



**Marion County
Board of County Commissioners**

Growth Services

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

Revised 01/09/2020

**MARION COUNTY APPLICATION FORM FOR LARGE- AND SMALL-SCALE
COMPREHENSIVE PLAN AMENDMENTS**

Staff Use Only: Case # 1 - _____

PLEASE CHECK THE APPROPRIATE APPLICATION TYPE BELOW:

LARGE-SCALE MAP AMENDMENT _____
TEXT AMENDMENT _____

SMALL-SCALE MAP AMENDMENT X

TEXT AMENDMENT _____

(Text amendment must be associated with submitted small-scale map amendment)

REQUIRED DOCUMENTS TO ATTACH TO APPLICATION (add additional pages if necessary):

- 1) Certified legal description with a boundary sketch signed by a Florida registered surveyor for the specific property proposed to be amended. Certified legal description must include the acreage.
- 2) Copy of the most recent deed covering the property included within the proposed amendment.
- 3) Notarized owner affidavit(s) – see third page of this form.
- 4) Application fee – cash or check made payable to “Marion County Board of County Commissioners.”
- 5) Additional information, including proposed text amendment language, necessary to complete application.

(NOTE: If applying for text amendment only, skip filling out the rest of the form except for applicant and/or authorized agent contact information requested on this page.)

Marion County Tax Roll Parcel Number(s) Involved	Parcel Section, Township, Range (S-T-R)	Acreage of Parcel(s)	Current Future Land Use Category	Proposed Future Land Use Category
37896+000-01	28-16-23	15.52 +/-	PUBLIC	MEDIUM RESIDENTIAL

CONTACT INFORMATION (NAME, ADDRESS, PHONE NUMBER, FAX AND EMAIL)

Property owner/applicant	Authorized agent (if not the owner/applicant)
Sandy Clay, LLC 4349 SE 20th Street Ocala, FL 34471	Tillman & Associates Engineering, LLC 1720 SE 16th Avenue, Bldg 100 Ocala, FL 34471 352-387-4540 Permits@Tillmaneng.com

Staff Use Only: Application Complete – Yes Received: Date 3/26/25 Time 3:44 a.m. (p.m.) Page 1 of 3
* awaiting new warranty deed
AK 32663

Empowering Marion for Success

www.marioncountyfl.org

Attachment A

CONCEPTUAL PLAN FOR SITE AVAILABLE? YES _____ NO _____
(IF YES, PLEASE ATTACH TO APPLICATION)

Revised 01/09/2020

EXISTING USE OF SITE:

Water Retention Area

PROPOSED USE OF SITE (IF KNOWN):

Water Retention Area/ Entrance/ Homes, in conjunction with residential project

WHICH UTILITY SERVICE AND/OR FACILITY WILL BE UTILIZED FOR THE SITE?

Well _____ Centralized water X _____ Provider City of Belleview Utilities
Septic _____ Centralized sewer X _____ Provider Marion County

DIRECTIONS TO SITE FROM GROWTH SERVICES BUILDING (2710 E. SILVER SPRINGS BLVD., OCALA):

Take Baseline Road South to SE 92nd Loop, turn L to subject property on L

SITE DATA

DEVELOPER: TAYLOR MORRISON

ADDRESS: 1202 HIGHLAND MANOR DR
TAMPA, FL 33610**PARCELS:**37896-000-00 = 104.17 ± AC
37896+000-01 = 15.52 ± AC
TOTAL = 119.69 ± AC.**PROJECT AREA:**RESIDENTIAL = 119.69 ± AC.
TOTAL = 119.69 ± AC.**LAND USE & ZONING:**

EXISTING FUTURE LAND USE: HR,P

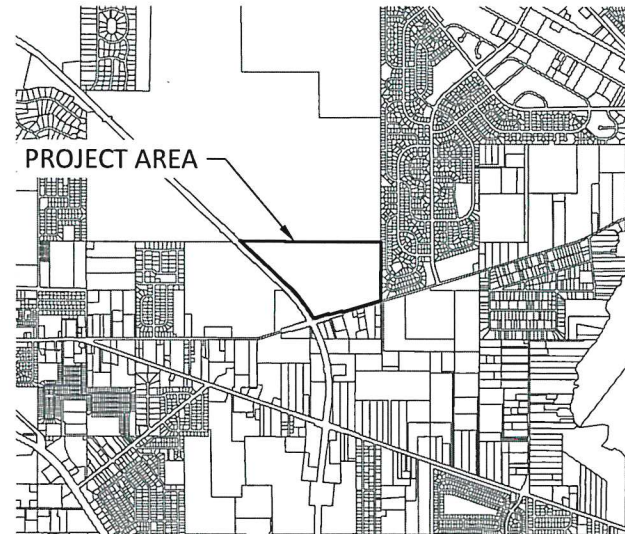
EXISTING ZONING: P.U.D., A-1

PROPOSED ZONING: P.U.D.

PROPOSED LAND USE: MR (37896+000-01), HR (37896-000-00)

PROVIDED LOTS:40' X 120' LOTS = 239 UNITS
50' X 120' LOTS = 203 UNITS
TOTAL = 442 UNITS**SETBACK**FRONT 20' MINIMUM (25' TYPICAL)
REAR 15' MINIMUM (20' TYPICAL)
SIDE/CORNER 5'/15'**MAXIMUM HEIGHT:** 40'**ACCESSORY STRUCTURES**REAR 5'
SIDE 5'

NOTE: ACCESSORY USES ALLOWED COMPARABLE TO USES PERMITTING IN RESIDENTIAL ZONING.



VICINITY MAP

LEGAL DESCRIPTION:

(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334657, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER: 24110, BEARING A COMMITMENT DATE OF MAY 21, 2024)

PARCEL 1:

A PORTION OF BLOCK 9, LINE STREET, AND MYRTLE STREET DANBURY, AS PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING IN SECTION 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED.

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SAID SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF SECTION 28, N.89°46'58"E., 88.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.W. 92 LOOP PER RIGHT OF WAY MONUMENTATION MAP, PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT, THE FOLLOWING TWO (2) COURSES: (1) S.00°29'02"W., 1,091.34 FEET; (2) THENCE S.32°49'11"E., 62.88 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.46°41'20"W., 1,713.64 FEET TO THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED S.W. 92 LOOP RIGHT OF WAY; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) S.64°47'54"E., 47.67 FEET; (2) THENCE N.89°53'22"E., 1,178.75 FEET; (3) THENCE S.00°43'22"W., 13.32 FEET TO THE POINT OF BEGINNING SAID LANDS CONTAINING 15.52 ACRES, MORE OR LESS.

PARCEL 2:

BEGIN AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE N.89°57'59"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 88.40 FEET TO THE POINT OF BEGINNING. THENCE N.89°57'59"E., ALONG SAID NORTH BOUNDARY, 2,578.12 FEET TO THE N.E. CORNER OF SAID S.W. 1/4, SAID POINT ALSO BEING THE WEST BOUNDARY OF "SILVER SPRING SHORES UNIT 12", AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 103 THROUGH 115, INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°03'26"W. ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 AND SAID WEST BOUNDARY, 1585.15 FEET, TO A POINT ON THE LINE THE FOLLOWING COURSES: S.73°02'14"W. A DISTANCE OF 1089.81 FEET; THENCE N.16°53'51"W., A DISTANCE OF 30.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 365.03 FEET; THENCE N.16°53'51"W., A DISTANCE OF 35.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 414.49 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.68°23'04"W. 31.13 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 92ND LOOP, AS RECORDED IN OFFICIAL RECORDS BOOK 5706, PAGE 541, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 77°01'35", A DISTANCE OF 33.61 FEET TO THE POINT OF COMPOUND CURVATURE WITH A 3905.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.33°57'05"W. 555.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID AND SAID EASTERLY RIGHT OF WAY LINE THROUGH A CENTRAL ANGLE OF 08°09'36", A DISTANCE OF 556.15 FEET; THENCE N.33°12'06"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3915.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.41°46'52"W. 307.39 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°29'59", A DISTANCE OF 307.42 FEET; THENCE N.50°21'38"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3905.00 FOOT RADIUS CURVE CONCAVED SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.46°06'38"W. 79.04 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°09'36", A DISTANCE OF 79.04 FEET; THENCE N.46°41'26"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 19.11 FEET; THENCE N.32°52'30"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 62.74 FEET; THENCE N.00°28'15"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1091.25 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA.

Tillman & Associates
ENGINEERING, LLC.CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545SANDY CLAY RESIDENTIAL
MARION COUNTY, FLORIDA**SITE DATA**

DATE 03/24/25

DRAWN BY

CHKD. BY JH

JOB NO. 24-9200

SCALE

SHT. 05-A

Tillman & Associates
ENGINEERING, LLC.

March 20, 2025

Marion County Growth Services
Chuck Varadin
2710 East Silver Springs Blvd
Ocala, FL 34471

RE: Application Submittal of Land Use Amendment and PUD Amendment for Sandy Clay, LLC project

Dear Sir,

Please accept our application to amend the land use from Public to Medium Residential (MR) on parcel 37896+000-01, approximately 15.52 acres.

Additionally, we will be requesting to amend previously approved PUD (230108ZP) to include parcel 37896+000-01. The PUD will be residential consisting of 442 detached single-family dwellings over 119.69 acres yielding a density of 3.69 units per acre. Previously, under case 230108ZP, it was approved for 452 units consisting of townhomes and single-family dwellings on 104.23 acres, yielding a density of 4.33 units per acre.

Both the Land Use Amendment and the PUD amendment shall be submitted to your office and be reviewed concurrently.

Should you need any further information, please contact our office.

Sincerely,

Tillman & Associates Engineering, LLC

PROPERTY OWNER AFFIDAVIT

Revised 01/09/2020 -

STATE OF FLORIDA
 COUNTY OF MARION

BEFORE ME THIS DAY PERSONALLY APPEARED Sandy Clay, LLC,

Property owner's name, printed

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
37896+000-00, NA, NA.
2. He/she duly authorizes and designates Tillman & Associates Engineering, LLC to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

[Signature]
 Property owner's signature

3/25/25
 Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25th day of March, 2025 (year),

by Matthew Fabian (name of person making statement).

