

July 12, 2024

PROJECT NAME: ADENA GOLF & COUNTRY CLUB PUD SUBDIVISION (MASTER PJ)

PROJECT NUMBER: 2009070012

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #31749

- 1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Central water/Central Sewer

- 2 DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to rezone from the existing PUD to PUD for the intended purpose of residential development with 236 units. Parcels 14605-002-00, 14606-002-00, 1469-000-07, & 14699-001-00 are currently zoned PUD and are a total of 661.85 acres in size. A Major Site Plan Revision submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are several County Flood Prone Areas and Wetlands across the project site. Please ensure LDC 6.13 is met with the Major Site Plan Revision.

- 3 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: It is understood that this is an amendment to allow for a variety of residential land uses instead of just single family homes. The total number of units will remain the same as the existing entitlements. By mixing the types of residential uses to include single family detached, single family attached, and multi-family, the total trip generation will decrease from what was previously approved.

- 4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(14) - Preliminary sidewalk and multimodal circulation plan
STATUS OF REVIEW: INFO
REMARKS: Sidewalk should be provided along SR 326 and W. Anthony Road.

- 5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication
STATUS OF REVIEW: INFO
REMARKS: A right-of-way dedication may be needed on W. Anthony Road.

- 6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Any site improvements shall ensure all the minimum requirements are met per NFPA 1 Chapter 18 for fire department access and water supply. All commercial structures shall be permitted to comply with the minimum requirements of the Florida Fire Prevention Code.

- 7 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: A site improvement plan shall show fire department water supply within 400 feet from the closest point on commercial buildings. A site improvement plan shall show fire department water supply within 500 feet from the closest point on residential buildings. The measurement shall be taken by a stabilized roadway from the fire department water supply to the building.
- 8 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: Please ensure the site plan meets the minimum requirements per NFPA 1 Chapter 18 for fire department access. Need to show fire department access road with a minimum of 20 feet in width of a stabilized surface to support the weight of a fire truck.
- 9 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Additional Fire Comments
STATUS OF REVIEW: INFO
REMARKS: Site improvement plan for town homes will need to clarify on the plans if the town home units will be individually owned by each occupant. If the units are not individually owned the structure will be reviewed accordingly per NFPA as apartments, triplexes, and or quad plexes, etc.
- 10 DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - public water & sewer availability through MCU. Rezoning does not change the requirement to connect & no additional considerations necessary.
- 11 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: no comments
- 12 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Roads were previously named. See Adena Golf and Country Club Phase 1 Final Plat.
- 13 DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED
- 14 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius
STATUS OF REVIEW: NO
REMARKS:

15 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS:

16 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan

STATUS OF REVIEW: NO

REMARKS:



**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

www.marioncountyfl.org

OFFICE USE ONLY:	
Project Number:	2009070012
App Request No.:	31599
Case Number:	
Received Date:	5/29/24
Received By:	[Signature]
Submission Complete Date:	5/29/24

PARCEL ACCOUNT NUMBERS: 14605-002-00, 14606-002-00, 1469-000-07, 14699-001-00

APPLICATION FOR PUD REZONING or PUD AMENDMENT

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

Amend existing PUD (160711Z) to include the product of townhomes, villas, duplexes, condominiums and SFRs and revise development standards

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.

Total PUD Acreage: 661.85 +/- **Maximum Proposed Residential Units:** 236

Maximum Non-Residential (Commercial or Industrial) Acreage: NA

Directions to property (from MC Growth Services): _____

Take SR 40 west to US 441, turn R to CR/SR 326, turn R to subject property on L.

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

Adena GC Holdings, LLC

Property owner name (please print)
 15 First Commerce DR Unit 1

MAILING ADDRESS
 Aurora Ontario, Canada L4G 0G2

City, state, zip code
 NA- Defer to APPLICANT

Phone number (include area code)
 NA- Defer to APPLICANT

e-Mail Address (include complete address)

[Signature]

Signature

Tillman & Associates Engineering, LLC

Applicant/agent name (please print)
 1720 SE 16th Avenue, Bldg 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)

[Signature] for Tillman & Assoc.

Signature

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 is encouraged to attend the public hearing where this application will be discussed. 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.

A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND 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).	BASE FEE: \$150.00 AND 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).
Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$5.00 X Max DUs = \$ 1,180) + (\$5.00 X Max Non-Res AC = \$ _____) = \$ 2,180 Total Fee	

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. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. 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
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. 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).*

Tillman & Associates

ENGINEERING, LLC.

May 29, 2024

Attention:
Mr. Chuck Varadin, Growth Services Director
2710 E Silver Springs Blvd
Ocala, FL 34470

RE: Amendment to previously approved PUD (160711Z)

Dear Mr. Varadin,

Please accept this application to amend the previously approved PUD. The primary change is to allow additional product types. Previously approved PUD allowed for Single Family Homes detached and Condos. Our client seeks to add townhomes, duplexes, and villas. The maximum density allowed per the previous PUD approval (236 units) will not be exceeded. Also, please note that the development standards have been modified to include the new product type. The following items are included in this submittal for your review.

1. Signed application
2. Deed
3. Sunbiz for Adena GC Holdings LLC
4. Traffic Statement
5. Architectural Renderings
6. MCPA Property Cards
7. Previously Approved Traffic Study
8. Concept Plan

Should you have any questions or concerns that need to be addressed, please do not hesitate to contact our office.

Sincerely,

A handwritten signature in black ink that reads "David Tillman". The signature is written in a cursive style with a large initial "D" and "T".

David Tillman, P.E.
Project Manager

Development Review Comments Letter

7/3/2024 11:51:08 AM

ADENA GOLF & COUNTRY CLUB PUD SUBDIVISION (MASTER PJ) REZONING TO PUD WITH MASTER PLAN #31599

ID	DESCRIPTION	REMARK	STATUS	DEPT	APPLICANT RESPONSE
1	2.12.28 - Existing roads marked with official 9-1-1 road names	Roads were previously named. See Adena Golf And Country Club Phase 1 Final Plat.	INFO	911	
2	Additional Health comments	N/A	INFO	DOH	
3	Additional Stormwater comments	If you have questions or would like to discuss the stormwater review comments, please contact Alexander Turnipseed at (352) 671-8376 or at alexander.turnipseed@marionfl.org.	INFO	ENGDRN	
4	2.12.8 - Topographical Contours	Please provide a survey	NO	ENGDRN	
5	2.12.13/14/15 - General Exhibits	Please provide the following maps: NRCS soils map, National Wetland Inventory map, USGS Quadrangle Map	NO	ENGDRN	
6	2.12.32 - Stormwater Analysis Map	Please provide this item for this submittal	NO	ENGDRN	
7	2.12.38 - Stormwater Maintenance Entity	Please provide Owner's Certification on the cover sheet of the plans identifying the legal body responsible for the operation and maintenance of the stormwater management facility. Please include a signature line for the Owner's signature and the following certification: I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management facility and associated elements in accordance with the specifications shown herein and on the approved	NO	ENGDRN	

		plan (this signature is not required until the final submittal).			
8	Rezoning to PUD with master plan		INFO	ENGIN	
9	2.14.2 - Master Plan fee of \$1,200.00 + (\$10.00 x per lot) made payable to Marion County BCC	6/3/24-fee due with resubmittal	INFO	ENGIN	
10	2.12.4.K - List of approved waivers, conditions, date of approval	6/3/24-add waivers if requested in future	INFO	ENGIN	
11	2.14.1 - Master Plans shall be submitted for multi-phase development projects unless specified otherwise herein		INFO	ENGIN	
12	Additional Development Review Comments		INFO	ENGIN	
13	2.12.4.C - Name, address, phone number, and signature of owner and applicant on front sheet	6/3/24-Missing	NO	ENGIN	
14	2.12.4.D - Owner's certification with signature prior to plan approval	6/3/24-Missing	NO	ENGIN	
15	2.12.4.E & 6.2.1.A - The name, address, phone number, signature, date,	6/3/24-Missing	NO	ENGIN	

	license number, and seal of the responsible professional shall be shown on each plan sheet				
16	2.12.4.F - Licensed professional certification on cover sheet with signature and seal on all sheets prior to plan approval	6/3/24-Missing	NO	ENGIN	
17	2.12.4.F(1) - Licensed Design Professional Certification: I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.	6/3/24-Missing	NO	ENGIN	
18	2.12.4.G - A key location or vicinity map, with north arrow, with reference to surrounding properties, streets, municipal boundaries, sections, ranges, and township	6/3/24-Missing North arrow	NO	ENGIN	
19	Rezoning to PUD with master plan	APPROVED - public water & sewer availability through MCU. Rezoning does not change the	INFO	UTIL	

		requirement to connect & no additional considerations necessary.			
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LEGAL DESCRIPTION:

14699-000-07;
 SEC 18 TWP 14 RGE 22
 S 1/2 OF SW 1/4
 EX S 240.2 FT OF W 454.6 FT &
 EX N 208.71 FT OF W 417.42 FT &
 EX SR 25-A R/WAY
 & INCLUDE S 1/2 OF SE 1/4, THE E 66 FT

SEC 19 TWP 14 RGE 22
 E 3/4 OF N 1/2
 EXC S 50 FT
 EXC SR 326 ROW AS DESC IN OR 2159/1525
 AKA PARCEL #135
 EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB

SEC 20 TWP 14 RGE 22
 W 1/2 OF NW 1/4
 EXC CR ROW
 EXC S 50 FT BEING MORE DESC AS:
 EXC COM AT SW COR OF S 1/2 OF SW 1/4 OF SEC 18 TH N 89-56-38 E 100 FT
 TH N 00-21-52 E 1117.82 FT FOR POB TH S 89-56-03 E 160.50 FT TH S 00-21-52 W
 27 FT TH N 89-56-03 W 160.50 FT TH N 00-21-52 E 27 FT TO TH POB

EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB &

SEC 17 TWP 14 RGE 22
 SW 1/4 OF SW 1/4
 EXC WEST ANTHONY RD

BEGINNING AT THE SW COR OF S 1/2 OF THE SW 1/4 OF SEC 18
 TH N 240.2 FT TH E 454.6 FT TH S 240.2 FT TH W 454.6 FT TO THE POB
 EXC S 210 FT TO THE W 420
 EXC SR 25

14699-001-00:
 SEC 18 TWP 14 RGE 22
 N 1/2 OF SW 1/4
 EXC S 455 FT OF W 1057 FT
 EXC W 100 FT FOR US HWY 441/301 ROW
 EXC COM AT THE S 1/4 COR OF SEC 18 TH S 89-46-42 E 100.16 FT TO THE POB
 TH CONT N 89-46-42 E 621.97 FT TH S 00-22-024 W 210 FT TH N 89-46-42 W
 621.97 FT TH N 00-22-24 E 210 FT TO THE PO

14606-002-00:
 SEC 18 TWP 14 RGE 22
 N 1/2 OF SE 1/4

14605-002-00:
 SEC 17 TWP 14 RGE 22
 NW 1/4 OF SW 1/4 EX CTY RD

ADENA SPRINGS P.U.D. AMENDMENT

MARION COUNTY, FLORIDA

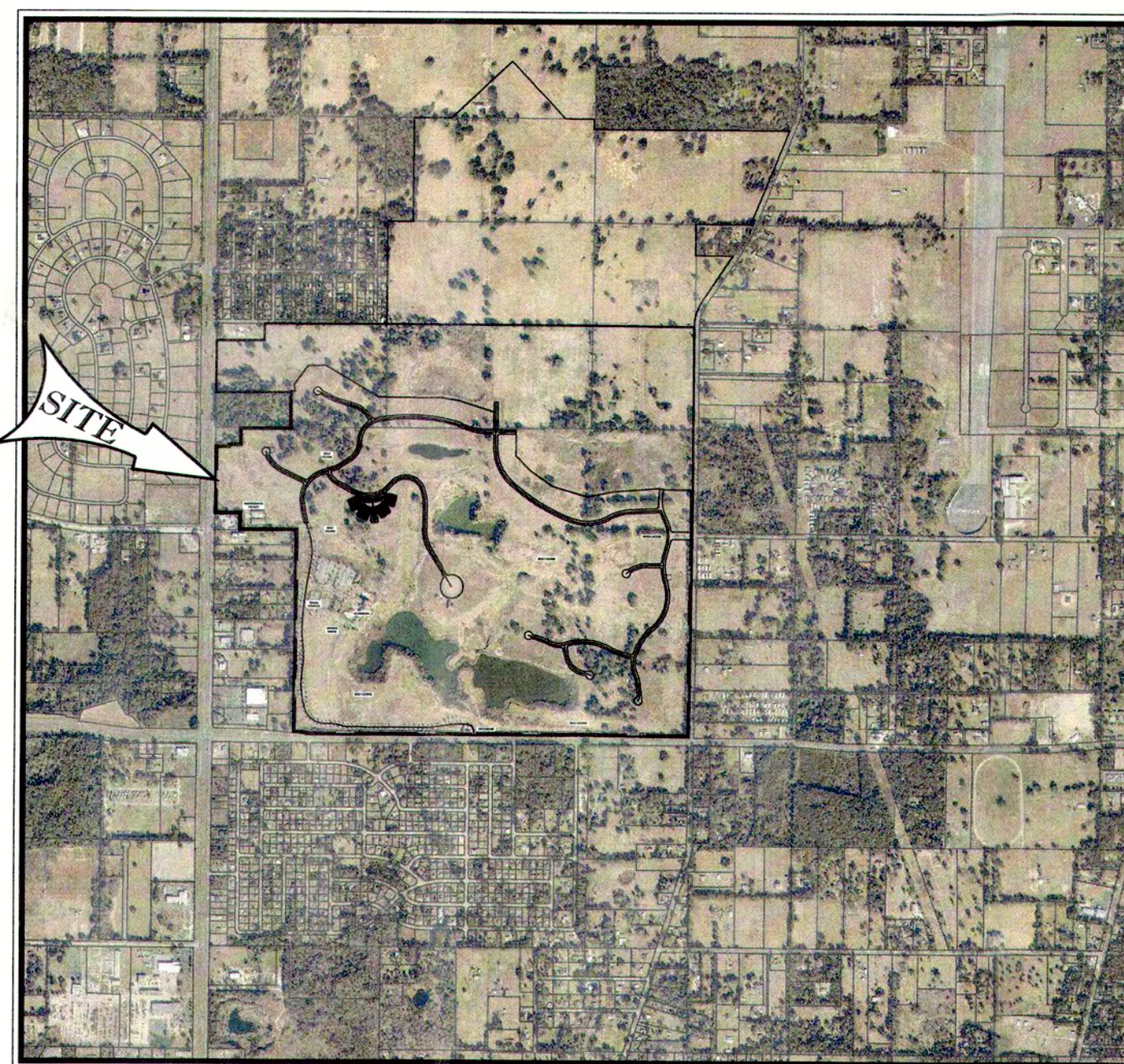
PARCEL # 14605-002-00, 14606-002-00, 14699-000-07, 14699-001-00

PROJECT AREA: 661.85 ACRES

FUTURE LAND USE: LOW RESIDENTIAL

EXISTING ZONING: PUD (160711Z)

PROPOSED ZONING: PUD



VICINITY MAP
 SCALE: 1" = 2,000'

INDEX OF SHEETS

1	COVER SHEET
2	DETAILS
3	CONCEPT PLAN
4	RENDERINGS

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 DETAILS - 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 SITE DATA - SHEET 3.
8. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACKS, FAR, BUILDING HEIGHT, ETC.): SEE TABLE ON SHEET 2.
9. IDENTIFY PROPOSED PHASING ON THE PLAN: TO BE DETERMINED.
10. IDENTIFY ACCESS TO THE SITE: SEE P.U.D. CONCEPT PLAN - SHEET 3.
11. PROPOSED PARALLEL ACCESS LOCATIONS: SEE P.U.D. CONCEPT PLAN - SHEET 3.
12. SHOW 100 YEAR FLOODPLAIN ON THE SITE: SEE FLOODPLAIN MAP - SHEET 2.
13. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION: NOT TO DEDICATED.
14. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES: SEE P.U.D. CONCEPT PLAN - SHEET 3.
15. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES: SEE ARCHITECTURAL STYLES - SHEET 4.

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) 387-4545

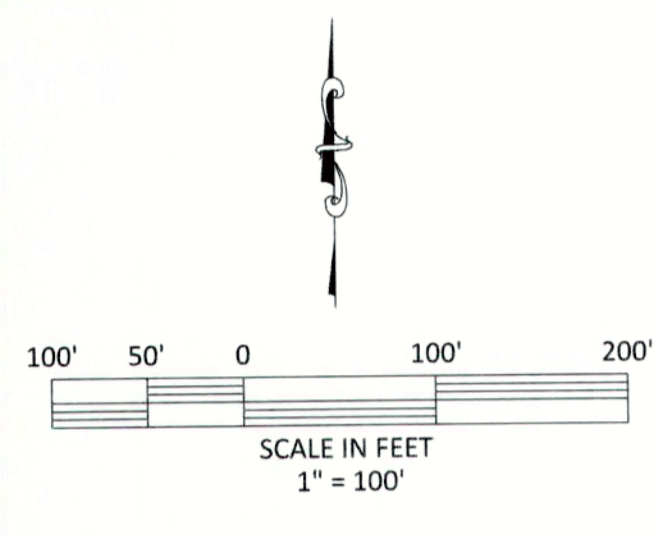
REVISIONS	
DATE	

ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

COVER

DATE 5/21/24
 DRAWN BY CAD
 CHKD. BY PM
 JOB NO.

SHT. 01



SITE DATA

PARCEL:
 14699-000-07
 14699-001-00
 14606-002-00
 14605-002-00

SITE:
 TOTAL PHASE I AREA 661.85 ± AC

LAND USE & ZONING:
 CURRENT LAND USE: LR
 CURRENT ZONING: PUD

PROPOSED USES: SFR, TOWNHOMES, VILLAS, DUPLEX, CONDO

UNITS PROVIDED:
 197 UNITS (SFR)
 20 UNITS (TOWNHOUSE)
TOTAL 217*

* NOT TO EXCEED 236 UNITS BASED ON PREVIOUSLY APPROVED CASE 160711Z

REQUIRED:
 MINIMUM OPEN SPACE: 132.35 ± AC (20% OF 661.74 AC)
 MINIMUM IOS: 13.24 ± AC (10% OF 132.35 AC)

PROVIDED:
 BUFFERS: 8.32 AC
 OTHER OPEN SPACE: 239.71 AC
 IOS: 34.16 AC
TOTAL OPEN SPACE: 282.19 AC

UTILITIES:
 ELECTRIC BY: DUKE
 POTABLE WATER BY: MARION COUNTY
 SANITARY SEWER BY: MARION COUNTY

Tilman Associates
 ENGINEERING, LLC.
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545

DATE	REVISIONS

ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

DATE 5/21/24
 DRAWN BY CAD
 CHKD. BY PM
 JOB NO. _____

SHT. **03**

CONCEPT PLAN

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

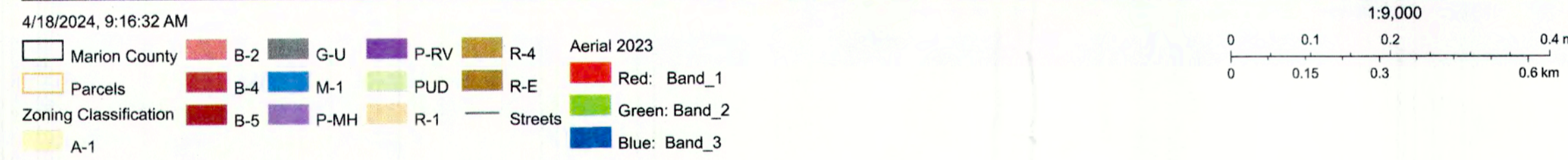
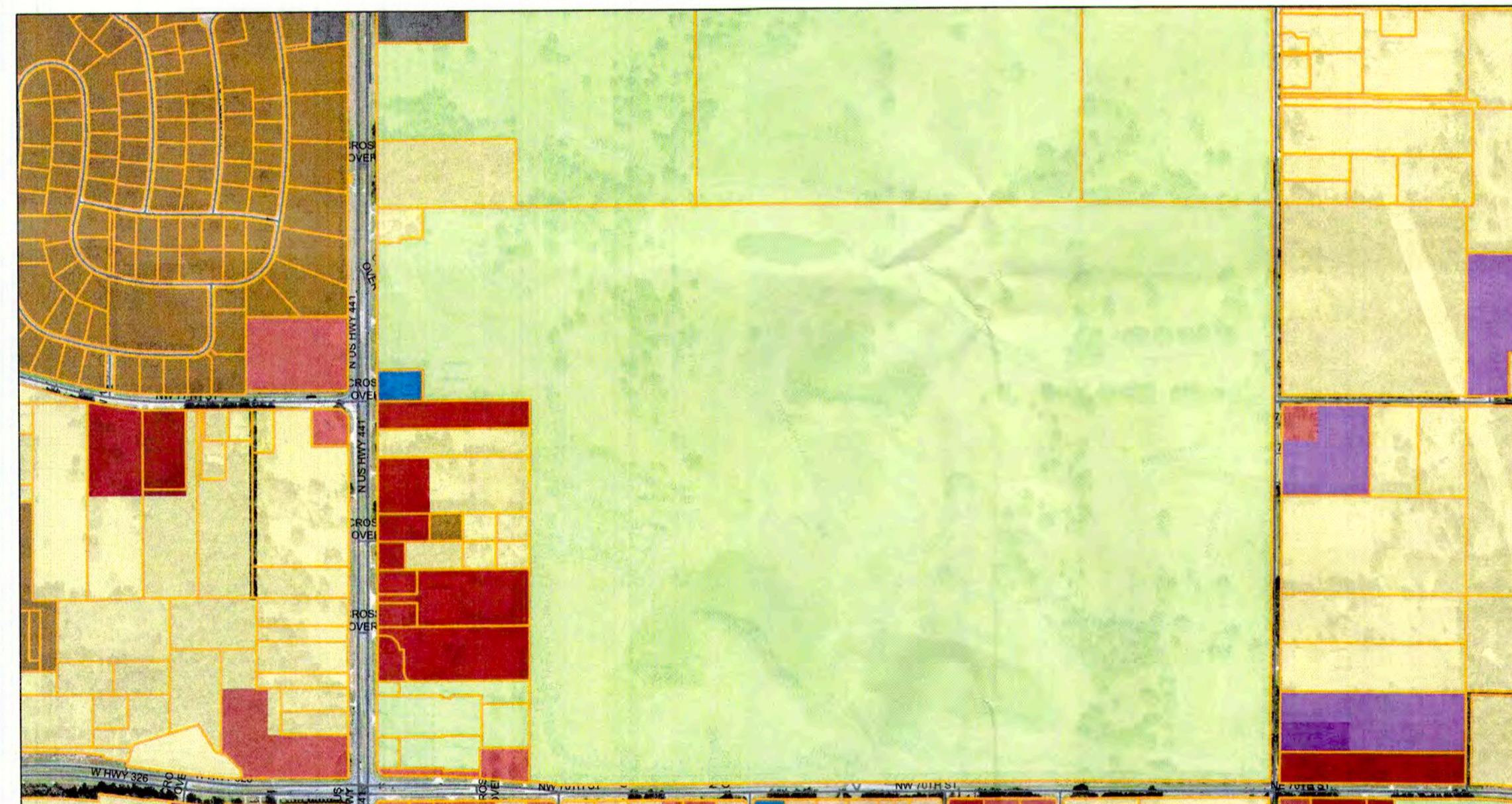
FLOOD ZONES



