



Marion County Board of County Commissioners

Date: 5/3/2022

P&Z: 4/25/2022 BCC: 5/17/2022

Item Number

220510Z

AR: 28116

Type of Application

Rezoning

Request

From A-1, General Agriculture, to PUD, Planned Unit Development (648 Residential Units)

Owner

Ocala SW 80th Ave,
LLC.

Agent

W. James Gooding III

Address

SW 80th Avenue, south
of SW 63rd Street Rd.

Parcel #/Acreage

35460-037-00, 35476-
000-00, 35477-000-00,
35479-001-00, and
35479-003-00/ ± 132.26
acres.

Existing Zoning

A-1 General Agriculture

Future Land Use

Medium Residential (1-4
du/ac) ±102.26 ac
High Residential (4-8
du/ac) ±30 ac

Staff

Recommendation

Approval with
Development
Conditions

P&Z

Recommendation:

Approval with
Development
Conditions
(ON CONSENT)

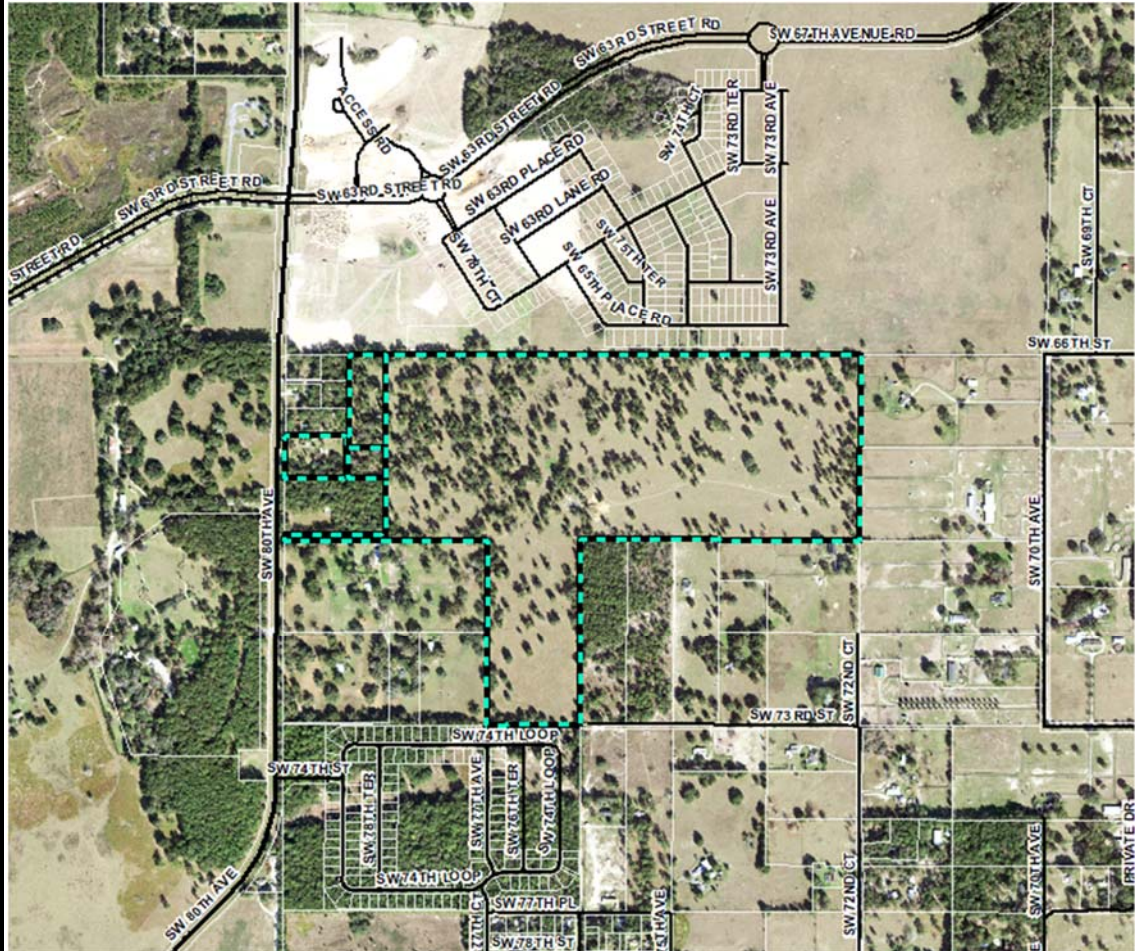


Figure 1: Aerial of the Subject Property and surrounding areas

Summary

Staff is recommending **Approval with development conditions** for a rezoning from A-1, General Agriculture, and PUD, Planned Unit Development to PUD Planned Unit Development for residential development of up to 648 residential units (408 SFR and 240 Townhomes). The change in zoning will not adversely affect the public interest and is consistent with the Comprehensive Plan. The request is compatible with land uses in the surrounding areas. The development of the site will be required to comply with the Land Development Code (LDC). Staff does have concerns with the amount of units on one access point. The project should provide a second full access point or reduce the number of units to be consistent with the LDC or surrounding area.

