

Rison, Christopher

From: Michael W. Radcliffe <Mike@radcliffeengineering.com>
Sent: Tuesday, March 5, 2024 11:12 AM
To: Rison, Christopher
Cc: dawson@ransomeam.com; Orien Bardwell
Subject: SW 100th St. PUDs Amenities
Attachments: SW 100th St. PUDs Amenities.pdf

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Chris,

Attached is the Amenity Package which has been revised to fix the area from 1500 sf to 2500sf.

The Amenity Construction Schedule is:

- Start Amenity Construction within 3 months after Final Plat is recorded.
- Complete Amenity Construction when 25% of Homes have CO's.

Let me know if you need anything else for the BCC for SW 100th Street PUD East Final PUD Plan/Prelim Plat.

Thanks,



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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 2500 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