FUTURE LAND USE



ZONING CLASSIFICATION



NARRATIVE/NOTES:

1. THE INTENT OF THIS PUD AMENDMENT IS TO ALLOW FOR ADDITIONAL PRODUCT TYPES. CASE 1607112, PREVIOUSLY APPROVED ON 7/19/2016 ALLOWED FOR 236 UNITS. THIS CONSISTED OF SINGLE-FAMILY UNITS AND CONDOMINIUMS. A TRAFFIC STUDY (AR 4470) WAS SUBMITTED AND APPROVED WITH THE PREVIOUS MASTER PLAN. THAT TRAFFIC STUDY ANALYZED THE IMPACTS FOR THREE PHASES CONSISTING OF A TOTAL OF 363 DWELLING UNITS. PER NOTES ON AR 18681 (TRAFFIC REVIEW COMMENT) ALL OF THE REQUIRED INFRASTRUCTURE FOR THE DEVELOPMENT HAS BEEN CONSTRUCTED. NO ADDITIONAL TRAFFIC ANALYSIS IS REQUIRED AT THE TIME OF THE REZONING REQUEST FOR 1607112.
2. THIS AMENDMENT WILL PROVIDE A REVISED DEVELOPMENT STANDARDS TABLE FOR THE PROPOSED PRODUCT TYPES. THE PRODUCT TYPE FOR RESIDENTIAL UNITS SHALL CONSIST OF SINGLE FAMILY DETACHED, TOWNHOMES, DUPLEXES, CONDOMINIUMS, VILLAS, AND NON-RESIDENTIAL USES, I.E. CLUBHOUSES, AMENITIES, MAINTENANCE AND STORAGE FACILITIES.
3. THIS AMENDMENT WILL ALSO INCLUDE A TRAFFIC MATRIX THAT DEMONSTRATES THE HIGHEST TRIP COUNT WILL CONSIST OF ALL 236 APPROVED UNITS BEING SINGLE FAMILY DETACHED UNITS. A TRAFFIC STATEMENT WILL BE PROVIDED BASED ON THE RESULTS OF THE APPROVED TRAFFIC STUDY TO SHOW THAT BLENDING OF OTHER PRODUCTS WILL RESULT IN A REDUCTION. THEREFORE, PROVIDED THE DEVELOPMENT STANDARDS ARE MET AND DENSITY DOES NOT EXCEED 236 RESIDENTIAL UNITS, A MIXTURE OR MODIFICATION MAY OCCUR WITHIN THE CONCEPT LAYOUT.
4. DEVELOPMENT MAY OCCUR WITHIN PHASE 1 OR 2 AS DEPICTED ON CONCEPT PLAN NOT TO EXCEED 236 DWELLING UNITS.
5. THE PREVIOUSLY ESTABLISHED 25' BUFFER ALONG NONCONTIGUOUS OWNERSHIP ALONG PERIMETER TO REMAIN. THIS EXISTING BUFFER IS ESTABLISHED AROUND THE PERIMETER TO PROVIDE AMPLE OPAQUE SCREENING. INTERNAL BUFFERING WILL BE AT THE DISCRETION OF THE DEVELOPER/OWNER.
6. THE DEVELOPMENT SHALL BE PRIVATE AND WILL INCLUDE MINIMUM 40' ROW DESIGNS.
7. COMMON AREAS TO BE MAINTAINED BY HOMEOWNER'S ASSOCIATION OR EQUIVALENT MECHANISM.
8. ACCESSORY AS ALLOWED IN R-1 ZONING.

PROPOSED DESIGN & DEVELOPMENT STANDARDS							
DEVELOPMENT TYPE & STRUTURE		Minimum		Minimum Setbacks			Maximum Height
		Width	Area	Front	Rear	Side	
SFR (site built)	Principle Structure	60'	5,000 SF	10'	10'	10'	65'
	Accessory Structure	N/A	N/A	10'	10'	10'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	10'	30'
Duplex/Townhouse (1 or more common walls; 0' setback reflects common wall)	Individual Unit/Lot						
	Principle Structure	20'	1,200	20'	10'	10'/0'	45'
	Accessory Structure	N/A	N/A	20'	5'	5'/0'	30'
	Pool & Enclosure	N/A	N/A	20'	5'	5'/0'	30'
	Set/Series of Units/Lots						
	Principle Structure	N/A	N/A	20'	10'	10'	N/A
	Accessory Structure	N/A	N/A	20'	10'	10'	N/A
Pool & Enclosure	N/A	N/A	20'	10'	10'	N/A	
Duplex/Townhouse development provides development standards for individual units, and standards for the overall set/series of units. The standards for the set/series of units are measured from overall PUD Boundary.							
Condo/Villa	Principle Structure	N/A	N/A	20'	20'	10'	65'
	Accessory Structure	N/A	N/A	20'	10'	10'	30'
	Pool & Enclosure	N/A	N/A	20'	10'	10'	30'
Condo development provides development standards for the set/series of units that are measured from overall PUD Boundary. Additionally, individual condo structures shall comply with applicable Florida Building Code Standards regarding building separations from other building and building site property lines, along with applicable site plan requirements for multiple family uses.							
Non Residential (clubhouses, amenities, maintenance and storage facilities)	Principle Structure	60'	5,000 SF	10'	10'	5'	65'
	Accessory Structure	N/A	N/A	10'	10'	5'	30'
	Rear Pool & Enclosure	N/A	N/A	N/A	5'	5'	30'

Gross Maximum Residential Units: 236 residential dwelling units, as a combination of the above unit types.
 Accessory Structure = e.g., Add-on Screen Enclosure, or Storage Shed, all accessory uses allowed in R-1 zoning.
 Pool & Enclosure = Pool, Pool Screen Enclosure, Pumps, etc.
 N/A = Not Applicable

TRAFFIC STATEMENT TABLE

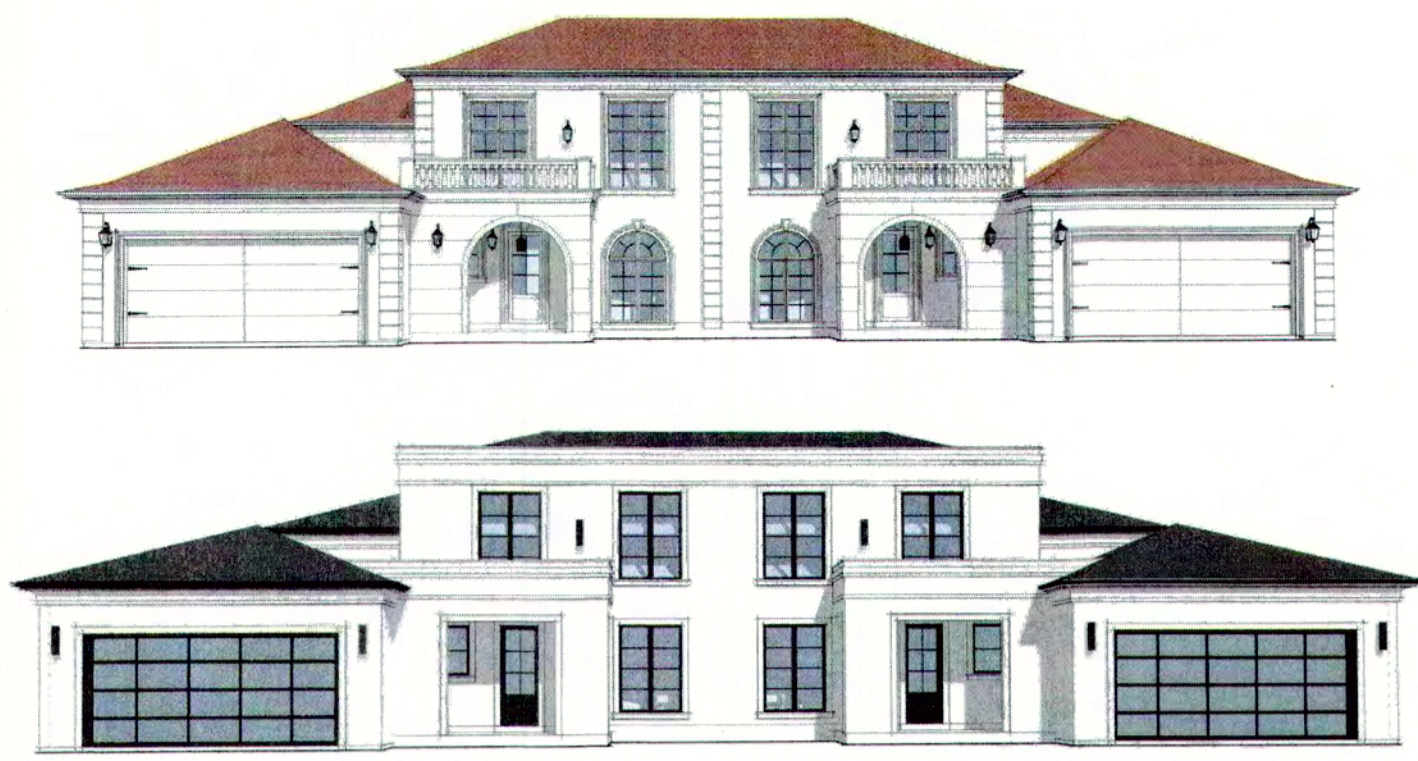
Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
				In	Out	Total	In	Out	Total				
Current Approved Land Use													
Single Family	210	363 DU	3,304	26%	63	74%	178	241	63%	210	37%	124	334
Proposed Land Uses													
Single-Family (Attached)	215	363 DU	2,716	31%	57	69%	126	183	57%	122	43%	92	214
Multi-Family Housing (Low-Rise)	220	363 DU	2,402	24%	32	76%	103	135	63%	112	37%	65	177
Multi-Family Housing (Mid-Rise)	221	363 DU	1,685	23%	34	77%	114	148	61%	87	39%	55	142

REVISIONS	DATE

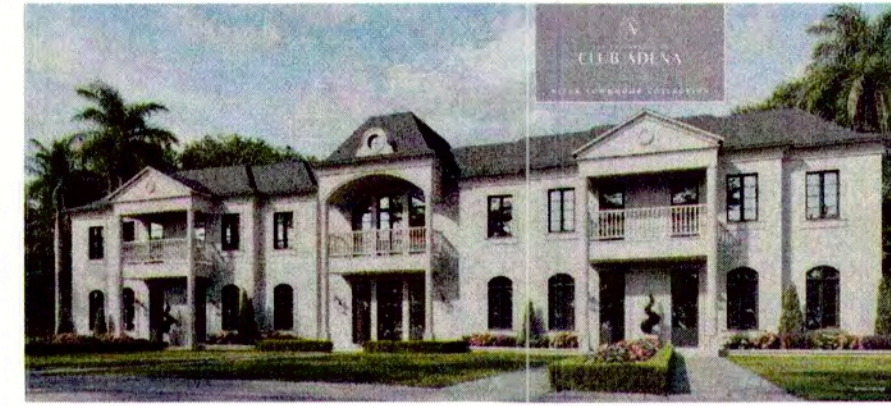
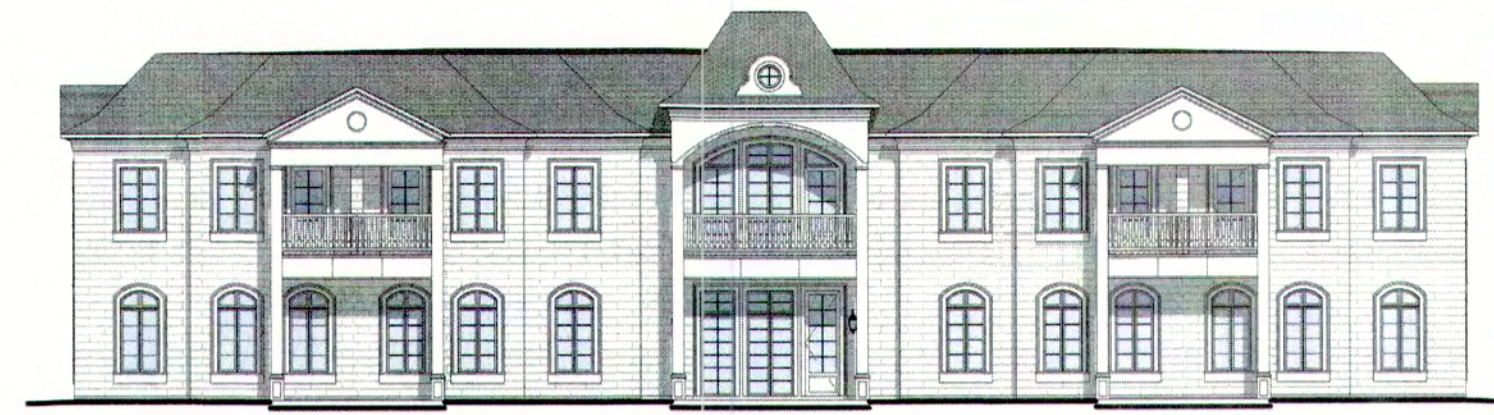
ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

DETAILS

DATE 5/21/24
 DRAWN BY CAD
 CHKD BY PM
 JOB NO. _____



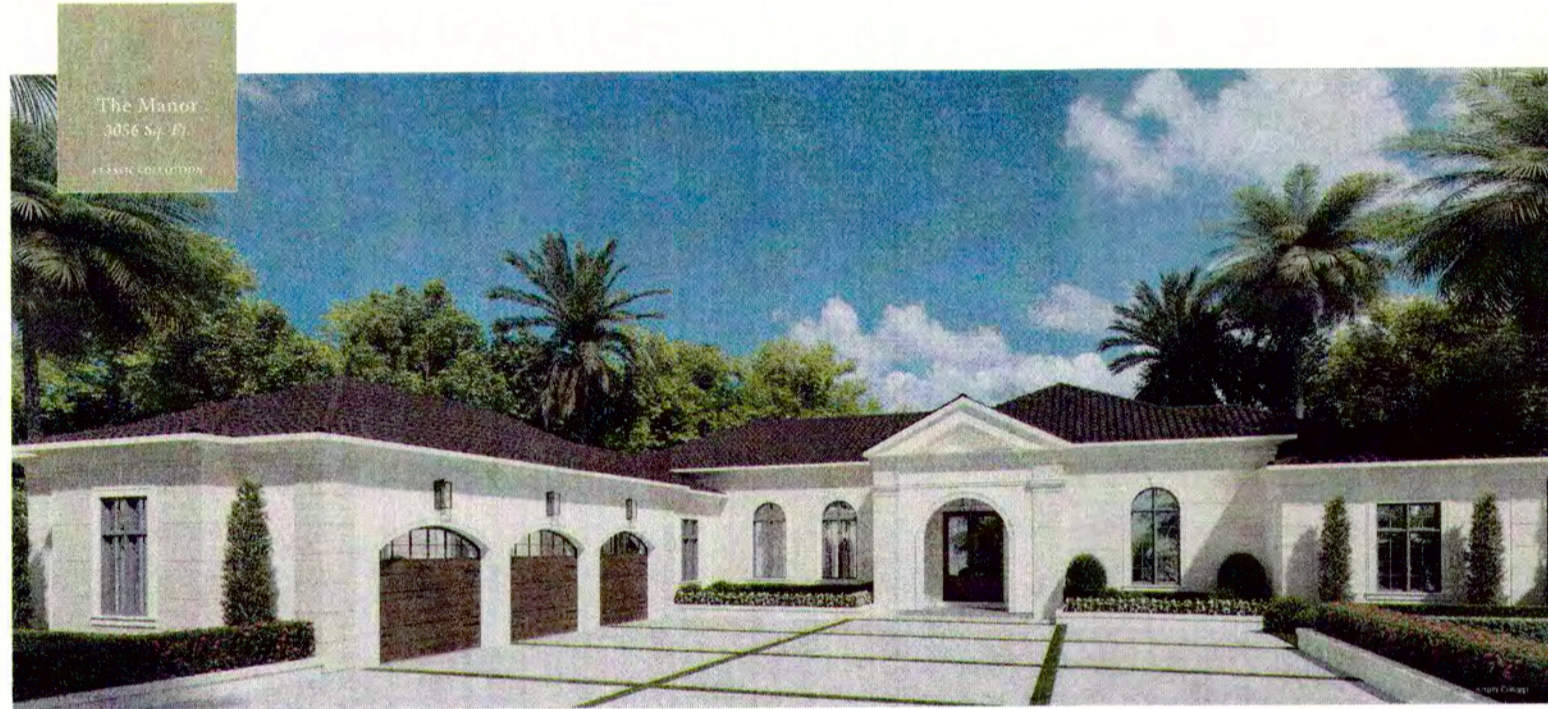
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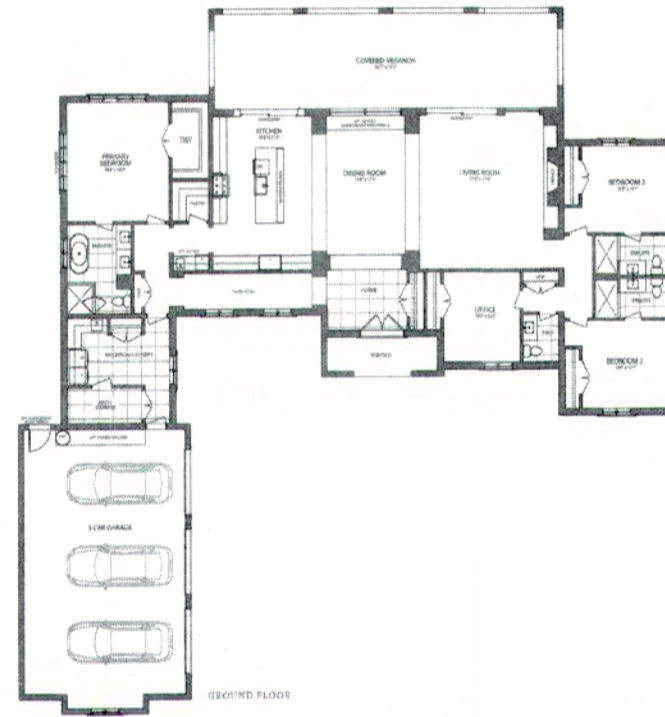
TOWNHOMES & VILLAS



END UNIT INTERIOR MIDDLE UNIT REVERSE LEVEL INTERIOR UNIT END UNIT



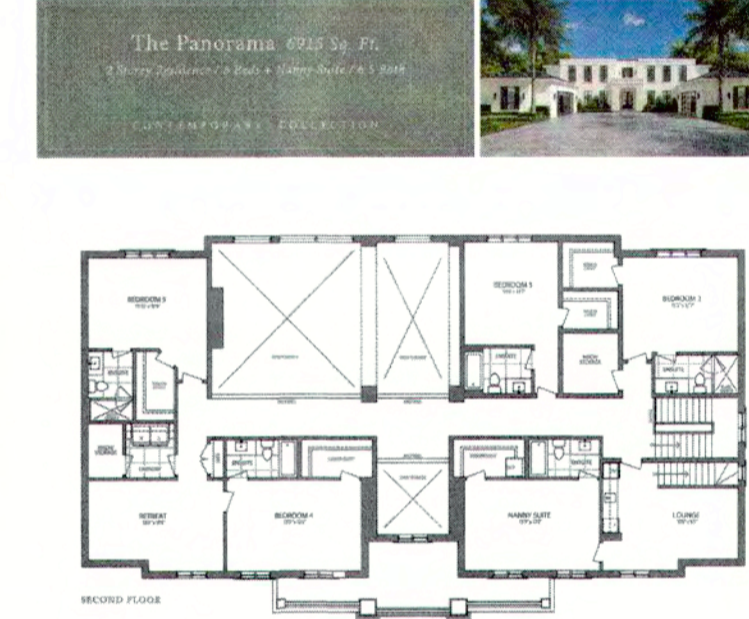
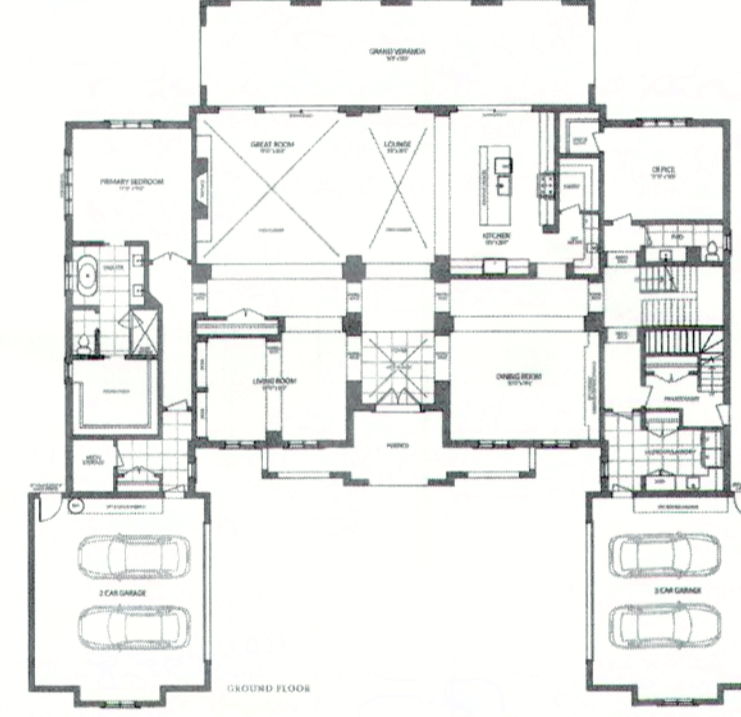
CONDO



