



SUBMITTAL SUMMARY REPORT PL PUD -000392-2026

PLAN NAME: Track and Card Room-PUD Amendment	LOCATION: 0
APPLICATION DATE: 02/19/2026	PARCEL: 48476-001-00
DESCRIPTION: PUD Amendment with Master Plan for Track and Card Room. Amendment to the previously approved PUD 191106Z	

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer	Jeffrey McPherson	Tillman & Associates Engineering, LLC
Owner	Tony Mendola	Marion Gaming Management, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.2	04/06/2026	04/20/2026		In Review
GS Development Review Depts Reviews v.1	02/24/2026	03/10/2026	03/16/2026	Requires Re-submit

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Kristie Wright	04/20/2026	04/14/2026	Approved
<i>Corrections</i>	Existing Roads Labeled Correctly (Resolved) - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	04/20/2026	04/16/2026	Approved
<i>Comments</i>	RV Park permit to be submitted prior to construction. Please contact Rebecca.Roy@FLHealth.gov			
Fire Marshal (Plans) (Fire)	Jonathan Kenning	04/20/2026	04/07/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	04/20/2026	04/10/2026	Requires Re-submit
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access (Not Resolved) - Proposed construction access on SE 177th Place. Traffic has provided that a PUD Condition should be included prohibiting construction access from SE 177th Place and requiring all construction traffic to use the main entrance off of US 301.			
<i>Corrections</i>	4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.			
<i>Corrections</i>	2.1.3/4.2.31.K - Consistency with approved PUD (Not Resolved) - If BCC approval is received, the applicant must submit a letter following the hearing indicating they are ready to be heard at DRC for final approval; this item will remain a "no" until that time.			
<i>Corrections</i>	4.2.31.E&F - Easement (Not Resolved) - DRAs appear to be located partially on adjacent lot. If this is the intent, an easement agreement regarding the stormwater being conveyed there must be provided.			
<i>Corrections</i>	4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - Staff does not support the proposed buffers as submitted. Buffer design will be further evaluated as part of the planning analysis. Please provide comprehensive information on existing site conditions and constraints for buffers, including tree inventory, the location of the power line along the western boundary, detailed description, illustration and rendering of proposed buffers. Any modifications to previously approved conditions must be approved by the BCC.			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	04/20/2026	04/16/2026	Requires Re-submit
<i>Comments</i>	1. Staff supports Mod D buffer on north and west, staff does not support deleting fence on the west			
OCE Property Management (Plans) (Office of the County Engineer)		04/20/2026		Pending Assignment
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	04/20/2026	04/07/2026	Informational
<i>Comments</i>	Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to adjust the conditions of the PUD. The affected parcels are currently zoned PUD and are a total of 65.72 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 County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan			
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	04/20/2026	04/15/2026	Not Required

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OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	04/20/2026	04/07/2026	Informational
<i>Comments</i> A PUD Condition should be included prohibiting construction vehicle access to SE 177th Place.				
Utilities (Plans) (Utilities)	Carrie Hyde	04/20/2026	04/09/2026	Approved
<i>Comments</i> in accordance with response comments, easement for future utility expansion will be addressed during ODTC's next Major Site Plan submittal				

