



**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

**PLANNED UNIT DEVELOPMENT (PUD)  
PUD ZONING CHANGE OR PUD AMENDMENT – 2025**

Application Type:  PUD REZONING /  PUD AMENDMENT

PUD Submitted with Conceptual Plan OR Master Plan? (Choose one)

CONCEPTUAL PLAN /  MASTER PLAN

\*A PUD Zoning Change application must include a Conceptual Plan OR Master Plan that complies with applicable sections of LDC Division 2, Section 4.2.31, and Division 6.

The undersigned hereby requests a Zoning Change in accordance with Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:

PUD \_\_\_\_\_ (current Zoning) to **PUD** for the intended use of: Amending existing case  
220309Z to modify lot sizes, proposed amenities, and reduction of front setback to 20'.

Parcel ID Number(s): 14973-000-00 & 14971-001-00

Property Address: 5823 NE Jacksonville Rd

Future Land Use(s): Medium Residential Total PUD Acreage: 79.21 +/-

Total Proposed Open Space Acreage: \_\_\_\_\_ Total Amenities Acreage: \_\_\_\_\_

Date of Required Pre-Application Meeting with Growth Services: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Maximum Proposed Residential Units: SFR 321 MF 0 Density: 4U/ Acre

Maximum Non-Residential Acreage: COM 0 IND 0 OTHER 0

Traffic Methodology AR# NA

Affordable Housing Project?\*  Yes /  No If yes, indicate number of units: \_\_\_\_\_

\* Contact Marion County Community Services for affordable housing projects before submitting an affordable housing PUD application.

**Required Documents:** Attach copies of the documents required for the PUD Zoning Change as required by LDC Section 4.2.31.F(2). A PUD Application Completeness Checklist is provided on pages 2-5 below.

**\*\*\* See page 2-6 for PUD Application Completeness Checklist\*\*\***

**\*\*\* See page 6 for Application Signature Page\*\*\***



**B) Standard Requirements:**

The application **must** provide or identify:

1.  A signed and complete application form accompanied by payment of the application fee.
  - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**<sup>1</sup>. **Make checks payable to: Marion County Board of County Commissioners.**
  - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2.  A Letter of Intent that describes:
  - a. The current use, zoning, and future land use designations of the subject property;
  - b. The rezoning request and the intended use;
  - c. Any concurrent applications (e.g., comprehensive plan amendment, special use permit, variance); and
  - d. Any proposed strategies to address potential land use compatibility/character conflicts with surrounding properties (e.g., modified buffers and landscaping, enhanced setbacks, building height step-downs, etc).
3.  A copy of the most recent **recorded deed** conveying the property to the current owner.
  - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company
4.  A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended.
5.  A location map that clearly:
  - a. Outlines the subject property; and
  - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties
6.  A Justification Statement that addresses:
  - a. Market demand and the necessity for the change;
  - b. Availability and potential need for improvements to public or private facilities and services;
  - c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;

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<sup>1</sup> Payments using a credit card are subject to a surcharge.

- d. Agricultural activities and rural character of the area, if applicable;
  - e. Consistency with the Urban Growth Boundary, if applicable;
  - f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
  - g. Compatibility with current uses and land uses in the surrounding area;
  - h. Water Supply and Alternative Water Supply needs; and
  - i. Concurrency.
7.  Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

### **C) PUD Conceptual/Master Plan Sheets Requirements:**

The plan sheets **must be signed by a Florida licensed engineer** and provide or identify:


1.  A cover sheet with the name of the proposed PUD centered at the top of the sheet along the long dimension of the cover sheet.
2.  A vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
3.  The boundaries of the subject property showing dimensions of all sides.
4.  The acreage of the subject property along with a legal description of the property.
5.  The existing future land use and zoning designations of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6.  The location and dimensions of any existing site improvements on the site.
7.  A list of the proposed uses, number of residential units, and square footage of non-residential uses proposed for the development.
8.  The proposed zoning and development standards in table format, including setbacks, floor area ratio, principle building height, accessory building height, parking calculation, etc.
9.  The preliminary building lot typical illustration(s) with proposed setbacks and parking lot locations. (This information must address all possible principle and accessory structures for all uses.)
  - a. Residential lots: Typical drawing(s) of interior lot, corner lot, and cul-de-sac lot noting proposed setback requirements. The typical drawings will show a standard house size with anticipated accessory structure. Show parking location and calculation.
  - b. Non-residential lots: Lot typical drawing(s) for non-residential development components of the PUD.

10.  The proposed phasing of the PUD, if applicable.
  - a. Note: Phases must be identified on the plan set and discussed in the justification statement. For each phase, identify the type and number of residential units, square footage of commercial and/or industrial spaces, and any amenities to be included.
11.  The proposed buffers, including:
  - a. Descriptions and color rendering of buffering plan;
  - b. Detail drawing(s) of all proposed buffers including cross sections (transverse section and longitudinal section), aerial view, and view from adjacent properties;
  - c. Descriptions of any proposed modifications to standard buffer types outlined in LDC Sec. 6.8.6; and
  - d. Timing plan of implementation.
12.  All proposed amenities and open spaces including:
  - a. The location and area (square feet) of each amenity;
  - b. A breakdown list (square feet and percentage) for all Open Spaces and calculation per LDC Sec. 4.2.31.E.(7);
  - c. A breakdown list (square feet and percentage) for all Improved Open Space (IOS) and calculation per LDC Sec. 4.2.31.E.(7);
  - d. Renderings of amenities; and
  - e. Timing plan of implementation.
13.  The legal ingress and egress access to the site.
14.  The preliminary sidewalk locations including internal sidewalks, external sidewalk, and multi-modal facilities.
15.  The proposed parallel and cross access locations.
16.  The location and dimensions of any existing and proposed land or right of way dedication, and/or easements.
17.  A traffic impact analysis methodology must be approved and submitted with this application in compliance with Land Development Code 2.12.29: The traffic impact analysis must be completed at least two weeks prior to a final determination by the Board of County Commissioners.
18.  The location of 100-year floodplain and wetlands on the site.
19.  The utility provider(s) and utility connection (water, sewer, and waste). For non-County utility providers, a letter of availability from the utility provider is required.
20.  A note describing how the construction and maintenance of private roads, parking areas, detention areas, landscapes, common areas, etc. will be coordinated during development and perpetually after the site is complete.

- 21.  A set of architectural renderings or color photos detailing the design features and color pallet.
- 22.  A Letter of Approval from Marion County Community Services stating the affordable housing program and units (only needed if applying as an affordable housing project).
- 23.  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).

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

By signing below, you acknowledge that all required application materials must be submitted in full and according to the specified guidelines. Failure to provide complete and accurate information may result in your application being rejected and returned without further review.

<b>Property Owner Name (print)</b> Jax Road LLC	<b>Applicant or Agent Name (print)</b> Tillman & Assoc. Engineering LLC
<b>Mailing Address</b> 1240 SE 12th Court	<b>Mailing Address</b> 1720 SE 16th Avenue, Bldg 100
<b>City, State, Zip</b> Ocala, FL 34471	<b>City, State, Zip</b> Ocala, FL 34471
<b>Phone Number (include area code)</b> 352-239-0683	<b>Phone Number (include area code)</b> 352-387-4540
<b>E-Mail Address</b> Mattfabian@gmail.com	<b>E-Mail Address</b> Permits@Tillmaneng.com
<b>Signature*</b> 	<b>Signature*</b> 
<b>Printed Name and Title of Authorized Signer (for corporate, trust &amp; other entities)</b> Matt Fabian	<b>Printed Name and Title of Authorized Signer (for corporate, trust &amp; other entities)</b> J.David Tillman

\*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

<b>STAFF/OFFICE USE ONLY</b>			
<b>Project No.:</b>		<b>Application Request No.:</b>	
<b>Rcvd by:</b>		<b>Code Case No.:</b>	
<b>Rcvd Date:</b>	<b>/</b>	<b>/</b>	<b>Time:</b>
		<b>PZ Case No.:</b>	

Please 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 must be present at all pertinent public hearings to represent this application. 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 applicant or agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.