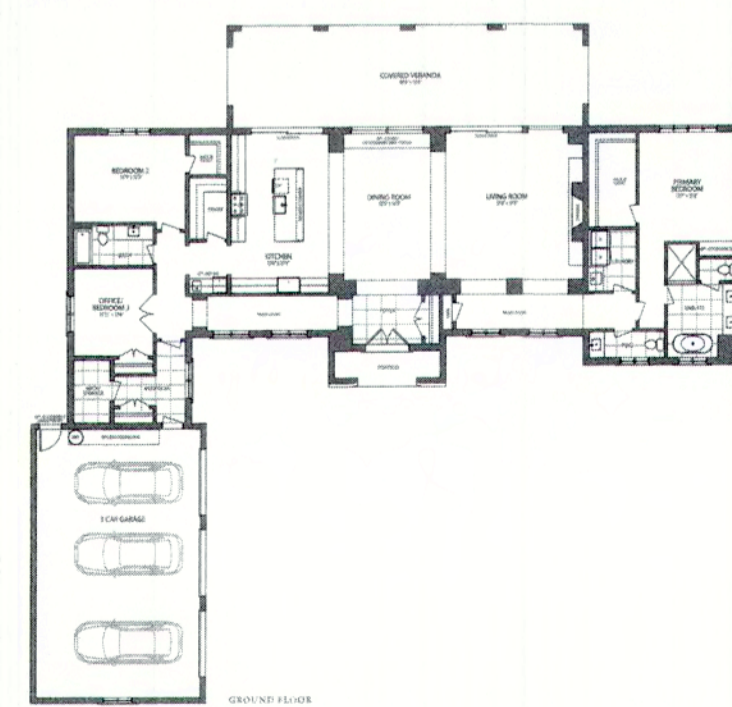
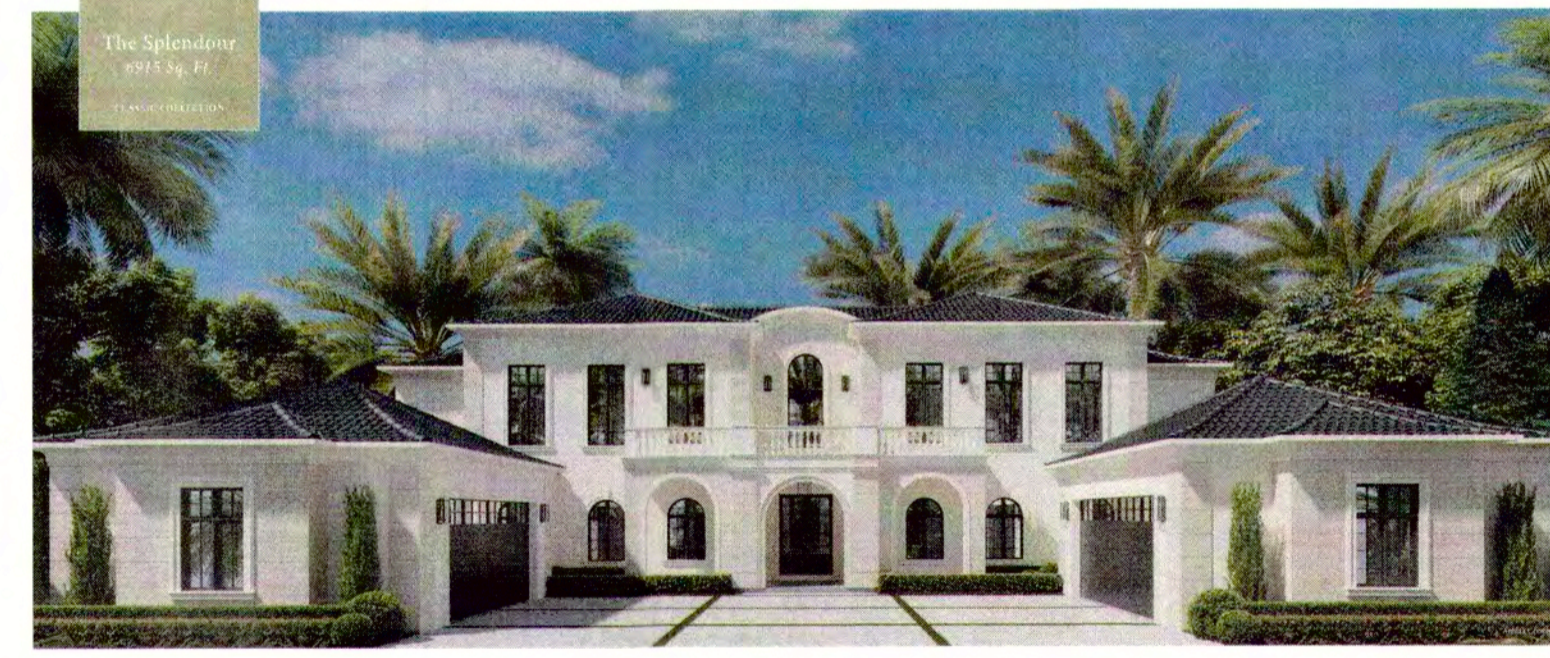
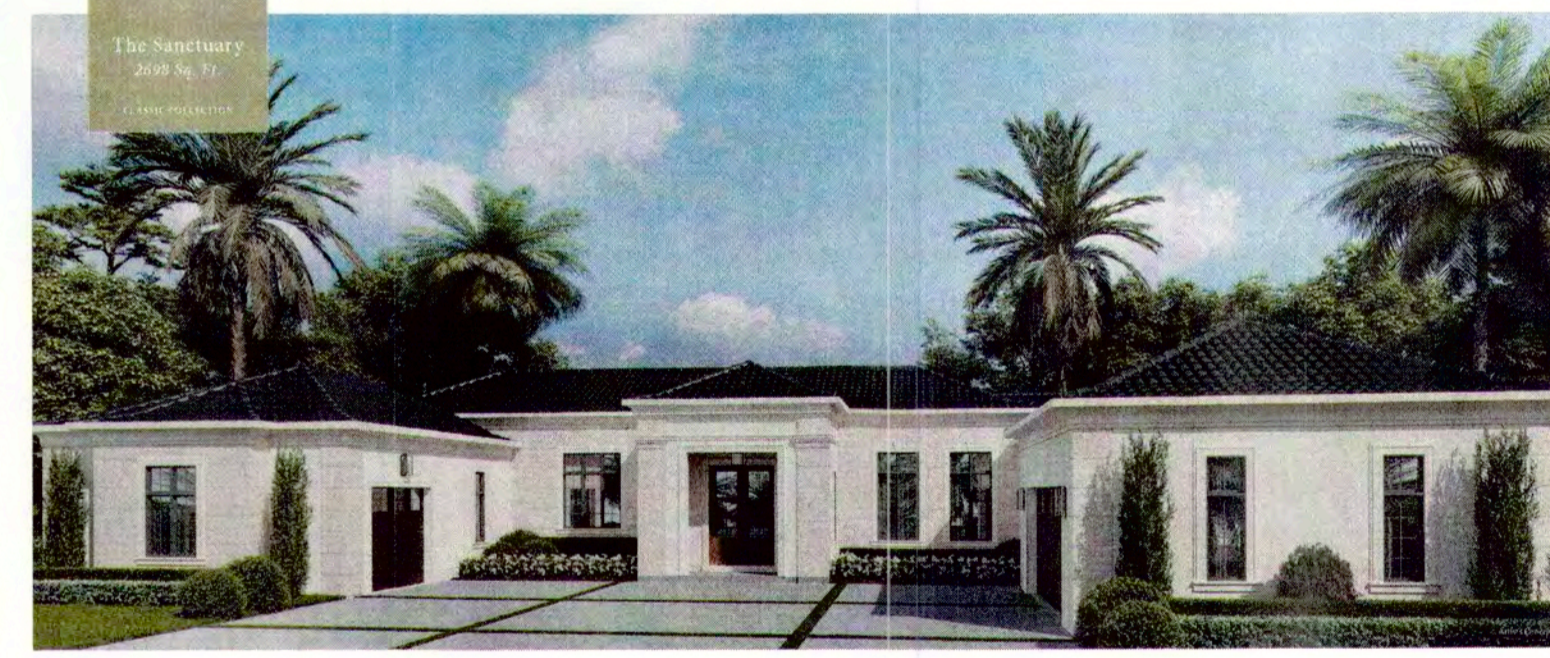
CLUB ADENA



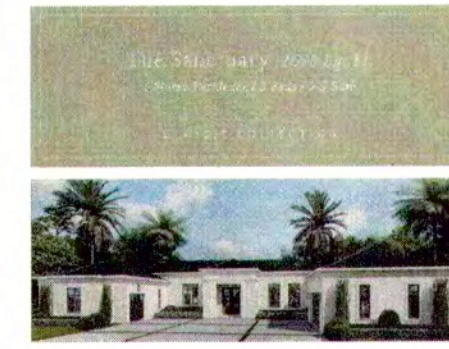
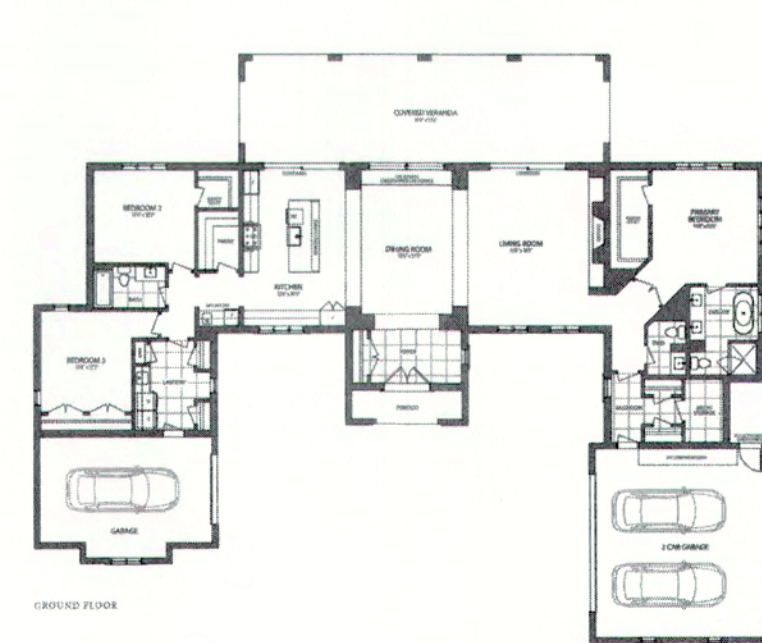
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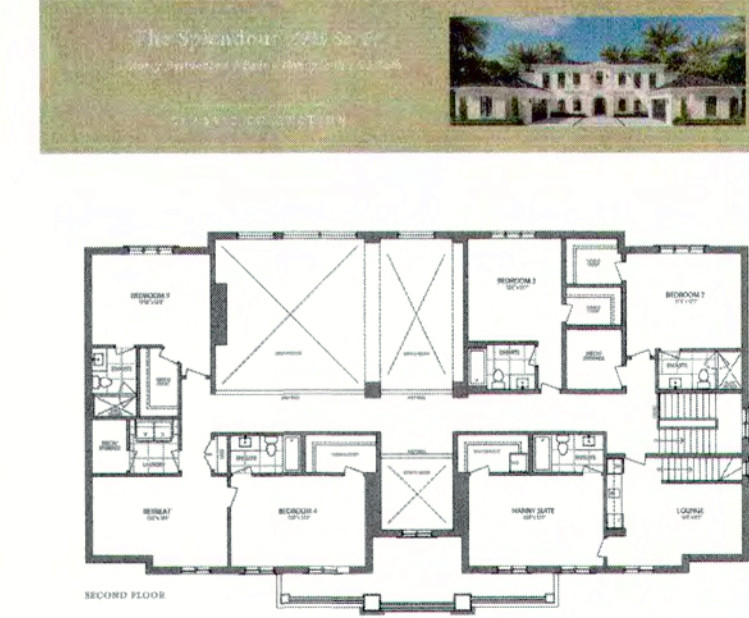
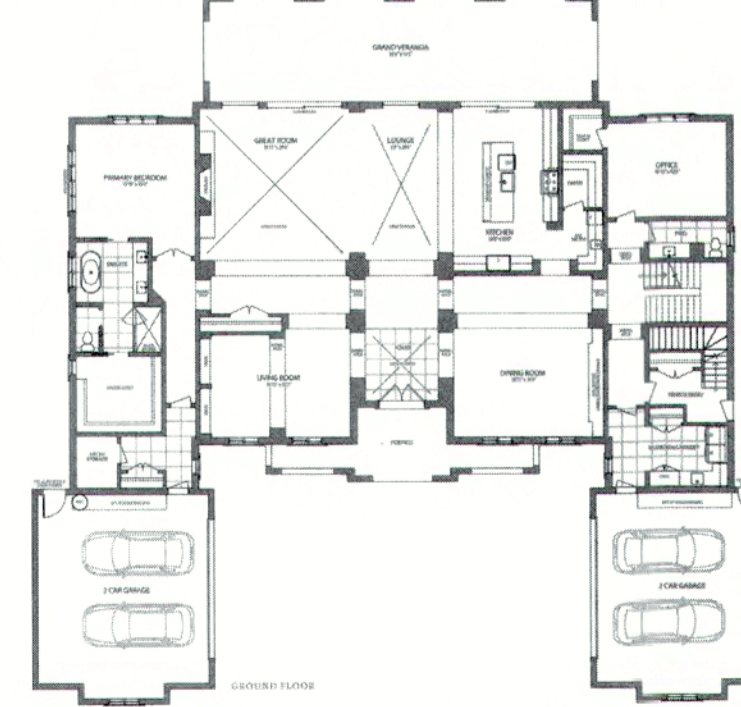
CLUB ADENA



CLUB ADENA



CLUB ADENA



CLUB ADENA

SINGLE FAMILY RESIDENTIAL

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) 387-4545

REVISIONS

DATE

ADENA SPRINGS
 MARION COUNTY, FLORIDA
 PUD AMENDMENT

RENDERINGS

NOTE:
 THE IMAGES HEREIN ARE CONCEPTUAL AND MEANT TO SHOWCASE THE INTENDED TEXTURES, MATERIALS AND PRELIMINARY DESIGNS. THE SIZE OF THE UNITS IS SPECIFIC TO THE CONCEPT BUT DOES NOT REPRESENT THE ACTUAL END PRODUCT. THE SIZE OF THE UNITS MAY CHANGE DUE TO THE DEMAND IN THE MARKETPLACE.

DATE 5/28/24
 DRAWN BY CAD
 CHKD. BY PM
 JOB NO.

SHT. 04

Prepared by, Record and Return to:
John R. Ibach, Esq.
Burr & Forman LLP
50 N. Laura Street, Suite 3000
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 15 day of November, 2022, by **OCALA MEADOWS FARMS LTD.**, a Florida limited partnership (the "Grantor"), whose mailing address is c/o 200 E. Palmetto Park Road, Suite 103, Boca Raton, Florida 33432, and **ADENA GC HOLDINGS, LLC**, a Delaware limited liability company (the "Grantee"), whose mailing address is 15 First Commerce Drive, Unit 1, Aurora, Ontario L4G 0G2 (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):

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain real property thereon located in Marion County, State of Florida, the legal description of which is contained in **Exhibit "A"** attached hereto and made a part hereof (the "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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and Grantor hereby covenants that Grantor will warrant and defend title to the Property against the lawful claims of all persons claiming by, through, or under Grantor, but against none other, subject to covenants, easements and restrictions of record (the "Permitted Encumbrances"); provided, however, this reference shall not serve to reimpose the same.

[SIGNATURE PAGE – WARRANTY DEED (#6.3)]

IN WITNESS WHEREOF, the Grantor has caused the deed to be executed and delivered the day and year first above written.

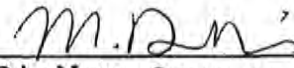
Signed, sealed and delivered in the presence of these witnesses:

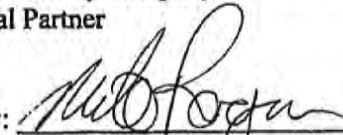
GRANTOR:

OCALA MEADOWS FARMS LTD., a Florida limited partnership

By: Ocala Meadows Land GP LLC, a Florida limited liability company
Its: General Partner


Print Name: Jackie Kong


Print Name: Michelle Derkin

By: 
Mike Rogers, Manager

TOWN OF AURORA
PROVINCE OF ONTARIO

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of November, 2022, by MIKE ROGERS, as a Manager of Ocala Meadows Land GP LLC, a Florida limited liability company, the General Partner of **OCALA MEADOWS FARMS LTD.**, a Florida limited partnership, on behalf of the company and partnership. He/She personally appeared before me, is personally known to me, or produced _____ as identification.

Laura Elizabeth Proniuk, Notary Public
Regional Municipality of York, limited to
the attestation of instruments and the taking
of affidavits, for Stronach Consulting Corp.
d/b/a The Stronach Group, and its subsidiaries,
associated companies and affiliates.
Expires August 31, 2024.

Notary: Laura Proniuk
Print Name: Laura Proniuk
Notary Public, Province of Ontario
My Commission Expires: August 31, 2024

[NOTARIAL SEAL]



Exhibit "A"

Legal Description

Parcel 1:

THE WEST THREE-QUARTERS (W 3/4) OF THE NORTH ONE-HALF (N 1/2) OF THE SOUTH ONE-HALF (S 1/2) AND THE EAST THREE-QUARTERS (E 3/4) OF THE SOUTH ONE-HALF (S 1/2) OF THE SOUTH ONE-HALF (S 1/2) OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 693,

AND LESS AND EXCEPT STATE ROAD 25 (AKA U.S. HWY NO. 441) RIGHT OF WAY ON THE WEST.

Parcel 2:

WEST 3/4 OF NORTHEAST 1/4 OF SOUTHEAST 1/4, OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN BOOK OFFICIAL RECORDS 304, PAGE 692.

Parcel 3:

COMMENCING 15 CHAINS AND 26 FEET EAST OF THE NORTHWEST CORNER OF THE NE 1/4 OF SE 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THENCE RUNNING EAST TO A POINT THAT IS 2 1/2 CHAINS EAST OF THE EAST LINE OF SAID NE 1/4 OF SE 1/4, THENCE RUNNING SOUTH 20 CHAINS, THENCE WEST TO A POINT SOUTH OF THE POINT OF BEGINNING, THENCE NORTH 20 CHAINS TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 691.

Parcel 4:

NW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE WEST 2 1/2 CHAINS AND EXCEPT THE EAST 814.4 FEET,

AND LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 691.

Parcel 5:

THE EAST 814.40 FEET OF THE NW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT THE NORTH 30 FEET FOR COUNTY ROAD CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 304, PAGE 690.

Parcel 6:

THE NORTH 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

Parcel 7:

THE SW 1/4 OF SW 1/4 OF SECTION 7, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 1/4 OF THE SW 1/4 OF THE SW 1/4 AND EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

Parcel 8:

A PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN 8 INCH OCTAGONAL CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 18; THENCE NORTH 89°53'00"E., ALONG THE NORTH BOUNDARY OF THE NORTHWEST 1/4 OF SAID SECTION 18, 100.00 FEET TO THE EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 441 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 89°53'00"E. ALONG SAID NORTH BOUNDARY, 1043.44 FEET TO THE MID-POINT OF SAID NORTH BOUNDARY OF THE NW 1/4; THENCE SOUTH 00°01'56"W., ALONG THE NORTH-SOUTH BISECTOR OF SAID NORTHWEST 1/4, 888.00 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89°53'00"W. PARALLEL WITH SAID NORTH BOUNDARY OF THE NORTHWEST 1/4, 1043.80 FEET TO A CONCRETE MONUMENT ON THE AFOREMENTIONED EAST RIGHT OF WAY LINE OF US HIGHWAY NO. 441; THENCE NORTH 00°03'19"E., ALONG SAID EAST RIGHT OF WAY LINE, 887.75 FEET; THENCE NORTH 00°00'21"E., ALONG SAID RIGHT OF WAY LINE, 0.26 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

PARCEL NO. 213.1

BORROW PIT NO. 3 AND HAUL ROAD

THAT PART OF: THE NORTH 26 2/3 ACRES OF NW 1/4 OF NW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22

Adena Golf Course

EAST. DESCRIBED AS FOLLOWS:

COMMENCE ON THE WEST LINE OF SAID SECTION 18, AT A POINT 50 FEET SOUTH OF THE NORTHWEST CORNER THEREOF, THENCE RUN SOUTH 89°51'27" EAST 100 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°51'27" EAST 700 FEET, THENCE RUN SOUTH 00°19'03" WEST 500 FEET, THENCE RUN NORTH 89°51'27" WEST 500 FEET, THENCE NORTH 00°19'03" EAST 450 FEET, THENCE NORTH 89°51'27" WEST 200 FEET, THENCE RUN NORTH 00°19'03" EAST 50 FEET TO POINT OF BEGINNING.

Parcel 9:

NW 1/4 OF SW 1/4 OF SW 1/4 OF SECTION 8, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 10:

NORTH 1/2 OF NW 1/4 LYING WEST OF WEST ANTHONY ROAD RIGHT OF WAY IN SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE NORTH 130 FEET THEREOF.

Parcel 11:

EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) AND THE EAST THREE-QUARTERS (E 3/4) OF THE NORTH ONE-HALF (N 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4), IN SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST. MARION COUNTY, FLORIDA.

Parcel 12:

SOUTH 1/2 OF THE NE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 13:

SW 1/4 OF THE NW 1/4, OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

Parcel 14:

THE NORTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, LYING IN MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 455.00 FEET OF THE WEST 1057.00 FEET THEREOF, AND EXCEPT THE WEST 100.00 FEET THEREOF, AND EXCEPT THAT PORTION CONVEYED IN OFFICIAL RECORDS BOOK 2202, PAGE 353.

Parcel 15:

Adena Golf Course

THE NORTH 1/2 OF THE SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 16:

NW 1/4 OF THE SW 1/4, OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

LESS AND EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

Parcel 17:

THE SOUTH 1/2 OF THE SW 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTH 1/2 OF THE SW 1/4, THENCE NORTH 240.2 FEET,

THENCE EAST 454.6 FEET, THENCE SOUTH 240.2 FEET, THENCE WEST 454.6 FEET TO THE POINT OF BEGINNING,

AND LESS AND EXCEPT 208.71 FEET NORTH AND SOUTH BY 417.42 FEET EAST AND WEST IN THE NORTHWEST CORNER,

AND FURTHER LESS AND EXCEPT STATE ROAD 25 (AKA U.S HWY NO. 441) ROAD RIGHT OF WAY ON THE WEST.

ALSO, LESS AND EXCEPT PROPERTY CONVEYED FROM OCALA MEADOWS FARMS LTD, A FLORIDA LIMITED PARTNERSHIP TO 7-B'S, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS SET FORTH IN THAT QUIT CLAIM DEED DATED JULY 15, 2020, FILED OCTOBER 23, 2020, AND RECORDED IN OFFICIAL RECORDS BOOK 7299, PAGE 321 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

Parcel 18:

SOUTH 1/2 OF SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, THE EAST 66 FEET THEREOF.

Parcel 19:

THE EAST 3/4 OF NORTH 1/2 OF SECTION 19, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE SOUTH 50 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 408, PAGE 621, AND LESS AND EXCEPT THAT PORTION TAKEN IN OFFICIAL RECORDS BOOK 2159, PAGE 1525.

AND LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1963.

Parcel 20:

THE WEST 1/2 OF NW 1/4 OF SECTION 20, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, EXCEPT THE EAST 30 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 652, PAGE 312, AND EXCEPT THE SOUTH 50 FEET CONVEYED TO MARION COUNTY BY VIRTUE OF QUIT CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 518, PAGE 724.

AND LESS AND EXCEPT THAT PORTION THEREOF LYING WITHIN THE LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 5786, PAGE 1963.