He/she is personally known to me or has produced _____ as identification. (Driver's license, etc.)

[Signature]
 Notary public signature



State of Florida County of Marion
 My commission expires: 2/9/29



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

Detail by Entity Name

Florida Limited Liability Company

SANDY CLAY, LLC

Filing Information

Document Number L22000372193

FEI/EIN Number 88-3978336

Date Filed 08/25/2022

State FL

Status ACTIVE

Principal Address

4349 SE 20TH STREET

OCALA, FL 34471

Mailing Address

4349 SE 20TH STREET

OCALA, FL 34471

Registered Agent Name & Address

FLOYD S. SALSER, III

5025 NE 36TH AVENUE ROAD

OCALA, FL 34479

Authorized Person(s) Detail

Name & Address

Title MGR

MATT FABIAN

4349 SE 20TH STREET

OCALA, FL 34471

Title MGR

HARVEY W. VANDEVEN

1240 SE 12TH COURT

OCALA, FL 34471

Title MGR

FLOYD S. SALSER, III
5025 NE 36TH AVENUE ROAD
OCALA, FL 34479

Annual Reports

Report Year	Filed Date
2023	01/03/2023
2024	03/06/2024

Document Images

03/06/2024 -- ANNUAL REPORT	View image in PDF format
01/03/2023 -- ANNUAL REPORT	View image in PDF format
08/25/2022 -- Florida Limited Liability	View image in PDF format

Legal for parcel 37896+000-01

A PORTION OF BLOCK 9, LINE STREET, AND MYRTLE STREET OF DANBURY, AS PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING IN SECTIONS 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE N.W. CORNER OF THE S.W. $\frac{1}{4}$ OF SAID SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE ALONG THE NORTH LINE OF SAID S.W. $\frac{1}{4}$ OF SECTION 28, N.89°46'58"E., 88.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.W. 92 LOOP RIGHT OF WAY MONUMENTATION MAP, PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT, THE FOLLOWING TWO (2) COURSES: (1) S.00°29'02"W., 1,091.34 FEET; (2) THENCE S.32°49'11"E., 62.88 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.46°41'20"W., 1,713.64 FEET TO THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED S.W. 92 LOOP RIGHT OF WAY; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) S.64°47'54"E., 47.67 FEET; (2) THENCE N.89°53'22"E., 1,178.75 FEET; (3) THENCE S.00°43'22"E., 13.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 15.52 ACRES, MORE OR LESS.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Property Record Card

Real Estate

37896+000-01

Prime Key: 3792751

[MAP IT+](#)

Current as of 3/18/2025

[Property Information](#)

WRA
MARION COUNTY
412 SE 25TH AVE
OCALA FL 34471-2687

[Taxes / Assessments:](#)

Map ID: 236

[Millage:](#) 9001 - UNINCORPORATED[M.S.T.U.](#)

PC: 94

Acres: 14.89

[2024 Certified Value](#)

Land Just Value	\$744	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$744	Ex Codes: 14
Total Assessed Value	\$744	
Exemptions	(\$744)	
Total Taxable	\$0	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$744	\$0	\$0	\$744	\$744	\$744	\$0
2023	\$744	\$0	\$0	\$744	\$744	\$744	\$0
2022	\$744	\$0	\$0	\$744	\$744	\$744	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5706/0541	07/2012	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 28 TWP 16 RGE 23

WRA LYING WITHIN THE FOLLOWING DESC PROPERTY:

COM AT THE SW COR OF SEC 28 TH N 00-31-21 E 224.02 FT TO THE POB TH CONT N 00-31-21 E 36.68 FT TH N 73-06-09 E 358.07 FT TH N 16-53-51 W 10 FT TH N 73-06-09 E 339.81 FT TO THE POC OF A CURVE CONCAVE WLY HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 103-29-44 A CHORD BEARING & DISTANCE OF N 21-21-17 E 39.26 FT TH ALONG ARC OF CURVE 45.16 FT TO THE PCC OF A CURVE CONCAVE SWLY HAVING A RADIUS OF 3720 FT A CENTRAL ANGLE OF 15-48-54 A CHORD BEARING & DISTANCE OF N 38-18-02 W 1023.54 FT TH ALONG ARC OF CURVE 1026.81 FT TH S 89-56-57 E 274.75 FT TO A PT OF A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 3915 FT A CENTRAL ANGLE OF 03-46-14 A CHORD BEARING & DISTANCE OF S 41-24-59 E 257.59 FT TH ALONG ARC OF CURVE 257.64 FT

Attachment A

TH S 33-12-06 E 102.84 FT TO A PT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 3905 FT A CENTRAL ANGLE OF 08-09-36 A CHORD BEARING & DISTANCE OF S 33-57-05 E 555.67 FT TH ALONG ARC OF CURVE 556.15 FT TO THE PT OF REVERSE CURVATURE OF A CURVE CONCAVE NLY HAVING A RADIUS OF 25 FT A CENTRAL ANGLE OF 77-01-34 A CHORD BEARING & DISTANCE OF S 68-23-04 E 31.13 FT TH ALONG ARC OF CURVE 33.61 FT TH N 73-06-09 E 413.49 FT TH S 16-53-51 E 35 FT TH N 73-06-09 E 365.03 FT TH S 16-53-51 E 30 FT TH S 73-06-09 W 1724.08 FT TO THE POB & BEGIN AT THE W 1/4 OF SEC 28 TH N 89-57-55 E 88.40 FT TH S 00-28-15 W 1091.06 FT TH S 32-51-30 E 62.74 FT TH S 46-41-26 E 19.11 FT TO THE POC OF A CURVE CONCAVE SWLY HAVING A RADIUS OF 3905 FT A CENTRAL ANGLE OF 01-09-35 A CHORD BEARING & DISTANCE OF S 46-06-38 E 79.04 FT TH ALONG ARC OF CURVE 79.04 FT TH S 50-21-38 E 102.84 FT TO A PT ON A NON-TANGENT CURVE CONCAVE SWLY HAVING A RADIUS OF 3915 FT A CENTRAL ANGLE OF 00-43-45 A CHORD BEARING & DISTANCE OF S 43-39-59 E 49.82 FT TH ALONG ARC OF CURVE 49.82 FT TH N 89-56-57 W 262.89 FT TH N 46-41-26 W 64.08 FT TH N 00-31-21 E 1269.08 FT TO THE POB

SEC 29 TWP 16 RGE 23

BEGIN AT THE E 1/4 COR OF SEC 29 TH S 00-31-21 W 1269.08 FT TH N 46-41-26 W 248.57 FT TH N 70-07-09 W 32.70 FT TH N 46-41-26 W 70 FT TH N 43-49-41 W 400.50 FT TH N 46-41-26 W 156.31 FT TH N 00-26-19 E 643.66 FT TH S 89-57-58 E 660.28 FT TO THE POB &

COM AT THE E 1/4 COR OF SEC 29 TH N 89-57-58 W 1320.57 FT TO THE POB TH S 00-21-17 W 60.42 FT TH S 89-37-49 W 18.29 FT TH N 00-21-22 W 52.18 FT TH N 46-41-26 W 12.20 FT TH S 89-57-58 E 27.87 FT TO THE POB &

COM AT THE E 1/4 COR OF SEC 29 TH N 89-57-58 W 660.28 FT TO THE POB TH S 00-26-19 W 643.66 FT TH N 46-41-26 W 93.69 FT TH S 43-18-34 W 15 FT TH N 46-41-26 W 650 FT TH N 43-18-34 E 15 FT TH N 46-41-26 W 107.48 FT TH S 89-37-49 W 36.37 FT TH N 00-21-17 E 60.42 FT TH S 89-57-58 E 660.28 FT TH THE POB

Parent Parcel: 37896-000-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
9470		.0	.0	A1	14.89	AC							
Neighborhood 8500G - SE 110TH STREET RD & W OF 92ND													
Mkt: 10 70													

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
------	-----------	------	------	---------	-------	--------	-------

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
---------------	-------------	----------------	-------------

This Instrument Prepared By:
W. James Gooding III
GOODING & BATSEL, PLLC
1531 SE 36th Avenue
Ocala, FL 34471

Project: Sandy Clay/Marion County
Property Appraiser's Parcel ID No.: 37896+000-01

DEED

THIS DEED is made by Marion County, Florida, a political subdivision of the State of Florida whose address is 601 SE 25th Avenue, Ocala, FL 34471 ("Grantor"), and Sandy Clay, LLC, a Florida limited liability company, whose address is 4349 SE 20th Street, Ocala, FL 34471 ("Grantee").

WITNESSETH: That Grantor, for and in consideration of the sum of Ten dollars (\$10.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described land (the "Property") lying and being in Marion County, Florida:

SEE ATTACHED EXHIBIT A

Subject to: (a) taxes for the current year; and (b) easements, limitations, covenants, restrictions and other matters of record, if any, but provided, however, that such reference shall not serve to reimpose same.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board, the day and year aforesaid.

Marion County, Florida, a political subdivision
of the State of Florida, by its Board of County
Commissioners

By: Kathy Bryant
Kathy Bryant, Chairman

ATTEST:

Gregory C. Harrell
Gregory C. Harrell, Clerk of Court and
Comptroller

Approved as to form and legality:

Matthew Guy Minter
Matthew Guy Minter, County Attorney

EXHIBIT A

A PORTION OF BLOCK 9, LINE STREET, AND MYRTLE STREET OF DANBURY, AS PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA BEING IN SECTIONS 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SAID SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF SECTION 28, N.89°46'58"E, 88.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.E. 92 LOOP PER RIGHT OF WAY MONUMENTATION MAP, PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT, THE FOLLOWING TWO (2) COURSES: (1) S.00°29'02"W., 1,091.34 FEET; (2) THENCE S.32°49'11"E, 62.88 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.46°41'20"W., 1,713.64 FEET TO THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED S.E. 92 LOOP RIGHT OF WAY; THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) S.64°47'54"E, 47.67 FEET; (2) THENCE N. 89°53'22"E, 1,178.75 FEET; (3) THENCE S.00°43'22"E., 13.32 FEET TO THE POINT OF BEGINNING.