Public Notice

Notice of public hearing was mailed to 21 property owners within 300 feet of the subject property.

Staff Planner
Kenneth Weyrauch, Sr.
Planner

Additional Information

Comprehensive Plan Amendment:
22-L05, LR to MR and HR

Code Enforcement Action:
None

FLUM Designation Development Eligibility

CATEGORY	DUs
Medium Residential 102.26 AC at 4 DU/AC	409
High Residential 30 AC at 8 DU/AC	240
TOTAL	649

*minimum number of residential units will be 202 based on land use requirements.

Proposed Versus Eligible Development Amounts

Eligible Units	649 (100%)
Proposed Units	648 (99.8%)
Remaining Available Units	1 (0.2%)

Attachments:
Conceptual Plan

Development Eligibility for Dwelling Units (DUs):

CURRENT:

Background

The proposed project is located on SW 80th Avenue, south of the Calesa PUD.

Request

The proposed PUD is requesting 648 residential units, 408 SFRs and 240 Townhomes or apartments that look like townhomes. Only one access point is proposed.

Conceptual Plan

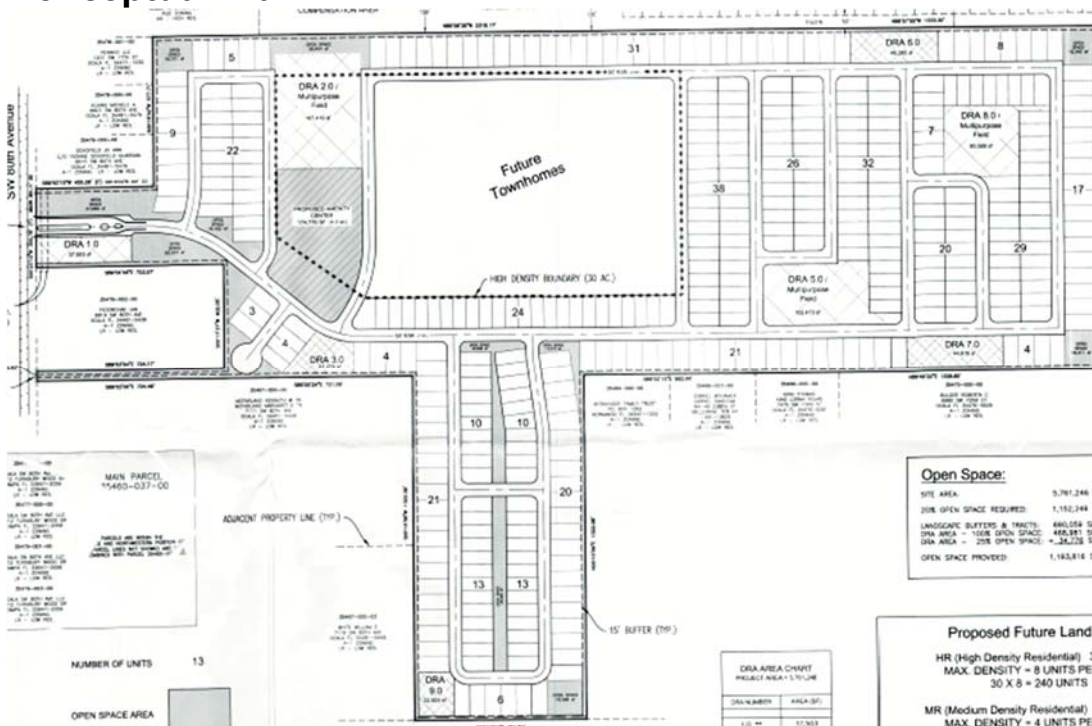


Figure 2: Conceptual plan from application.

Analysis

The subject property is located within the Urban Growth Boundary and within the Springs Secondary Protection Zone. It is outside of the Environmental Sensitive Overlay Zone. Within two miles of the subject property, there are several residential PUDs currently being developed. There is grocery shopping, dining, and retail within a two-mile radius. The proposed 648 residential units (408 SFR/240 Townhomes) are 99% efficiency of the allowable 649 dwelling units per land use.

