiencies.

## Appendix A: Site Plan



## Appendix B: Trip Generation

# ATTACHMENT A Single-Family Detached Housing (210)

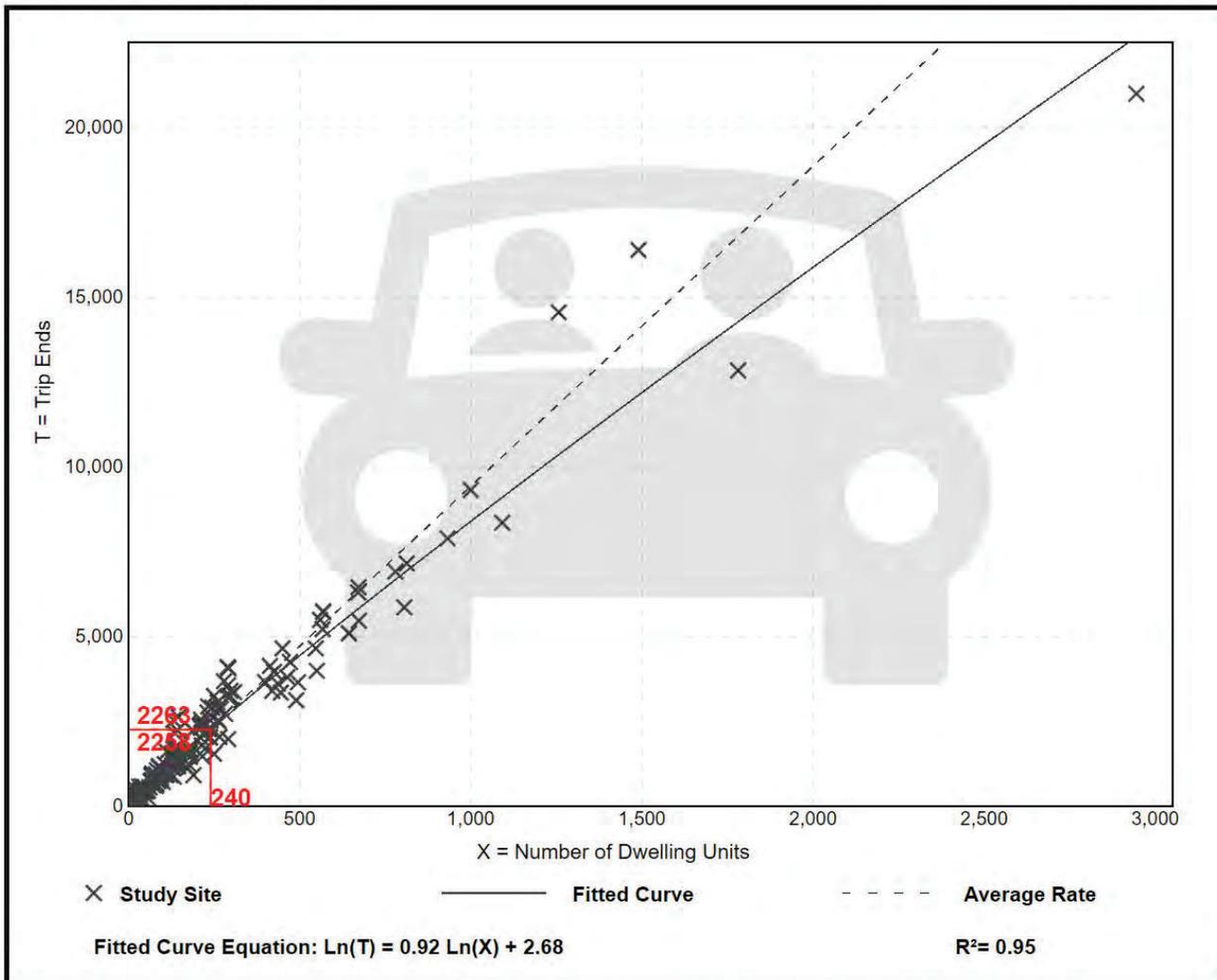
Vehicle Trip Ends vs: Dwelling Units  
On a: Weekday

**Setting/Location: General Urban/Suburban**  
Number of Studies: 174  
Avg. Num. of Dwelling Units: 246  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

