

**AMENDMENT 1 TO
PRELIMINARY ENGINEERING REPORT FOR
SW/NW 80TH / 70TH AVENUE**

DATED NOVEMBER 2021

PREPARED FOR
MARION COUNTY OFFICE OF THE COUNTY ENGINEER

DATE OF THIS AMENDMENT 1

6 JUNE 2024

Rev 6/14/24

PREPARED BY
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GUERRA DEVELOPMENT CORPORATION

2817 NE 3RD STREET. OCALA, FLORIDA 34470

BACKGROUND

- 1.1. Amendment 1 proposes modifications to the Preliminary Engineering Report (PER) for SW/NW 80th / 70th Avenue, dated November 2021.
- 1.2. Changes to corridor conditions since approval of the original PER present alternatives which are more favorable to Marion County's goals and objectives.
- 1.3. Following is a list of salient corridor changes:
 - Additional Development of the NW 70th-80th Avenue corridor with World Equestrian Center (WEC) traffic.
 - Potential development of large track of land southwest of the SR 40 intersection.
 - Continued increase in the cost of land, which directly impacts DRA and ROW acquisition costs.
 - Ongoing and planned development of large tracks of land south of the Ocala airport (KOCF).
 - Ongoing design for the improvements to segment one of this corridor and SW 38th Street.

PROPOSED MODIFICATIONS

- 1.4. **Alignment:** No change to approved alignment as part of Amendment 1.
- 1.5. **ROW Width:** No change in approved ROW width as part of Amendment 1.
- 1.6. **Feasible DRA Locations:** To reflect changing conditions along the corridor, more current property pricing and availability information, the feasible locations for DRAs have been updated to include parcel 23-304-000-00, parent tract to optional DRA location 13C, as shown in the attached figures.

1.7. Public Purpose

This project intends to facilitate public transportation by creating an interconnected corridor of 4-lane divided roadways with bike lanes and utilities as needed, which will extend from NE 36th Avenue to CR 225A and then south along NW 70th and 80th Avenues to SR 200, all together approximately 20 miles.

1.8. Necessity

The portion of the transportation corridor addressed by the PER, and which is part of this Amendment 1, is a necessary and integral part of the overall corridor discussed above. Other corridor segments to the east are under construction or have already been constructed.

1.9. Consideration of Alternatives

Several alternatives for corridor alignment, ROW width and location of DRAs were considered under the original PER and as part of this Amendment 1. DRA location 13C has become feasible due to changes in corridor conditions as described above. It is this new alternative which is being proposed. This will bring the total alternatives investigated for this DRA to three (3), more specifically, 13A, 13B and now 13C.

1.10. Environmental Concerns

Environmental and Cultural surveys were conducted on the alternative being proposed here as 13C and no fatal flaws were found.

1.11. Long range Plan

The segment of corridor subject of this addendum is part of a long-range plan to create a loop system of roadways serving Marion County and Ocala. This corridor includes NE-NW 35th Street from NE 36th Avenue to NW 27th Avenue, NW 49th Street from NW 27th Avenue to CR 225A, NW 70th and 80th Avenues to SR 200.

1.12. Cost

Total project cost was one of the considerations in adding DRA site 13C. The property owner for the DRFA 13C site does not oppose the take. It is estimated that the cost of acquisition for DRA 13C will be lower than other alternatives.

1.13. Safety

The changes proposed as part of this Amendment 1 to the PER do not affect the safety features and design for the roadway. The additional DRA site 13C is proposed to be designed in accordance with applicable Marion County's design standards as modified and approved by the Office of the County Engineer.

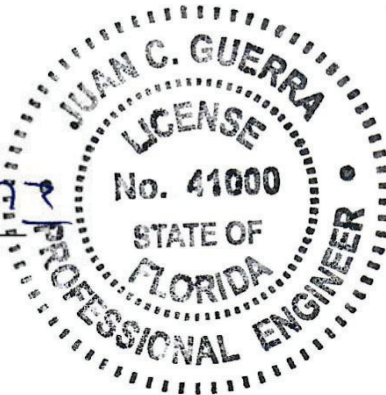
CERTIFICATION:

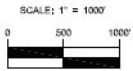
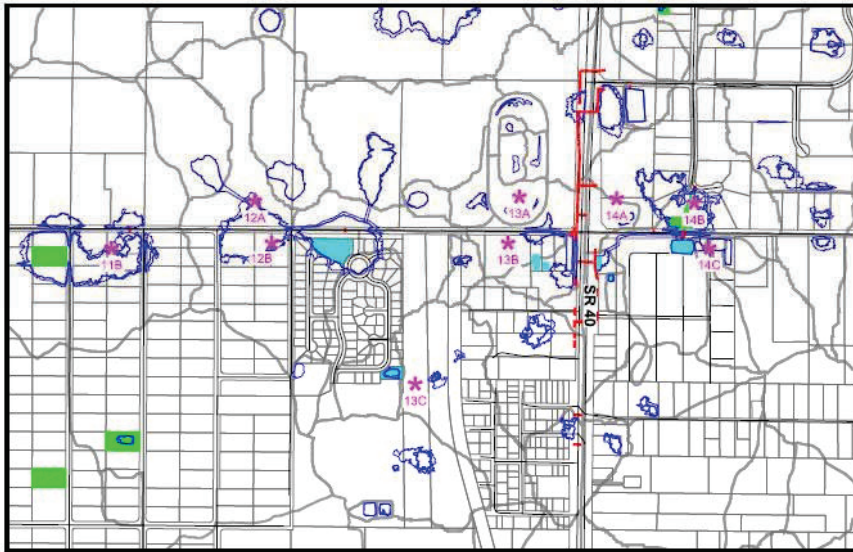