P:\JG\Vandeven\Sandy Clay\Closing Docs\County to Sandy Clay\Deed from County Rev.docx



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 04/15/2024 03:19:35 PM
 FILE #: 2024047450 OR BK 8298 PGS 46-49
 REC FEES: \$35.50 INDEX FEES: \$0.00
 DDS: \$0 MDS: \$0 INT: \$0

This Instrument Prepared by and Record and Return to:
 W. James Gooding III
 Gooding & Batsel, PLLC
 1531 SE 36th Avenue
 Ocala, FL 34471

24-R-117

**A RESOLUTION OF MARION COUNTY, FLORIDA, AUTHORIZING
 EXCHANGE OF PROPERTIES**

WHEREAS:

- A. Marion County, a political subdivision of the State of Florida ("County") owns the real property (the "County Parcel") described in the attached Exhibit A.
- B. Sandy Clay, LLC, a Florida limited liability company ("Sandy Clay") owns real property contiguous to the County Parcel as described in the attached Exhibit B (the "Sandy Clay Parcel").
- C. County has constructed a stormwater management system (the "County Stormwater Management System") on the County Parcel.
- D. Sandy Clay has proposed, pursuant to an *Agreement Concerning Exchange of Parcels*, that Sandy Clay would, in exchange for County conveying the County Parcel to Sandy Clay:
 - 1). Construct another stormwater management system (the "Sandy Clay Stormwater Management System") on the County Parcel and the Sandy Clay Parcel.
 - 2). Grant to County drainage easements (the "Drainage Easements") to permit County to convey into the Sandy Clay Stormwater Management System 120% of the volume of stormwater currently permitted to be conveyed into the County Stormwater Management System,
 - 3). Thereafter maintain the Sandy Clay Stormwater Management System.
- E. On ~~March 8, 2024~~ ^{March 15, 2024}, a notice was published in the Ocala Star Banner pursuant to Section 125.37, Florida Statutes, providing notice that the County would consider the proposed Agreement Concerning Exchange of Parcels on the date set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, in regular session as follows:

- 1. The County finds that, as of receipt of conveyance from Sandy Clay of the Drainage Easements and Sandy Clay's Maintenance Obligation set forth in paragraph 11 of the Agreement Concerning Exchange of Parcels between Sandy Clay and County, the County Parcel is not needed for County purposes, and that it is in the best interest of the County to exchange the County Parcel for the Drainage Easements, in that pursuant to the exchange:
 - 1.1. County will have more stormwater treatment and retention capacity in the Sandy Clay Stormwater Management System than it does in the Existing County Stormwater Management System; and



Certified A True Copy
 of 4 page document
 this 3 day of Apr 2024
 GREGORY C. HARRELL
 Clerk of Court and Comptroller
 By [Signature] D.C.

Attachment A

Resolution No. 24-R-117

Page 2

- 1.2. County will be relieved from any obligation to maintain the County Stormwater Management System, and will have no obligation to maintain the Sandy Clay Stormwater Management System.
2. Therefore, County authorizes the County Commission Chair to execute the Agreement Concerning Exchange of Parcels on behalf of County.

THIS RESOLUTION is dated the 2 day of April, 2024.

COUNTY

MARION COUNTY, FLORIDA, a political subdivision of the State of Florida, by its Board of County Commissioners

By: Michelle Stone
Michelle Stone as Chair

ATTEST:

G. C. Harrell
Gregory C. Harrell, Clerk of Court and Comptroller

For use and reliance of Marion County only, approved as to form and legal sufficiency:

Matthew Guy Minter
Matthew Guy Minter, County Attorney

Attachment A

Resolution No. 24-R-117

Page 3

EXHIBIT A COUNTY PARCEL

That portion of the real property described in the deed recorded in OR Book 5706, Page 541 that is consistent with the boundaries of the real property with Marion County Tax Parcel ID No. 37896+000-01.

The legal description of the County Parcel shall be determined by the survey to be obtained by Sandy Clay pursuant to the Agreement Concerning Exchange of Parcels.

EXHIBIT B
SANDY CLAY PARCEL

BEGIN AT THE N.W. CORNER OF THE S.W. 1/4 OF SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA: THENCE N.89°57'59"E., ALONG THE NORTH BOUNDARY OF SAID S.W. 1/4, 88.40 FEET TO THE POINT OF BEGINNING. THENCE N.89°57'59"E., ALONG SAID NORTH BOUNDARY, 2587.12 FEET TO THE N.E. CORNER OF SAID S.W. 1/4, SAID POINT ALSO BEING THE WEST BOUNDARY OF "SILVER SPRINGS SHORES UNIT 12", AS PER PLAT THEREOF RECORDED IN PLAT BOOK J, PAGES 103 THROUGH 115 INCLUSIVE, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE S.00°06'26"W. ALONG THE EAST BOUNDARY OF SAID S.W. 1/4 AND SAID WEST BOUNDARY, 1585.15 FEET; TO A POINT ON THE NORTH RIGHT OF WAY LINE OF S.E. 110TH STREET ROAD (WIDTH VARIES); THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING COURSES: S.73°02'14"W. A DISTANCE OF 1089.81 FEET;

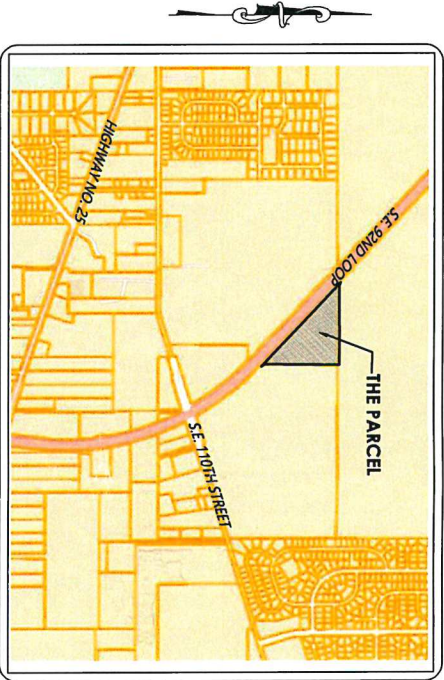
THENCE N.16°53'51"W., A DISTANCE OF 30.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 365.03 FEET; THENCE N.16°53'51"W., A DISTANCE OF 35.00 FEET; THENCE S.73°06'09"W., A DISTANCE OF 414.49 FEET TO THE POINT OF CURVATURE OF A 25.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.68°23'04"W. 31.13 FEET, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF S.E. 92ND LOOP, AS RECORDED IN OFFICIAL RECORDS BOOK 5706, PAGE 541, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 77°01'35", A DISTANCE OF 33.61 FEET TO THE POINT OF COMPOUND CURVATURE WITH A 3905.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.33°57'05"W. 555.68 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°09'36", A DISTANCE OF 556.15 FEET; THENCE N.33°12'06"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3915.00 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.41°46'52"W. 307.39 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 04°29'59", A DISTANCE OF 307.47 FEET; THENCE N.50°21'38"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 102.84 FEET TO A POINT ON A 3905.00 FOOT RADIUS CURVE CONCAVED SOUTHWESTERLY, HAVING A CHORD BEARING AND DISTANCE OF N.46°06'38"W. 79.04 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°09'35", A DISTANCE OF 79.04 FEET; THENCE N.46°41'26"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 19.11 FEET; THENCE N.32°51'30"W., ALONG SAID EASTERLY RIGHT OF WAY LINE, 62.74 FEET; THENCE N.00°28'15"E., ALONG SAID EASTERLY RIGHT OF WAY LINE, 1091.25 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING SITUATE IN MARION COUNTY, FLORIDA

P:\UG\Vandeven\Sandy Clay\DRA Agreement\Reso and Ad\Resolution re Exchange of Property 12-16-23.docx

Drawing name: Z:\Projects\221730 Sandy Clay; Solser Perry 104 Acres; 37896-000-00\DWG\Boundary\221730BND (Parcel 2).dwg SHEET 1 Jul 19, 2024 2:10pm by: Administrator

LEGEND AND ABBREVIATIONS:	
±	MORE OR LESS
EL	ELEVATION
LB	LICENSED BUSINESS
NO	NUMBER
NS	NORTH ARROW
LS	LAND SURVEY
ORR	OFFICIAL RECORDS BOOK
6	CENTERLINE
R	RADIUS
L	ARC LENGTH
Δ	BETA (CENTRAL ANGLE)
(P)	PLAT MEASURE
(D)	DEED MEASURE
(O)	CALCULATED MEASURE
C.L.	CHORD LENGTH
C.B.	CHORD BEARING
POC	POINT ON CURVE
POB	POINT OF BEGINNING
POC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POI	POINT OF INTERSECTION
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
DIP	DUCTILE IRON PIPE
PC	POLYETHYLENE GLASS FIBRE REINFORCED CONCRETE PIPE
BCP	REINFORCED CONCRETE PIPE
HOB	HIGH DENSITY POLYETHYLENE
NAD	NORTH AMERICAN VERTICAL DATUM
NGVD	NATIONAL GEODETIC VERTICAL DATUM
PB	PLAT BOOK
ORR	OFFICIAL RECORDS BOOK
PG(S)	PAGE(S)
R/W	RIGHT OF WAY
ASLT	ASBESTOS
ST	STORM
FO	FOUND
REC	RECORDED
CCR	CERTIFIED CORNER RECORD
RLS	REGISTERED LAND SURVEYOR
CM	CONCRETE MONUMENT
IRC- SET	FOUND 5/8" IRON ROD AND CAP SET 5/8" IRON ROD AND CAP
IP	IRON PIPE
CLF	CHAIN LINK FENCE
●	FOUND 5/8" IRON ROD & CAP (AS NOTED)
■	FOUND 4"x4" CONCRETE MONUMENT (AS NOTED)
○	FOUND OCTAGONAL CONCRETE MONUMENT (AS NOTED)
◆	CONTROL/BENCHMARK AS DESCRIBED
■	CUBB INLET GRATE
■	CATCH BASIN
■	STORM MANHOLE
■	MISSED END SECTION
■	YARD DRAINAGE
■	SANITARY MANHOLE
■	SANITARY CLEANOUT
■	ELECTRIC MANHOLE
■	ELECTRIC METER
■	ELECTRIC RISER BOX
■	CABLE TELEVISION RISER BOX
■	TELEPHONE RISER BOX
■	WELL
■	WELL RISER
■	WATER SPRIG
■	IRRIGATION CONTROL VALVE
■	WATER METER
■	WATER VALVE
■	FIRE HYDRANT
■	BACK FLOW PREVENTER
■	AIR CONDITIONER PAD
■	GAS VALVE
■	GAS METER
■	GAS LINE MARKER
■	CONCRETE UTILITY POLE
■	METAL UTILITY POLE
■	WOOD UTILITY POLE
■	UTILITY POLE GUY ANCHOR
■	LIGHT POLE
■	SPOT/GROUND LIGHT
■	ELECTRIC TRANSFORMER
■	ELECTRIC MOUNT
■	WETLAND FLAG
■	SIGN
■	BOLLARD
■	FLAG POLE
■	MALIBOX
■	PEDESTRIAN CROSSING LIGHT
—x—	LINE BREAK
—x—	FENCE LINE AS NOTED
—v—	APPROXIMATE TOP OF BANK
—v—	APPROXIMATE TOE OF SLOPE
—100—	EXISTING CONTOUR
—000—	OVERHEAD UTILITY
---	STORM DRAINAGE LINE