GS Development Review Depts Reviews v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	03/10/2026	02/26/2026	Requires Re-submit
<i>Corrections</i> Existing Roads Labeled Correctly (Not Resolved) - Existing Roads Labeled Correctly: 2.12.28 - Existing roads marked with official 9-1-1 road names				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	03/10/2026	02/26/2026	Requires Re-submit
<i>Comments</i> Need application for RV Park through the Department of Health in Marion County. Please reach out to Rebecca.Roy@FLHealth.gov to get application and provide a copy of the site plans, approved water source, approved sewer source and copy of deed.				
Fire Marshal (Plans) (Fire)	Jonathan Kenning	03/10/2026	02/24/2026	Approved
<i>Comments</i> No issues with fire				
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Kathleen Brugnoli	03/10/2026	03/12/2026	Requires Re-submit
<i>Corrections</i> 2.12.4 - Special Use Permits (Not Resolved) - All previously granted special use permits for the property were repealed under the conditions of 191106Z, please remove SUP information provided on the cover page of the master plan.				
<i>Corrections</i> 1.8.2.A - Traffic Capacity Available (Not Resolved) - TIA needs to include all trips generated from site at full development.				
<i>Corrections</i> 4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - Staff does not support modifying buffers from those previously approved with PUD. This will need to be a request made to the BCC.				
<i>Corrections</i> 4.2.31 - Dimension & location of site improvement (Not Resolved) - 4.2.31 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.				
<i>Corrections</i> 2.12.4 - Waivers (Requested & Approved) (Not Resolved) - Please list all requested and approved waivers, conditions, and the date of approval.				
<i>Corrections</i> 2.1.3/4.2.31.K - Consistency with approved PUD (Not Resolved) - If BCC approval is received, the applicant must submit a letter following the hearing indicating they are ready to be heard at DRC for final approval; this item will remain a "no" until that time.				
<i>Corrections</i> 4.2.31.E&F - Improved Open space (IOS) (Not Resolved) - Improved open space information is missing. Please provide pickleball courts in IOS calculations.				
<i>Corrections</i> 4.2.31.E&F - Improved Open space (IOS): Provide list of Improved Open Space in square footage, acreage, and percentage. Also show them on the plan.				
<i>Corrections</i> 4.2.31.F - Site coverage (Not Resolved) - 4.2.31.F - Site coverage: Provide list of site coverage in square footage, acreage, and percentage. Including existing and proposed building coverage by intended use with gross floor area, leasable/interior area, existing and proposed gross impervious area.				
<i>Corrections</i> 4.2.31.E&F/6.11.6 - Construction access (Not Resolved) - Proposed construction access on SE 177th Place. Traffic has provided that a PUD Condition should be included prohibiting construction access from SE 177th Place and requiring all construction traffic to use the main entrance off of US 301.				
<i>Corrections</i> 4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.				
<i>Corrections</i> 4.2.31.E&F - Easement (Not Resolved) - DRAs appear to be located partially on adjacent lot. If this is the intent, an easement agreement regarding the stormwater being conveyed there must be provided.				
<i>Corrections</i> 4.2.31.E&F/6.11.8 - Parking (Not Resolved) - 4.2.31.E&F/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.				
<i>Corrections</i> 6.5 & 6.6 - Habitat Preservation/Mitigation (Not Resolved) - Listed species observed/potentially located on site, coordinate with FWC and get required permits and provide habitat preservation/mitigation plan shall be submitted to County for records at later stage.				
<i>Corrections</i> 2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - Please show on the site plan where flood prone areas are located on the property.				
<i>Corrections</i> Proposed PUD uses compatible w/ surrounding uses? (Not Resolved) - Compatibility will be determined during the report writing phase.				
Proposed PUD uses compatible w/ surrounding uses?: Proposed PUD use shall be compatible with surrounding uses.				
Landscape (Plans) (Parks and Recreation)	Susan Heyen	03/10/2026	03/02/2026	Requires Re-submit
<i>Comments</i> Discussion re: forcemain location - see note on plan				
OCE Property Management (Plans) (Office of the County Engineer)		03/10/2026	03/09/2026	Informational
<i>Comments</i> ROW is not a reviewer for this type of plan				
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	03/10/2026	02/25/2026	Informational
<i>Comments</i> Stormwater is not opposed to the rezoning. The applicant proposes to amend the existing PUD to adjust the conditions of the PUD. The affected parcels are currently zoned PUD and are a total of 65.72 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 County Flood Prone Areas on the project site. Please ensure LDC 6.13 is met with the Major Site Plan				

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OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	03/10/2026	02/25/2026	Not Required
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	03/10/2026	03/10/2026	Informational
<i>Comments</i> A PUD Condition should be included prohibiting construction access from SE 177th Place and requiring all construction traffic to use the main entrance off of US 301. SE 177th Place is a minor local roadway that is less than 20 feet wide. It is not constructed to handle routine heavy vehicle traffic like what is expected off a construction entrance.				
Utilities (Plans) (Utilities)	Heather Proctor	03/10/2026	03/03/2026	Requires Re-submit
<i>Comments</i> The project is located within the Marion County Utilities service area. Portions of the site are currently served by Marion County Utilities water and wastewater. Marion County Utilities will require a utility easement to be dedicated to MCU for the installation and maintenance of utilities extending from the existing water plant to the existing lift station. The easement must be appropriately sized to accommodate future expansions and additional utility mains.				