Parcel 21:

THAT PORTION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA, LYING WEST OF THE WEST ANTHONY ROAD AND SOUTH OF THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE NORTHWEST CORNER OF THE SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, THENCE SOUTH 0°04'43" WEST ALONG THE WEST LINE OF THE SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4 A DISTANCE OF 403.19 FEET TO A POINT ON THE NORTHEASTERLY RIGHT OF WAY LINE OF A FLORIDA POWER CORPORATION TRANSMISSION LINE AND BEING 75.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID RIGHT OF WAY, SAID POINT BEING THE POINT OF BEGINNING OF THE LINE DESCRIBED HEREIN; THENCE SOUTH 89°55'17" EAST, 477.56 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE WEST ANTHONY ROAD, AND BEING 33.00 FEET AS MEASURED AT RIGHT ANGLES FROM THE CENTERLINE OF SAID ROAD, SAID POINT BEING THE POINT OF TERMINUS OF SAID LINE.

Parcel 22:

THE SW 1/4 OF THE SW 1/4 OF SECTION 17, TOWNSHIP 14 SOUTH, RANGE 22 EAST, EXCEPT COUNTY ROAD NO. 451 AKA WEST ANTHONY ROAD RIGHT-OF-WAY, CONVEYED TO MARION COUNTY BY VIRTUE OF RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 230, PAGE 657 AND CORRECTED BY CORRECTION DEED RECORDED IN OFFICIAL RECORDS BOOK 313, PAGE 120.

TOGETHER WITH

THE EAST 66 FEET OF THE SE 1/4 OF SE 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA.

Parcel 23:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 18, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE NORTH 240.2 FEET; THENCE EAST 454.6 FEET; THENCE SOUTH 240.2 FEET; THENCE WEST 454.6 FEET TO THE POINT OF BEGINNING; EXCEPT THE SOUTH 210 FEET OF THE WEST 420 FEET THEREOF AND EXCEPT ROAD RIGHT OF WAY FOR STATE ROAD 25.

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

14605-002-00

Prime Key: 274534

[Beta MAP IT+](#)

Current as of 5/29/2024

Property Information

ADENA GC HOLDINGS LLC
 15 FIRST COMMERCE DR UNIT 1
 AURORA ONTARIO CANADA L4G
 0G2

Taxes / Assessments:

Map ID: 176

Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 62

Acres: 40.00

2023 Certified Value

Land Just Value	\$444,000		
Buildings	\$0		
Miscellaneous	\$3,037	Impact	
Total Just Value	\$447,037	Land Class Value	(\$436,720)
Total Assessed Value	\$10,317	Total Class Value	\$7,280
Exemptions	\$0	<u>Ex Codes:</u> 08	\$10,317
Total Taxable	\$10,317		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$444,000	\$0	\$3,037	\$447,037	\$10,317	\$0	\$10,317
2022	\$370,000	\$0	\$3,037	\$373,037	\$9,437	\$0	\$9,437
2021	\$296,000	\$0	\$3,037	\$299,037	\$9,237	\$0	\$9,237

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$20,716,100
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100
DOR0/0006	01/1982	S3 DOR-03	0	U	V	\$119,930

Property Description

SEC 17 TWP 14 RGE 22
 NW 1/4 OF SW 1/4 EX CTY RD

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6221		1,320.0	1,320.0	PUD	40.00 AC						

9994 .0 .0 PUD 1.00 UT

Neighborhood 0875 - ACREAGE 441 EAST TO JAX RD

Mkt: 3 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	1,300.00	LF	10	2013	2	0.0	0.0
114 FENCE BOARD	1,300.00	LF	10	2013	3	0.0	0.0

Appraiser Notes

ZONING CHANGED FROM A1 TO PUD 09-2009

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description



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

14606-002-00

Prime Key: 274577

[Beta MAP IT+](#)

Current as of 5/29/2024

[Property Information](#)

ADENA GC HOLDINGS LLC
 15 FIRST COMMERCE DR UNIT 1
 AURORA ONTARIO CANADA L4G
 0G2

[Taxes / Assessments:](#)

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 62

[Acres:](#) 80.00

[2023 Certified Value](#)

Land Just Value	\$1,277,050		
Buildings	\$0		
Miscellaneous	\$497	Impact	
Total Just Value	\$1,277,547	Land Class Value	(\$696,084)
Total Assessed Value	\$581,463	Total Class Value	\$580,966
Exemptions	\$0	Ex Codes: 08	\$581,463
Total Taxable	\$581,463		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,277,050	\$0	\$497	\$1,277,547	\$581,463	\$0	\$581,463
2022	\$962,750	\$0	\$497	\$963,247	\$215,368	\$0	\$215,368
2021	\$457,700	\$0	\$497	\$458,197	\$196,359	\$0	\$196,359

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	1	\$20,716,100
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 18 TWP 14 RGE 22
 N 1/2 OF SE 1/4

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6202		1,320.0	2,640.0	PUD	38.00	AC						
9902		.0	.0	PUD	31.00	AC						

9470	.0	.0	PUD	11.00	AC
9994	.0	.0	A1	1.00	UT

Neighborhood 1241 - RES ON HWY 441

Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
048 SHED OPEN	782.00	SF	15	1975	1	34.0	23.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

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

14699-001-00

Prime Key: 275450

[Beta MAP IT+](#)

Current as of 5/29/2024

[Property Information](#)

ADENA GC HOLDINGS LLC
 15 FIRST COMMERCE DR UNIT 1
 AURORA ONTARIO CANADA L4G
 0G2

[Taxes / Assessments:](#)

Map ID: 176

[Millage:](#) 9001 - UNINCORPORATED

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

[PC:](#) 62

Acres: 53.48

[2023 Certified Value](#)

Land Just Value	\$1,119,380		
Buildings	\$0		
Miscellaneous	\$1,614	Impact	(\$613,287)
Total Just Value	\$1,120,994	Land Class Value	\$506,093
Total Assessed Value	\$507,707	Total Class Value	\$507,707
Exemptions	\$0	Ex Codes: 08	
Total Taxable	\$507,707		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$1,119,380	\$0	\$1,614	\$1,120,994	\$507,707	\$0	\$507,707
2022	\$791,504	\$0	\$1,614	\$793,118	\$13,112	\$0	\$13,112
2021	\$375,964	\$0	\$1,614	\$377,578	\$12,845	\$0	\$12,845

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$20,716,100
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100
0733/0162	03/1976	02 DEED NC	0	U	V	\$138,000

[Property Description](#)

SEC 18 TWP 14 RGE 22
 N 1/2 OF SW 1/4
 EXC S 455 FT OF W 1057 FT
 EXC W 100 FT FOR US HWY 441/301 ROW
 EXC COM AT THE S 1/4 COR OF SEC 18 TH S 89-46-42 E 100.16 FT TO THE POB
 TH CONT N 89-46-42 E 621.97 FT TH S 00-22-024 W 210 FT TH N 89-46-42 W
 621.97 FT TH N 00-22-24 E 210 FT TO THE POB

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
6202		.0	.0	PUD	33.48	AC						
9994		.0	.0	PUD	1.00	UT						
9902		.0	.0	PUD	20.00	AC						

Neighborhood 1241 - RES ON HWY 441
Mkt: 8 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
114 FENCE BOARD	1,500.00	LF	10	1996	2	0.0	0.0

Appraiser Notes

ZONING CHANGED FROM A1 TO PUD 09-2009

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description

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

14699-000-07

[GOOGLE Street View](#)

Prime Key: 275433

[Beta MAP IT+](#)

Current as of 5/29/2024

Property Information

ADENA GC HOLDINGS LLC
 15 FIRST COMMERCE DR UNIT 1
 AURORA ONTARIO CANADA L4G 0G2

Taxes / Assessments:
 Map ID: 176
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 38
 Acres: 486.37

More Situs
 Situs: Situs: 544 NW 78TH LANE RD
 Ocala

2023 Certified Property Value by Special

Land Just Value	N/A	
Buildings	N/A	
Miscellaneous	N/A	
Total Just Value	\$5,723,464	<u>Ex Codes:</u>
Total Assessed Value	\$5,723,464	
Exemptions	\$0	
Total Taxable	\$5,723,464	

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$7,344,318	\$10,044,780	\$3,964,397	\$5,723,464	\$5,723,464	\$0	\$5,723,464
2022	\$5,879,451	\$8,664,173	\$4,031,724	\$5,723,464	\$5,723,464	\$0	\$5,723,464
2021	\$2,803,230	\$7,604,540	\$4,100,194	\$5,723,464	\$5,723,464	\$0	\$5,723,464

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
7922/0182	11/2022	06 SPECIAL WARRANTY	8 ALLOCATED	Q	I	\$20,716,100
7123/1506	01/2020	05 QUIT CLAIM	0	U	V	\$100
7087/0839	11/2019	05 QUIT CLAIM	0	U	V	\$100
7084/0072	11/2019	05 QUIT CLAIM	0	U	V	\$100
7047/1475	09/2019	05 QUIT CLAIM	0	U	V	\$100
7047/1463	09/2019	05 QUIT CLAIM	0	U	V	\$100
7038/1925	09/2019	05 QUIT CLAIM	0	U	V	\$100
7032/0550	08/2019	05 QUIT CLAIM	0	U	V	\$100
7031/0837	08/2019	05 QUIT CLAIM	0	U	V	\$100
7031/0835	08/2019	05 QUIT CLAIM	0	U	V	\$100

6082/1269	08/2014	05 QUIT CLAIM	0	U	V	\$100
5786/1963	09/2012	43 R-O-W	0	U	V	\$100
5012/0218	04/2008	07 WARRANTY	2 V-SALES VERIFICATION	U	I	\$589,300
5012/0205	04/2008	07 WARRANTY	8 ALLOCATED	U	V	\$17,257,400
2469/0237	02/1998	61 FJDMNT	0	U	V	\$100
2150/1525	07/1995	65 TAKING	0	U	V	\$100
1851/0747	07/1992	07 WARRANTY	0	U	V	\$100

Property Description

SEC 18 TWP 14 RGE 22
 S 1/2 OF SW 1/4
 EX S 240.2 FT OF W 454.6 FT &
 EX N 208.71 FT OF W 417.42 FT &
 EX SR 25-A R/WAY
 & INCLUDE S 1/2 OF SE 1/4, THE E 66 FT

SEC 19 TWP 14 RGE 22
 E 3/4 OF N 1/2
 EXC S 50 FT
 EXC SR 326 ROW AS DESC IN OR 2159/1525
 AKA PARCEL #135
 EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB

SEC 20 TWP 14 RGE 22
 W 1/2 OF NW 1/4
 EXC CR ROW
 EXC S 50 FT BEING MORE DESC AS:
 EXC COM AT SW COR OF S 1/2 OF SW 1/4 OF SEC 18 TH N 89-56-38 E 100 FT
 TH N 00-21-52 E 1117.82 FT FOR POB TH S 89-56-03 E 160.50 FT TH S 00-21-52 W
 27 FT TH N 89-56-03 W 160.50 FT TH N 00-21-52 E 27 FT TO TH POB

EXC ANY PT LYING WITHING THE ADD ROW TAKING BEING MORE PARTICULARLY DESC AS
 COM AT THE SE COR OR NE 1/4 OF SEC 19 TH N 50 FT TO THE POB TH N 89-45-29 W 3648.69 FT
 TH N 00-07-29 W 10.04 FT TH N 84-10-41 W 164.12 FT TH N 00-19-34 E 10.05 FT TH S 84-10-41 E
 174.10 FT TH S 00-07-29 E 9.12 FT TH S 89-45-29 E 3638.68 FT TH S 89-35-56 E 1277.24 FT TH
 S 00-32-27 W 10 FT TH N 89-35-56 W 1277.12 FT TO THE POB &

SEC 17 TWP 14 RGE 22
 SW 1/4 OF SW 1/4
 EXC WEST ANTHONY RD
 BEGINNING AT THE SW COR OF S 1/2 OF THE SW 1/4 OF SEC 18
 TH N 240.2 FT TH E 454.6 FT TH S 240.2 FT TH W 454.6 FT TO THE POB
 EXC S 210 FT TO THE W 420
 EXC SR 25

Land Data - Warning: Verify Zoning

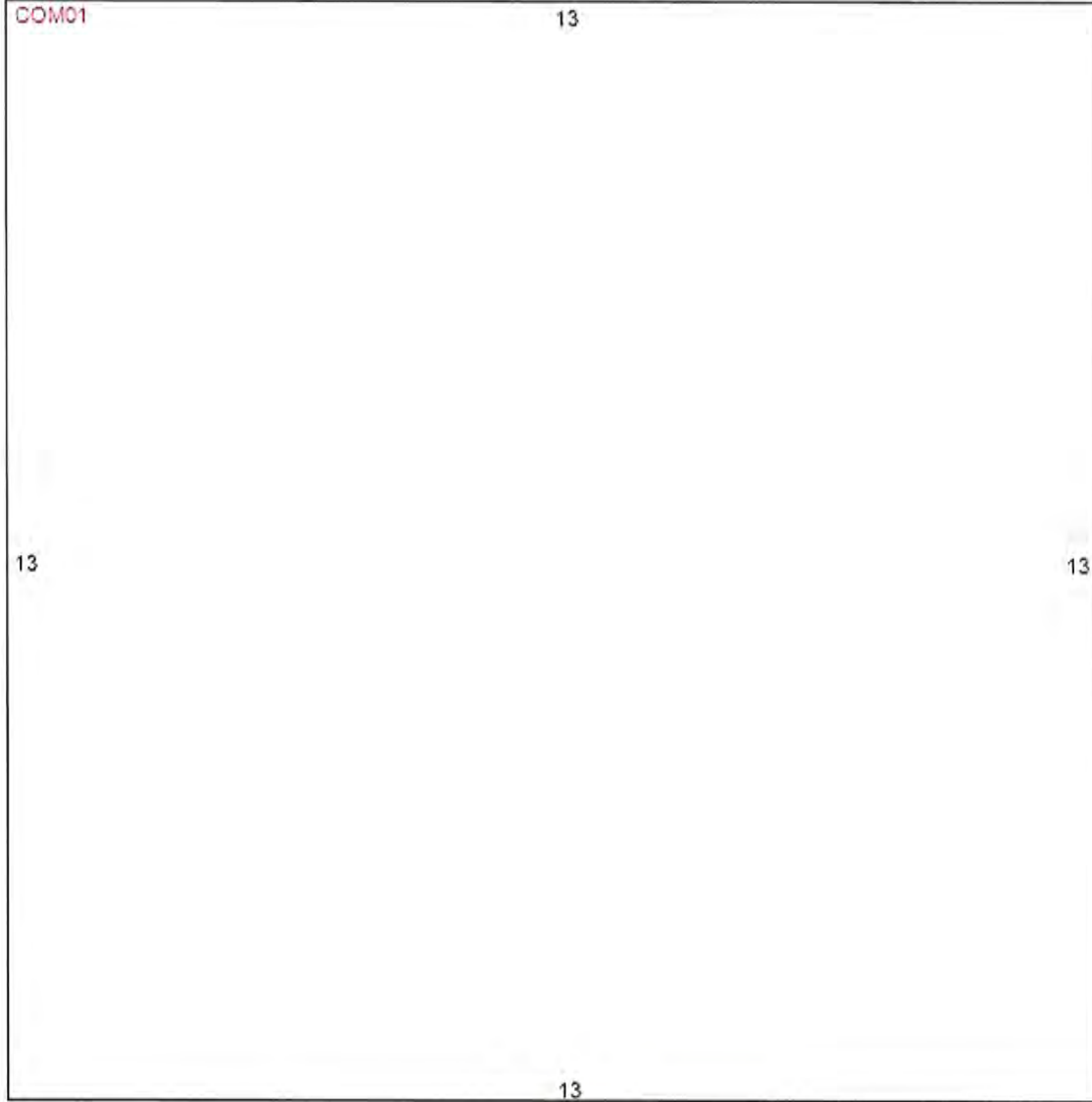
Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
3830		.0	.0	PUD	285.00	AC						
9902		.0	.0	PUD	135.91	AC						
3800		.0	.0	PUD	13.00	AC						
3850		.0	.0	PUD	8.00	AC						
9510		.0	.0	PUD	33.51	AC						
9470		.0	.0	PUD	2.00	AC						
9525		.0	.0	PUD	8.95	AC						

9994 .0 .0 PUD 1.00 UT
Neighborhood 1241 - RES ON HWY 441
Mkt: 8 70

Traverse

Building 1 of 10

COM01=R13U13L13D13.



Building Characteristics

Structure	4 - MASONRY NO PILAST	Year Built 2011
Effective Age	3 - 10-14 YRS	Physical Deterioration 0%
Condition	2	Obsolescence: Functional 0%
Quality Grade	500 - FAIR	Obsolescence: Locational 0%
Inspected on	8/9/2018 by 211	Base Perimeter 52

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2011	0	169	M00 MINIMUM FINISH	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 0	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 0

Traverse

Building 2 of 10

COM01=L25U12L20D19L30U19L21U57R21U26R29A45|12,6R12A135|12,6D16R64U16A45|12,6R12A135|12,6D34R36D30L5D6R5D24L37U11L20D12L25U8L32D8.

CAN02=R9,7D13L6D3,5L4D24R4D3,5R24,4U3,5R4U24L4U3,5L6U13R9,7U8L32D8.L24,4U12

CAN03=L20D9R20U9.R81,6

CAN04=R20D9L20U9.R20D11R37U24

CAN05=L5U6R5D6.U36L36U18L30

CAN06=L64U16R18,6U3R27D3R18,6D16.R30D18

CAN07=U34A315|12,6L12A225|12,6L18,6U3L27D3L18,6A315|12,6L12A225|12,6D16R97D19R27.L27U19L97

PTO08=U16L29D26L21D16R50U26.D26L50D60R29

PTO09=D5R14U5L14.R105U7

PTO10=D5R13U5L13.

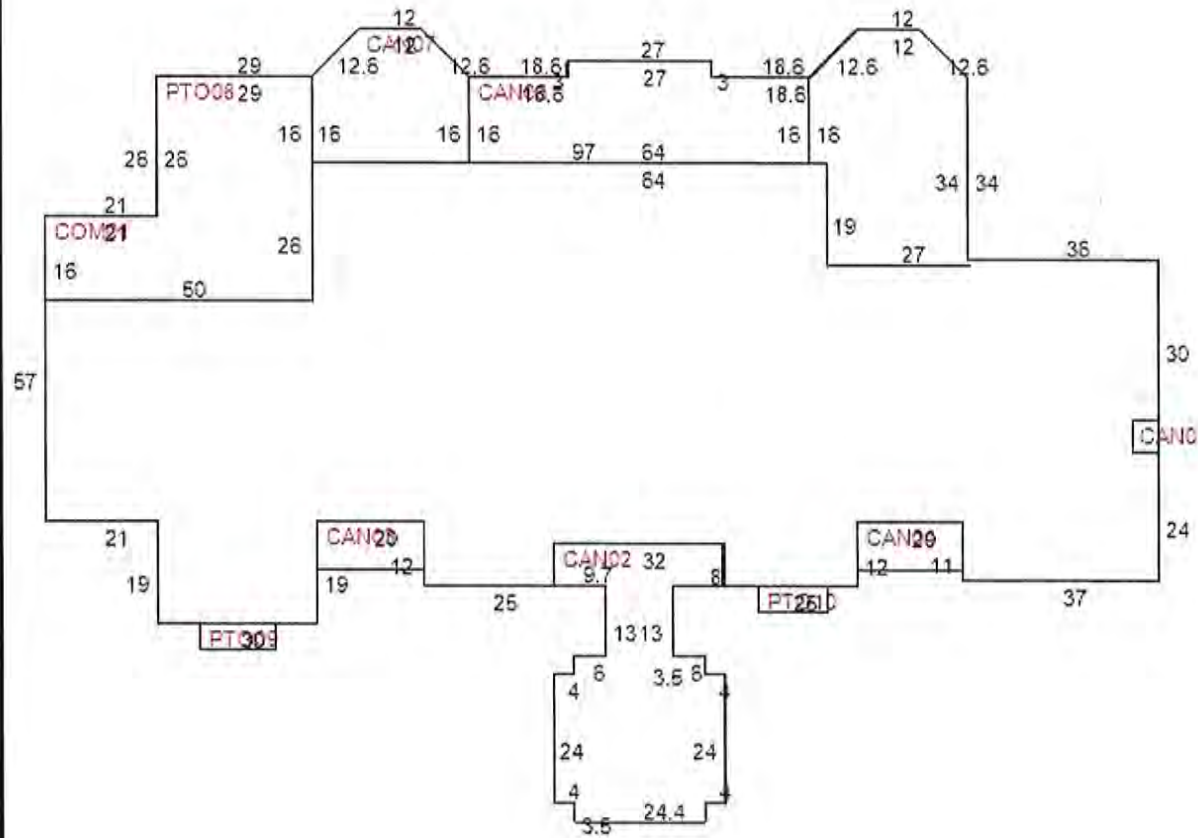
CAN11=180.

PTO12=70.

CAN13=300.

PTO14=75.