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

## Detail by Entity Name

Florida Limited Liability Company  
JAX ROAD, LLC

### Filing Information

<b>Document Number</b>	L24000222347
<b>FEI/EIN Number</b>	99-3188658
<b>Date Filed</b>	05/13/2024
<b>State</b>	FL
<b>Status</b>	ACTIVE

### Principal Address

1240 S.E. 12TH COURT  
OCALA, FL 34471

### Mailing Address

1240 S.E. 12TH COURT  
OCALA, FL 34471

### Registered Agent Name & Address

VANDEVEN, HARVEY W  
1240 S.E. 12TH COURT  
OCALA, FL 34471

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

VANDEVEN, HARVEY W  
1240 S.E. 12TH COURT  
OCALA, FL 34471

Title MGR

Vandeven, Carson  
12673 Laurel Bay Dr  
Jacksonville, FL 32246

Title MGR

Fabian, Matt  
4349 SE 20TH STREET  
Ocala, FL 34471

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2025	01/08/2025

**Document Images**

[01/08/2025 -- ANNUAL REPORT](#)

[View image in PDF format](#)

[05/13/2024 -- Florida Limited Liability](#)

[View image in PDF format](#)



March 25<sup>th</sup>, 2026

Items submitted for PUD Modification of 220309Z

- Cover Letter
- Executed Application
- Approved PUD letter for 220309Z
- MCPA cards
- Deed
- Sunbiz Document
- Land Use Map
- Zoning Map
- Previous Traffic Assessment
- Sample Renderings of Amenities
- Amended Plan sheets #1-5
- Original Plan sheet # 2
- Survey

**This Document Prepared By and Return To:**

W. James Gooding III, Esquire  
Gooding & Batsel, PLLC  
1531 SE 36th Avenue  
Ocala FL 34471

Property Appraiser's Parcel ID No. 14 971-001-00, 14976-004-00, 14973-000-00

Rec. \$27.00  
Doc Stamps \$0<sup>1</sup>

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this Nov. 13, 2024, by Harvey W. Vandeven, whose address is 1240 SE 12th Court, Ocala, FL 34471, hereinafter called the Grantor\*, and Jax Road, LLC, a Florida limited liability company, whose address is 1240 SE 12th Court, Ocala, FL 34471, hereinafter called the Grantee.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, the following described land, situate, lying and being in Marion County, Florida, to wit:

**See attached Exhibit A**

Grantor does hereby covenant that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey this land; that the Grantor hereby specially warrants that title to the land is free from all encumbrances made by Grantor, and Grantor will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

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

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<sup>1</sup> This instrument evidences a conveyance of unencumbered property from an individual to a limited liability company, all of the Membership Interests are owned by such individual. Therefore, no documentary excise taxes are due on this transaction.

\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

[Signature]  
Witness Signature  
MATT FABIAN  
Witness Printed Name

[Signature]  
Harvey W. Vandeven

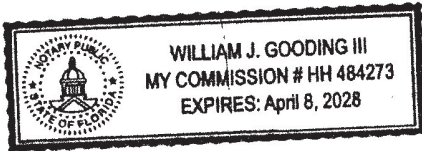
Print Witness Address:  
4349 SE 20TH ST  
OCALA, FL 34471

[Signature]  
Witness Signature  
W. James Gooding III  
Witness Printed Name

Print Witness Address: 1571 SE 36 Ave.  
Ocala, FL 34471

STATE OF FLORIDA  
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of Nov. 2024, by Harvey W. Vandeven.



[Signature]  
Notary Public, State of Florida  
Name: \_\_\_\_\_

(Please print or type)

Commission Number:

Commission Expires:

Notary: Check one of the following:

Personally known OR  Produced Identification (if this box is checked, fill in blanks below).

Type of Identification Produced: \_\_\_\_\_

## EXHIBIT A

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA; THENCE N.89°51'59"E., ALONG THE SOUTH BOUNDARY OF SAID SECTION 28, A DISTANCE OF 154.46 FEET; THENCE N.13°22'58"E. A DISTANCE OF 30.90 FEET TO THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE) AND THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 200A; THENCE N.89°51'59"E., ALONG THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET (60 FEET WIDE), A DISTANCE OF 796.74 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°51'59"E., ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 1037.31 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, N.00°07'13"W. A DISTANCE OF 1292.81 FEET; THENCE S.89°51'35"W. A DISTANCE OF 666.68 FEET; THENCE S.00°10'38"E. A DISTANCE OF 150.02 FEET; THENCE S.89°53'00"W. A DISTANCE OF 370.78 FEET; THENCE S.00°07'13"E. A DISTANCE OF 1142.77 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF NE 49TH STREET AND THE POINT OF BEGINNING.

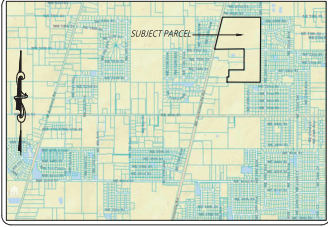
TOGETHER WITH

A PORTION OF LANDS LYING IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST, MARION COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE ALONG THE SOUTH BOUNDARY OF THE NORTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 28, N.89°42'05"W., 1,354.95 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 844 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS N.00°16'05"E., 209.43 FEET TO THE SOUTH BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6352, PAGE 676 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG SAID SOUTH BOUNDARY, S.89°40'23"E., 71.35 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°18'28"E., 291.75 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5944, PAGE 1967 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EAST BOUNDARY, ALONG THE SOUTH BOUNDARY OF SAID LANDS, S.89°41'32"E., 619.79 FEET TO THE SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTH BOUNDARY, ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°20'45"E., 330.46 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY, N.00°21'59"E., 197.21 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6067, PAGE 887 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY OF SAID LANDS, N.00°13'06"E., 331.03 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EAST BOUNDARY ALONG THE SOUTHERLY BOUNDARY OF LANDS DESCRIBED IN ORB 7589, PAGE 256 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, THE FOLLOWING TWO (2) COURSES: (1) S.89°16'00"W., 654.60 FEET; (2) THENCE S.89°15'23"W., 550.21 FEET TO THE EASTERLY RIGHT OF WAY OF N.E. JACKSONVILLE ROAD (HAVING 100' RIGHT OF WAY); THENCE DEPARTING SAID SOUTHERLY BOUNDARY, ALONG SAID EASTERLY RIGHT OF WAY, N.13°48'10"E., 1,345.82 FEET TO THE NORTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN ORB 7589, PAGE 256; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY, ALONG THE NORTHERLY BOUNDARY OF SAID LANDS, S.89°54'38"E., 1,558.98 FEET TO THE NORTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID NORTH BOUNDARY, ALONG THE EASTERLY BOUNDARY OF SAID LANDS, S.00°24'17"W., 1,280.61 FEET TO THE

SOUTHEAST CORNER OF SAID LANDS; THENCE DEPARTING SAID EASTERLY BOUNDARY, ALONG THE EASTERLY BOUNDARY OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7603, PAGE 990 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, S.00°24'00"W., 1,371.63 FEET TO THE POINT OF BEGINNING.