BOUNDARY SURVEY FOR:
MARION COUNTY
A PORTION OF SECTIONS 28 AND 29 , TOWNSHIP 16 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



- SURVEY NOTES:**
- DATE OF FIELD SURVEY: SEPTEMBER 1, 2023.
 - SUBJECT TO RIGHT OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD THAT ARE NOT IN THE PROVIDED COMMITMENT PER AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER110334634, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER: 24109, BEARING A COMMITMENT DATE OF MAY 21, 2024. RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
 - BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VIRTUAL REFERENCE STATION NETWORK.
 - BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 12083007350, EFFECTIVE DATE OF AUGUST 28, 2008, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONES "X" AN AREA OF REDUCE FLOOD HAZARD.
 - NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
 - THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
 - ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
 - EXCEPT AS SHOWN HEREON, THERE IS NO VISIBLE EVIDENCE OF EASEMENTS OR RIGHTS OF WAY ACROSS SUBJECT PROPERTY.
 - RIGHT OF WAY FOR S.E. 92ND LOOP IS BASED ON RIGHT OF WAY MONUMENTATION MAP PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT.

CERTIFICATIONS:
SANDY CLAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
MARION COUNTY A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA
FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC
GOODING & BAISEL, PLLC

LEGAL DESCRIPTION: (PARCEL 1 AS SURVEYED)
(PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334634, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER: 24109, BEARING A COMMITMENT DATE OF MAY 21, 2024)
A PORTION OF BLOCK 9, LINE STREET, AND MYRTLE STREET OF DANBURY, AS PLAT THEREOF RECORDED IN PLAT BOOK A, PAGE 3, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING IN SECTIONS 28 AND 29, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED:

COMMENCE AT THE N.W. CORNER OF THE S.W. 1/4 OF SAID SECTION 28, TOWNSHIP 16 SOUTH, RANGE 23 EAST; THENCE ALONG THE NORTH LINE OF SAID S.W. 1/4 OF SECTION 28, N.89°46'58"E., 88.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE, ALONG THE EASTERLY BOUNDARY LINE OF S.W. 92 LOOP PER RIGHT OF WAY MONUMENTATION MAP, PROJECT 50556, FILE 50556102, MARION COUNTY, TRANSPORTATION DEPARTMENT, THE FOLLOWING TWO (2) COURSES: (1) S.00°29'02"W., 1,091.34 FEET; (2) THENCE S.32°49'11"E., 62.88 FEET; THENCE DEPARTING SAID EASTERLY BOUNDARY, N.46°41'20"W., 1,713.64 FEET TO THE NORTHERLY BOUNDARY LINE OF THE AFOREMENTIONED S.W. 92 LOOP RIGHT OF WAY, THENCE ALONG SAID NORTHERLY AND EASTERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES: (1) S.64°47'54"E., 47.67 FEET; (2) THENCE N.89°53'22"E., 1178.75 FEET; (3) THENCE S.00°43'22"E., 13.32 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 15.82 ACRES, MORE OR LESS.

NOTES CORRESPONDING TO SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER: 110334634, ISSUING AGENT: FLORIDA FIRST TITLE & TRANSACTION SERVICES, LLC, ISSUING OFFICE FILE NUMBER: 24109, BEARING A COMMITMENT DATE OF MAY 21, 2024. THE FOLLOWING SCHEDULE B-II ITEMS ARE NOTED RELATIVE TO PARCEL:

- ITEM 8: MATTERS APPEARING ON THE PLAT RECORDED IN A, PAGE(S) 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PROPERTY DATA:
PARCEL ID: 37896-000-01
OWNER: MARION COUNTY
"WATER RETENTION AREA"

SURVEYOR'S CERTIFICATE:
I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 501, F.S. 500-022, PURSUANT TO SECTION 471.02(2), FLORIDA STATUTES.
CHRISTOPHER L. HUNSON
FLORIDA LICENSED SURVEYOR & MAPPER NO. 6553
DATE _____
THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
(CERTIFICATE OF AUTHORIZATION NO. LB 8071)

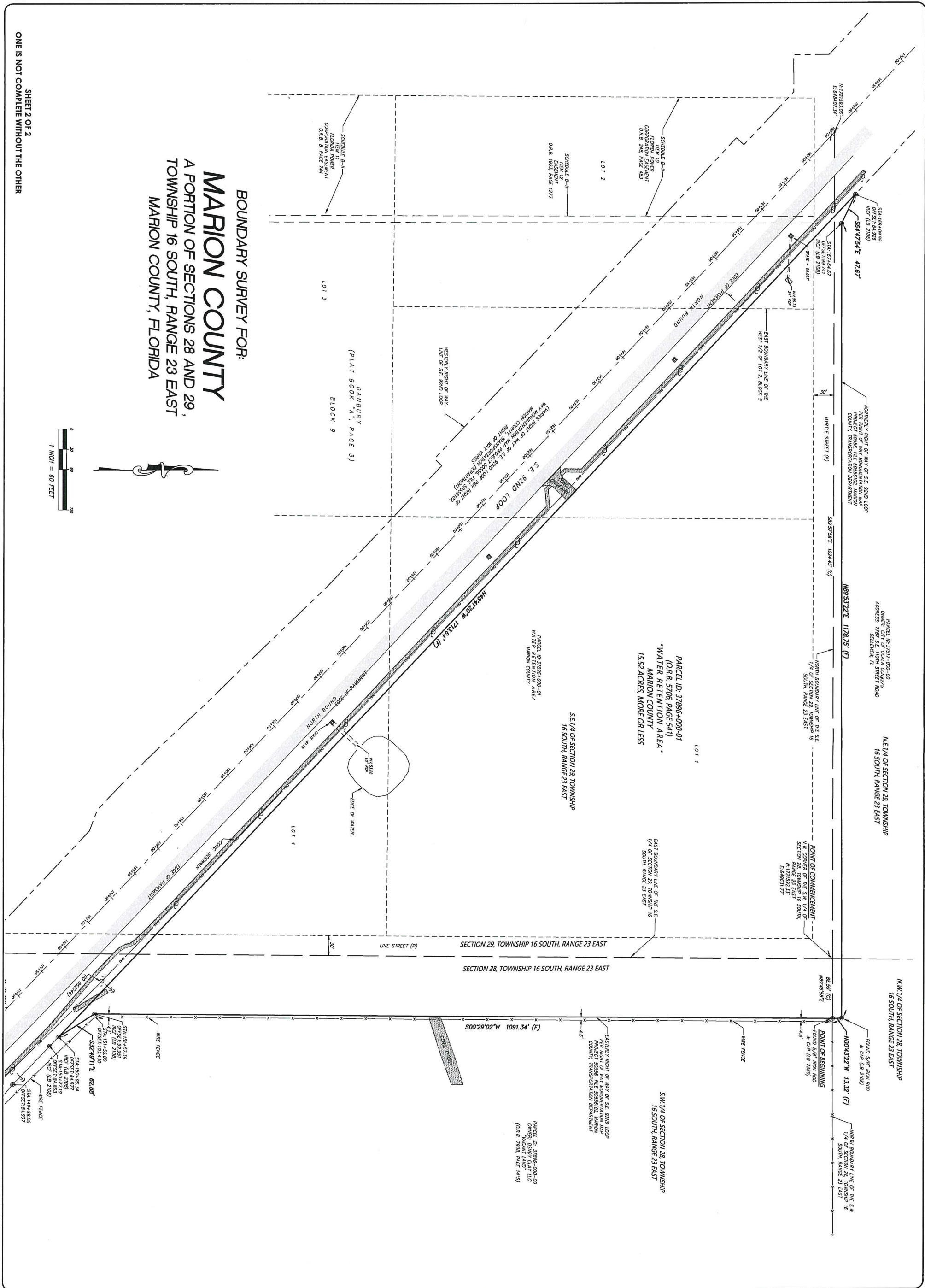
NO.	REVISIONS	BY	DATE

DRAWN:	M.A.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1" = 60'	

JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING • PLANNING
PLANNING • ENVIRONMENTAL • G.I.S.
CERTIFICATE OF AUTHORIZATION NO. 18-071
CHRISTOPHER L. HUNSON, P.S., C.S., F.S.
4315 W. 15TH STREET, OCALA, FLORIDA 33457
PHONE: 352.465.7471 FAX: 352.775.6533 WWW.JCHG.COM

**PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY**

FIELD BOOK/PAGE:
FILE: SANDY CLAY
LOI# 221730 DWG# 221730BND PR2 SHT 1 OF 2



DRAWN:	M.A.
REVISED:	
REVISED:	
CHECKED:	C.J.H.
APPROVED:	C.J.H.
SCALE: 1" = 60'	

NO.	REVISIONS	BY	DATE

 **JCH**
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • GIS
CREATING THE AUTOMATED FUTURE 18-807
CHANDLER • HUNTER PALM, FL 33411
408-501-7573 FAX 408-501-7577
WWW.JCH.COM

**PLAT OF BOUNDARY SURVEY
-FOR-
MARION COUNTY**

FIELD BOOK/PAGE:

FILE: SANDY CLAY

J.O.# 221730

DWG.# 221730BND PR2

SHT 2 OF 2

TECHNICAL MEMORANDUM

March 5, 2025

Project# 31370

To: Michael Olson
Taylor Morison Tampa
10210 Highland Manor Drive, Suite 400A
Tampa, FL 33610

From: Kok Wan Mah, PE; Misbaou Bah

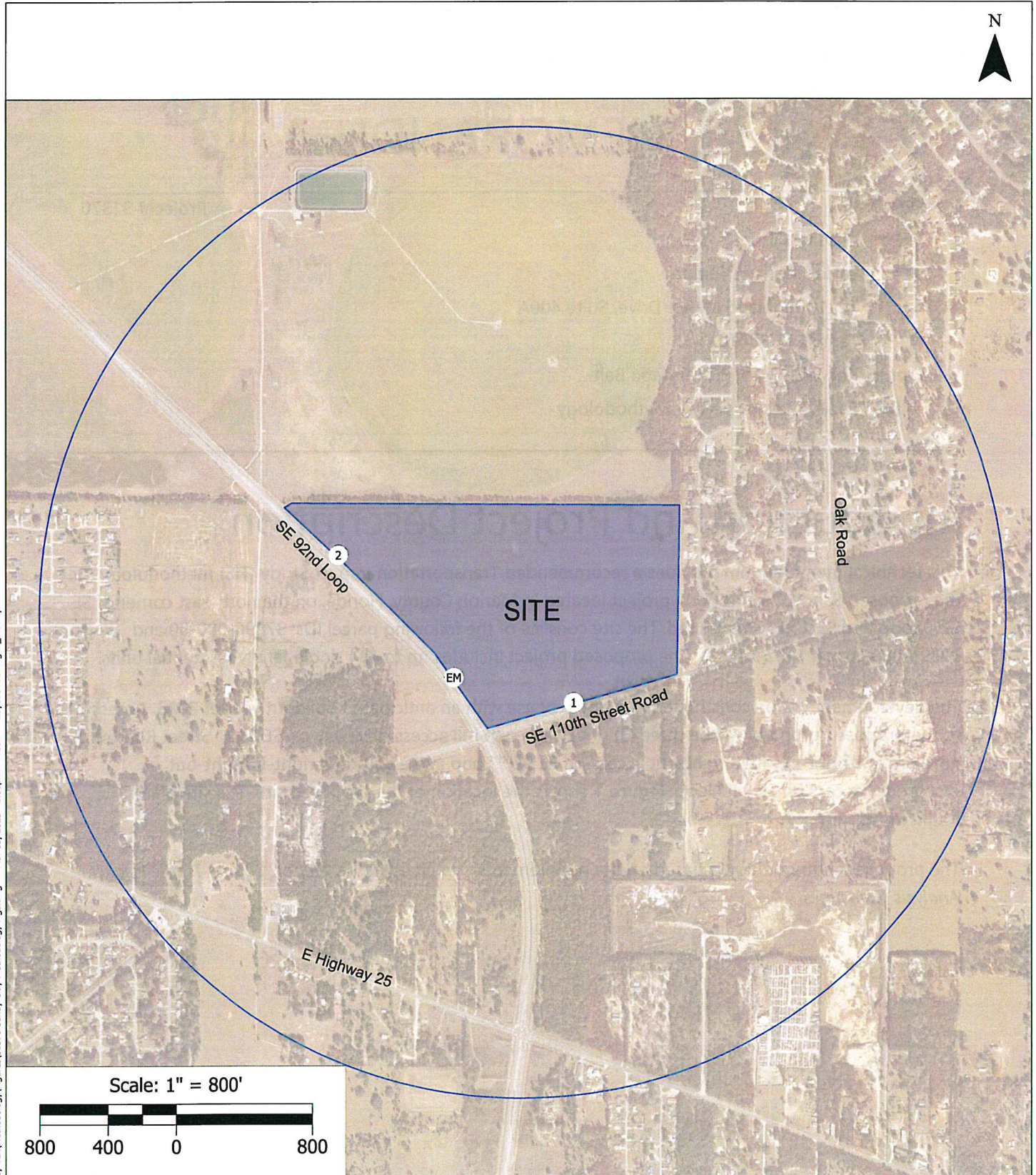
RE: Sandy Clay Property – Methodology

Introduction and Project Description

This technical memorandum provides a recommended Transportation Impact Study (TIS) methodology for the proposed Sandy Clay Property project located in Marion County, Florida, on the northeast corner of SE 92nd Loop and SE 110th Street Road. The site consists of the following parcel IDs: 37896-000-00 and 37896-000-01, on 119.69 acres. The proposed project includes up to 434 single family residential units.

The development will be constructed in a single phase with an anticipated buildout year of 2028. Access to the proposed property will be three (3) driveways, one full access driveway on SE 110th Street Road, a northern left/right-in with a right-out access on SE 92nd Loop and a southern right-in/right-out emergency access on SE 92nd loop. **Figure 1** shows the location of the proposed site. The site plan is found in **Appendix A**.

The proposed methodology is based on the requirements contained in the *Marion County Traffic Impact Analysis Guidelines*.



- - Study Area
- ⊗ - Site Accesses
- Ⓜ - Emergency Access

Site Vicinity Map & Study Area
Belleview, Florida

Figure
1

Trip Generation

The trip generation analysis was conducted using information published by the *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. **Table 1** summarizes the resulting trip generation analysis for the total weekday daily, weekday AM and Weekday PM peak hour vehicles trip generation for the proposed development. As the development is anticipated to consist of a single land use group (residential), no internal capture or pass-by trips would be generated by the site.

Table 1: Project Trip Generation

Land Use	ITE Code	Intensity	Weekday Daily Trips	AM Peak Period			PM Peak Period		
				In	Out	Total	In	Out	Total
Single-Family Detached Housing	210	434 DU	3,894	71	212	283	249	146	395

The proposed development is expected to generate 3,894 new daily trip ends, 283 new AM peak hour trips, and 395 new PM peak hour trips for the buildout condition. The ITE Trip Generation summary sheets can be found in **Appendix B**.

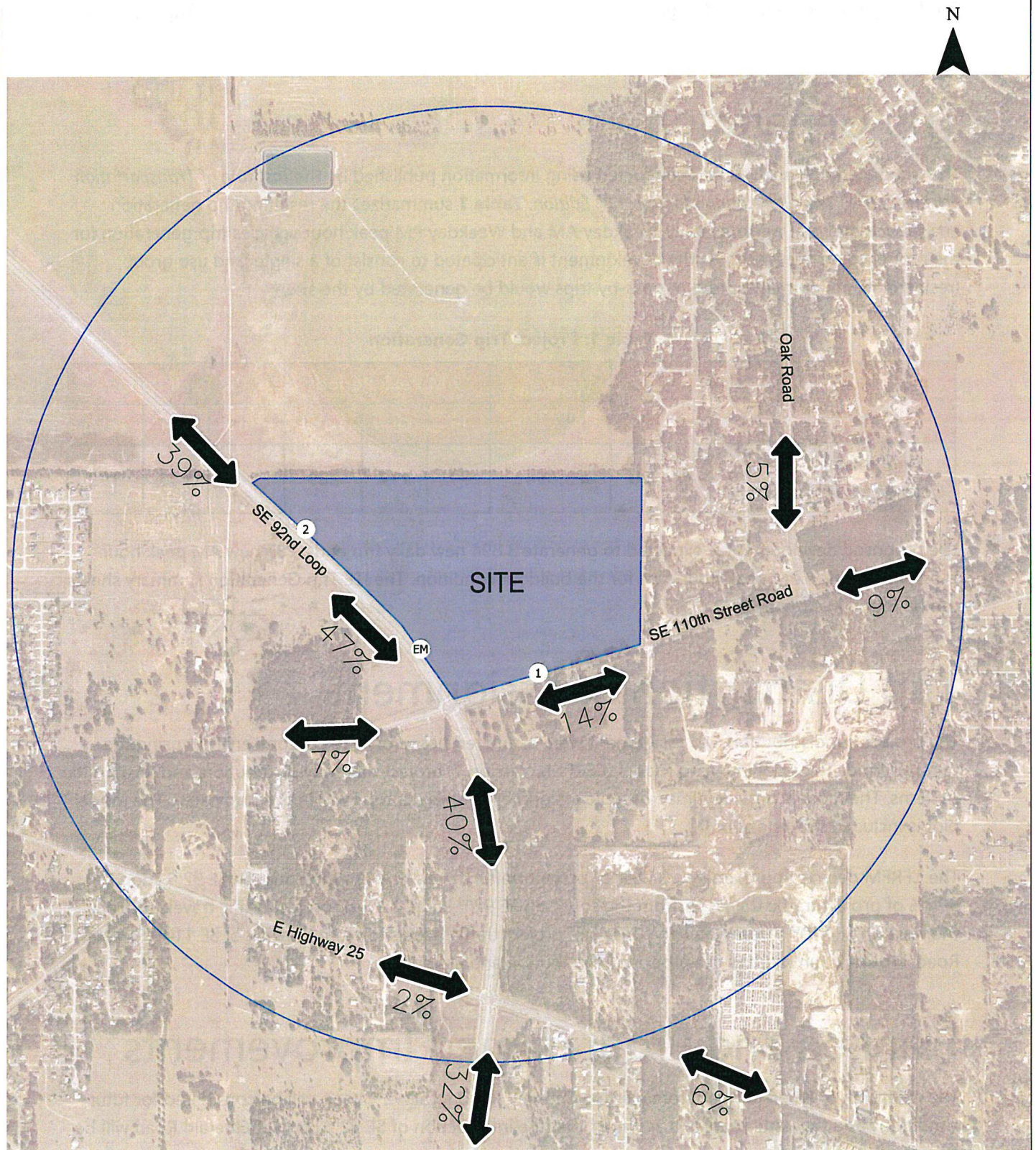
Trip Distribution & Assignment

The project trip distribution and assignment were estimated based on a select zone analysis using the Central Florida Regional Planning Model (CFRPM), Version 7, project driveway distribution, and local traffic patterns. The models provide a macroscopic assignment of project trips within the study area. The model plot is included in **Appendix D**.