180



Building Characteristics

Structure	6 - PILASTERS	Year Built 2015
Effective Age	2 - 05-09 YRS	Physical Deterioration 0%
Condition	1	Obsolescence: Functional 0%
Quality Grade	900 - EXCELLENT	Obsolescence: Locational 0%
Inspected on	8/9/2018 by 211	Base Perimeter 742

Exterior Wall 32 CONC BLK-STUCO66 STONE VEN-BLK

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	13.5	1.94	2015	0	16,651	M38 GOLF COURSE	80 %	Y Y
						M01 RESIDENTIAL	16 %	Y Y
						M49 STORAGE	4 %	Y N
2	13.0	1.00	2015	0	1,365	CAN CANOPY-ATTACHD	100 %	N N
3	10.0	1.00	2015	0	180	CAN CANOPY-ATTACHD	100 %	N N
4	10.0	1.00	2015	0	180	CAN CANOPY-ATTACHD	100 %	N N
5	10.0	1.00	2015	0	30	CAN CANOPY-ATTACHD	100 %	N N
6	12.0	1.00	2015	0	1,107	CAN CANOPY-ATTACHD	100 %	N N
7	12.0	1.00	2015	0	2,932	CAN CANOPY-ATTACHD	100 %	N N
8	12.0	1.00	2015	0	1,554	PTO PATIO	100 %	N N
9	12.0	1.00	2015	0	70	PTO PATIO	100 %	N N
10	26.0	1.00	2015	0	65	PTO PATIO	100 %	N N
11	26.0	1.00	2015	0	180	CAN CANOPY-ATTACHD	100 %	N N
12	39.0	1.00	2015	0	70	PTO PATIO	100 %	N N
13	39.0	1.00	2015	0	300	CAN CANOPY-ATTACHD	100 %	N N
14	39.0	1.00	2015	0	75	PTO PATIO	100 %	N N

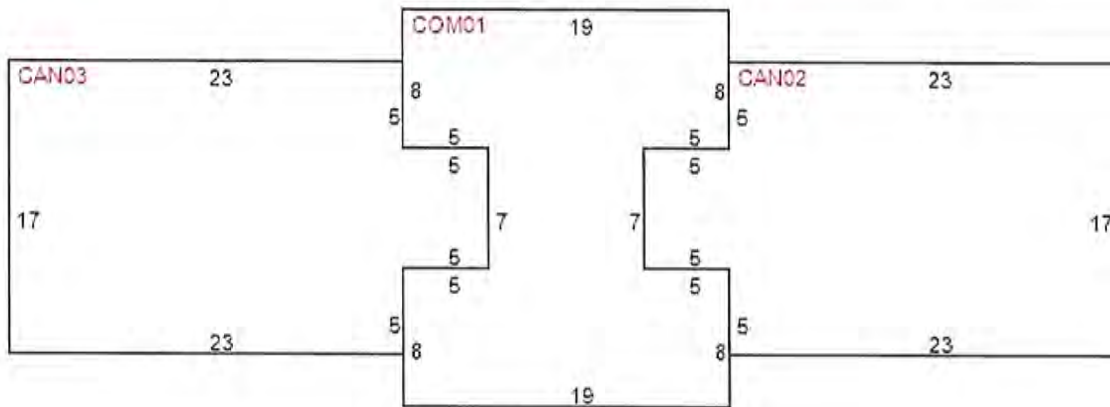
Section: 1

Elevator Shafts: 3	Aprtments: 0	Kitchens: 3	4 Fixture Baths: 9	2 Fixture Baths: 6
Elevator Landings: 9	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 2	Extra Fixtures: 74

Traverse

Building 3 of 10

COM01=U8L5U7R5U8L19D8R5D7L5D8R19.U8
 CAN02=L5U7R5U5R23D17L23U5.L19
 CAN03=R5U7L5U5L23D17R23U5.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 2 - 05-09 YRS
Condition 1
Quality Grade 600 - AVERAGE
Inspected on 8/9/2018 by 211

Year Built 2015
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 104

Exterior Wall 66 STONE VEN-BLK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	2015	0	367	M00 MINIMUM FINISH	100 %	N N
2	13.0	1.00	2015	0	426	CAN CANOPY-ATTACHD	100 %	N N
3	13.0	1.00	2015	0	426	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 1 **Extra Fixtures:** 0

Traverse

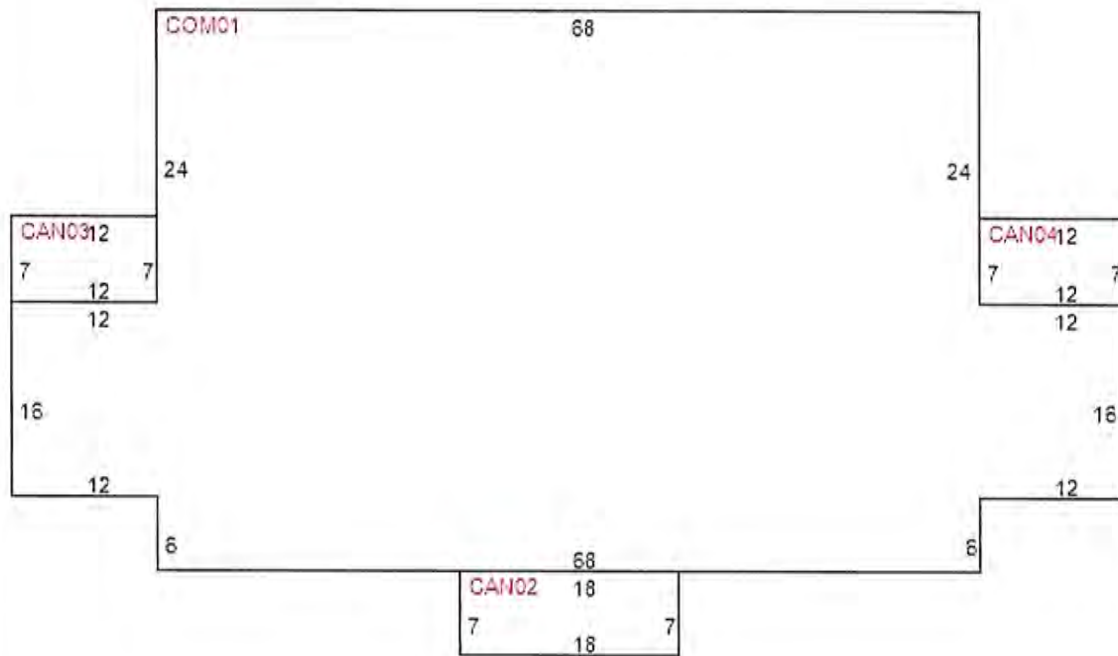
Building 4 of 10

COM01=L68U6L12U16R12U24R68D24R12D16L12D6.L25

CAN02=D7L18U7R18.L43U6L12U16R12

CAN03=U7L12D7R12.R68

CAN04=R12U7L12D7.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 2 - 05-09 YRS
Condition 1
Quality Grade 700 - GOOD
Inspected on 8/9/2018 by 211

Year Built 2015
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 276

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	2015	0	3,512	M38 GOLF COURSE	100 %	N Y
2	11.0	1.00	2015	0	126	CAN CANOPY-ATTACHD	100 %	N N
3	11.0	1.00	2015	0	84	CAN CANOPY-ATTACHD	100 %	N N
4	11.0	1.00	2015	0	84	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 0	4 Fixture Baths: 2	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 17

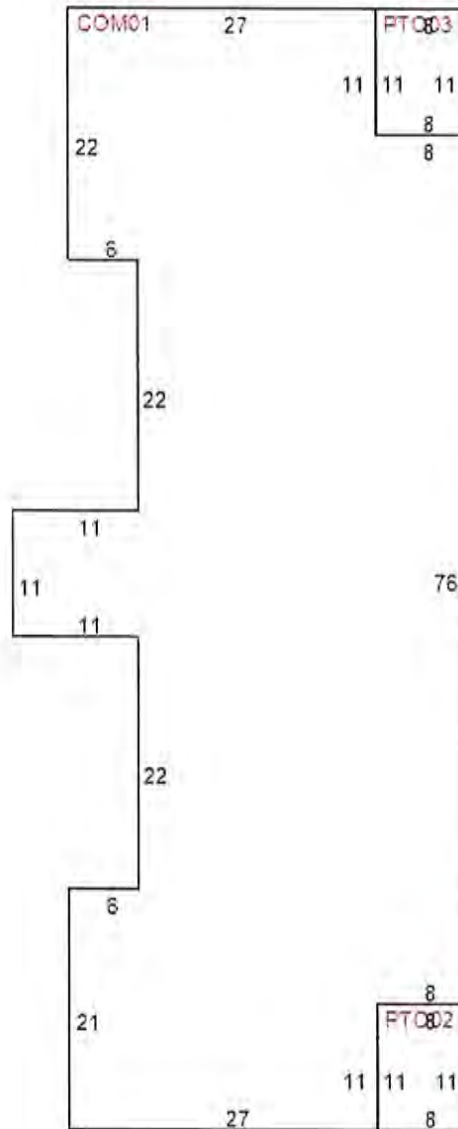
Traverse

Building 5 of 10

COM01=U11R8U76L8U11L27D22R6D22L11D11R11D22L6D21R27.

PTO02=U11R8D11L8.U98

PTO03=R8D11L8U11.



Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 2 - 05-09 YRS
 Condition 1
 Quality Grade 600 - AVERAGE
 Inspected on 8/9/2018 by 211

Year Built 2015
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 300

Exterior Wall 32 CONC BLK-STUCO01 NO EXTERIOR

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.5	1.97	2015	0	3,045	M28 PARKING GARAGE	100 %	N
2	9.5	1.00	2015	0	88	PTO PATIO	100 %	N
3	9.5	1.00	2015	0	88	PTO PATIO	100 %	N

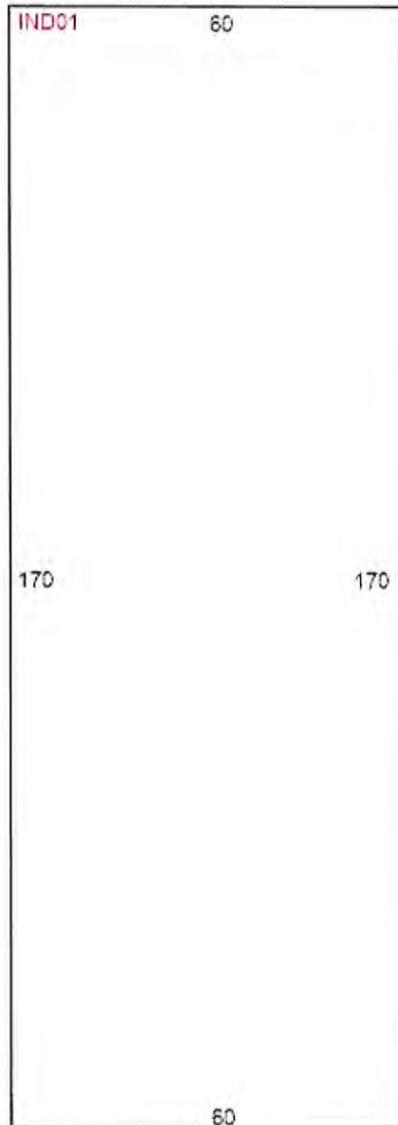
Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 1
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 3

Traverse

Building 6 of 10

IND01=R60U170L60D170.
 MZS02=840.
 840



Building Characteristics

Structure 1 - WH STL FR
 Effective Age 2 - 05-09 YRS
 Condition 0
 Quality Grade 500 - FAIR
 Inspected on 8/9/2018 by 211

Year Built 2011
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 460

Exterior Wall 18 PREFINISHED MTL32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	16.0	1.00	2011	0	10,200	F49 STORAGE	100 %	N N
2	8.0	1.00	2011	0	840	MZS MEZZANINE STOR	100 %	N N

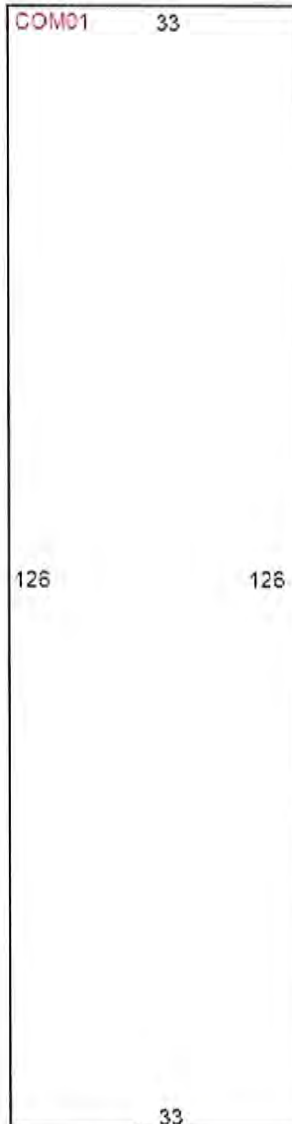
Section: 1

Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 0 2 Fixture Baths: 0
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 2

Traverse

Building 7 of 10

COM01=R33U126L33D126.



Building Characteristics

Structure 4 - MASONRY NO PILAST
 Effective Age 2 - 05-09 YRS
 Condition 0
 Quality Grade 500 - FAIR
 Inspected on 8/9/2018 by 211

Year Built 2011
 Physical Deterioration 0%
 Obsolescence: Functional 0%
 Obsolescence: Locational 0%
 Base Perimeter 318

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2011	0	4,158	M49 STORAGE M17 OFFICE	24 % 76 %	N N Y

Section: 1

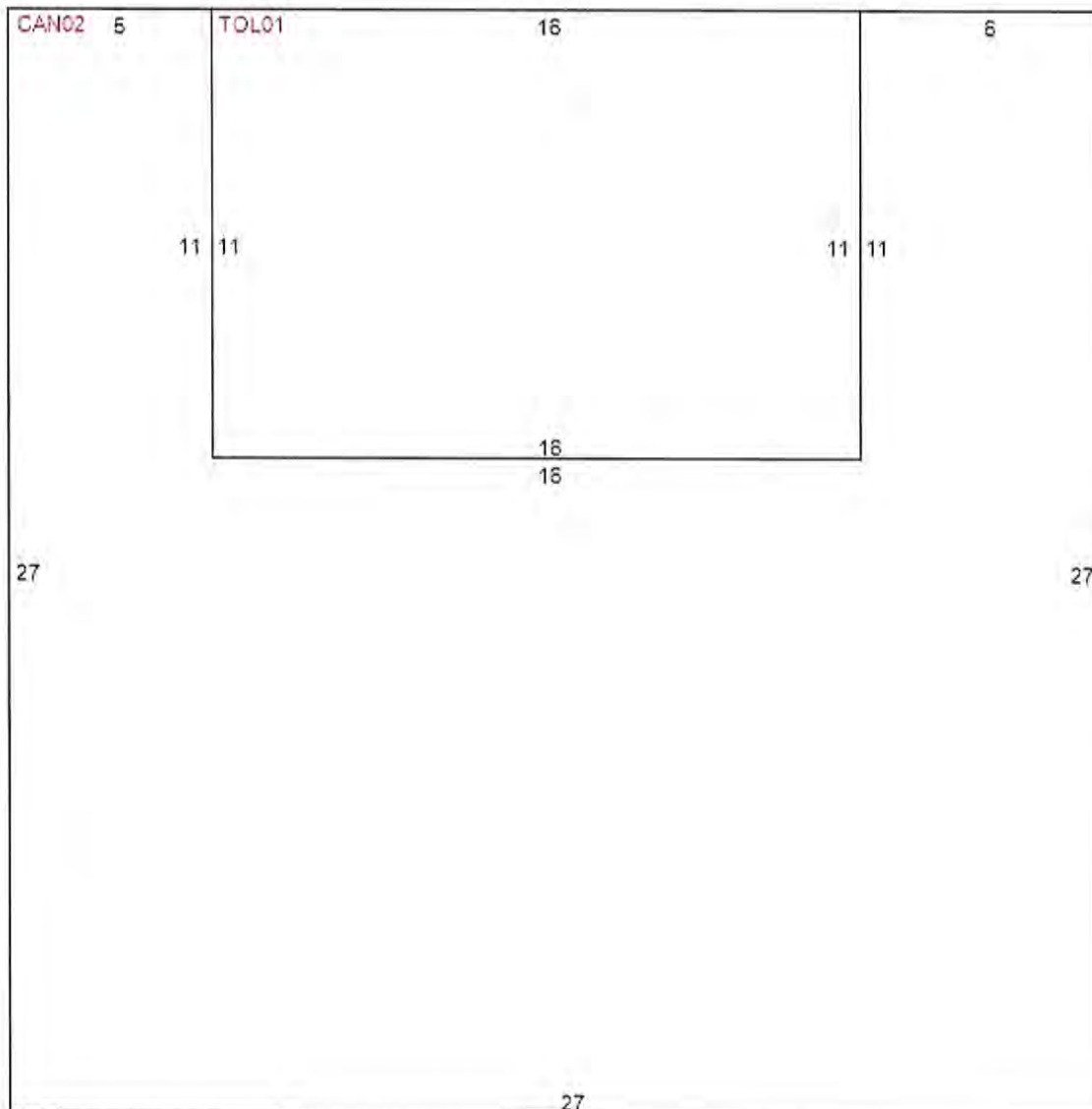
Elevator Shafts: 0 Aprtments: 0 Kitchens: 0 4 Fixture Baths: 2 2 Fixture Baths: 0
 Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 1 Extra Fixtures: 13

Traverse

Building 8 of 10

TOL01=D11R16U11L16.

CAN02=L5D27R27U27L6D11L16U11.



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 2 - 05-09 YRS
Condition 1
Quality Grade 500 - FAIR
Inspected on 8/9/2018 by 211

Year Built 2015
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 54

Exterior Wall 32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	10.0	1.00	2015	0	176	M00 MINIMUM FINISH	100 %	N N
2	10.0	1.00	2015	0	553	CAN CANOPY-ATTACHD	100 %	N N

Section: 1

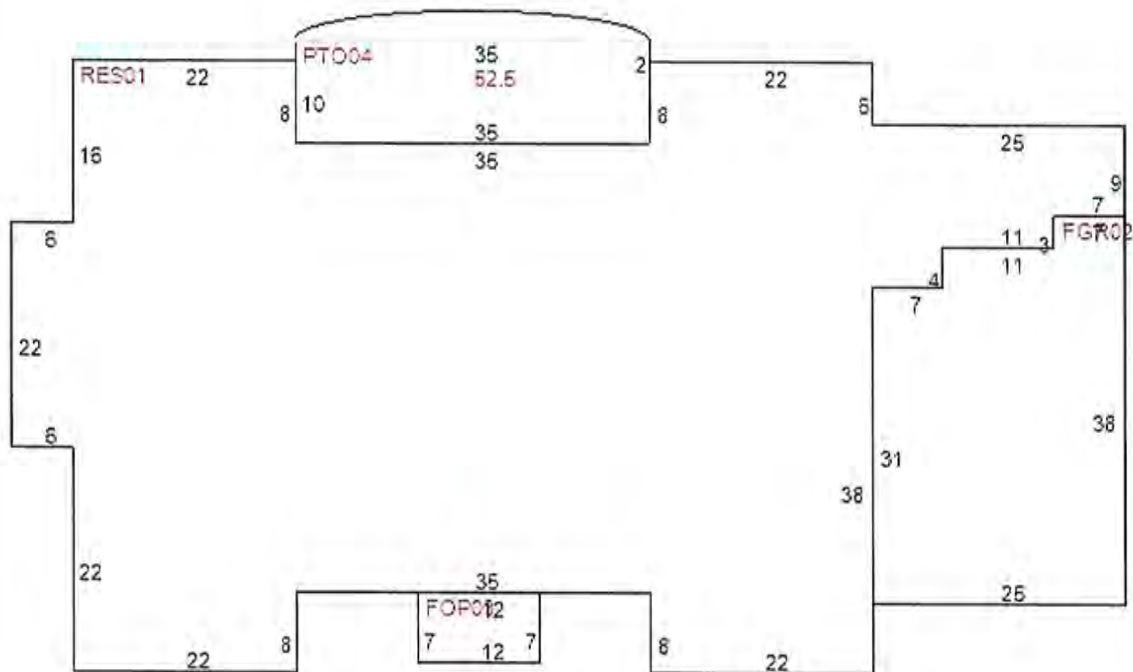
Elevator Shafts: 0 **Aprtments:** 0 **Kitchens:** 0 **4 Fixture Baths:** 0 **2 Fixture Baths:** 0
Elevator Landings: 0 **Escalators:** 0 **Fireplaces:** 0 **3 Fixture Baths:** 0 **Extra Fixtures:** 6

Traverse

Building 9 of 10

RES01=L7D3L11D4L7D38L22U8L35D8L22U22L6U22R6U16R22D8R35U8R22D6R25D9.
 FGR02=L7D3L11D4L7D31R25U38.L7D3L11D4L7D38L22U8L11
 FOP03=L12D7R12U7.R11D8R22U39R4U3R15U3R6U9L25U6L22

PTO04=D8L35U10CPR35|3D2.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 2 - 05-09 YRS
Condition 4
Quality Grade 950 - EXCELLENT CUSTOM
Inspected on 8/9/2018 by 211

Year Built 2018
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 372

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 01	32 - CONC BLK-STUCO	1.00	2018	N	0 %	0 %	4,619	4,619
FGR 02	32 - CONC BLK-STUCO	1.00	2018	N	0 %	0 %	868	868
FOP 03	01 - NO EXTERIOR	1.00	2018	N	0 %	0 %	84	84
PTO 04	01 - NO EXTERIOR	1.00	2018	N	0 %	0 %	432	432

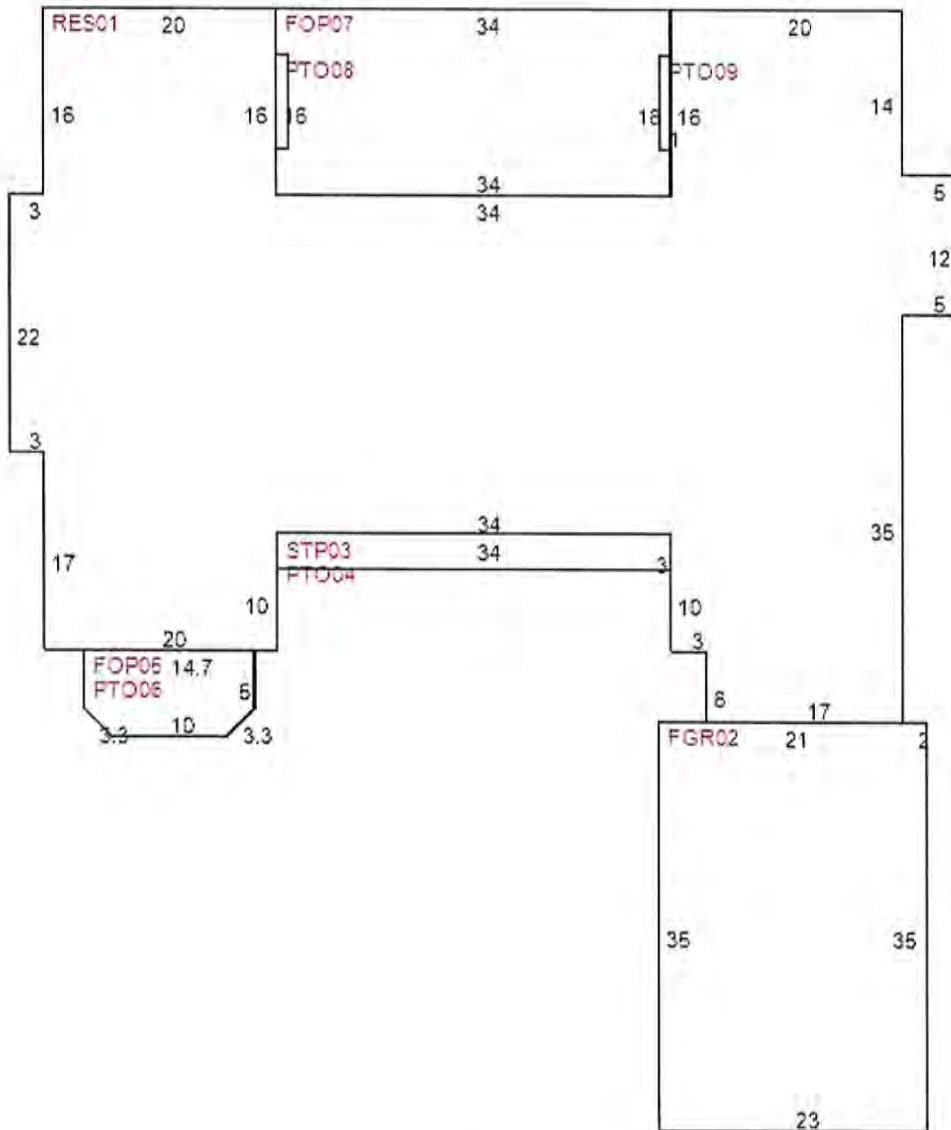
Section: 1

Roof Style: 12 HIP	Floor Finish: 52 MARBLE	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 22 CONCRETE TILE	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 1	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 2	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 1	Extra Fixtures: 5	Intercom: N
A/C: Y			Vacuum: N

Traverse

Building 10 of 10

RES01=L17U6L3U10L34D10L20U17L3U22R3U16R20D16R34U16R20D14R5D12L5D35.
 FGR02=R2D35L23U35R21.L17U6L3U10
 STP03=L34D3R34U3.
 PTO04=L34D3R34U3.L34D10L2
 FOP05=D5A225|3,3L10A315|3,3U5R14,7.
 PTO06=D5A225|3,3L10A315|3,3U5R14,7.L18U55R20
 FOP07=D16R34U16L34.D4
 PTO08=R1D8L1U8.U4R34D4
 PTO09=L1D8R1U8.