P:\JG\Vandeven\Jax Road\Title\SWD to Jax Road.docx

VICINITY MAP:  
NOT TO SCALE

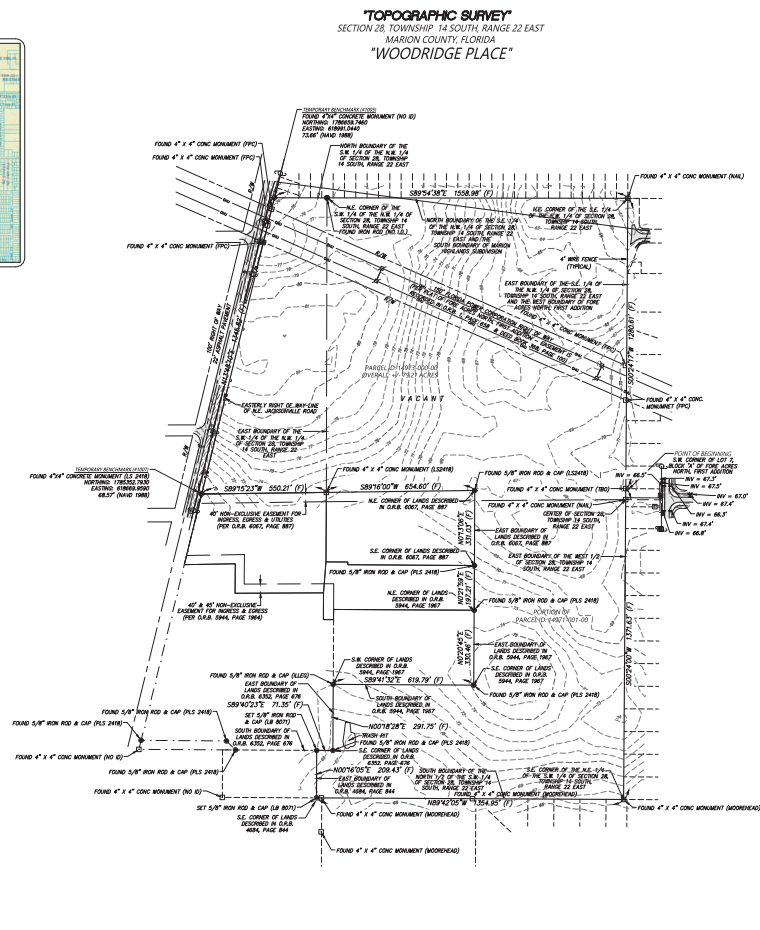


**TOPOGRAPHIC SURVEY**  
SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA  
**"WOODRIDGE PLACE"**



- LEGEND AND ABBREVIATIONS**
- E MORE OR LESS
  - EL ELEVATION
  - LB LICENSED BUSINESS
  - LN NUMBER
  - LS LAND SURVEYOR
  - LD IDENTIFICATION
  - C CENTERLINE
  - R RADIOS
  - L ARC LENGTH
  - DLA (L) DELTA (CENTRAL ANGLE)
  - CL CHORD LENGTH
  - CLR CHORD BEARING
  - (P) PLAT MEASUREMENT
  - (C) CURVE MEASUREMENT
  - (C) CALCULATED MEASUREMENT
  - (T) TIE MEASUREMENT
  - DIP DUCTILE IRON PIPE
  - CMF CORRUGATED METAL PIPE
  - RCF REINFORCED CONCRETE PIPE
  - ADPE HIGH DENSITY POLYETHYLENE
  - MAHD NORTH AMERICAN METRIC DATUM
  - FFC FLORIDA POWER CORPORATION
  - FBT FLAT BOOK
  - ORF OFFICIAL RECORDS BOOK
  - FRS (RANGE)
  - R/W RIGHT OF WAY
  - CCO CONTROLLED CORNER RECORD
  - RLS REGISTERED LAND SURVEYOR
  - CONC CONCRETE
  - CONTROL/BENCHMARK AS DESCRIBED
  - CATION BATH
  - STORM MANHOLE
  - WETTED END SECTION
  - SANITARY MANHOLE
  - SANITARY CLEANOUT
  - ELECTRIC MANHOLE
  - ELECTRIC METER
  - ELECTRIC RESER BOX
  - CABLE TELEVISION RESER BOX
  - TELEPHONE RESER BOX
  - TELEPHONE MANHOLE
  - WELL
  - SECTION CONTROL VALVE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - BACK FLOW PREVENTER
  - GAS VALVE
  - GAS LINE MARKER
  - CONCRETE UTILITY POLE
  - WOOD UTILITY POLE
  - UTILITY POLE GUY ANCHOR
  - LIGHT POLE
  - ELEC. VAULT
  - SIGN
  - FLAG POLE
  - MAILBOX
  - FENCE LINE AS NOTED
  - APPROXIMATE TOP OF BANK
  - APPROXIMATE TOE OF SLOPE
  - EXISTING CONTOUR
  - UNDERGROUND FIBER OPTIC
  - UNDERGROUND SANITARY SEWER
  - UNDERGROUND FORCE MAIN
  - UNDERGROUND WATER LINE
  - OVERHEAD UTILITY
  - UNDERGROUND ELECTRIC LINE
  - UNDERGROUND TTY CABLE LINE

- TREE LEGEND**  
(SIZE DENOTED INSIDE SYMBOL)
- CAMPHOR
  - CEDAR
  - CHERRY
  - CHINA BERRY
  - CYPRESS
  - DOGWOOD
  - ELM
  - GUM
  - HICKORY
  - HOLLY
  - LAUREL OAK
  - LIVE OAK
  - MAGNOLIA
  - MAPLE
  - AMOSSA
  - MISC
  - OAK
  - PALM
  - PECAN
  - PINE TREE
  - SUGAR HACKBERRY
  - SYCAMORE



**SURVEY NOTES**

1. DATE OF FIELD SURVEY: FEBRUARY 1, 2022.
2. BEARINGS AND COORDINATES SHOWN HEREIN ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD 83), WITH 2011 ADJUSTMENT AS DERIVED FROM THE FLORIDA DEPARTMENT OF TRANSPORTATION VERTICAL REFERENCE STATION NETWORK.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 105050002E, EFFECTIVE APRIL 18, 2017, THE PROPERTY DESCRIBED HEREON LIES WITHIN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD.
4. UNDERGROUND FOUNDATIONS AND UTILITIES WERE NOT LOCATED AS PART OF THIS SURVEY.
5. NORTH-SOUTH AND EAST-WEST TIES TO FOUND MONUMENTATION AND IMPROVEMENTS ARE BASED ON CARDINAL DIRECTION.
6. THE ACCURACY OF THE SURVEY MEASUREMENTS USED FOR THIS SURVEY MEETS OR EXCEEDS THE EXPECTED USE OF THE PROPERTY DESCRIBED HEREON (RURAL) 1 FOOT IN 5,000 FEET.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE. NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE DUPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM JCH CONSULTING GROUP, INC.
10. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD. PUBLIC RECORDS NOT SEARCHED BY JCH CONSULTING GROUP, INC.
11. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
12. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON SURFACE EVIDENCE OF LOCATIONS PROVIDED BY SUNSHINE STATE ONE CALL TICKET NOS. 286102484, 286102507, 286102765. LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON WERE NOT REVEALED BY JCH CONSULTING GROUP, INC.
13. VERTICAL DATUM IS BASED ON NATIONAL GEODETIC SURVEY CONTROL POINT 71 4477, ELEVATION = 71.37' (NAVD-88).

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THIS SURVEY MEETS THE APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 547.000-002, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

CHRISTOPHER J. HOBSON DATE \_\_\_\_\_  
FLORIDA LICENSED SURVEYOR & MAPPER NO. 8553

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (CERTIFICATE OF AUTHORIZATION NO. LB 8075)

**REVISIONS**

FILE NO.	DATE	DRAWN	REVISION	DD
28-1746	06/13/23	CAH	ADD OFFSITE TOPO	CAH

**JCH**  
CONSULTING GROUP, INC.  
LAND DEVELOPMENT, SURVEYING & MAPPING  
PLANNING & ENVIRONMENTAL SERVICES  
200 S. STATE STREET, SUITE 200, MARION COUNTY, FLORIDA 32003  
PHONE: 352-246-1400 FAX: 352-246-1401 WWW.JCHGROUP.COM  
CREATED WITH MICROSTATION V8.02.00

LOCATED IN SECTION 28, TOWNSHIP 14 SOUTH, RANGE 22 EAST  
MARION COUNTY, FLORIDA

TOPOGRAPHIC SURVEY  
FOR  
HARVEY W. VANDEVEN

FILE NO.	FIELD DATE	JOB NO.
28-1746-30	2/1/22	211278800_T0P0400

DRAWING DATE: 2/1/22 BY: APPROVED: SCALE: 1" = 200'

1 OF 1



To: Ms. Mary Elizabeth Burgess  
 Director Growth Services  
 Marion County  
 2710 E. Silver Springs Blvd.  
 Ocala, FL 34470

November 18, 2021

Memorandum

Project #: 64013.03

VHB, Inc.  
 225 E. Robinson St., STE 300  
 Orlando, FL 32801

Woodland Place  
 Traffic Impact Assessment

### Introduction

The purpose of this memorandum is to provide a traffic impact assessment for the proposed Woodland Place Property project. The project location is on the east side of CR 200A north of NE 49<sup>th</sup> Street. The proposed project is a single-family housing development. The property is approximately 52.36 acres. The site plan is attached.

