

Amenities - Ocala SW 100th East/West

1. Introduction

The Ocala SW 100th community is a to-be-built for sale single family residential community to be developed in the dynamic market of Ocala. The site is located in SW Ocala bordered by SW 100th St to the north and SW 49th and SW 62nd to the east and west. The Ocala market exhibits consistent, strong economic and employment growth. The project will consist of 383 total SF homes in two sections of 203 and 180 respectively. The community is projected to serve the growing labor force in the Ocala and Marion County market. The developer proposes the following amenities.

2. Clubhouse

The attached photos highlight projects which are similar to the SW 100th in every way. We propose a 1500 square foot (minimum) clubhouse/cabana per side, which will feature:

- Community BBQ and outdoor kitchen
- Sheltered community gathering space.
- Minimum of 1000SF sundeck

In our experience and based on analysis of amenity sizing in comparable communities, the median SF of clubhouse/cabana is roughly 6 sf per housing unit, with a minimum of 1.62 and a maximum of 14.75. This based based on comparable projects across a variety of counties and a variety of builders (summary attached).



3. The Pool

The Pool will be designed to accommodate one person from 20% homes at any time the pool is open, or 36 and 41 residents and guests respectively between east and west. The pool size per phase will be no less than 1500 sq. ft. in surface area, however just as significant is the amount of pool deck available, which, as mentioned above, will be no less than 1,000 sq.

The pool will feature a tanning deck where the water depth will be no deeper than 6-inches and will accommodate lounge chairs. Restrooms and outdoor showers will be provided. The pool will be fully accessible to persons with disabilities.



4. Sports/play field and open outdoor gathering space

Both phases of the community will incorporate an open sports field into the tiered retention area. These gathering, sports and exercise areas will provide ample room for residents to organize activities, host impromptu gatherings, and other sport and recreational events within the neighborhood.

Comparable Project Amenity Sizing

| <u>Project</u> | <u>County</u> | <u>Builder</u> | <u>Units</u> | <u>Cabana Size SF</u> | <u>SF/Unit</u> | <u>Pool Size SF</u> | <u>SF/Unit</u> | <u>Users</u> |
|---------------------------|---------------|----------------|--------------|-----------------------|----------------|---------------------|----------------|--------------|
| Lane Road / Harvest Ridge | Pasco | DR Horton | 289 | 1700 | 5.88 | 2100 | 7.27 | 57.8 |
| Greystone Hills | Marion | DR Horton | 284 | 2200 | 7.75 | 2100 | 7.39 | 56.8 |
| Wind Meadows | Polk | NA | 835 | 1350 | 1.62 | 4071 | 4.88 | 167 |
| Silver Spring | Osceola | Meritage | 298 | 1750 | 5.87 | 2049 | 6.88 | 59.6 |
| Timber Walk | Orange | DR Horton | 367 | 2320 | 6.32 | 2093 | 5.70 | 73.4 |
| Moss Park | Orange | Beazer | 122 | 1800 | 14.75 | 2045 | 16.76 | 24.4 |
| Cagan | Lake | Meritage | 321 | 1800 | 5.61 | 2243 | 6.99 | 64.2 |
| LPGA | Voluisa | Lennar | 195 | 900 | 4.62 | 2478 | 12.71 | 39 |
| Pulte | ND | Pulte | 346 | 2557 | 7.39 | 2034 | 5.88 | 69.2 |
| Median | | | 298 | 1800 | 5.88 | 2100 | 6.99 | 59.60 |
| SW 100 E | Marion | TBD | 180 | 1500 | 8.33 | 1500 | 8.33 | 36 |
| SW100 W | Marion | TBD | 203 | 1500 | 7.39 | 1500 | 7.39 | 40.6 |