Building Characteristics

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 2 - 05-09 YRS
Condition 4
Quality Grade 900 - EXCELLENT
Inspected on 8/9/2018 by 211

Year Built 2018
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%

Type	ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES	0132	- CONC BLK-STUCO	1.94	2018	N	0 %	0 %	3,414	6,623
FGR	0232	- CONC BLK-STUCO	1.00	2018	N	0 %	0 %	805	805
STP	0301	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
PTO	0401	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
FOP	0501	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
PTO	0601	- NO EXTERIOR	1.00	2018	N	0 %	0 %	102	102
FOP	0701	- NO EXTERIOR	1.00	2018	N	0 %	0 %	544	544
PTO	0801	- NO EXTERIOR	1.00	2018	N	0 %	0 %	8	8
PTO	0901	- NO EXTERIOR	1.00	2018	N	0 %	0 %	8	8

Section: 1

Roof Style: 12 HIP	Floor Finish: 52 MARBLE	Bedrooms: 5	Blt-In Kitchen: Y
Roof Cover: 22 CONCRETE TILE	Wall Finish: 16 DRYWALL-PAINT	4 Fixture Baths: 2	Dishwasher: Y
Heat Meth 1: 20 HEAT PUMP	Heat Fuel 1: 10 ELECTRIC	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 2	Garbage Compactor: N
Foundation: 6 MONOLITC SLAB	Fireplaces: 1	Extra Fixtures: 7	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	3,780.00	LF	20	2008	5	0.0	0.0	
185 SAUNA/SPA	203.00	SF	50	2015	5	0.0	0.0	
144 PAVING ASPHALT	121,096.00	SF	5	2015	3	0.0	0.0	
250 WALLS MASONRY	5,827.00	SF	50	2015	3	0.0	0.0	
159 PAV CONCRETE	13,325.00	SF	20	2015	3	0.0	0.0	
UDU UTILITY-UNFINS	169.00	SF	40	2015	3	13.0	13.0	
UDU UTILITY-UNFINS	169.00	SF	40	2015	3	13.0	13.0	
156 PAVING BRICK	24,932.00	SF	20	2015	5	0.0	0.0	
256 WELL 1-5 BTH	1.00	UT	99	2008	3	0.0	0.0	
280 FIREPLACE	1.00	UT	50	2015	1	0.0	0.0	
126 GOLF COURSE	9.00	UT	99	2015	5	0.0	0.0	
105 FENCE CHAIN LK	2,591.00	LF	20	2008	5	0.0	0.0	
129 GOLF GREENS	10,883.00	SF	99	2015	4	0.0	0.0	
105 FENCE CHAIN LK	744.00	LF	20	2015	5	0.0	0.0	
247 TENNIS CT LIGH	22.00	UT	25	2015	3	0.0	0.0	
244 TENNIS COURT	7.00	UT	15	2015	1	0.0	0.0	
159 PAV CONCRETE	6,644.00	SF	20	2015	5	0.0	0.0	
105 FENCE CHAIN LK	280.00	LF	20	2015	1	0.0	0.0	
184 RETAIN WALL	468.00	SF	50	2015	3	0.0	0.0	
223 COM SWIM POOL	2,704.00	SF	20	2015	2	0.0	0.0	
099 DECK	6,722.00	SF	50	2015	5	0.0	0.0	
117 FENCE IRON	312.00	LF	20	2015	3	0.0	0.0	
250 WALLS MASONRY	2,456.00	SF	50	2011	3	0.0	0.0	
159 PAV CONCRETE	10,456.00	SF	20	2012	5	0.0	0.0	
048 SHED OPEN	88.00	SF	15	2011	1	11.0	8.0	
048 SHED OPEN	153.00	SF	15	2011	3	17.0	9.0	
144 PAVING ASPHALT	15,736.00	SF	5	2014	3	0.0	0.0	
250 WALLS MASONRY	320.00	SF	50	2015	3	0.0	0.0	
126 GOLF COURSE	2.00	UT	99	2015	5	0.0	0.0	
156 PAVING BRICK	6,904.00	SF	20	2015	5	0.0	0.0	
105 FENCE CHAIN LK	160.00	LF	20	2015	5	0.0	0.0	
129 GOLF GREENS	4,806.00	SF	99	2015	4	89.0	54.0	
105 FENCE CHAIN LK	1,386.00	LF	20	2008	5	0.0	0.0	
259 WELL 04-12IN	1.00	UT	99	1973	2	0.0	0.0	
105 FENCE CHAIN LK	1,300.00	LF	20	2011	5	0.0	0.0	

048 SHED OPEN	960.00	SF	15	1973	2	40.0	24.0
105 FENCE CHAIN LK	4,076.00	LF	20	2008	5	0.0	0.0
250 WALLS MASONRY	752.00	SF	50	2015	3	0.0	0.0
126 GOLF COURSE	3.00	UT	99	2015	5	0.0	0.0
156 PAVING BRICK	1,929.00	SF	20	2015	5	0.0	0.0
FDU UTILITY-FINISH	720.00	SF	40	2011	5	30.0	24.0
126 GOLF COURSE	4.00	UT	99	2015	5	0.0	0.0
159 PAV CONCRETE	3,070.00	SF	20	2015	3	0.0	0.0
105 FENCE CHAIN LK	160.00	LF	20	2015	5	0.0	0.0
114 FENCE BOARD	3,372.00	LF	10	2015	1	0.0	0.0
250 WALLS MASONRY	1,928.00	SF	50	2015	3	0.0	0.0

Appraiser Notes

ADENA GOLF AND COUNTRY CLUB
PRIVATE GOLF COURSE
18 HOLES PAR 72
288 ACRES
LENGTH: 7,086
SLOPE: 150
USGA RATING: 74.9
DESIGNER: FRANK STRONACH
BLDG#1= ELECTRICAL BLDG
BLDG#2= CLUBHOUSE
BLDG#3= GUARDHOUSE OFF 326

MODULAR BLDG (MH) WILLIAM SCOTSMAN 05-1146
ZONING CHANGED FROM A1 TO PUD 09-2009

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2016060055	4/6/2018	4/5/2018	SFR
2016060057	6/1/2016	3/20/2018	GUEST HOUSE FOR MODEL 4 LOT 120
2015030897	3/1/2015	12/8/2015	GRANDSTAND SEATS (CONCRETE)
2015030322	3/1/2015	5/20/2015	NEW POOL EQUIPMENT ENCLOSURE
2015030321	3/1/2015	5/7/2015	DUMPSTER ENCLOSURE
2015010329	1/1/2015	3/18/2015	LIGHT POLE FOOTINGS
2014110182	11/1/2014	5/14/2015	GOLF CART STORAGE BLDG
2014110562	11/1/2014	5/26/2015	POOL
2014110568	11/1/2014	5/14/2015	GYM BLDG
2013100288	10/1/2013	2/12/2012	ELECTRICAL BLDG (845)
2013051059	7/24/2013	-	CONNECT POWER TO PUMP HOUSE
212030824	3/1/2012	-	GUARDHOUSE (326)
2012030389	3/1/2012	2/11/2015	CLUBHOUSE
2011070463	7/1/2011	12/12/2011	PUMPHOUSE(Accessory Structure for Golf Course)

4470



Tindale-Oliver & Associates, Inc.
Planning and Engineering

November 16, 2010

Mr. Robert E. Vilak, P.E.
Marion County, Traffic Engineering Division
412 SE 25th Avenue
Ocala, Florida 34471

Subject: Traffic Impact Study Methodology – Ocala Meadows Farms

Dear Mr. Vilak,

This letter summarizes a traffic impact study methodology for a proposed development (Ocala Meadows Farms) located on the northeast quadrant of U.S. 301 and S.R. 326 in Marion County, Florida. The proposed methodology described below was prepared in general accordance with the Marion County *Traffic Impact Analysis* (effective June 19, 2008), hereafter referred to as the *TIA Guidelines*.

Project Description

Ocala Meadows Farms is a development proposed for a 1,200+/- acre site located on the northeast quadrant of U.S. 301 and S.R. 326, as illustrated in Exhibit A. The development is anticipated to include 363 single-family dwelling units and an 18-hole golf course. Access to the site is proposed via connections to S.R. 326 and West Anthony Road. A preliminary site plan for the proposed project is shown in Exhibit B. Build out of the proposed development is anticipated approximately by 2020.

Study Level

Due to the magnitude of the development (anticipated to generate more than 100 net new peak hour trips) a Traffic Study will be conducted according to the Marion County *TIA Guidelines*.

Analysis Timeframe

The Ocala Meadows Farms is estimated to build out by 2020.

Analysis Period

The TIA will be conducted for the PM peak hour conditions since that time period provides for the worst-case traffic scenario for the adjacent roadway system.

Trip Generation

The daily and PM peak hour trip generation of the proposed development was estimated using the Trip Generation (Institute of Transportation Engineers, 8th edition, 2008). The trip generation for the residential component was obtained using the fitted-curve equation. Pursuant to the land use description included in ITE Trip Generation (Land Use 430: Golf Course – page 744), some studied sites (but not all) had driving ranges

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Planning and Engineering

Mr. Robert Vilak
November 16, 2010
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and club houses with pro shop, restaurant, lounge and banquet facilities. The golf course to be included as part of the Ocala Meadows Farms development will include such facilities; therefore, the trip generation rates (daily and peak hour) were determined based on the sites that showed higher than average trip generation rates on the graphs provided in Trip Generation. As a result of this, the following trip generation rates for the golf course component of the proposed development were used:

- Daily: 52.78 trips per hole, resulting in 950 trips per day
- PM Peak Hour: 3.89 trips per hole, resulting in 70 trips during the PM peak hour

Table 1 and Exhibit C summarize the resulting trip generation estimate.

Table 1. Summary of Trip Generation Estimate

ITE Land Use, Code, and Size			Daily	PM Peak Hour Trips		
			Trips	In	Out	Total
Single-Family Detached Housing	210 (Fitted Curve)	363 du	3,404	211	124	335
Golf Course	430 (Data Plot)	18 hole	950	32	38	70
Total Gross Trips			4,354	243	162	405

Source: ITE Trip Generation, 8th Edition, 2008.

As shown in Table 1, the proposed development is estimated to generate 405 trip ends per hour (243 inbound, 162 outbound) during the PM peak hour of adjacent street traffic.

No internal capture, pass-by, diverted trips, or mode split reductions were applied.

Trip Distribution

The distribution of project traffic was estimated based on output of the latest version of the Central Florida Regional Planning Model (CFRPM 4.5) using the model's select-zone function, as shown in Exhibit D. The socioeconomic data for 2020 was interpolated using the socioeconomic data from the 2012 Existing Plus Committed (E+C) and the 2025 Cost Affordable (CA) scenarios. The model was reviewed in the project vicinity to confirm its accurate reflection of the E+C network. The only adjustment made on the roadway network was along C.R. 200A from U.S 301/441 to NE 28th Street which was modified to show two lanes instead of the four lanes shown on the 2012 E+C travel demand model. In addition, since there is no current development on TAZ 3086 (located west of West Anthony Road and north of S.R. 326 as shown in Exhibit D), the project traffic assigned to this TAZ (6.4 percent) was reassigned to the east and south proportionally to the project traffic assigned to these areas. Finally, driveway assignment was performed based on directness of route driveway use restrictions (Antony West Road Driveway: residents only).

Trip Assignment

According to Marion County *TIA Guidelines*, existing, background, project, and future traffic volumes will be shown in figures for all intersections within the study area.

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Study Network Identification

According to Marion County *TIA Guidelines*, the study area is to include any public roadway where the net new traffic from the proposed project consumes at least 3 percent of the maximum service volume (based on the FDOT Generalized Level of Service) of the roadway plus one segment beyond. An intersection will be determined to be in the study area if the total number of PM peak hour project trips is 100 or greater.

Project generated traffic was assigned to the roadway network based on the model adjusted trip distribution, and was compared to service capacities on roadways in the project vicinity. Exhibit E summarizes the model adjusted trip distribution and the resultant percent of the service capacity consumed on each roadway segment.

As shown in Exhibit E, the study area will consist of the following roadway segments:

- C.R. 326 from U.S. 27 to C.R. 255A
- C.R. 326 from C.R. 255A to NW 44th Ave/I-75
- C.R. 326 from NW 44th Ave/I-75 to U.S.301
- S.R. 326 from U.S. 301 to C.R. 200A
- S.R. 326 from C.R. 200A to C.R. 35
- U.S. 301 from NW 77th Street to C.R. 326
- U.S. 301 from C.R. 326 to NW 35th Street
- U.S. 301 from NW 35th Street to NW 2nd Street
- West Anthony Road from NE 95th Street to C.R. 326
- West Anthony Road from C.R. 326 to NE 35th Street

The following intersections are anticipated to have 100 or more PM peak hour project trips and; therefore; shall be analyzed:

- S.R. 326 at C.R. 25A
- S.R. 326 at U.S.301
- S.R. 326 at West Anthony Road
- U.S. 301 at NW 35th Street

The intersection significance analysis is provided in Exhibit F.

The site access connections to S.R.326 and West Anthony Street will be analyzed for level of service and turn lane lengths during PM peak hour conditions. The potential need for right-turn lanes at the project site access connections will be evaluated in consideration of guidelines documented in the Florida Department of Transportation's *Driveway Handbook* (March 2005), and the potential need for left-turn lanes at the project site access connections will be evaluated based on research undertaken by M.D. Harmelink, as documented in *Volume Warrants for Left-Turn Storage Lanes at Unsignalized Grade Intersections* in Highway Research Record No. 211.

Existing Traffic Conditions

The existing conditions analysis was based on information obtained from the Ocala/Marion County TPO Roadway Segment Database and included adopted LOS standard, adopted service capacity, existing LOS,

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current traffic counts, number of lanes, posted speed limit, FDOT group classification and existing volume-to-capacity (v/c) ratios. The existing PM peak hour peak direction traffic volume was obtained by multiplying the existing AADT by the observed K100 and D100 values as reported by FDOT traffic counts. Exhibit G summarizes the level of service analysis for existing PM peak hour peak season conditions and indicates that all study roadways are currently operating at or above adopted LOS standard.

Manual turning movement counts will be collected to use as the basis for PM peak hour traffic volumes at the study intersections. Turning movement counts collected during PM peak hour (4:00 PM to 6:00 PM, respectively) in October and November 2010, and they will be adjusted to reflect peak season (100th highest hour) conditions using the latest 2009 FDOT peak season conversion factor (PSCF).

Background Traffic Conditions

Background traffic will be developed by applying annual growth rates to the existing traffic counts and then compounded annually through the buildout year of the project (2020). Historical traffic counts from the Ocala/Marion County TPO (7/9/10) and the 2009 FDOT Florida Traffic Information (FTI) DVD will be used to develop background traffic annual growth rates on county and state roadways respectively, in addition, a minimum two percent annual average growth rate will be used. Exhibit H documents the proposed annual average growth rates and future PM peak hour peak direction volume forecast.

Planned Improvements

There are no construction improvements within the first three years of the FDOT Work Plan and/or Marion County Capital Improvement Program (CIP); therefore, no committed improvements will be included in the analysis.

Project Analysis

The future total conditions analysis will include all impacted roadway links and intersections, as identified above, and will include a PM peak hour peak direction LOS analysis showing the future roadway conditions after applying the background traffic, and the proposed project traffic. The future conditions table will include information such as: functional classification, FDOT generalized LOS Table classifications, LOS capacity, future projected traffic volumes, future PM peak hour peak direction LOS, and future v/c ratios. In addition, future turning movement traffic volumes distinguishing the background, project, and total traffic at the study intersections will be provided.

Unsignalized intersection analyses will be conducted using Highway Capacity Software. Signalized intersection analyses will be conducted using the Synchro software program. Detailed interrupted flow arterial analyses, if necessary, will be conducted using the Synchro software program (signal spacing less than 2 miles) or HCS software for uninterrupted flow roadways (where signal spacing is equal to, or greater than, 2 miles).

Additional analyses will be performed if mitigation is required to offset project impacts.

Tindale-Oliver & Associates, Inc.


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November 16, 2010
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Report

A report summarizing the traffic study analysis, findings and all supporting documentation will be submitted for review and approval.

Sincerely,
Tindale-Oliver and Associates, Inc.



Fabricio A. Ponce, P.E.
Senior Project Manager

Attachments: Exhibits A through H

J:\-Client 600 - 699\636001-00.10 Ocala Meadows TIS\docs\Methodology\TIS Methodology 111610.doc

EXHIBIT A

Project Site Location

Exhibit A. Project Site Location

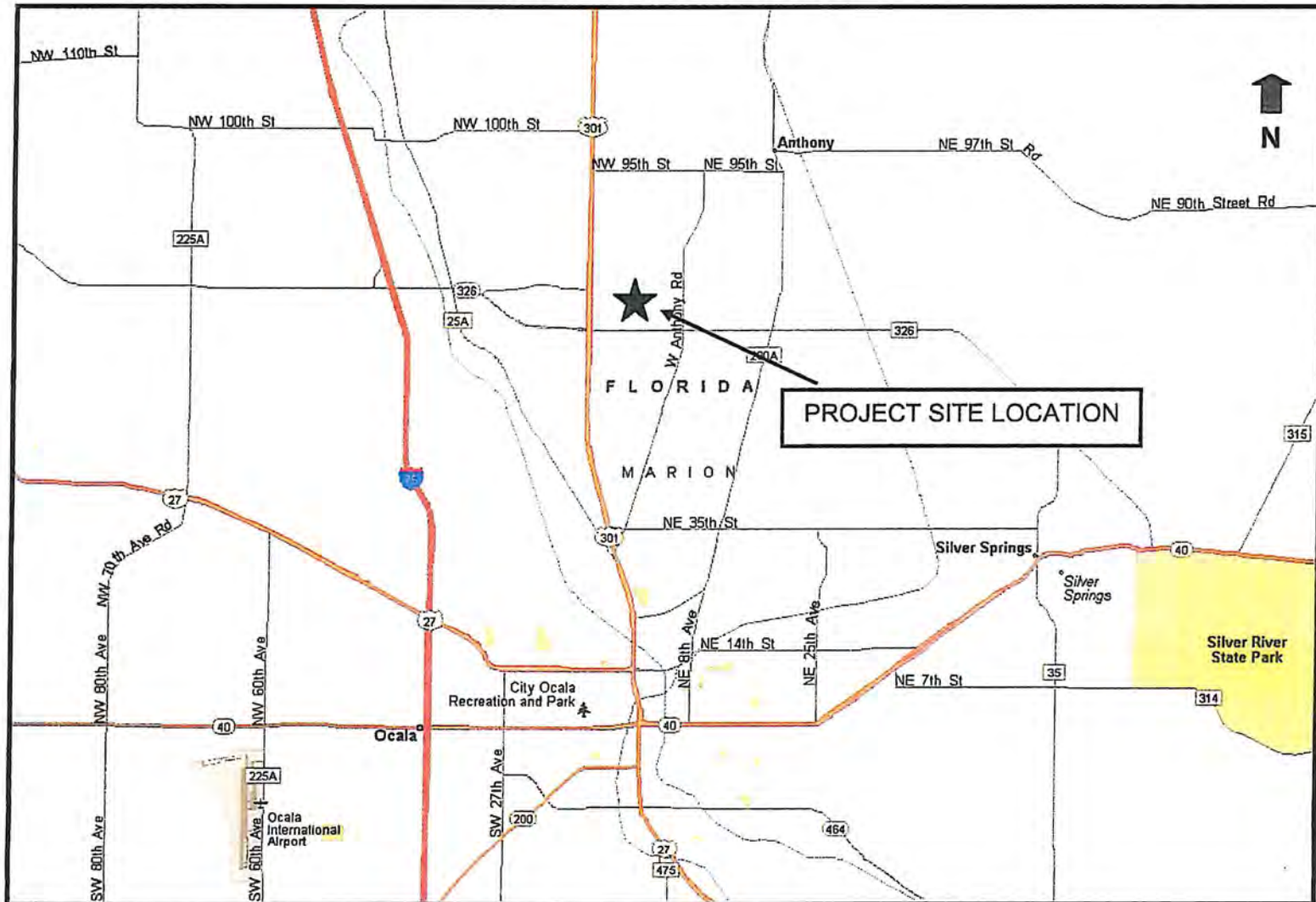


EXHIBIT B
Preliminary Site Plan

NARRATIVE:

1. THIS PLAN IS A PRELIMINARY MASTER DEVELOPMENT PLAN FOR THE PROPOSED Ocala Meadows Farms Golf Course and Residential Development. It is intended to provide a general guide for the future development of the site and is not intended to be used for any other purpose.

2. THE DEVELOPER HAS CONDUCTED A PRELIMINARY SURVEY AND HAS IDENTIFIED THE PROPOSED DEVELOPMENT AREAS AND THE EXISTING UTILITIES AND OBSTACLES ON THE SITE.

3. THE DEVELOPER HAS CONDUCTED A PRELIMINARY ENVIRONMENTAL ASSESSMENT AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE SURROUNDING ENVIRONMENT.

4. THE DEVELOPER HAS CONDUCTED A PRELIMINARY TRAFFIC ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL ROAD NETWORK.

5. THE DEVELOPER HAS CONDUCTED A PRELIMINARY WATER RESOURCES ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL WATER RESOURCES.

6. THE DEVELOPER HAS CONDUCTED A PRELIMINARY SOILS ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL SOILS.

7. THE DEVELOPER HAS CONDUCTED A PRELIMINARY ARCHITECTURAL ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL ARCHITECTURAL CHARACTER.

8. THE DEVELOPER HAS CONDUCTED A PRELIMINARY HISTORICAL ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL HISTORICAL CHARACTER.

9. THE DEVELOPER HAS CONDUCTED A PRELIMINARY CULTURAL ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL CULTURAL CHARACTER.

10. THE DEVELOPER HAS CONDUCTED A PRELIMINARY ECONOMIC ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL ECONOMY.

11. THE DEVELOPER HAS CONDUCTED A PRELIMINARY SOCIAL ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL SOCIAL CHARACTER.

12. THE DEVELOPER HAS CONDUCTED A PRELIMINARY VISUAL ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL VISUAL CHARACTER.

13. THE DEVELOPER HAS CONDUCTED A PRELIMINARY QUALITY OF LIFE ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL QUALITY OF LIFE.

14. THE DEVELOPER HAS CONDUCTED A PRELIMINARY PUBLIC PARTICIPATION ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL PUBLIC PARTICIPATION.

15. THE DEVELOPER HAS CONDUCTED A PRELIMINARY RISK ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL RISK.

16. THE DEVELOPER HAS CONDUCTED A PRELIMINARY SUSTAINABILITY ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL SUSTAINABILITY.

17. THE DEVELOPER HAS CONDUCTED A PRELIMINARY RESILIENCE ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL RESILIENCE.