### Trip Generation Approved

The number of vehicle trips that will originate from, or are destined to, a development is dependent upon the type of land uses contained within that development. Trip rates used in this analysis are from the ITE publication, Trip Generation, 10<sup>th</sup> Edition, see attached. The property is currently zoned R-1. The maximum density permitted is four (4) dwelling units per acre. The subject properties are approximately 80.3 acres. Table 1 summarizes the approved development plan.

**Table 1 – Woodland Place Property Approved Development Plan**

<b>AM Peak</b>				<b>Total Trips</b>			
<b>ITE Code</b>	<b>Land Use</b>	<b>Size / Units</b>	<b>Daily Trips</b>	<b>AM Peak</b>			
				<b>Total</b>	<b>Enter</b>	<b>Exit</b>	
210	Single Family Detached Housing	321 D.U.	3,041	233	58	175	
<b>Totals:</b>			<b>3,041</b>	<b>233</b>	<b>58</b>	<b>175</b>	
<b>PM Peak</b>				<b>Total Trips</b>			
<b>ITE Code</b>	<b>Land Use</b>	<b>Size / Units</b>	<b>Daily Trips</b>	<b>PM Peak</b>			
				<b>Total</b>	<b>Enter</b>	<b>Exit</b>	
210	Single Family Detached Housing	321 D.U.	3,041	312	197	115	
<b>Totals:</b>			<b>3,041</b>	<b>312</b>	<b>197</b>	<b>115</b>	

Notes:  
 Institute of Transportation (ITE) Trip Generation Manual 10th Edition

### Trip Generation - Proposed

The proposed PUD is planned for 245 single family dwelling units. Table 2 summarizes the trip generation of the proposed project.

**Table 2 – Woodland  
Place Property  
Proposed Development  
Plan**

<b>AM Peak</b>							
				<b>Total Trips</b>			
<b>ITE</b>				<b>Daily Trips</b>	<b>AM Peak</b>		
<b>Code</b>	<b>Land Use</b>	<b>Size / Units</b>			<b>Total</b>	<b>Enter</b>	<b>Exit</b>
210	Single Family Detached Housing	245	D.U.	2,372	179	45	134
<b>Totals:</b>				<b>2,372</b>	<b>179</b>	<b>45</b>	<b>134</b>
<b>PM Peak</b>							
				<b>Total Trips</b>			
<b>ITE</b>				<b>Daily Trips</b>	<b>PM Peak</b>		
<b>Code</b>	<b>Land Use</b>	<b>Size / Units</b>			<b>Total</b>	<b>Enter</b>	<b>Exit</b>
210	Single Family Detached Housing	245	D.U.	2,372	241	152	89
<b>Totals:</b>				<b>2,372</b>	<b>241</b>	<b>152</b>	<b>89</b>

Notes:

*Institute of Transportation (ITE) Trip Generation Manual 10th Edition*

### Trip Generation Summary

The proposed project will result in a net decrease in 669 Daily trips, 54 AM Peak Hour trips (13 entering and 41 exiting), and 71 PM Peak Hour trips (45 entering and 26 exiting).

### Roadway Capacity Assessment

A future condition roadway analysis is conducted to evaluate the adjacent roadway to the project and determine if the facility has capacity to accommodate the project. Twenty-four hour traffic counts were acquired from the [Marion County 2021 Traffic Counts Report](#). Additional information from the FDOT Traffic Online was utilized to convert daily traffic information into PM peak hour information. Project trip impacts were added to the future background traffic to determine the total build-out future condition. The project Trip distribution was based on the surrounding roadway characteristics and local attraction and production uses. As shown in Table 3, CR 200A has capacity to accommodate the Woodland Place property project trips.

**Table 3 – Future  
Roadway Condition  
Analysis**

Road Name	From/To	No. Lanes	Area Type	Functional Class.	LOS Std.	Pk-Hr 2-Way Capacity	Annual Growth	PM Peak Hour 2-Way Background	Background V/C *	Background Pk-Hr Pk-Dir Vol		Project Impact Volume	PM Peak-Hour 2-Way Total	Total V/C	LOS
										NB/EB	SB/WB				
CR 200A	NE49th St to NE 63rd St	2	U	Arterial	D	1,440	4.90%	784	0.54	419	365	157	940	0.65	C

\* Volume-to-Capacity

Source: 2021 FDOT Traffic Online - K Factor 9.0, D Factor 53.4  
2021 Marion County Traffic Counts

### Driveway Access Assessment

Access to the proposed property will be a full access driveway to CR 200A. Turning Movements were derived by converting daily traffic with the FDOT K and D data. Using historical count data, future background conditions were developed for the PM peak hour. Project traffic was added to the future background volumes and analyzed using Synchro software. The future volume derivation is provided as an attachment.

### Turn Lane Need

A turn lane need analysis was conducted to determine the need for dedicated turn lanes at the project driveway. The speed limit on CR 200A is 45 mph. The National Cooperative Highway Research Program (NCHRP) Reports 457 was utilized as documentation to determine if a turn lane recommendation is met. The report determined that both, a dedicated right turn lane and dedicated left turn lane are recommended. The report data is provided as an attachment.

### Driveway Analysis

As mentioned above, Synchro software was used to determine the driveway operation for the future PM peak hour condition. The analysis shows that the driveway operates at an acceptable level of service (LOS). Table 4 summarizes the operation of the driveway with respect to LOS, delay, and the volume to capacity (v/c) ratio.

**Table 4 – Future  
Intersection Analysis  
Summary**

Intersection	PM Peak Hour		
	Delay (sec/veh)	LOS	V/C
CR 200A at Project Entrance			
WBL/R	16.4	C	0.228
SBL	8.5	A	0.052

### Intersection Queue Analysis

As mentioned above, dedicated turn lanes are recommended at the project entrance. The queue analysis is provided in Synchro Summary sheets by equating queue in percentage of vehicles. As the northbound right turn lane does not exhibit delay because of the free movement, no queue is detected. The queue for the southbound left turn lane is less

than one (1) vehicle, therefore rounded up to 25 feet, or one (1) vehicle. The exiting lane configuration at the project entrance is a single shared left/right lane. Using a design speed of 50mph, per the Florida Design Manual (FDM) section 212, the eastbound right turn lane is recommended to be 240 feet. The westbound left turn lane is recommended to be 265 feet.

Respectfully,  
VHB, Inc.