## Data Plot and Equation



# ATTACHMENT A Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

**Setting/Location: General Urban/Suburban**

Number of Studies: 192

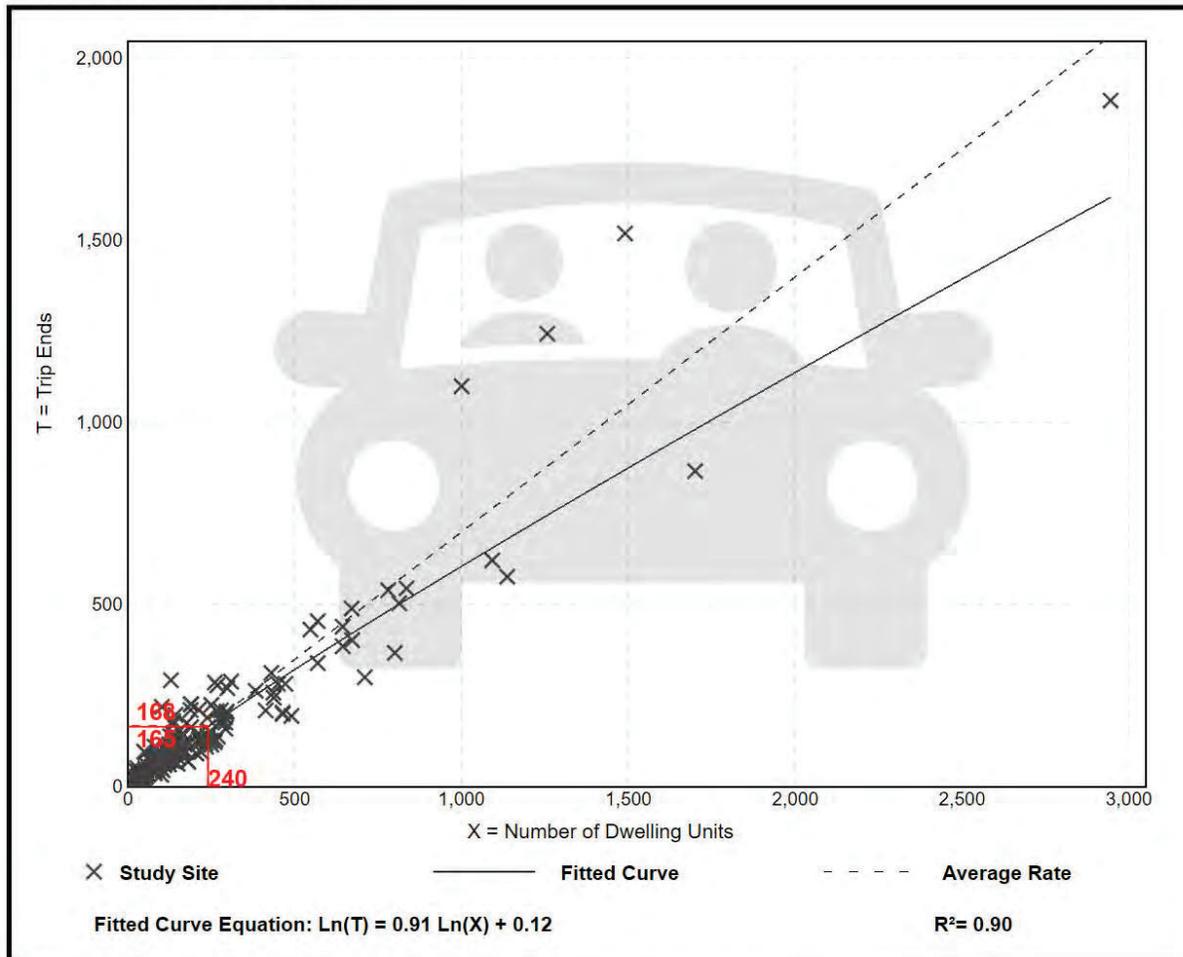
Avg. Num. of Dwelling Units: 226

Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

## Data Plot and Equation



# ATTACHMENT A

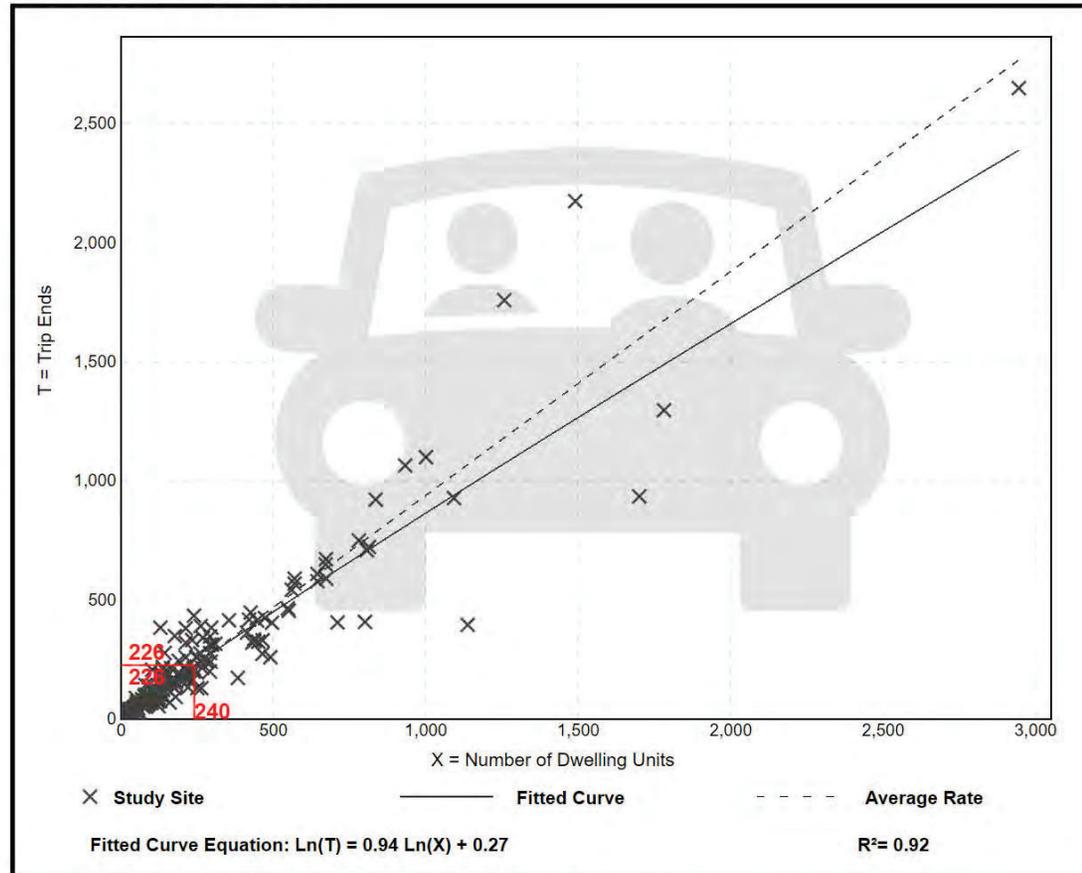
## Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 208  
 Avg. Num. of Dwelling Units: 248  
 Directional Distribution: 63% entering, 37% exiting

### Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

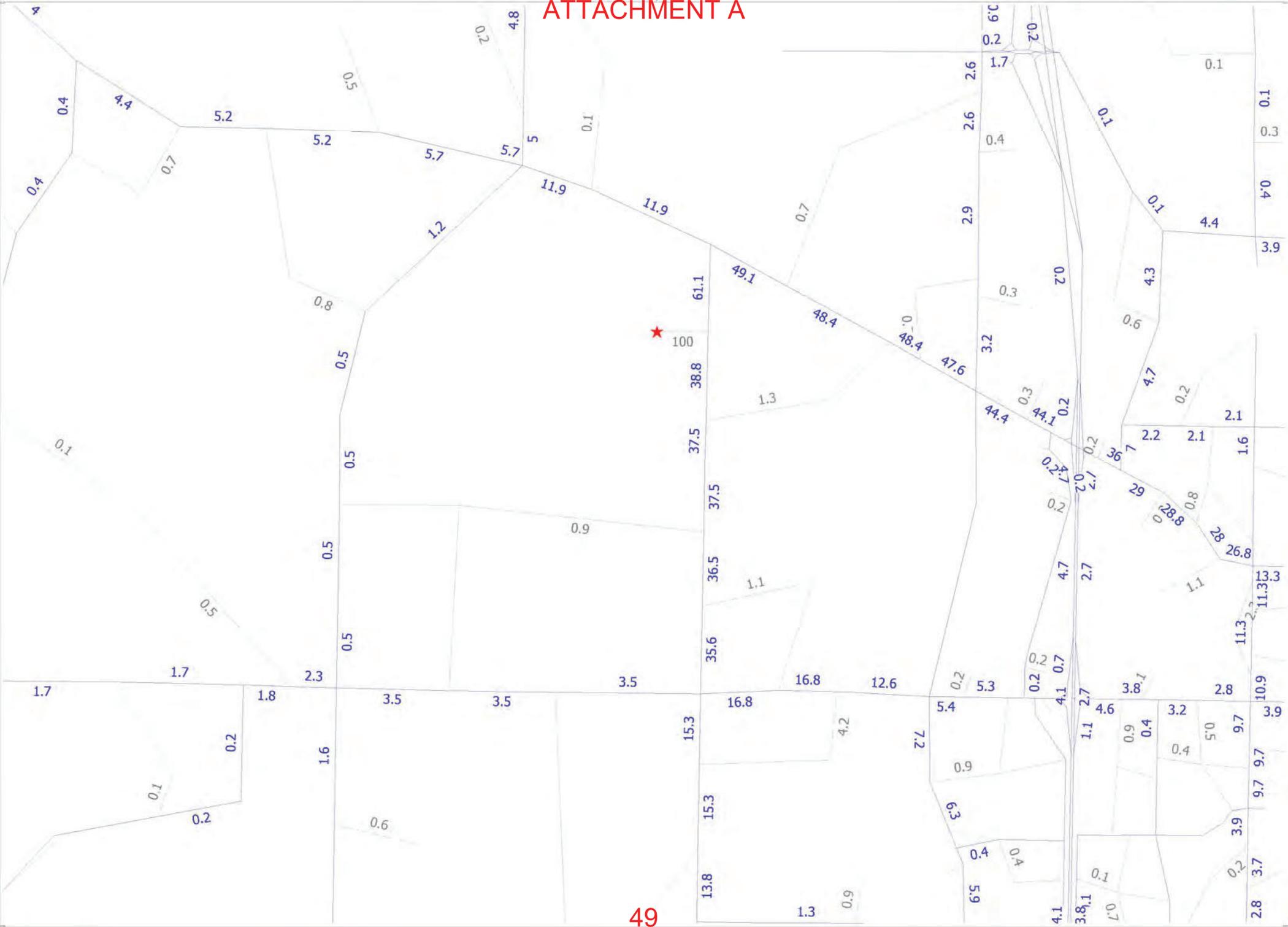
### Data Plot and Equation



## Appendix C: Model Plots



# ATTACHMENT A





## **Appendix D: Growth Rate Documentation**

## ATTACHMENT A

Location	Source	Count Type	2018	2019	2020	2021	2022	Ave Annual Growth Rate (%)
<b>NW 60th Avenue</b>								
North of SR 40	MC	3	9,700	9,700	10,000	11,600	10,800	3.0%
<b>NW 80th Avenue</b>								
North of SR 40	MC	3	5,400	5,400	4,800	7,000	7,300	9.8%
<b>NW 110th Avenue</b>								
North of SR 40	MC	3	4,000	3,800	7,800	4,800	5,400	18.6%
<b>NW 21st Street</b>								
MLK Jr. to NW 27th Ave	OCA	3	NC	1,700	1,900	1,600	1,900	4.9%
<b>NW/NE 28th Street</b>								
US 441 to NW 2nd Ave	OCA	3	NC	3,300	3,300	5,200	2,300	N/A
<b>NW/NE 35th Street</b>								
West of NW 16th Ave	MC	3	6,400	6,600	6,700	10,200	10,600	15.2%
West of US 441	MC	3	13,400	13,000	14,000	16,500	17,000	6.4%
West of NE 25th Ave	MC	3	8,400	8,500	9,800	8,700	9,800	4.5%
East of NE 25th Ave	MC	3	8,300	8,200	7,900	7,600	7,900	-1.2%
East of NE 36th Ave	MC	3	6,500	6,500	7,100	6,600	7,100	2.4%