18. THE DEVELOPER HAS CONDUCTED A PRELIMINARY EQUITY ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL EQUITY.

19. THE DEVELOPER HAS CONDUCTED A PRELIMINARY JUSTICE ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL JUSTICE.

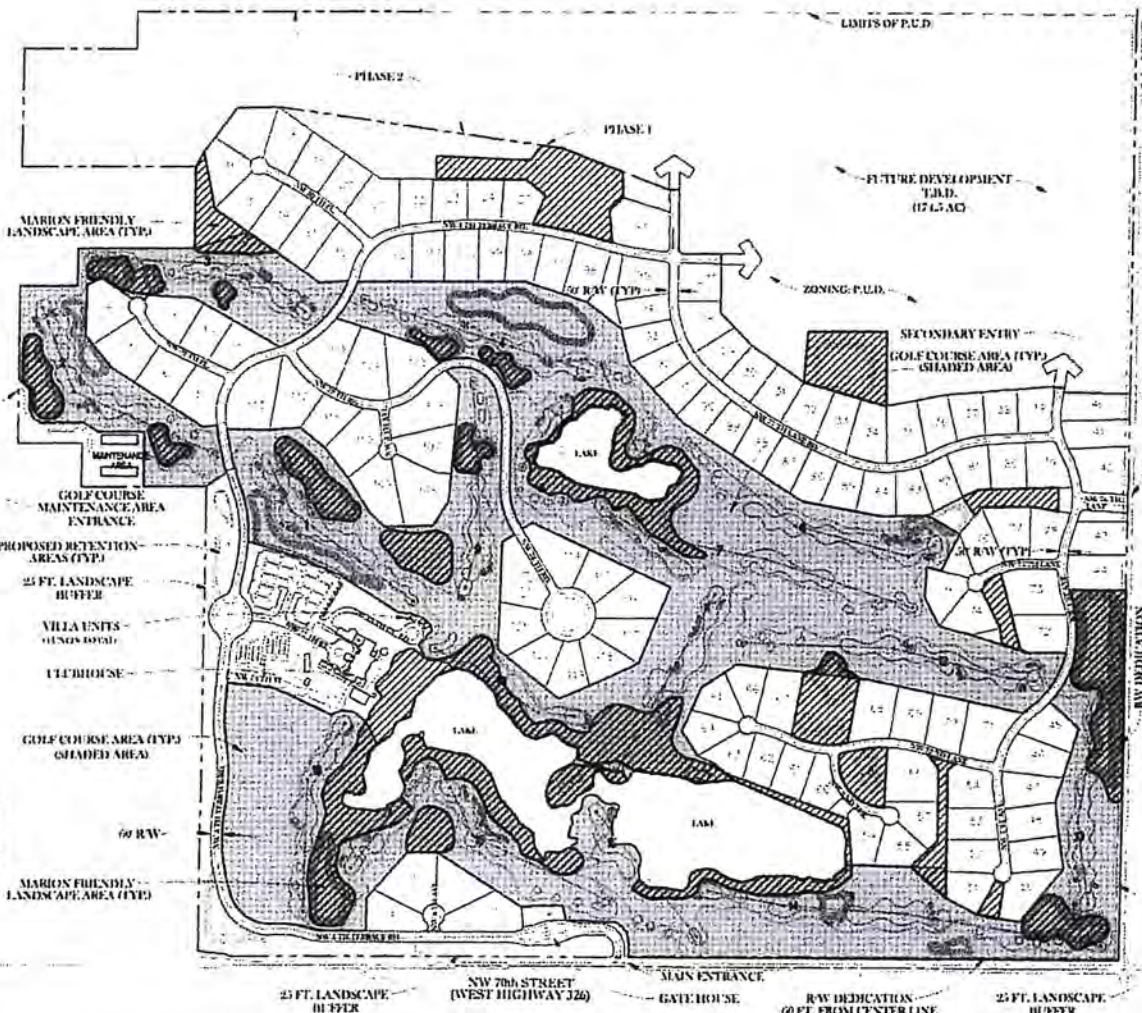
20. THE DEVELOPER HAS CONDUCTED A PRELIMINARY ACCESSIBILITY ANALYSIS AND HAS IDENTIFIED THE POTENTIAL IMPACTS OF THE PROPOSED DEVELOPMENT ON THE LOCAL ACCESSIBILITY.

SITE DATA:

ITEM	DESCRIPTION	LOCATION	DATE
1	PROPOSED DEVELOPMENT AREAS	SEE PLAN	10/15/2023
2	EXISTING UTILITIES AND OBSTACLES	SEE PLAN	10/15/2023
3	PROPOSED TRAFFIC ANALYSIS	SEE PLAN	10/15/2023
4	PROPOSED WATER RESOURCES ANALYSIS	SEE PLAN	10/15/2023
5	PROPOSED SOILS ANALYSIS	SEE PLAN	10/15/2023
6	PROPOSED ARCHITECTURAL ANALYSIS	SEE PLAN	10/15/2023
7	PROPOSED HISTORICAL ANALYSIS	SEE PLAN	10/15/2023
8	PROPOSED CULTURAL ANALYSIS	SEE PLAN	10/15/2023
9	PROPOSED ECONOMIC ANALYSIS	SEE PLAN	10/15/2023
10	PROPOSED SOCIAL ANALYSIS	SEE PLAN	10/15/2023
11	PROPOSED VISUAL ANALYSIS	SEE PLAN	10/15/2023
12	PROPOSED QUALITY OF LIFE ANALYSIS	SEE PLAN	10/15/2023
13	PROPOSED PUBLIC PARTICIPATION ANALYSIS	SEE PLAN	10/15/2023
14	PROPOSED RISK ANALYSIS	SEE PLAN	10/15/2023
15	PROPOSED SUSTAINABILITY ANALYSIS	SEE PLAN	10/15/2023
16	PROPOSED RESILIENCE ANALYSIS	SEE PLAN	10/15/2023
17	PROPOSED EQUITY ANALYSIS	SEE PLAN	10/15/2023
18	PROPOSED JUSTICE ANALYSIS	SEE PLAN	10/15/2023
19	PROPOSED ACCESSIBILITY ANALYSIS	SEE PLAN	10/15/2023

TYPICAL LOT

PROPOSED DEVELOPMENT AREAS
 PHASE 1
 PHASE 2
 FUTURE DEVELOPMENT TABLE (17.45 AC)
 ZONING P.U.D.
 MARION FRIENDLY LANDSCAPE AREA (TYP)
 MAINTENANCE AREA
 GOLF COURSE MAINTENANCE AREA ENTRANCE
 PROPOSED RETENTION AREAS (TYP)
 25 FT. LANDSCAPE BUFFER
 VILLA UNITS (UNDESIGNED)
 CLUBHOUSE
 GOLF COURSE AREA (TYP) (SHADED AREA)
 MARION FRIENDLY LANDSCAPE AREA (TYP)
 NW 7th STREET (WEST HIGHWAY 326)
 MAIN ENTRANCE GATE HOUSE
 RW DEDICATION 60 FT. FROM CENTER LINE
 25 FT. LANDSCAPE BUFFER



Tillman & Associates
 ENGINEERING, INC.
 12500 W. UNIVERSITY AVENUE, SUITE 200
 Ocala, FL 34476-1200
 TEL: 352.362.1017 FAX: 352.362.1019
 www.tillman-engineering.com

NO.	REVISIONS	DATE

OCALA MEADOWS FARMS MASTER PLAN
 MARION COUNTY, FL
MASTER DEVELOPMENT PLAN

DATE: 10/15/23
 DRAWN BY: JTT
 CHECK BY: JTT
 REVISION: 06/20/23

SHEET 6 OF 8

B-1

EXHIBIT C

Trip Generation

Exhibit C1

Trip Generation Estimate

ITE Land Use, Code, and Size			Daily Trips	PM Peak Hour Trips		
				In	Out	Total
Single-Family Detached Housing	210 (Fitted Curve)	363 du	3,404	211	124	335
Golf Course	430 (Data Plot)	18 hole	950	32	38	70
Total Gross Trips			4,354	243	162	405

Source: ITE Trip Generation, 8th Edition, 2008.

Exhibit C2

Golf Course (430)

Average Vehicle Trip Ends vs: Holes
On a: Weekday

Number of Studies: 18
Average Number of Holes: 20
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
95.74	14.50 - 54.44	12.12

$$\frac{950}{18} = 52.78 > 35.74$$

Data Plot and Equation

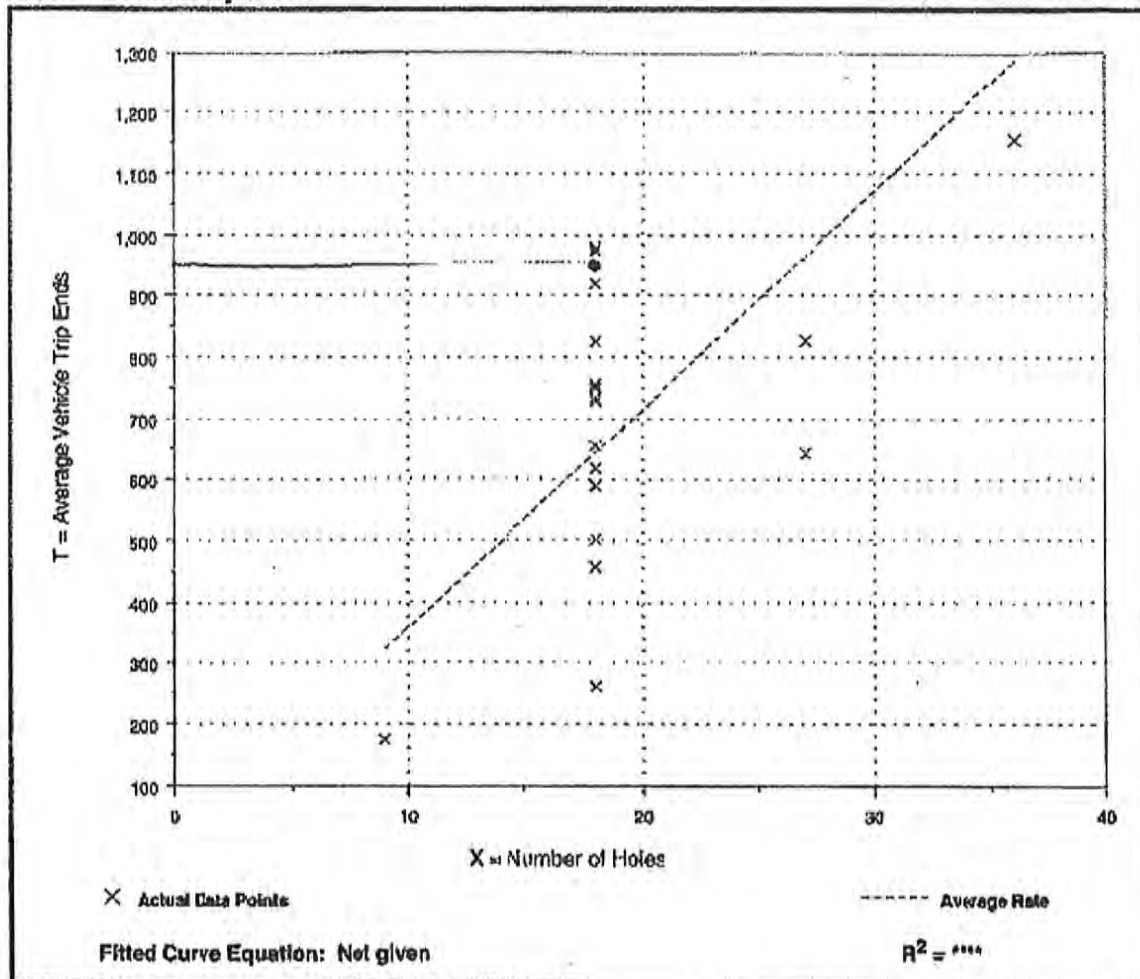


Exhibit C3
Golf Course
(430)

Average Vehicle Trip Ends vs: Holes
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Number of Studies: 12
Average Number of Holes: 21
Directional Distribution: 45% entering, 55% exiting

Trip Generation per Hole

Average Rate	Range of Rates	Standard Deviation
2.78	1.67 - 4.11	1.79

$$\frac{70}{18} = 3.89 > 2.78$$

Data Plot and Equation

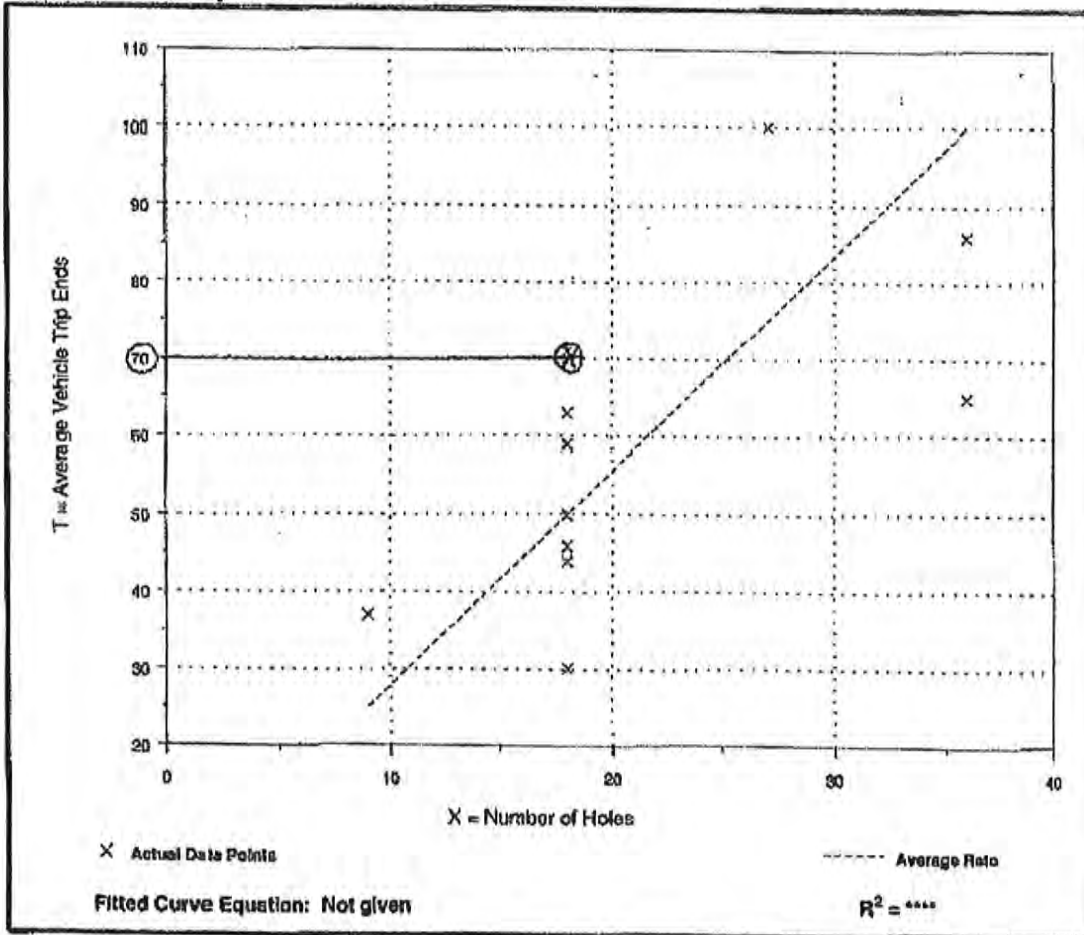
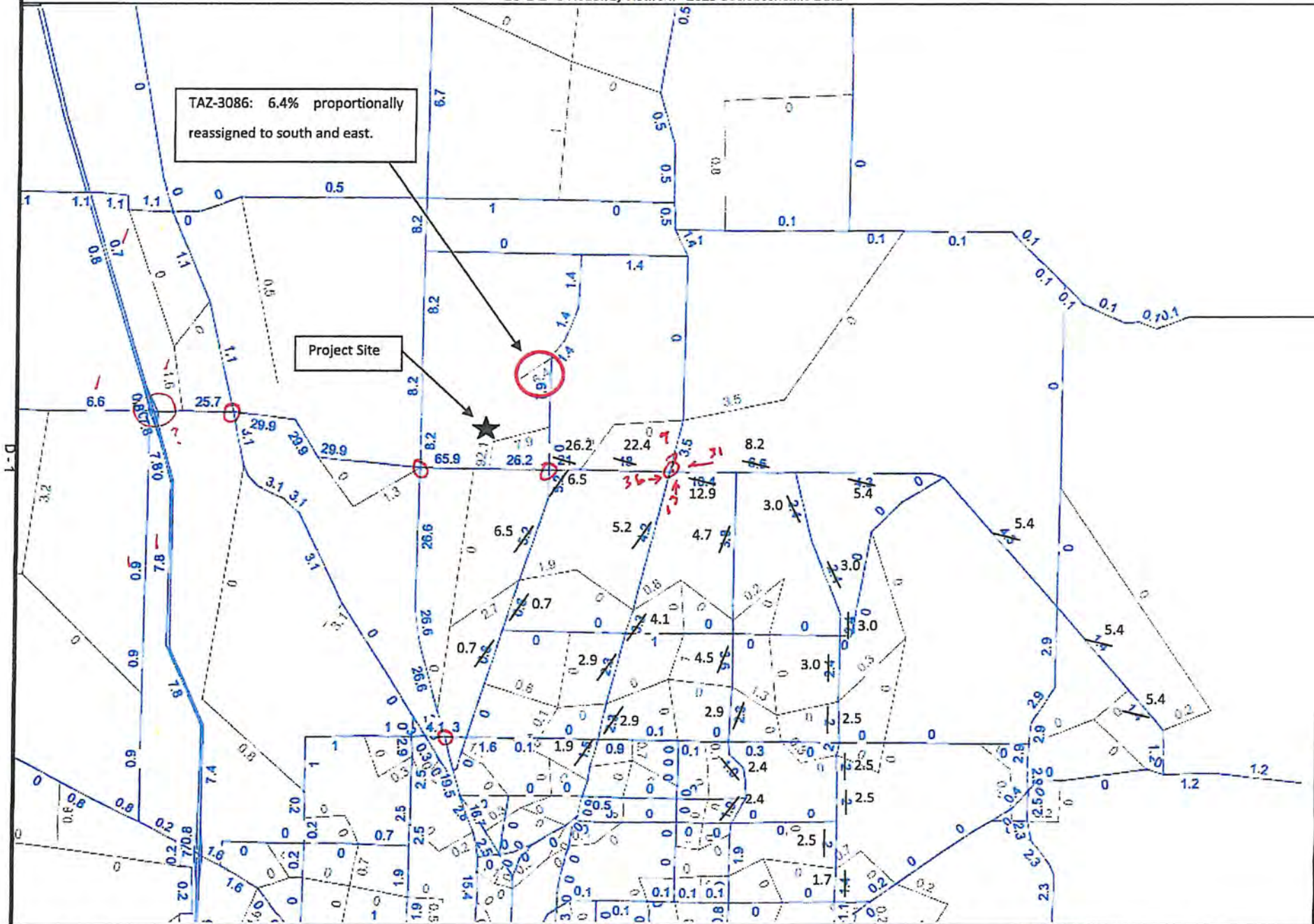


EXHIBIT D

FSUTMS Output Project Trips Distribution

Exhibit D

Project Traffic Distribution
CFRPM v450
2012 E+C Roadway Network - 2020 Socioeconomic Data



D-1

EXHIBIT E

Study Area Identification

EXHIBIT F

Study Intersections Identification

Location: C.R. 326 at NW 44th Avenue

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	0.0%	0.0%	0.9%	1.5%	0.0%	0.0%	0.0%	6.5%	0.0%	0.0%	0.0%	0.0%	8.9%
	0	0	2	4	0	0	0	16	0	0	0	0	22

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.9%	6.5%	0.0%	7.4%
	0	0	0	0	0	0	0	0	0	1	11	0	12

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	0	0	2	4	0	0	0	16	0	1	11	0	34

34 PM Peak Hour Project Trips < 100 PM Peak Hour Project Trips; therefore, no detailed intersection analysis required

Location: C.R. 326 at I-75 Northbound Ramps

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	0.0%	0.0%	15.2%	0.0%	0.0%	0.0%	0.0%	8.9%	0.0%	0.0%	0.0%	0.0%	24.1%
	0	0	37	0	0	0	0	22	0	0	0	0	59

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	22.6%	1.5%	24.1%
	0	0	0	0	0	0	0	0	0	0	37	2	39

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	0	0	37	0	0	0	0	22	0	0	37	2	98

98 PM Peak Hour Project Trips < 100 PM Peak Hour Project Trips; therefore, no detailed intersection analysis required

Location: C.R. 326 at C.R. 25A

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	0.0%	0.0%	3.1%	1.1%	0.0%	0.0%	0.0%	25.7%	0.0%	0.0%	0.0%	0.0%	29.9%
	0	0	8	3	0	0	0	62	0	0	0	0	73

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.1%	25.7%	1.1%	29.9%
	0	0	0	0	0	0	0	0	0	5	42	2	49

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	0	0	8	3	0	0	0	62	0	5	42	2	122

122 PM Peak Hour Project Trips > 100 PM Peak Hour Project Trips; therefore, detailed intersection analysis required

Location: C.R. 326 at U.S. 301

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	0.0%	0.0%	26.6%	8.2%	0.0%	0.0%	0.0%	31.2%	0.0%	0.0%	0.0%	0.0%	66.0%
	0	0	65	20	0	0	0	76	0	0	0	0	161

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	26.6%	31.2%	8.2%	66.0%
	0	0	0	0	0	0	0	0	0	43	51	13	107

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	0	0	65	20	0	0	0	76	0	43	51	13	268

268 PM Peak Hour Project Trips > 100 PM Peak Hour Project Trips; therefore, detailed intersection analysis required

Location: C.R. 326 at West Anthony Road

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	5.3%	1.2%	0.0%	0.0%	0.0%	0.8%	13.2%	0.0%	0.0%	0.0%	21.0%	5.3%	46.8%
	13	3	0	0	0	2	32	0	0	0	51	13	114

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	4.9%	1.2%	13.0%	0.6%	21.0%	5.6%	0.0%	0.0%	0.0%	46.3%
	0	0	0	8	2	21	1	34	9	0	0	0	75

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	13	3	0	8	2	23	33	34	9	0	51	13	189

189 PM Peak Hour Project Trips > 100 PM Peak Hour Project Trips; therefore, detailed intersection analysis required

Location: C.R. 326 at C.R. 200A

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	5.2%	0.0%	0.0%	0.0%	0.0%	3.5%	0.0%	0.0%	0.0%	0.0%	12.9%	0.0%	21.6%
	13	0	0	0	0	9	0	0	0	0	31	0	53

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	3.5%	12.9%	5.2%	0.0%	0.0%	0.0%	21.6%
	0	0	0	0	0	0	6	21	8	0	0	0	35

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	13	0	0	0	0	9	6	21	8	0	31	0	88

88 PM Peak Hour Project Trips < 100 PM Peak Hour Project Trips; therefore, detailed intersection analysis required

Location: U.S.301 at NW 35th Ave.