Karl Krichbaum  
Project Manager

*Attachments:*

*Site Plan*

*ITE Trip Generation Summary Sheets*

*CFRPM Model Distribution*

*2021 Marion County Traffic Count*

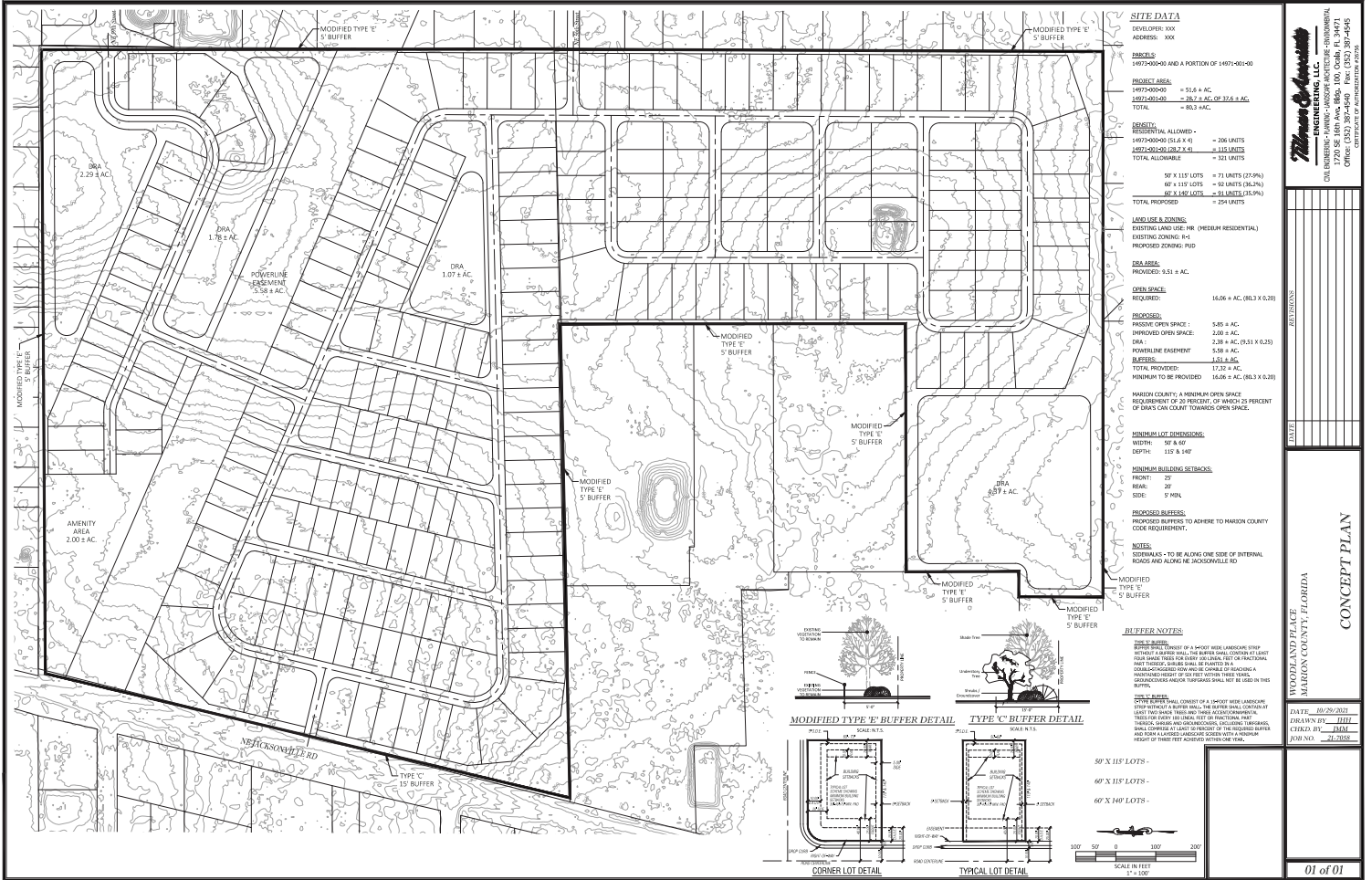
*FDOT Traffic Online K and D factors*

*Future Volume Intersection Derivation*

*NCHRP 457 Figure 2-5*

*NCHRP 457 Figure 2-6*

*Synchro Future PM Summary Sheet*



**SITE DATA**  
 DEVELOPER: XXX  
 ADDRESS: XXX

**PARCELS**  
 1497-0000 AND A PORTION OF 1497-0010  
 1497-0000 = 51.6 ± AC  
 1497-0010 = 28.2 ± AC OF 37.6 ± AC  
 TOTAL = 80.3 ± AC

**PROJECT AREA**  
 1497-0000 (51.6 ± AC) = 206 UNITS  
 1497-0010 (28.2 ± AC) = 116 UNITS  
 TOTAL ALLOWABLE = 322 UNITS

**DENSITY**  
 1497-0000 (51.6 ± AC) = 206 UNITS  
 60' X 115' LOTS = 92 UNITS (36.7%)  
 60' X 140' LOTS = 31 UNITS (18.7%)  
 TOTAL PROVIDED = 254 UNITS

**LAND USE & ZONING**  
 EXISTING LAND USE: RR (HEAVY RESIDENTIAL)  
 EXISTING ZONING: R-1  
 PROPOSED ZONING: RFD

**DEVELOPER**  
 PROVIDED: 9.51 ± AC

**OPEN SPACE**  
 REQUIRED: 16.06 ± AC (80.3 X 0.20)

**PROPOSED**  
 PROVIDED OPEN SPACE: 5.45 ± AC  
 IMPROVED OPEN SPACE: 2.00 ± AC  
 DRA: 2.38 ± AC (0.31 X 0.25)  
 POWERLINE EASEMENT: 5.58 ± AC  
 BUFFERS: 1.61 ± AC  
 TOTAL PROVIDED: 17.32 ± AC  
 MINIMUM TO BE PROVIDED: 16.06 ± AC (80.3 X 0.20)

**MINIMUM LOT DIMENSIONS**  
 WIDTH: 50' & 60'  
 DEPTH: 115' & 240'

**MINIMUM BUILDING SETBACKS**  
 FRONT: 25'  
 REAR: 20'  
 SIDE: 5' MIN.

**PROPOSED BUFFERS**  
 PROPOSED BUFFERS TO ADHERE TO MARION COUNTY CODE REQUIREMENT.

**NOTES**  
 SETBACKS - TO BE ALONG ONE SIDE OF INTERNAL ROADS AND ALONG NE JACKSON ROAD

**RESTRICTIONS**

**DATE:** 01/25/2023

**WOODLAND PLACE**  
 MARION COUNTY, FLORIDA

**CONCEPT PLAN**

**DRAWN BY:** JHT  
**CHECKED BY:** JHT  
**JOB NO.:** 21-3028

**01 of 01**

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

# Single-Family Detached Housing (210)

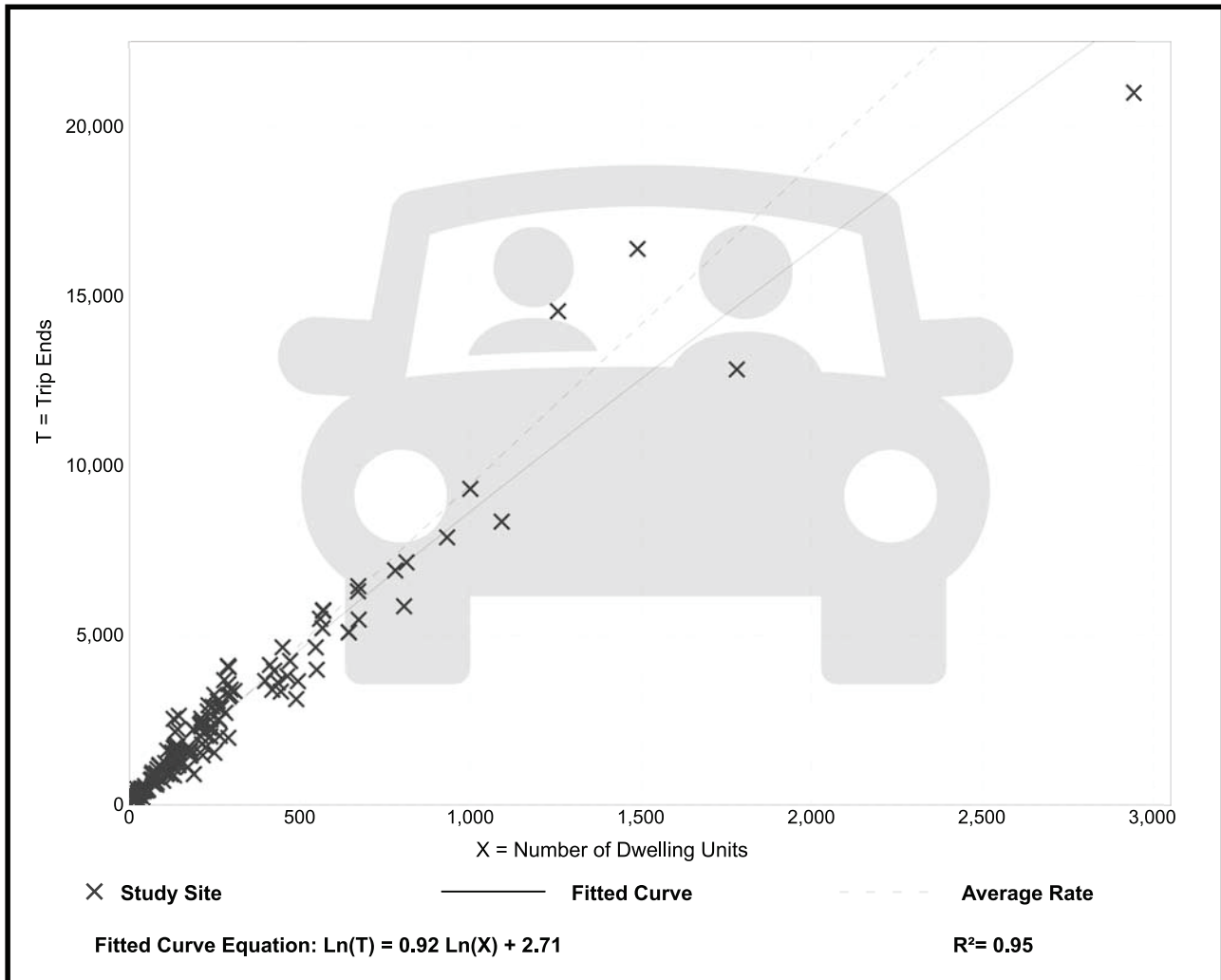
**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday**