The CFRFM depicts approximately 38.8% of project traffic travels to/from the north on SE 92nd Loop, 39.8% of project traffic travels to/from the south on SE 92nd Loop, 7.1% of project traffic travels to/from the west on SE 110th Street Road and 14.3% of project traffic travels to/from the east of SE 110th Street Road. **Figure 2** summarizes the proposed distribution and assignment.

Planned and Programmed Improvements

The extension of Emerald Road from existing Emerald Road to SE 92nd Loop will be considered for future conditions as a two-lane road. It is assumed that the intersection of SE 92nd Loop at Emerald Road will be signalized.



- (X) - Site Accesses
- (EM) - Emergency Access
- - Study Area
- ↔ XX% - Trip Distribution Percentage

Proposed Site Trip Distribution
Belleview, Florida

Figure
2

Study Area Determination

Per *Marion County Traffic Impact Analysis Guidelines*, a study area for a Traffic Study level of analysis includes public roadways where the net new project's traffic consumes at least three (3) percent of the maximum service volume based on the adopted level of service. **Table 2** presents the project's significance review. Roadway segment maximum service volumes and the existing traffic counts were obtained from the Ocala Marion Congestion Management Process (CMP), dated August 2023, included in **Appendix C**. Project trips were calculated using trips generated by the proposed development and trip distribution presented in previous sections.

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

Roadway segments:

- SE 92nd Loop
 - SR 35 to SE 110th Street Road
 - SE 110th Street Road to CR 25
- SE 110th Street Road
 - SE 92nd Loop to Oak Road

Intersections:

1. SE 92nd Loop at SE 110th Street Road (Signalized)
2. SE 92nd Loop at Access 2 (Stop Controlled)
3. SE 110th Street Road at Access 1 (Stop Controlled)
4. SR 35 at SE 92nd Place Road (Signalized)
5. Oak Road at SE 110th Street Road (Stop controlled)
6. US 441 at SE 132nd Street Road (Signalized)
7. SE 92nd Loop at Emerald Road (future connection and signal)

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

March 5, 2025
Sandy Clay Property – Methodology

Page 6
Study Area Determination

Table 2. Project Trip Significance

Segment ID	Road Name	From/To	Lanes	Func. Class	Daily Capacity	Peak hour Dir Capacity	2023 AADT	2023 PHPD Volume*	% of Project Trips	#PM Project Trips	Project Sig	v/c	Significant	Adjacent to Site?	In Study Area
1010	SE 92 LOOP	SR 35 to Access 2	4	Arterial	67,770	3,357	12,400	618	39%	97	2.89%	0.18	No	Yes	Yes
1010	SE 92 LOOP	Access 2 to SE 110 ST RD	4	Arterial	67,770	3,357	12,400	618	47%	117	3.49%	0.18	Yes	Yes	Yes
9999	SE 92 LOOP	CR 25 to SE 110 ST RD	4	Collector	35,820	792	10,300**	514	40%	100	12.63%	0.65	Yes	Yes	Yes
3840.1	SE 110 ST RD	CR 25 to SE 92 Lp	2	Collector	29,340	1,449	3,400	170	7%	17	1.17%	0.12	No	No	No
3840.1	SE 110 ST RD	SE 92 Lp to Oak Rd	2	Collector	29,340	1,449	3,400	170	14%	35	2.42%	0.12	No	Yes	Yes
3850.1	SE 110 ST RD	Oak Rd to CR 464	2	Collector	29,340	1,449	3,400	170	10%	25	1.73%	0.12	No	No	No
5090.1	SR 35	SE 92nd Pl to Laurel Rd	4	Arterial	58,485	3,056	27,600	1,376	14%	35	1.15%	0.45	No	No	No
5080.1	SR 35	SR 25 to SE 92nd Pl	4	Arterial	32,970	1,722	12,700	633	1%	2	0.12%	0.37	No	No	No
6750.2	US 441	CR 25A to US 301	4	Arterial	38,430	1,901	18,300	912	0%	0	0.00%	0.48	No	No	No
6750.4	US 441	SE 92 Place Lp to CR 25A	4	Arterial	38,430	1,901	18,200	907	1%	2	0.11%	0.48	No	No	No
6770	US 441	US 301 to CR 484	4	Arterial	38,430	1,901	27,800	1,386	0%	0	0.00%	0.73	No	No	No

March 5, 2025

Sandy Clay Property – Methodology

Page 7

Study Area Determination

Segment ID	Road Name	From/To	Lanes	Func. Class	Daily Capacity	Peak hour Dir Capacity	2023 AADT	2023 PHPD Volume	% of Project Trips	#PM Project Trips	Project Sig	v/c	Significant	Adjacent to Site?	In Study Area
6780	US 441	CR 484 to SE 110 ST	4	Arterial	38,430	1,901	27,800	1,386	0%	0	0.00%	0.73	No	No	No
6790	US 441	SE 110 ST to SE 92 PL RD	4	Arterial	38,430	1,901	27,800	1,386	4%	10	0.53%	0.73	No	No	No
6840	US 441	SE 92 PL Rd to SE 73 ST	4	Arterial	38,430	1,901	27,800	1,386	14%	35	1.84%	0.73	No	No	No
1100.4	CR 25	SE 108 Ter Rd to SE 92 PL Loop	2	Collector	29,340	1,449	7,000	349	6%	15	1.04%	0.24	No	No	No
1110.4	CR 25	SE 92 PL Loop to SE 110 ST	2	Collector	29,340	1,449	9,900	494	2%	5	0.35%	0.34	No	No	No
3830.1	CR 25	SE 110 ST to SR 35	2	Collector	30,807	1,521	9,900	494	7%	17	1.12%	0.32	No	No	No
3590.1	OAK Rd	SE 110 ST to CR 464	2	Collector	29,340	1,449	6,000	299	5%	12	0.83%	0.21	No	No	No
1770	CR 464	Oak Rd to Emerald RD N	4	Arterial	35,820	1,800	15,600	778	0%	0	0.00%	0.43	No	No	No
1790	CR 464	Emerald RD S to SE 110 ST	4	Arterial	35,820	1,800	9,300	464	0%	0	0.00%	0.26	No	No	No

*D -factor of 0.09 and K-Factor of 0.554 were applied to the AADT based on FDOT count station site 367020 to develop the PHPD Volumes.

**The 2023 AADT was not included in the Marion County CMP Database. The value was obtained from the FDOT Florida Traffic Online website (cosite: 367020).

FUTURE VOLUMES BUILDOUT (2028)

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

Historical average annual daily traffic (AADT) volumes along the study roadways were initially reviewed using data from the Ocala Marion Transportation Planning Organization (TPO) Database, as included in **Appendix C**. A composite growth rate of 0.6% annually was determined, as shown in **Table 3**. For a conservative approach, an annual growth rate of 1.00% is proposed for future conditions analysis for all study roadway segments. The calculated composite annual average is based on the weighted average growth rate for the study area roadways published in the Ocala Marion CMP Database. **Table 3** presents the calculation of the composite rate.

Table 3: Growth Rate Determination

Segment	Limits	2023 AADT	Annual Growth Rate	Weighted Growth
SE 92 LOOP	SR 35 to SE 110th ST RD	12,400	1.00%	372
SE 92 LOOP	SE 110 ST RD to US 441	12,400	1.00%	372
SE 92 LOOP	CR 25 to SE 110 ST RD	10,300	1.00%	309
SE 110 ST RD	SE 92 Lp to Oak Rd	3,400	1.00%	102
Composite Annual Average Growth Rate				0.60%

In addition to the annual growth rate, 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 TIA in the area.

FUTURE CONDITIONS OPERATIONAL ANALYSIS

The TIS will provide an analysis of weekday PM peak hour traffic operations at study intersections within the study area for existing conditions and Future Year 2028 Background (No Build) and Buildout conditions. Site driveways will also include AM peak hour analysis. The intersection operations analyses will use the HCM 7th Edition methodology included in Synchro 12 software. The intersection operational analyses will include an assessment of overall intersection delay and level of service (LOS), as well as queues, delays, and LOS by movement, for the study intersections. Roadway segments will be analyzed for existing and Future Year 2028 No Build and Future Buildout conditions using peak-hour peak0direction roadway capacities published in the *Ocala Marion TPO CMP Database 2023*. For segments where capacities are not provided in the CMP Database, then FDOT Generalized LOS Tables will be used. For roadways or intersections found to be operating deficiently due to the addition of site-generated trips, recommendations will be provided to address the identified deficiencies.

Turn lanes access to the property will be evaluated according to the *FDOT Multimodal Access Management Guidebook* (October 2023): Turn Lanes and U-Turns.