REVIEW SESSION FILES:

- 10 Architectural Styles_19-5066.pdf
- Central Florida Gaming LLC and Marion Gaming Management LLC Sunbiz.pdf
- deed for 48476-001-00.pdf
- deed for 48476-002-00.pdf
- Executed PUD application.pdf
- Land Use Map.pdf
- MCPA Property Record Card 48476-001-00.pdf
- MCPA Property Record Card 48476-002-00.pdf
- Proposed amended conditions for 20191106Z.pdf
- PUDAmendmentTrackandCardMasterPlan.pdf
- Rezoning to PUD approval.pdf
- Submittal Letter 2026.02.19.pdf
- Survey.pdf
- T&C Marion Gaming PUD Location Map.pdf
- Track & Card Room RV EA 5-12-2025.pdf
- Track & Card RV Park TS 20260126.pdf
- Zoning Map.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Jamie Waldron	Correct road name is S US HWY 301	02/25/2026 2:31	PMPUDAmendmentTrackandCardMasterPlan.pdf	2
Jamie Waldron	Correct road name is SE 177th PL	02/25/2026 2:34	PMPUDAmendmentTrackandCardMasterPlan.pdf	3
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:37	PMPUDAmendmentTrackandCardMasterPlan.pdf	3
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:40	PMPUDAmendmentTrackandCardMasterPlan.pdf	4
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:43	PMPUDAmendmentTrackandCardMasterPlan.pdf	5
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:46	PMPUDAmendmentTrackandCardMasterPlan.pdf	6
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:47	PMPUDAmendmentTrackandCardMasterPlan.pdf	7
Jamie Waldron	Correct road name is S US HWY 301	02/25/2026 2:48	PMPUDAmendmentTrackandCardMasterPlan.pdf	7
Jamie Waldron	Correct Road Name is S US HWY 301	02/25/2026 2:50	PMPUDAmendmentTrackandCardMasterPlan.pdf	6
Jamie Waldron	This is an unnamed access road. Please remove the road name label.	02/25/2026 2:52	PMPUDAmendmentTrackandCardMasterPlan.pdf	8
Susan Heyen	Forcemain will impact existing trees - alignment should be adjusted to reduce impact - forcemains should be overlaid on landscape plan to determine best alignment - discussion with Parks and Utilities needed	03/02/2026 3:50	PMPUDAmendmentTrackandCardMasterPlan.pdf	6