**Setting/Location: General Urban/Suburban**  
Number of Studies: 159  
Avg. Num. of Dwelling Units: 264  
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

## Data Plot and Equation



*Trip Gen Manual, 10th Ed + Supplement* • Institute of Transportation Engineers

# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 7 and 9 a.m.**

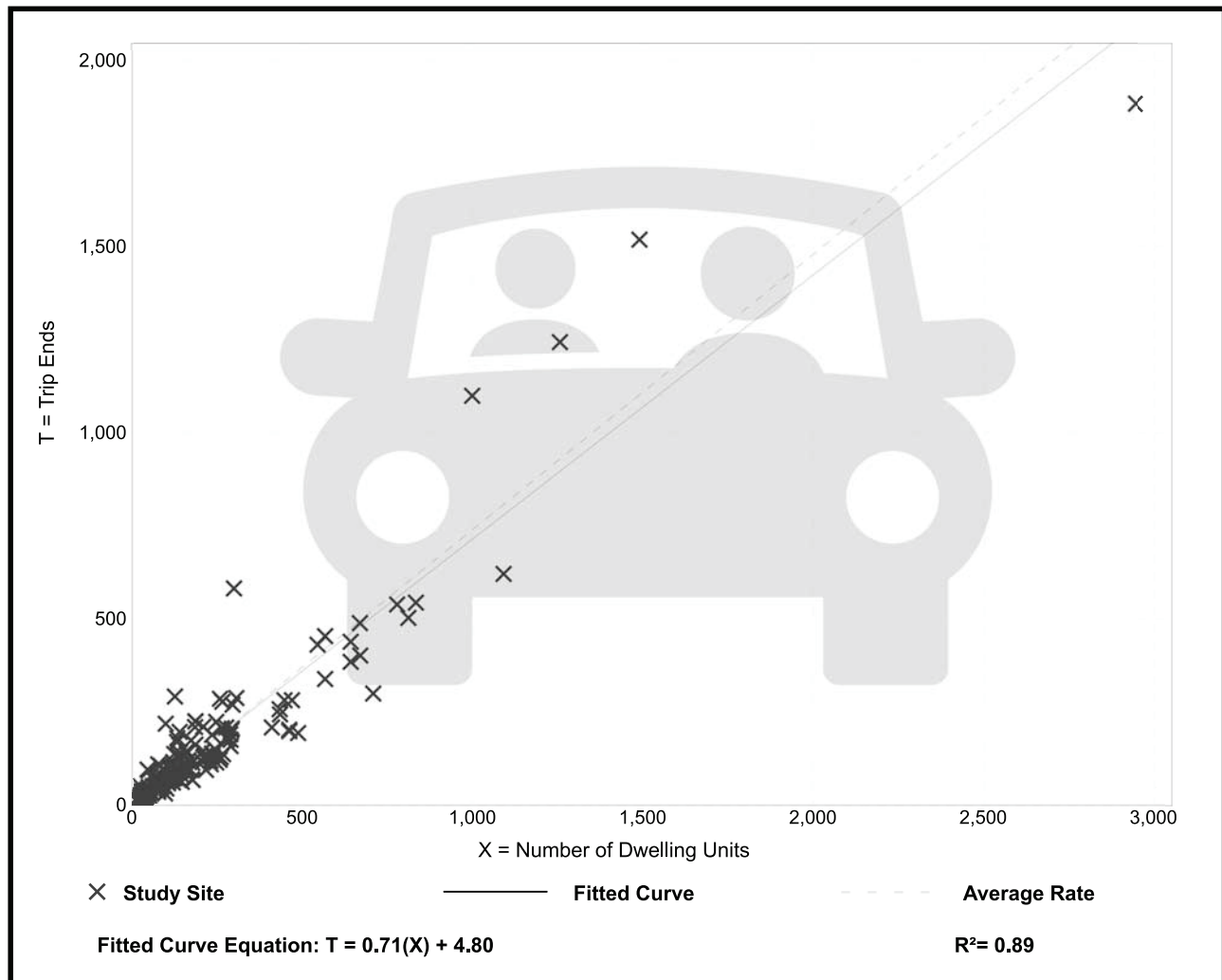
**Setting/Location: General Urban/Suburban**

Number of Studies: 173  
 Avg. Num. of Dwelling Units: 219  
 Directional Distribution: 25% entering, 75% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

## Data Plot and Equation



*Trip Gen Manual, 10th Ed + Supplement* • Institute of Transportation Engineers

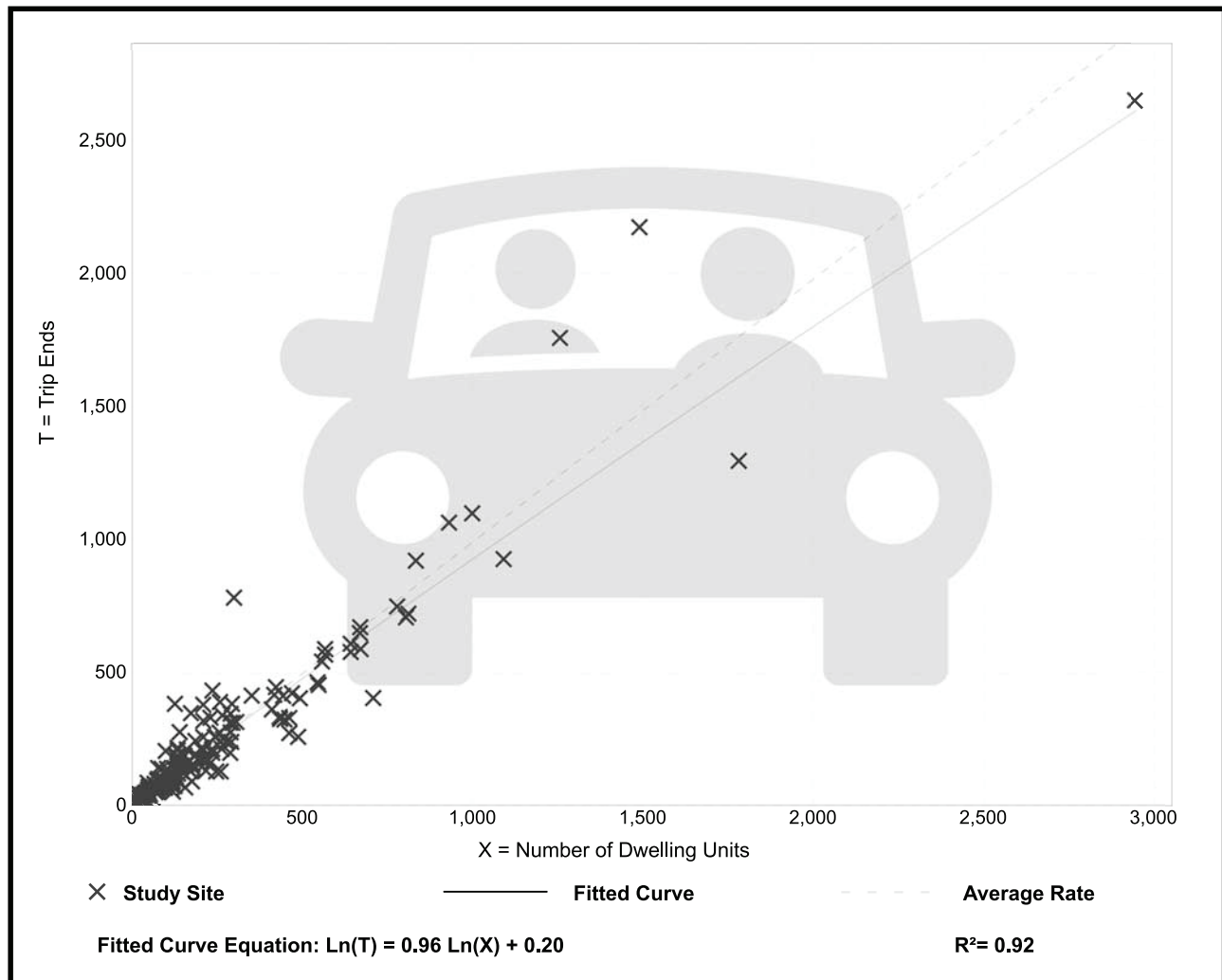
# Single-Family Detached Housing (210)