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	0.0%	19.5%	0.0%	0.0%	0.0%	0.0%	4.1%	0.0%	0.0%	0.0%	0.0%	3.0%	26.6%
	0	47	0	0	0	0	10	0	0	0	0	7	64

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	3.0%	19.5%	4.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	26.6%
	0	0	0	5	32	7	0	0	0	0	0	0	44

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	0	47	0	5	32	7	10	0	0	0	0	7	108

108 PM Peak Hour Project Trips > 100 PM Peak Hour Project Trips; therefore, detailed intersection analysis required

Location: U.S.301 at NW 28th St.

PM Peak Hour Project Traffic

In: 243

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
In	0.0%	19.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	19.5%
	0	47	0	0	0	0	0	0	0	0	0	0	47

Out: 162

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Out	0.0%	0.0%	0.0%	0.0%	19.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	19.5%
	0	0	0	0	32	0	0	0	0	0	0	0	32

	Northbound			Southbound			Eastbound			Westbound			TOTAL
	LT	T	RT	LT	T	RT	LT	T	RT	LT	T	RT	
Total	0	47	0	0	32	0	0	0	0	0	0	0	79

79 PM Peak Hour Project Trips < 100 PM Peak Hour Project Trips; therefore, no detailed intersection analysis required

EXHIBIT G

Existing Level of Service Analysis

EXHIBIT H

Annual Growth Rate Estimate

Exhibit E
Study Area Identification Table

Road Segment			# of Lanes	Segment Length	LOS Std.	Juris.	Func. Class (1)	Group Class (2)	Area Type	Daily Service Volume			2009 AADT (4)			Project Traffic Distrib.	Adjusted Project Distrib.	Project Volume	% of Serv. Cap. Consumed	Significant? (6)
On	From	To								Serv. Cap.	Physical Cap.	Source (3)	AADT	V/C (5)	LOS					
I-75	C.R.316	C.R.326	6D	20.45	B	State	FRWY	FRWY	Rural	56,500	98,300	2009 FDOT Q/LOS	52,500	0.93	B	1.5%	1.5%	65	0.12%	No
I-75	C.R.326	U.S.27	6D	8.55	C	State	FRWY	FRWY	Urban	90,500	122,700	2009 FDOT Q/LOS	56,500	0.62	B	15.2%	15.2%	562	0.73%	No
I-75	U.S.27	S.R.40	6D	2.76	C	State	FRWY	FRWY	Urban	90,500	122,700	2009 FDOT Q/LOS	62,000	0.69	B	13.2%	13.2%	575	0.64%	No
C.R.35	NE97th St. Rd.	S.R.326	2U	3.13	D	County	MC	RUA-UF	Rural	13,600	27,600	2009 FDOT Q/LOS	2,500	0.18	A	0.0%	0.0%	0	0.00%	No
C.R.35	S.R.326	S.R.40	2U	1.82	D	County	COL	NS MCC	Urban	13,880	14,580	2009 FDOT Q/LOS	7,900	0.56	C	2.9%	2.9%	126	0.92%	No
S.R.35	S.R.40	SE 8th St	2U	2.67	D	State	MA	SA C1	Urban	16,500	16,500	2009 FDOT Q/LOS	12,700	0.77	C	2.9%	2.9%	126	0.76%	No
C.R.326	U.S. 27	C.R.255A	2U	6.44	C	County	MC	RUA-UF	Rural	8,100	27,600	2009 FDOT Q/LOS	2,300	0.28	B	0.9%	0.9%	39	0.48%	No
C.R.326	C.R.255A	NW 44th Ave/I-75	2U	2.30	C	County	MC	RUA-UF	Rural	8,100	27,600	2009 FDOT Q/LOS	6,000	0.74	C	6.6%	6.6%	267	3.54%	Yes
C.R.326	NW 44th Ave/I-75	U.S.301	4D	2.66	D	County	PA	SA C1	Urban	36,700	38,700	2009 FDOT Q/LOS	18,900	0.51	B	31.2%	31.2%	1358	3.70%	Yes
S.R.326	U.S.301/441	Project Entrance	2U	0.64	D	State	PA	SA C1	Urban	16,500	16,500	2009 FDOT Q/LOS	9,700	0.69	C	65.9%	65.9%	2899	17.38%	Yes
S.R.326	Project Entrance	C.R.200A	2U	1.67	D	State	PA	SA C1	Urban	16,500	16,500	2009 FDOT Q/LOS	9,700	0.69	C	40.2%	40.2%	1750	10.61%	Yes
S.R.326	C.R.200A	C.R.35	2U	4.11	D	State	PA	SA C1	Urban	16,500	16,500	2009 FDOT Q/LOS	10,500	0.64	C	10.4%	12.9%	563	3.41%	Yes
S.R.326	C.R.35	S.R.40	2U	2.03	D	State	PA	SA C1	Urban	16,500	16,500	2009 FDOT Q/LOS	3,000	0.18	B	1.4%	1.7%	76	0.46%	No
U.S.301	Alachua C.L.	U.S.301	4D	12.18	B	State	PA	RUA-UF	Rural	26,300	59,100	2009 FDOT Q/LOS	6,500	0.32	B	1.7%	1.7%	74	0.28%	No
U.S.301	NW 77th St.	C.R.326	4D	0.51	B	State	PA	RUA-UF	Rural	26,300	59,100	2009 FDOT Q/LOS	25,200	0.96	B	8.2%	8.2%	357	1.36%	No
U.S.301	C.R.326	NW 35th St	4D	3.11	D	State	PA	SA C1	Urban	36,700	38,700	2009 FDOT Q/LOS	19,700	0.54	B	28.6%	26.6%	1158	3.16%	Yes
U.S.301	NW 35th St	NW 2nd St	4D	1.87	D	State	PA	SA C1	Urban	36,700	38,700	2009 FDOT Q/LOS	27,000	0.74	B	19.5%	19.5%	849	2.31%	No
U.S.301	NW 2nd St	S.R.464	6D	1.17	D	State	PA	SA C2	Urban	50,300	53,100	2009 FDOT Q/LOS	35,500	0.71	C	10.9%	10.9%	475	0.94%	No
C.R.25A	C.R.329	C.R.326	2U	4.53	D	County	MJC	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	7,400	0.54	C	1.1%	1.1%	48	0.35%	No
C.R.25A	C.R.326	U.S.441/301	2U	4.18	E	County	COL	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	5,500	0.38	B	3.1%	3.1%	135	0.93%	No
C.R.200A	U.S.301	NE 100th St	2U	7.29	D	County	MA	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	5,000	0.36	C	0.5%	0.5%	22	0.16%	No
C.R.200A	NE 100th St	C.R.326	2U	2.54	D	County	MA	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	9,600	0.70	D	3.5%	3.5%	152	1.10%	No
C.R.200A	C.R.326	NE 35th St	2U	2.58	E	County	MA	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	9,200	0.63	C	4.2%	5.2%	228	1.56%	No
C.R.200A	NE 35th St	4th Cl.	2U	1.18	E	County	MA	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	11,700	0.80	D	1.5%	1.9%	81	0.58%	No
C.R.200A	4th Cl	U.S.441	2U	0.60	E	County	MA	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	9,200	0.63	C	0.9%	1.1%	49	0.34%	No
C.R.225A/W 80th Ave	C.R.329	C.R.326	2U	6.93	D	County	MC	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	2,700	0.20	B	0.0%	0.0%	0	0.00%	No
C.R.225A/W 80th Ave.	C.R.326	U.S.27	2U	2.68	E	County	COL	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	8,000	0.41	C	2.5%	2.5%	109	0.75%	No
NW 35th St.	NW 27th Ave.	U.S.301	2U	1.31	E	County	COL	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	8,600	0.59	C	4.1%	4.1%	179	1.23%	No
NW 35th St	U.S.301	C.R.200A	2U	1.42	E	County	COL	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	7,200	0.49	C	3.0%	3.0%	131	0.90%	No
NE 100th St.	U.S.441	C.R.200A	2U	2.30	D	County	MC	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	1,300	0.09	B	1.0%	1.0%	44	0.32%	No
NW 100th St.	U.S.441	C.R.225A	2U	5.28	D	County	MC	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	1,300	0.09	B	1.0%	1.0%	44	0.32%	No
NE 25th Ave.	C.R.326	NE 35th St.	2U	2.51	E	County	COL	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	5,500	0.38	C	3.6%	4.7%	206	1.41%	No
NE 25th Ave.	NE 35th St.	NE 14th St/S.R.492	2U	1.60	E	County	COL	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	13,200	0.91	D	3.6%	4.5%	195	1.34%	No
NE 25th Ave.	S.R.40	NE 14th St/S.R.492	4D	0.94	E	County	MA	NS MCC	Urban	31,590	31,590	2009 FDOT Q/LOS	15,700	0.50	C	1.9%	2.4%	103	0.33%	No
NE 38th Ave.	C.R.326	NE 35th St.	2U	2.56	E	County	COL	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	8,100	0.56	C	2.4%	3.0%	130	0.89%	No
NE 38th Ave.	NE 35th St.	NE 14th St/S.R.492	2U	1.51	E	County	MA	NS MCC	Urban	14,580	14,580	2009 FDOT Q/LOS	10,900	0.75	D	2.0%	2.5%	108	0.74%	No
NE 35th Ave.	NE 14th St/S.R.492	S.R.40	4D	0.25	E	County	MA	NS MCC	Urban	31,590	31,590	2009 FDOT Q/LOS	15,200	0.48	C	2.0%	2.5%	108	0.34%	No
W Anthony Rd.	NE 95th St.	Project Entrance	2U	1.60	D	County	MJC	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	1,200	0.09	B	1.4%	1.4%	61	0.44%	No
W Anthony Rd.	Project Entrance	C.R.326	2U	0.47	D	County	MJC	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	1,200	0.09	B	18.5%	19.5%	849	6.15%	Yes
W Anthony Rd.	C.R.326	NE 35th St.	2U	2.61	E	County	COL	NS MCC	Urban	15,600	15,600	2009 FDOT Q/LOS	5,100	0.33	C	5.2%	6.5%	282	1.81%	No
W Anthony Rd.	NE 35th St.	U.S.441	2U	0.35	E	County	COL	NS MCC	Urban	15,600	15,600	2009 FDOT Q/LOS	1,200	0.08	C	1.5%	1.9%	81	0.52%	No
NE 95th St.	U.S.441	C.R.200A	2U	2.43	D	County	MC	RUA-UF	Rural	13,800	27,600	2009 FDOT Q/LOS	2,000	0.14	B	1.4%	1.4%	61	0.44%	No
NE 97th St./NE 90th St.	C.R.200A	C.R.315	2U	8.29	D	County	MC	RUA-UF	Rural	13,680	14,580	2009 FDOT Q/LOS	2,800	0.20	B	1.0%	1.0%	44	0.32%	No

(1) Functional Classification: FRWY = Freeway, PA = Principal Arterial, MA = Major Arterial, MJC = Major Collector, MC = Minor Collector, COL = Collector (Ocala/Marion TPO Road Segment Information, 9/29/09)
 (2) Group Classification: FRWY = Freeway, SA C1 = State Arterial Class 1, SA C2 = State Arterial Class 2, NS MCC = Non State Roadway, RUA-UF = Rural Undeveloped Area Uninterrupted Flow (Ocala/Marion TPO Road Segment Information, 9/29/09)
 (3) 2009 FDOT Generalized Level of Service (FDOT Q/LOS Handbook Tables, 10/4/10)
 (4) County Roadways: 2009 AADT (Ocala/Marion TPO Annual Traffic Counts, 7/9/10); State Roadways: 2009 FDOT FTI DVD
 (5) V/C > 2009 Existing AADT/LOS Service Capacity
 (6) Significant when proposed project traffic is 3% or more of the maximum service volume

Exhibit G
Level of Service Analysis - 2010 Existing PM Peak Hour Peak Season Conditions

On	From	To	E+C Lanes	E+C Segment Length	LOS Std	Juris.	Posted Speed Limit (mph)	Func. Class. (1)	Group Class. (2)	Area Type (3)	Right Turn Lanes?	LOS Thresholds					Peak Hour Peak Direction Service Volume		Existing Traffic Characteristics					2010 Peak Hour Volume				LOS		v/c	
												A	B	C	D	E	Serv. Cap.	Source (4)	2010 AADT	K100	D Factor	PK Dir.	Source	Total (5)	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB	SB/WB	NB/EB
C.R.326	U.S. 27	C.R.255A	2U	6.44	C	County	55	MC	RUA-UF	Rural	n/a	0	240	430	740	1,480	430	2009 FDOT Q/LOS	2,300	0.0970	0.5500	WB	TOA Estimate	223	100	123	B	B	0.23	0.29	
C.R.326	C.R.255A	NW 44th Ave/I-75	2U	2.30	C	County	45/55	MC	RUA-UF	Rural	n/a	0	240	430	740	1,480	430	2009 FDOT Q/LOS	6,100	0.0970	0.5500	WB	TOA Estimate	592	266	326	C	C	0.62	0.76	
C.R.326	NW 44th Ave/I-75	U.S.301/441	4D	2.86	D	County	45/55	PA	SA C1	Urban	No	0	1,560	1,690	1,960	1,960	2009 FDOT Q/LOS	19,300	0.0939	0.5921	EB	County	1,812	1073	739	B	B	0.55	0.38		
S.R.326	U.S.301/441	Project Entrance	2U	0.64	D	State	55	PA	SA C1	Urban	Yes	0	570	900	970	970	2009 FDOT Q/LOS	11,200	0.0939	0.5921	EB	FDOT CS 36-0486	1,052	623	429	C	B	0.64	0.44		
S.R.326	Project Entrance	C.R.200A	2U	1.67	D	State	55	PA	SA C1	Urban	No	0	510	820	880	880	2009 FDOT Q/LOS	11,200	0.0939	0.5921	EB	FDOT CS 36-0486	1,052	623	429	C	B	0.71	0.49		
S.R.326	C.R.200A	C.R.35	2U	4.11	D	State	55	PA	SA C1	Urban	No	0	510	820	880	880	2009 FDOT Q/LOS	12,400	0.0939	0.5921	EB	FDOT CS 36-0487	1,164	669	475	C	B	0.78	0.54		
U.S.301	NW 77th St.	C.R.326	4D	0.51	B	State	55/65	PA	RUA-UF	Rural	Yes	0	1,480	2,320	2,940	3,340	1,480	2009 FDOT Q/LOS	23,700	0.0939	0.5921	NB	FDOT CS 36-1004	2,225	1317	908	B	B	0.89	0.61	
U.S.301	C.R.326	NW 35th St	4D	3.11	D	State	55	PA	SA C1	Urban	Yes	0	1,640	1,980	2,060	2,060	2009 FDOT Q/LOS	20,900	0.0939	0.5921	NB	FDOT CS 36-0481	1,963	1162	801	B	B	0.56	0.39		
U.S.301	NW 35th St	NW 2nd St.	4D	1.87	D	State	45	PA	SA C1	Urban	Yes	0	1,640	1,980	2,060	2,060	2009 FDOT Q/LOS	29,200	0.0939	0.5921	SB	FDOT CS 36-5044	2,742	1116	1,624	B	B	0.54	0.79		
W Anthony Rd.	NE 95th St	Project Entrance	2U	1.60	D	County	40	MJC	RUA-UF	Rural	No	0	240	430	740	1,480	740	2009 FDOT Q/LOS	1,200	0.0970	0.5500	NB	TOA Estimate	116	64	52	B	B	0.09	0.07	
W Anthony Rd.	Project Entrance	C.R.326	2U	0.47	D	County	40	MJC	RUA-UF	Rural	No	0	240	430	740	1,480	740	2009 FDOT Q/LOS	1,200	0.0970	0.5500	NB	TOA Estimate	116	64	52	B	B	0.09	0.07	
W Anthony Rd.	C.R.326	NE 35th St.	2U	2.61	E	County	40	COL	NS MCC	Urban	No	0	880	1,400	1,500	1,500	2009 FDOT Q/LOS	5,200	0.0970	0.5500	NB	TOA Estimate	504	277	227	B	B	0.16	0.15		

(1) Functional Classification: FRWY = Freeway, PA = Principal Arterial, MA = Major Arterial, MJC = Major Collector, MC = Minor Collector, COL = Collector (Ocala/Marion TPO Road Segment Information, 9/29/09)

(2) Group Classification: FRWY = Freeway, SA C1 = State Arterial Class 1, SA C2 = State Arterial Class 2, NS MCC = Non State Roadway, RDA-FA = Rural Developed Area Interrupted Flow Arterial, RUA-UF = Rural Undeveloped Area Uninterrupted Flow (Ocala/Marion TPO Road Segment Information, 9/29/09)

(3) Area Type Source: Ocala/Marion TPO Road Segment Information, 9/29/09

(4) 2009 FDOT Generalized Level of Service (FDOT Q/LOS Handbook Tables, 10/1/10)

(5) 2010 AADT x K100

Exhibit H
Average Annual Growth Rate Estimates

Roadway Segment			Annual Traffic Counts (1)													2010 AADT Estimate	2020 AADT Forecast	Average Annual Growth Rate	Adjusted Average Annual Growth Rate	Adjusted 2010 AADT	Adjusted 2020 AADT	
On	From	To	Juris.	Source	Site ID	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009							
C.R.326	US 27	C.R.255A	County	County	A-6	n/a	n/a	n/a	n/a	n/a	2,200	2,400	2,300	2,300	2,300	2,330	2,430	0.4%	2.0%	2,300	2,800	
C.R.326	C.R.255A	NW 44th Ave/I-75	County	County	A-7	n/a	n/a	n/a	n/a	n/a	6,400	6,600	6,600	6,000	6,000	5,900	4,500	-2.4%	2.0%	8,100	7,300	
C.R.326	NW 44th Ave/I-75	U.S.301/441	County	County	A-10	n/a	n/a	n/a	n/a	n/a	22,500	22,500	22,500	21,000	19,800	18,900	17,970	8,070	-5.5%	2.0%	19,300	23,100
S.R.326	U.S.441	C.R.200A	State	FDOT	0486	n/a	10,000	10,800	11,400	12,200	13,000	12,400	11,900	10,500	9,700	11,247	11,097	-0.1%	2.0%	11,200	13,500	
S.R.326	C.R.200A	C.R.35	State	FDOT	0487	n/a	9,600	10,300	10,800	11,600	12,600	11,900	11,800	12,600	10,500	12,367	14,500	1.7%	2.0%	12,400	14,800	
S.R.326	C.R.35	NW 2nd St.	State	FDOT	0488	n/a	3,800	3,300	4,200	4,000	4,400	4,000	4,100	3,500	3,000	3,578	3,111	-1.3%	2.0%	3,600	4,300	
U.S.301	NW 77th St.	C.R.326	State	FDOT	1004	21,300	23,000	24,000	25,000	26,500	25,000	25,500	25,000	21,800	21,300	23,727	23,521	-0.1%	2.0%	23,700	26,500	
U.S.301	C.R.326	NW 35th St	State	FDOT	0481	21,000	21,500	21,000	23,000	23,000	22,000	21,500	22,000	20,700	19,700	20,947	19,868	-0.5%	2.0%	20,900	25,100	
U.S.301	NW 35th St	NW 2nd St.	State	FDOT	5044	34,000	33,000	31,500	32,000	34,000	36,500	31,000	31,500	30,000	27,000	29,233	24,112	-1.8%	2.0%	29,200	35,100	
W Anthony Rd.	NE 95th St.	C.R.326	County	County	B-49	n/a	n/a	n/a	n/a	n/a	1,400	1,500	1,300	1,200	1,200	1,110	410	-6.3%	2.0%	1,200	1,500	
W Anthony Rd.	C.R.326	NE 35th St.	County	County	C-32	n/a	n/a	n/a	n/a	n/a	5,600	6,000	6,000	5,200	5,100	5,040	3,240	-3.6%	2.0%	5,200	6,200	

(1) County Roadways: 2009 AADT (Ocala/Marion TPD Annual Traffic Counts, 7/9/10); State Roadways: 2009 FDOT FTI DVD

Technical Memorandum

May 9, 2024

Project# 30140

To: Jon Harvey
Tillman & Associates
1720 SE 16th Ave, Bldg 100
Ocala, FL 34471

From: Kok Wan Mah, PE

RE: Adena PUD Traffic Statement

TRAFFIC STATEMENT

Kittelson and Associates has been retained to provide a traffic statement to provide a comparison of trip generation for various residential uses to support a PUD change for Adena. The Adena project is located on the north side of CR 326, west of Anthony Road in northwest Marion County. An approved traffic study for Ocala Meadows (the former name of Adena) was completed by Tindale-Oliver and dated November 16, 2010. The current entitlements include 363 single family residential units. The developer for the property is seeking to provide a mix of residential uses, including single family detached, duplexes, condominiums, townhomes, apartments, and villas.

Trip Generation

Table 1 below presents a comparison of the approved 363 single family residential units to different residential units using ITE Trip Generation Manual 11th Edition, each to a maximum of 363 units to demonstrate that each of the other residential types result in less daily, AM, and PM trip generation than single family. The original entitlements are based on ITE Land Use Code (LUC) 210, single family detached. The proposed change contemplates a mix of residential uses. The individual intensities of each use are still being finalized, but not to exceed 363 units. For the purpose of the comparison, villas are considered the same land use code as single family (LUC 210). Similarly, condominiums and townhomes use LUC 220 (low-rise multi-family), duplexes use LUC 215 (single family attached), and apartments use LUC 221 (mid-rise multi-family).

As shown in **Table 1**, the approved land use, single family detached (LUC 210) results in the highest trip generation of any of the other residential types. A comparison using the maximum dwelling units permitted under the current PUD shows that daily trips are reduced by a minimum of 588 trips, AM trip generation is reduced by a minimum of 58 trips, and PM trip generation is reduced by a minimum of 80 trips.

Conclusion

The comparison of the various residential land uses demonstrates that any mix of land uses up to 363 units would result in a net decrease in trip generation over the approved entitlements.

Should you have any questions, please let us know.



Table 1
Comparison of Trip Generation

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period						
				In %	Out %	Total	In %	Out %	Total				
Current Approved Land Use													
Single Family	210	363 DU	3,304	26%	63	74%	178	241	63%	210	37%	124	334
Proposed Land Uses													
Single-Family (Attached)	215	363 DU	2,716	31%	57	69%	126	183	57%	122	43%	92	214
Multi-Family Housing (Low-Rise)	220	363 DU	2,402	24%	32	76%	103	135	63%	112	37%	65	177
Multi-Family Housing (Mid-Rise)	221	363 DU	1,685	23%	34	77%	114	148	61%	87	39%	55	142

Source: | ITE Trip Generation, 11th Edition



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Detail by Entity Name

Foreign Limited Liability Company
ADENA GC HOLDINGS, LLC

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155 PONY DR.
NEWMARKET, ON L3Y 7B5 CANADA, FL

Mailing Address

155 PONY DR.
NEWMARKET, ON L3Y 7B5 CANADA, FL

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title Manager

STRONACH, FRANK
155 Pony Drive
Newmarket, Ontario L3Y 7B5 CA

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