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Fl Reg No. 0041000

Date: 6/14/2024

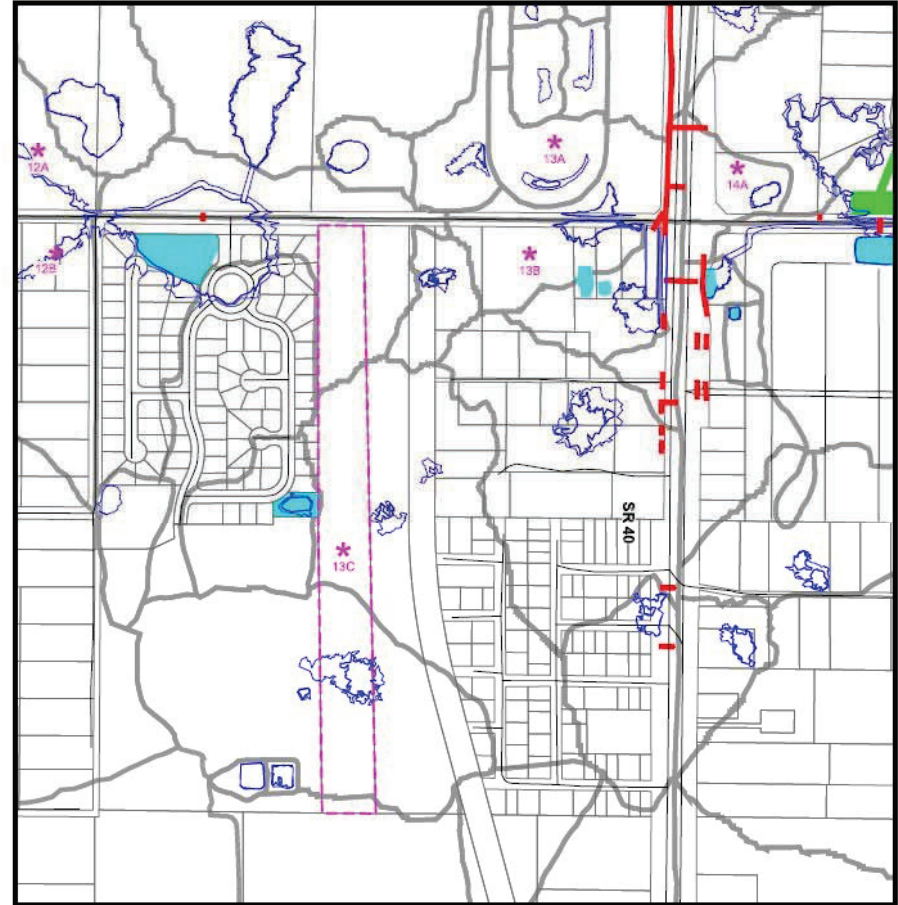




LEGEND

- = EXISTING COUNTY DRA
- = EXISTING PRIVATE DRA
- = EXISTING SHARED DRA
- = EXISTING FDOT DRA
- = 2017 FEMA FLOOD ZONES AND FLOOD PRONE AREAS

- = EXISTING STORM PIPES
- = BASIN LINES
- = PROPERTY LINES
- = ADDENDUM LOCATION
- * = POTENTIAL DRA ALTERNATIVE



PRE DEVELOPMENT BASIN MAP
SW/NW 70TH/80TH AVE PRELIM. ENG. REPORT - ADDENDUM



Guerra Development Corporation
 Consulting Engineering

JUNE 6, 2024

Figure 1.2.2



 GDC CONSULTING ENGINEERING 2817 NE 28th Ave, Ocala, Florida 34470 (352) 206-8100 Phone (352) 206-8101 Fax State of Florida Certificate of Professional Engineer		SHEET NO. 01 OF 01
PROJECT: SW 38th Avenue - 1000 Apartments 1 DRAWN BY: AMM CHECKED BY: PMW / JGD DATE: 14 JUNE 2024		JOB NO. 2406
SHEET TITLE: DRA 131 - 1st Subdivision Topography		DDC DWG NAME: 19-06_PDR_A02 D.LIN1: Name County APPROVED BY: JGD 14 JUNE 2024
REVISION NO. DATE BY DESCRIPTION		
SCALE: 1" = 40'		
 NORTH		
 0 10 20 30 40 Feet		
DATE: 14 JUNE 2024 DRAWN BY: AMM CHECKED BY: PMW / JGD		