**Vehicle Trip Ends vs: Dwelling Units**  
**On a: Weekday,**  
**Peak Hour of Adjacent Street Traffic,**  
**One Hour Between 4 and 6 p.m.**  
**Setting/Location: General Urban/Suburban**  
 Number of Studies: 190  
 Avg. Num. of Dwelling Units: 242  
 Directional Distribution: 63% entering, 37% exiting

## Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

## Data Plot and Equation



*Trip Gen Manual, 10th Ed + Supplement* • Institute of Transportation Engineers

Location	Source	Count Type	2016	2017	2018	2019	2020	Ave Annual Growth Rate (%)
<b>Baseline Extension</b>								
SE 110th St to US 441	MC	2	5,700	5,500	5,600	5,700	4,700	-4.4%
<b>CR 25</b>								
E of SR 35	MC	2	13,600	12,200	12,000	11,700	11,000	-5.1%
W of SR 35	MC	2	12,100	11,100	10,900	10,900	10,100	-4.4%
E of SE 110th St Road	MC	2	9,600	11,100	11,600	11,900	11,400	4.6%
E of SE 108th Terrace Road	FDOT	3	7,400	7,500	7,700	5,500	NC	-8.2%
W of CR 464	MC	2	5,900	6,200	6,500	6,300	6,300	1.7%
E of CR 464	MC	2	7,400	7,400	7,900	7,900	7,900	1.7%
S of CR 42	MC	2	8,700	10,600	11,000	11,300	11,200	6.9%
<b>CR 25A</b>								
S of CR 316	MC	2	2,500	2,000	2,300	2,300	2,400	-0.2%
N of SR 326	MC	2	7,800	8,600	8,800	8,700	6,500	-3.5%
S of NW 63rd Street	MC	2	4,500	4,900	4,700	5,000	6,100	8.3%
<b>CR/SR 35</b>								
N of SR 326	MC	2	2,300	2,600	2,600	2,500	2,800	5.3%
S of SR 326	MC	2	4,700	5,000	5,300	5,100	5,800	5.6%
N of SR 40	MC	2	8,200	8,300	8,600	NC	5,600	-10%
<b>CR 40</b>								
E of CR 336	MC	2	9,100	8,500	9,200	NC	2,500	-23.7%
W of US 41	MC	2	3,300	3,200	3,500	3,800	5,000	11.6%
<b>CR 42</b>								
E of CR 475	MC	2	3,900	4,200	4,500	4,800	5,100	6.9%
E of US 301	MC	2	13,100	14,300	15,900	15,700	14,100	2.2%
W of US 441	MC	2	18,100	20,900	22,600	8,800	8,400	-10.5%
E of US 441	MC	2	8,900	9,600	10,200	10,300	10,700	4.7%
W of CR 25	FDOT	3	6,900	9,700	9,900	10,100	9,500	9.7%
W of SE 182nd Ave Rd	MC	2	6,800	7,000	7,500	7,100	10,100	11.8%
E of CR 450	MC	1	3,500	3,700	4,000	4,600	4,700	7.7%
<b>CR 200A</b>								
S of CR 316	MC	2	4,600	4,500	4,500	4,600	8,000	18.5%
S of CR 329	MC	2	5,600	4,800	5,400	5,500	7,100	7.3%
N of SR 326	MC	2	8,900	9,800	10,000	10,000	2,700	-15.2%
S of SR 326	MC	2	6,500	6,200	6,200	6,300	6,100	-1.5%
N of NE 49th Street	MC	2	6,900	7,700	7,900	7,500	8,300	4.9%

FLORIDA DEPARTMENT OF TRANSPORTATION  
 TRANSPORTATION STATISTICS OFFICE  
 2020 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 7047 - SR200A - SR25, 1.82 MILES NORTH OF NE 35TH STREET (HPMS)

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	6700 C	N 3200	S 3500	9.00	53.40	7.90
2019	6400 S	N 3000	S 3400	9.00	53.80	3.10
2018	6300 F	N 3000	S 3300	9.00	54.30	3.10
2017	6200 C	N 3000	S 3200	9.00	55.50	3.10
2016	6800 S	N 3200	S 3600	9.00	56.10	6.30
2015	6600 F	N 3100	S 3500	9.00	56.30	6.30
2014	6400 C	N 3000	S 3400	9.00	56.80	6.30
2013	5700 F	N 2700	S 3000	9.00	56.70	4.10
2012	5700 C	N 2700	S 3000	9.00	56.70	4.10
2011	8900 S	N 4200	S 4700	9.00	56.00	7.60
2010	8900 F	N 4200	S 4700	10.14	57.07	8.00
2009	9100 C	N 4300	S 4800	10.04	59.21	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE  
 S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE  
 V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN  
 \*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

## Woodland Place

### PM Peak 2022 Intersection Analysis Summary

SR 326 at Project Entrance			Existing	Background (Growth)	Accepted Background	Project			PM Total
						In / Out	Dist.	Traffic	
<b>EB</b>									
Rate	Left		0	0	0			0	
4.90%	Thru		0	0	0			0	
	Right		0	0	0			0	
<b>WB</b>									
Rate	Left		0	0	0	Out	65.00%	58	
4.90%	Thru		0	0	0			0	
	Right		0	0	0	Out	35.00%	31	
<b>NB</b>									
Rate	Left		0	0	0			0	
4.90%	Thru		350	18	368			368	
	Right		0	0	0	I	65.00%	99	
<b>SB</b>									
Rate	Left		0	0	0	I	35.00%	53	
4.90%	Thru		261	13	274			274	
	Right		0	0	0			0	

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

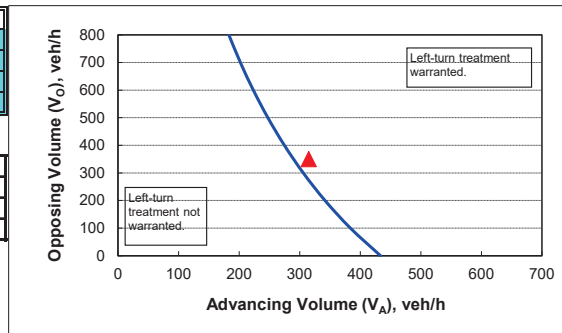
2-lane roadway (English)

INPUT

Variable	Value
85 <sup>th</sup> percentile speed, mph:	45
Percent of left-turns in advancing volume ( $V_A$ ), %:	17%
Advancing volume ( $V_A$ ), veh/h:	315
Opposing volume ( $V_O$ ), veh/h:	350

OUTPUT

Variable	Value
Limiting advancing volume ( $V_A$ ), veh/h:	290
<b>Guidance for determining the need for a major-road left-turn bay:</b>	
<b>Left-turn treatment warranted.</b>	



CALIBRATION CONSTANTS

Variable	Value
Average time for making left-turn, s:	3.0
Critical headway, s:	5.0
Average time for left-turn vehicle to clear the advancing lane, s:	1.9