Appendix A | Site Plan



Appendix B | ITE Trip Generation Sheets

Single-Family Detached Housing (210)

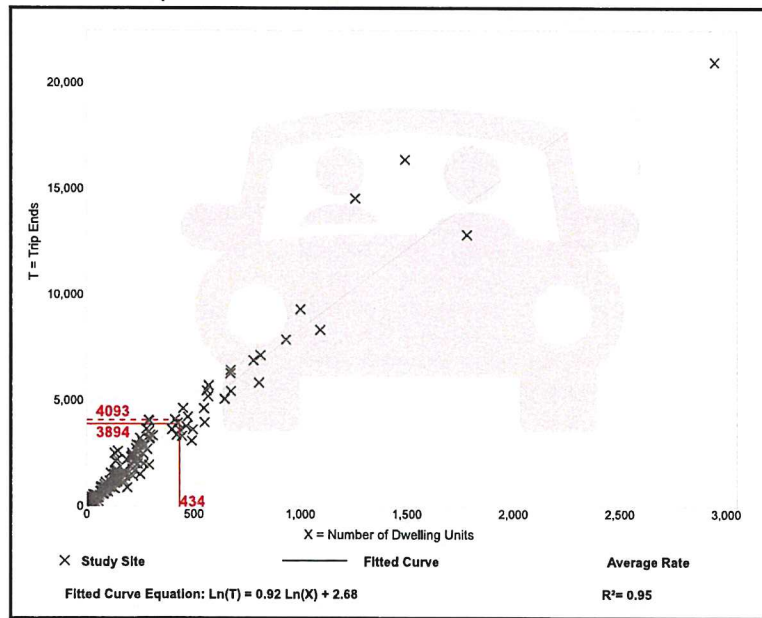
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

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



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

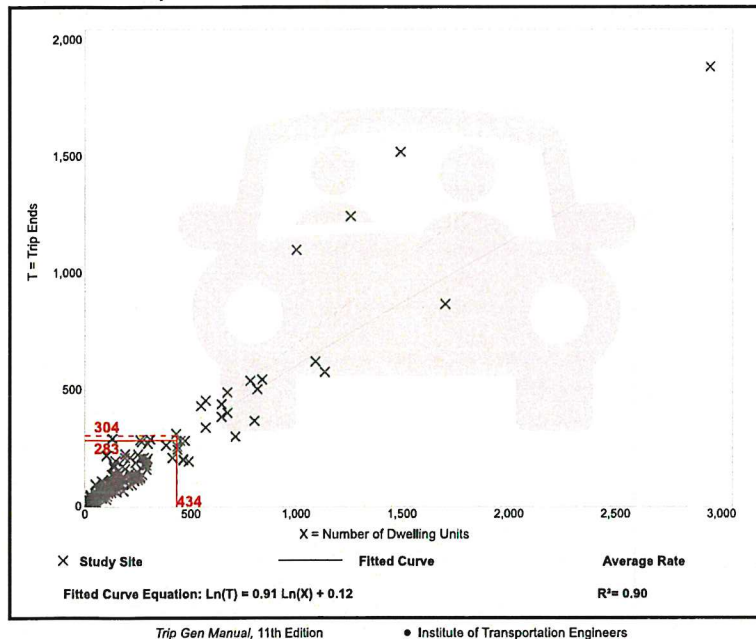
Single-Family Detached Housing (210)

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



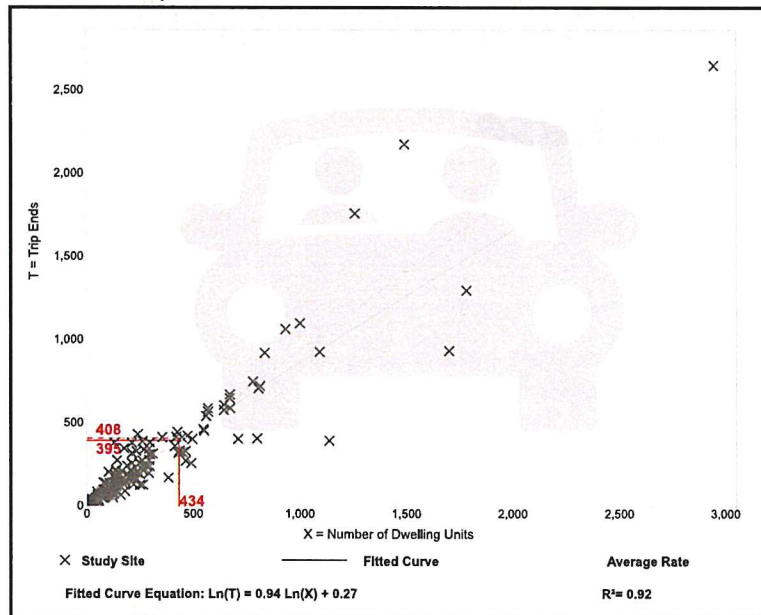
Single-Family Detached Housing (210)