EXISTING CONDITIONS

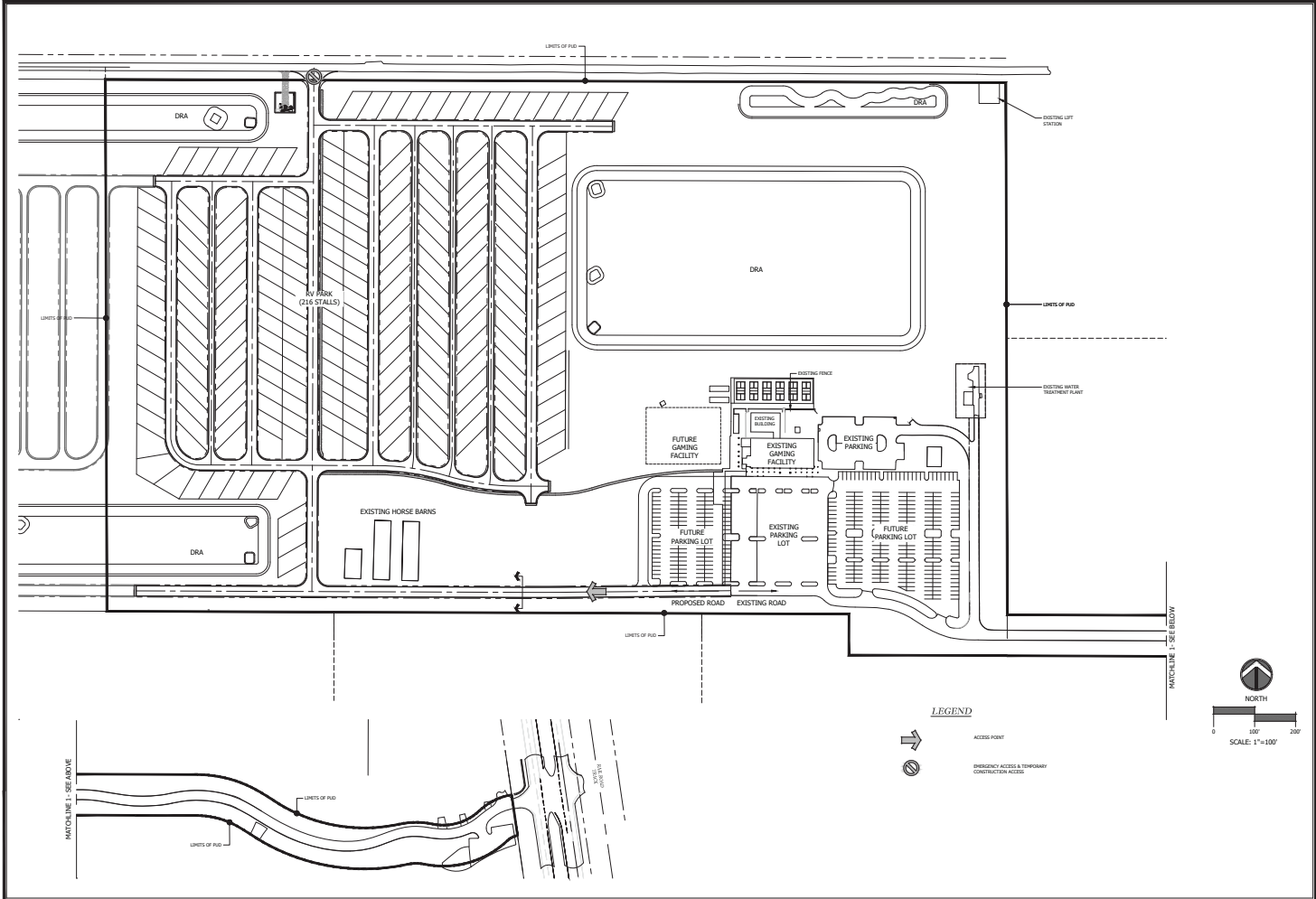
<p>TRUCK AND CARD ROOM - MARION GAMING PUD</p> <p>MARION GAMING PUD, LLC MARION COUNTY, FLORIDA</p>	<p>EXISTING CONDITIONS</p>
<p>DATE: 4/5/2025 DRAWN BY: SM CHECKED BY: JLM JOB NO.: 22-5566</p>	