<b>NW/SW 27th Avenue</b>								
NW 21st St to US 27	OCA	3	NC	6,200	5,600	5,700	6,200	0.3%
US 27 to SR 40	OCA	2	20,000	20,500	20,300	30,400	25,800	9.0%
SW 20th St to SR 200	OCA	2	NC	19,200	13,100	19,300	18,800	4.3%
SW 34th St to SW 42nd St	OCA	3	11,800	19,900	18,800	20,900	23,500	21.7%
<b>NW/SW 38th Avenue</b>								
South of US 27	MC	3	2,300	3,200	3,400	2,700	2,500	4.3%
<b>Powell Road</b>								
West of US 41	MC	3	4,100	4,200	4,000	4,800	3,600	-1.8%
<b>SE 3rd Avenue</b>								
CR 464A to SR 464	OCA	3	NC	5,700	2,900	4,600	3,500	-4.8%
SR 464 to SE 23rd Pl	OCA	3	NC	3,600	4,400	2,700	2,700	-5.5%
<b>SE 11th Avenue</b>								
SR 40 to SE Ft King Street	OCA	2	2,700	2,900	2,300	3,100	2,400	-0.3%
SE Ft King St to SR 464	OCA	3	NC	3,700	2,700	3,500	3,100	-2.9%
SR 464 to CR 464A	OCA	3	NC	2,400	1,400	2,100	2,000	1.2%
<b>SE 18th Avenue</b>								
SR 464 to SE 31st Street	OCA	2	8,400	8,600	6,500	8,600	8,300	1.7%
<b>SE 22nd Avenue</b>								
SE Ft King St to SR 464	OCA	3	NC	2,000	1,900	1,900	2,300	5.4%
<b>SE 30th Avenue</b>								
SE Ft King St to SE 17th St	OCA	3	NC	4,200	2,800	3,400	3,800	0.0%