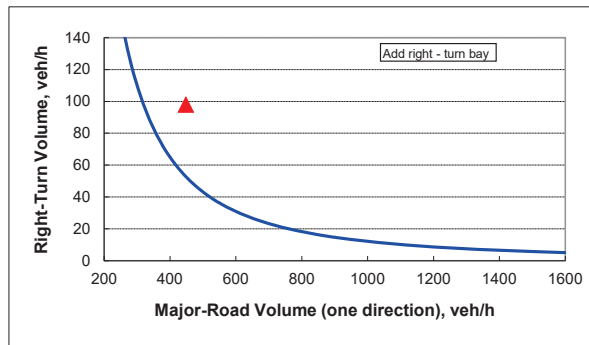
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	448
Right-turn volume, veh/h:	98

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	53
<b>Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:</b>	
<a href="#">Add right-turn bay.</a>	



Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations	Y		↑	↑	↑	↑
Traffic Vol, veh/h	58	31	368	99	53	274
Future Vol, veh/h	58	31	368	99	53	274
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	240	265	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	96	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	61	33	387	103	56	288

Major/Minor	Minor1	Major1	Major2		
Conflicting Flow All	787	387	0	0	490
Stage 1	387	-	-	-	-
Stage 2	400	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12
Critical Hdwy Stg 1	5.42	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218
Pot Cap-1 Maneuver	360	661	-	-	1073
Stage 1	686	-	-	-	-
Stage 2	677	-	-	-	-
Platoon blocked, %			-	-	-
Mov Cap-1 Maneuver	341	661	-	-	1073
Mov Cap-2 Maneuver	341	-	-	-	-
Stage 1	650	-	-	-	-
Stage 2	677	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	16.4	0	1.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	-	410	1073
HCM Lane V/C Ratio	-	-	0.228	0.052
HCM Control Delay (s)	-	-	16.4	8.5
HCM Lane LOS	-	-	C	A
HCM 95th %tile Q(veh)	-	-	0.9	0.2

# *Tillman & Associates*

ENGINEERING, L.L.C.

March 25<sup>th</sup>, 2026

Growth Services  
Chuck Varadin, Director  
2710 East Silver Springs Blvd  
Ocala, FL 34470

RE: PUD Modification of Case 220309Z

Mr. Varadin,

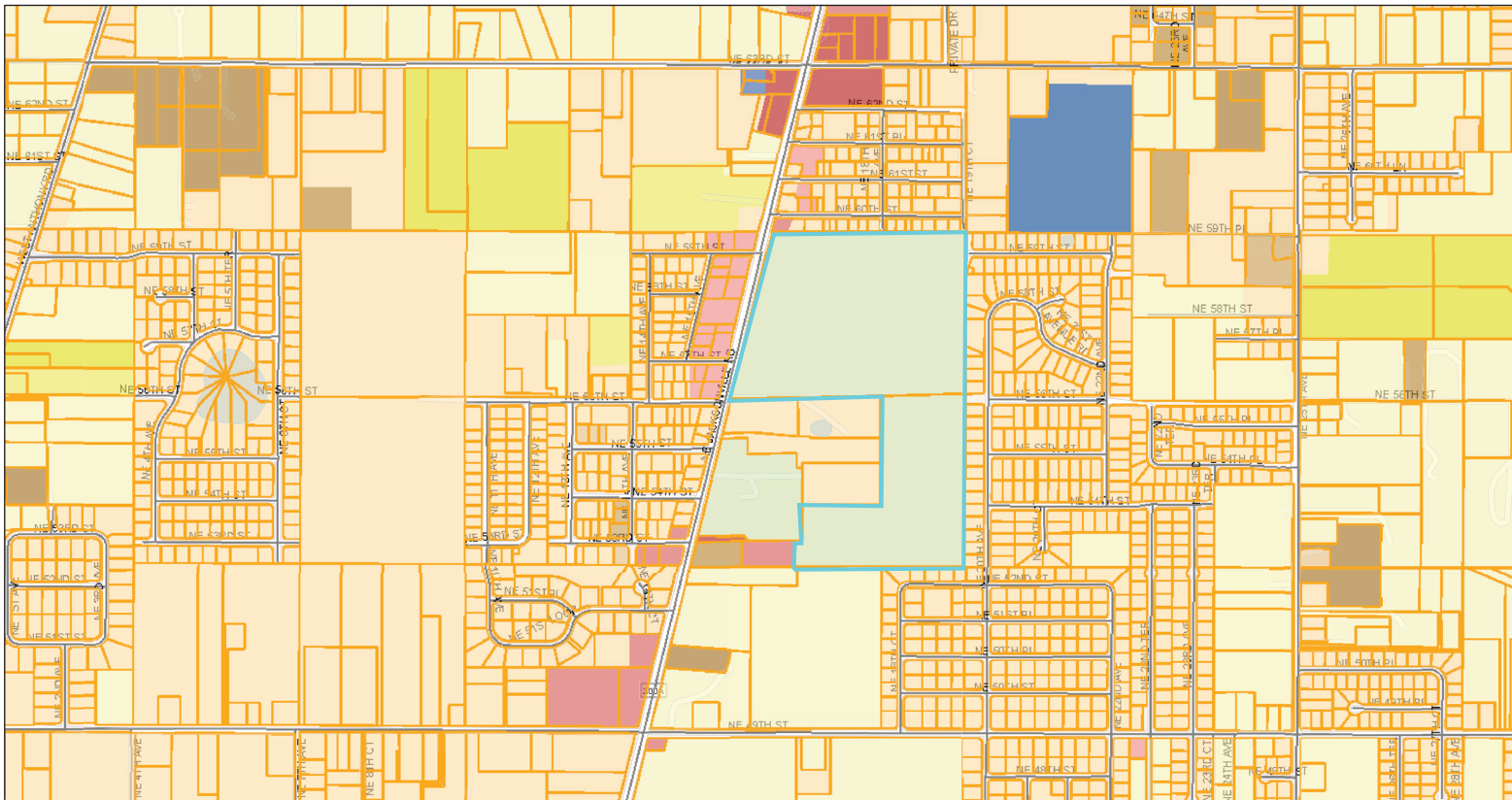
Case 220309Z was previously approved under Ordinance #22-10. Condition #1 stated the PUD shall be developed consistently with the PUD application and the PUD Concept Plan Set (1/18/2022) and the development conditions for this approval. The vacant property is designated medium residential. This concept delineated certain lots to be minimum dimensions. We are requesting to revise the concept to show changes in lot widths and depths for certain areas. Previous approval allowed for a maximum of 321 units. Our request will not cause an increase to exceed that amount. In fact, our revision creates a slight increase in the lot count from 240 units to 261 units. This is well below the 321-maximum allowed. Secondly, condition #8 states *that the final PUD Master Plan, or equivalent, shall provide final amenity provision details (clubhouse, pool, playground, play area, etc.) demonstrating the amenities comply with national home builder association residential community amenity package practices and rates and the minimum amenities established by the PUD Conceptual Plan, whichever is greater.* We are requesting to modify the amenities to include only the following items:

Pickle Ball Courts, a limited covered/shaded Playground Area with swing set and equipment, and a designated Activity Field. We want to reserve the right to have the option to install either a pool or the activity courts at time of construction. Based on our experience with subdivisions, we have found that active courts are more utilized than a pool. Our hope is that you agree that the amenities being proposed are satisfactory to meet the volume of 261 units but not to exceed 321 units. Lastly, we are requesting to reduce the front setback from 25' to 20'. Thank you in advance for your consideration of this request. These changes in the lot sizes and front setback are necessary in order to accommodate a request for right of way from the County.

Sincerely,

Tillman and Associates Engineering, LLC

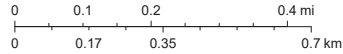
# ArcGIS Web Map



3/24/2026, 2:58:27 PM

- Marion County
  A-2
  B-2
  M-2
  R-2
  R-E
- Parcels
  A-3
  B-4
  PUD
  R-3
  Streets
- B-1
  M-1
  R-1
  R-4
- A-1

1:10,511



Marion County BOCC, Marion County Property Appraiser