03

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

NOT APPROVED FOR CONSTRUCTION

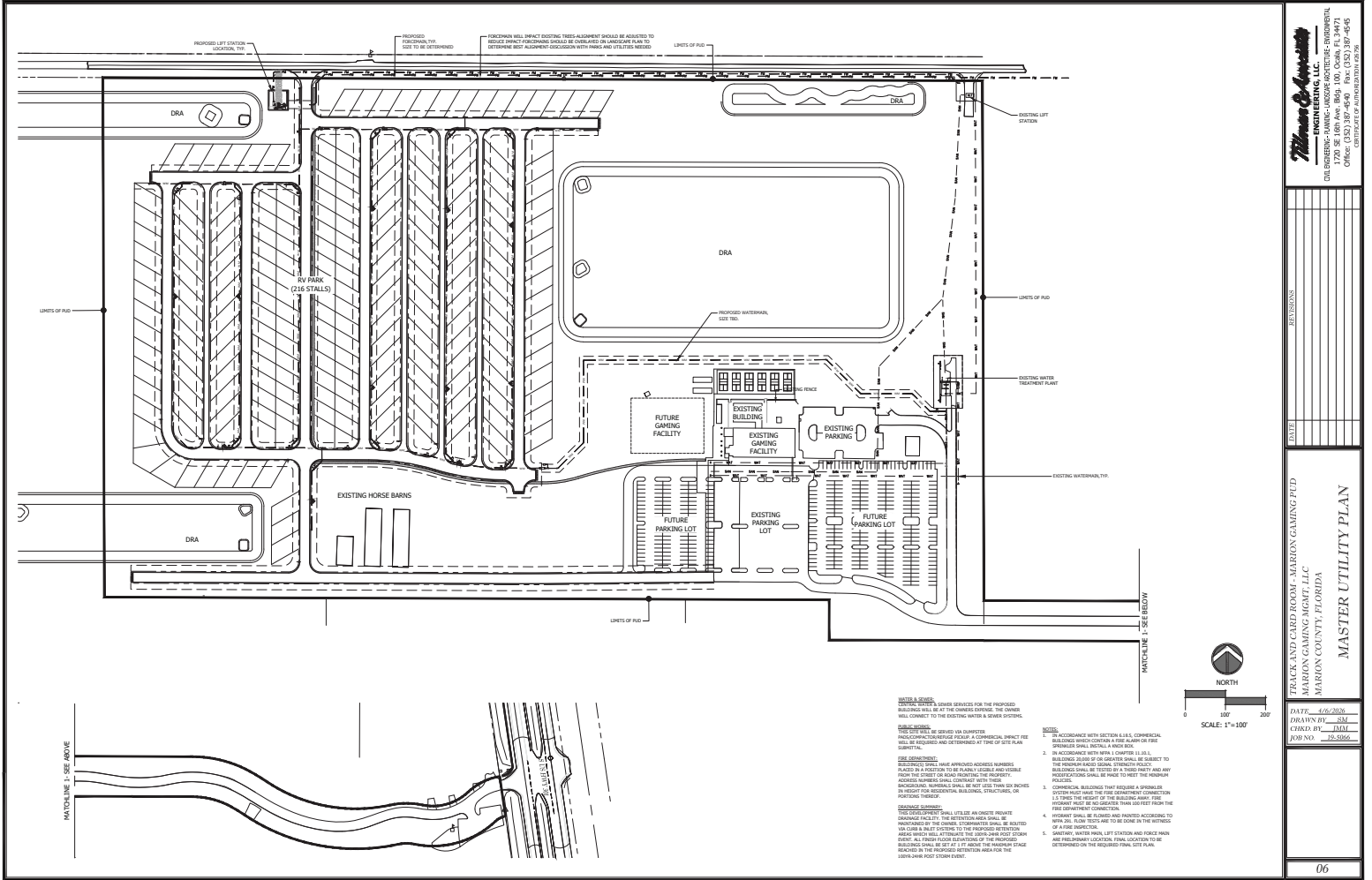
Mason & Associates, LLC
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 10th Ave, Bldg. 100, Ocala, FL 34471
 OFFICE PHONE: 352-237-0970
 CELL PHONE: 352-237-0970
 FAX: 352-237-0970



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NOT APPROVED FOR CONSTRUCTION

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 10th Ave. 8th Fl., Ocala, FL 32971 PHONE: 352-237-4545 FAX: 352-237-4546 WWW: WWW.THOMASANDASSOCIATES.COM	
CIRCULATION PLAN	
TRACK AND CARD ROOM - MARION GAMING PUD THOMAS & ASSOCIATES, LLC MARION COUNTY, FLORIDA	
DATE: 4/2/2025	DRAWN BY: SM
CHECKED BY: JMA	JOB NO.: 18-5966
05	



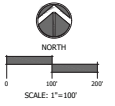
WATER & SEWER:
 EXISTING WATER'S LOWER SERVICES FOR THE PROPOSED BUILDING SHALL BE AT THE WATER SERVICE. THE OWNER WILL CONNECT TO THE EXISTING WATER & SEWER SYSTEMS.

SEWER SERVICE:
 THIS SITE WILL BE SERVED VIA SANITARY COLLECTION SYSTEMS. THE PROPOSED SANITARY COLLECTION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE THE PROPOSED IMPACT FEE SHALL BE PROVIDED AND OBTAINED AT TIME OF SITE PLAN SUBMITTAL.

SEWER SERVICE:
 ALL SEWER SERVICE SHALL BE PROVIDED BY THE MARION COUNTY SANITARY COLLECTION SYSTEM. THE PROPOSED SANITARY COLLECTION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE THE PROPOSED IMPACT FEE SHALL BE PROVIDED AND OBTAINED AT TIME OF SITE PLAN SUBMITTAL.

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Thomas & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 18TH AVE, SUITE 100, Ocala, FL 32971
 PHONE: 352-237-4640
 FAX: 352-237-4641
 WWW: THOMASANDASSOCIATES.COM

MASTER UTILITY PLAN

DATE: 4/15/2025
 DRAWN BY: SM
 CHECKED BY: JLM
 JOB NO.: 25-5866

06

S:\Marion County\Track and Card Room - Marion Gaming PUD\PLANNING\Master Plan 12.17.2025\19-5866 06 Master Utility Plan.dwg 06, 4/15/2025 11:28:22 AM