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



Trip Gen Manual, 11th Edition

• Institute of Transportation Engineers

Appendix C | 2023 Marion County CMP Database

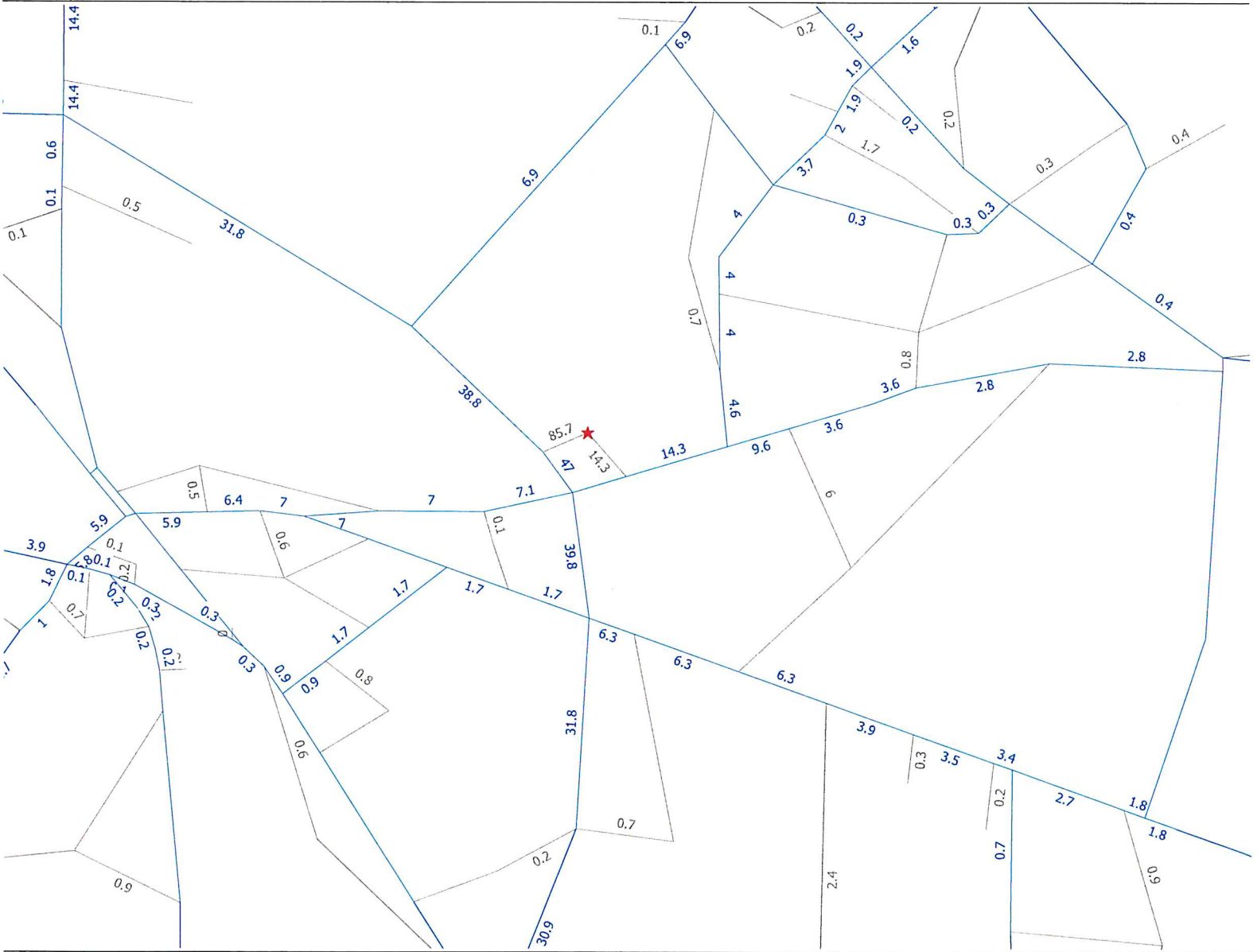
Attachment A

Ocala Marion TPO CMP Database - August 2023

SEGMENT ID	ROAD NAME	FROM	TO	LANES (2021)	FUNCTIONAL CLASSIFICATION	FLOW	EDOT CLASS	DAILY SERVICE VOLUME (2021)	PEAK-HOUR DIRECTIONAL SERVICE VOLUME (2021)	LANES (2031)	DAILY SERVICE VOLUME (2031)	PEAK-HOUR DIRECTIONAL SERVICE VOLUME (2031)	URBAN/RURAL	DIVIDED / UNDIVIDED	MAINTAINING AGENCY	ADOPTED LOS STANDARD	2021 AADT	2031 DAILY VOLUME	2031 DAILY LOS	GROWTH RATE	2018 AADT	2028 DAILY VOLUME	2028 DAILY LOS
1100.4	CR 25	SE 108 TER RD	SE 92 PL LOOP	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	E	7,000	0.34	B	6.17%	5,560	0.32	B
1110.4	CR 25	SE 92 PL LOOP	SE 110 ST	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	E	5,900	0.34	B	1.00%	10,400	0.35	B
3830.1	CR 25	SE 110 ST	SR 35	2	COLLECTOR	UNINTERRUPTED		30,807	1,521	2	30,807	1,521	Urban	D	COUNTY	E	5,900	0.32	B	1.00%	10,400	0.34	B
1770	CR 464	EMERALD RD (N)	OAK RD	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	E	15,600	0.44	C	2.09%	12,500	0.48	C
1790	CR 464	EMERALD RD (S)	SE 110 ST	4	ARTERIAL	INTERRUPTED	1	35,820	1,800	4	35,820	1,800	Urban	D	COUNTY	E	5,300	0.26	C	1.85%	10,200	0.28	C
3590.1	OAK RD	SE 110 ST	CR 464	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	E	6,000	0.2	B	12.82%	10,900	0.37	C
3840.1	SE 110 ST RD	CR 25	OAK RD	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	E	3,400	0.12	B	1.00%	3,600	0.12	B
3850.1	SE 110 ST RD	OAK RD	CR 464	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	2	29,340	1,449	Urban	U	COUNTY	E	3,400	0.12	B	1.00%	3,600	0.12	B
9999	SE 92 LOOP	CR 25	SE 110 ST RD	4	COLLECTOR	INTERRUPTED	1	35,820	792	4	35,820	1,800	Urban	D	COUNTY	E	Not Counted	N/A	N/A	1.00%	Not Counted	N/A	N/A
1010	SE 92 PLACE LOOP	SR 35	US 441	4	ARTERIAL	UNINTERRUPTED		67,770	3,357	4	67,770	3,357	Urban	D	COUNTY	E	12,400	0.18	B	1.00%	13,100	0.19	B
5080.1	SR 35	SR 25	SE 92ND PL	4	ARTERIAL	INTERRUPTED		32,970	1,722	4	32,970	1,722	Urban	D	STATE	D	12,700	0.39	C	1.00%	13,400	0.41	C
5090.1	SR 35	SE 92ND PL	LAUREL RD	4	ARTERIAL	INTERRUPTED		58,485	3,056	4	58,485	3,056	Urban	D	STATE	D	27,600	0.47	B	4.27%	34,100	0.58	C
6750.2	US 441	CR 25A	US 301	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	D	18,300	0.48	C	1.00%	19,200	0.50	C
6750.4	US 441	SE 92 PLACE LOOP	CR 25A	4	ARTERIAL	UNINTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	D	18,200	0.47	C	1.00%	19,100	0.50	C
6770	US 441	US 301	CR 484	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	D	27,800	0.71	C	1.00%	29,200	0.76	C
6780	US 441	CR 484	SE 110 ST	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	D	27,800	0.71	C	1.00%	29,200	0.76	C
6790	US 441	SE 110 ST	SE 92 PL RD	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	D	27,800	0.71	C	1.00%	29,200	0.76	C
6840	US 441	SE 92 PL RD	SE 73 ST	4	ARTERIAL	INTERRUPTED		38,430	1,901	4	38,430	1,901	Urban	D	STATE	D	27,800	0.72	C	1.13%	29,400	0.77	C

Appendix D | Model Plots

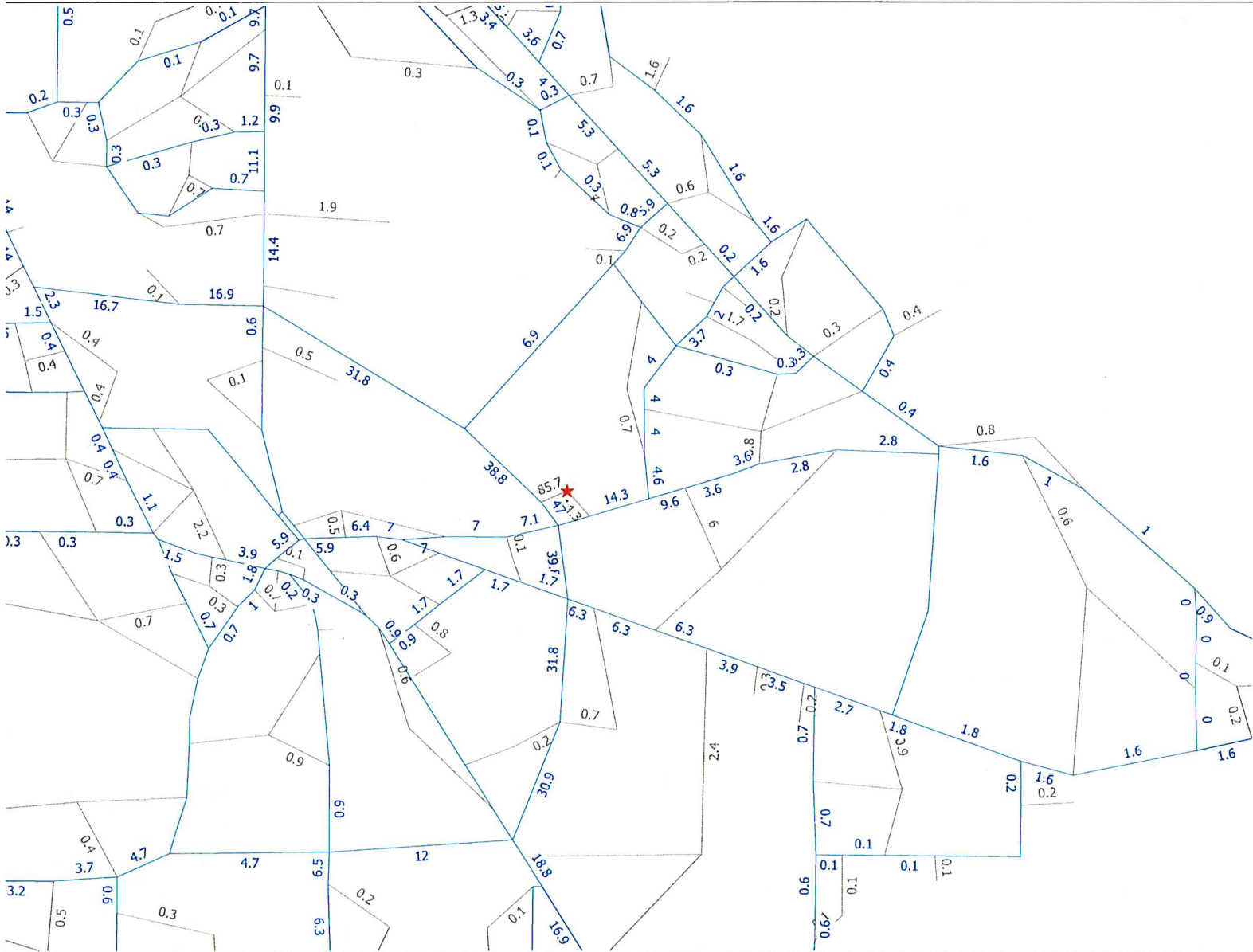
CFRPMv7 - 2030 CF



sube

(Licensed to Kittelson and Associates In

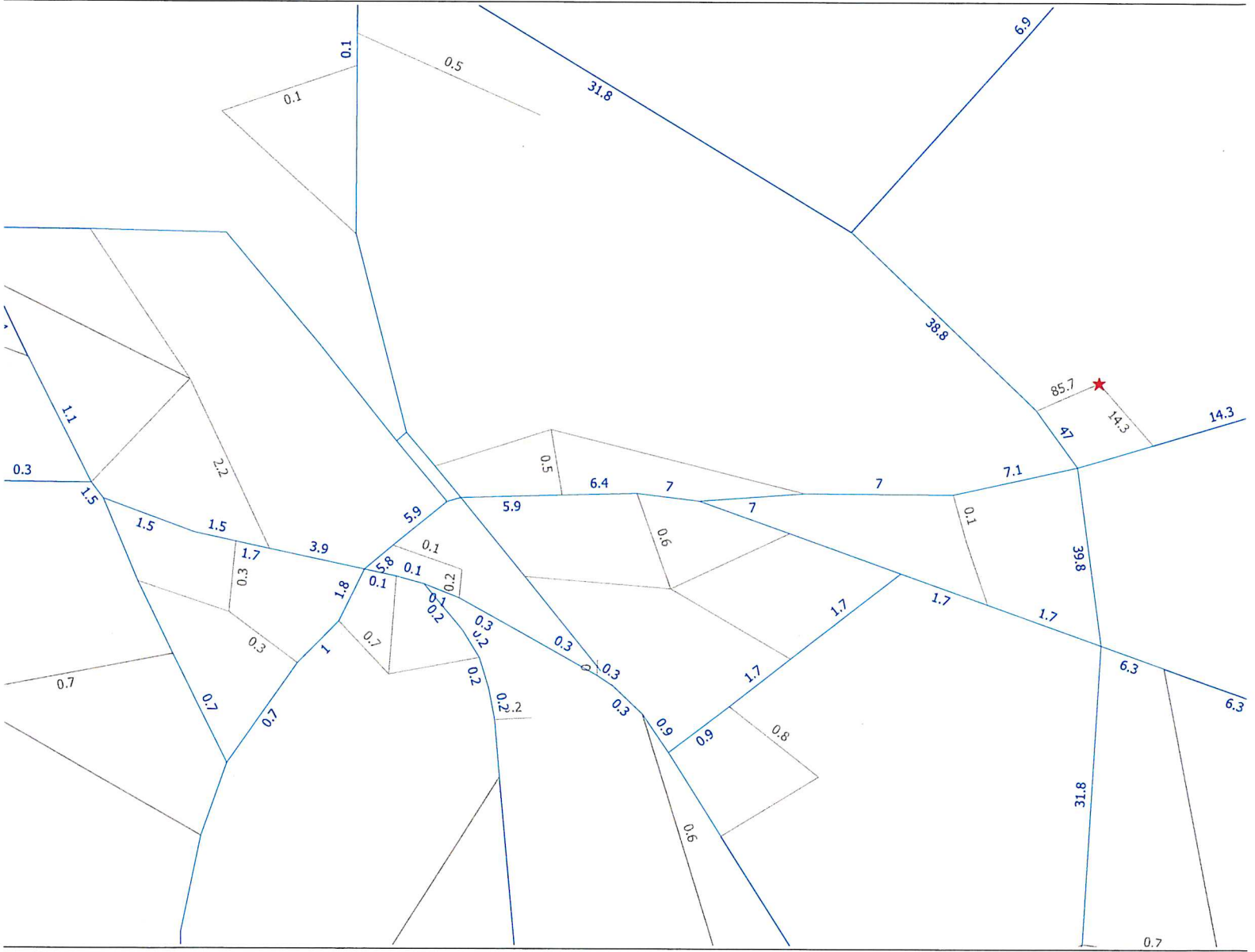
CFRPMv7 - 2030 CF



subbe

(Licensed to Kittelson and Associates In

CFRPMv7 - 2030 CF



(Licensed to Kittelson and Associates In

Attachment A