Vicinity

The subject property is located between SW 80th Avenue and SW HWY 200/SW 60th Avenue, within the formal Urban Growth Boundary. This location is considered infill within a major urban area. Within 2.5 miles of the subject property, there is a high school, several grocery and big box retail options, restaurants, and hospitals. Slightly further than 2.5 miles has even more options to include an elementary and middle school as well as a library and several parks. The proposed location is ideal for residential infill.

Public – 13 DUs

PROPOSED:

Medium Residential
and High
Residential – 648 DUs

POTENTIAL

NET CHANGE: +635
DUs

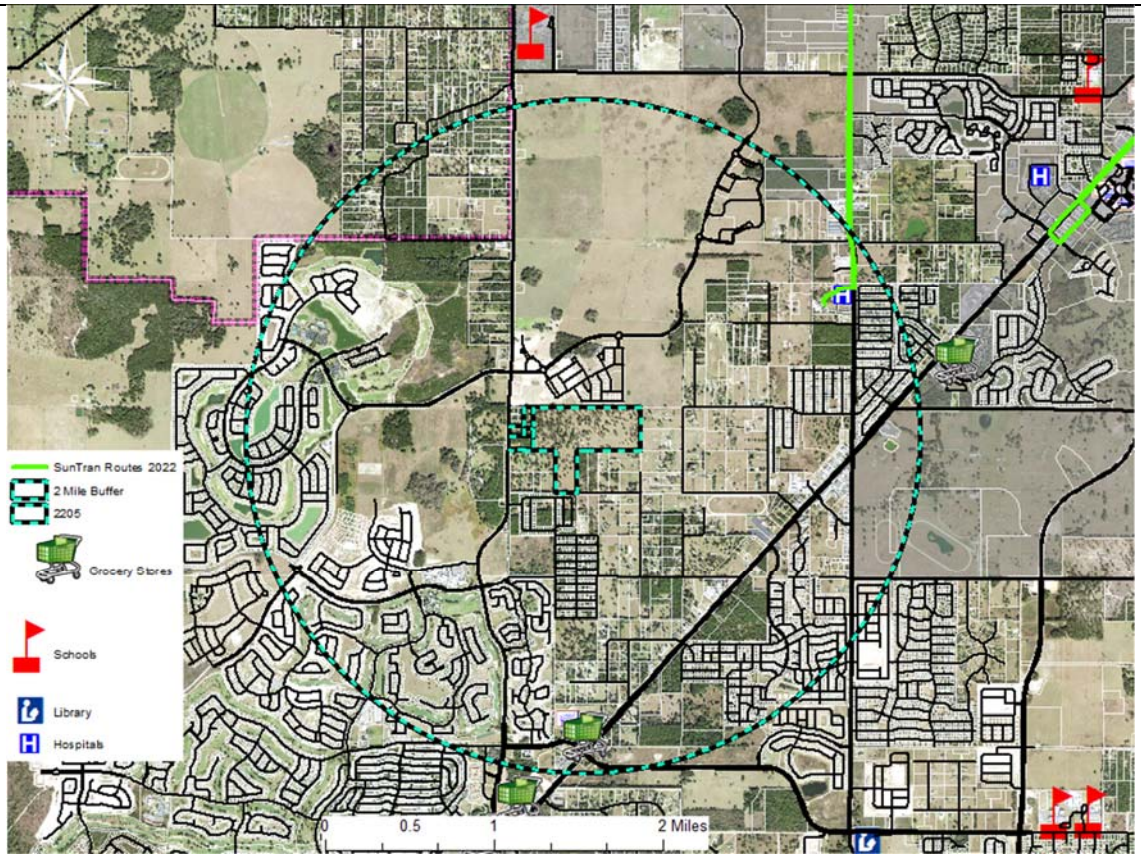


Figure 3: Vicinity Map showing subject property and a 2-mile buffer

Height & Setbacks

The maximum building height proposed is 40'. The Marion County Land Development Code allows PUDs to have a maximum height of 65'. Comparing uses to the LDC, in R-3, Multiple Family Dwelling, the maximum building height is 40'.

The proposed setbacks are 20' in the front, 15' in the rear, and 5' on the side. With building separations of 10' minimum.

Buffers

The PUD proposes a 15' buffer, surrounding the entire development, with at least two shade trees and three ornamental trees for every 100 lineal feet or fraction part thereof, shrubs and groundcover shall comprise at least 50% of the required buffer. This proposed buffer mimics the language of the C-Type Buffer within the Marion County Land Development Code.

Open Space & Recreation

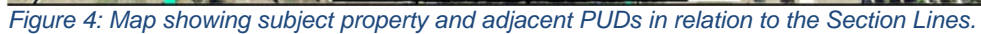
The PUD proposes 20% open space as required by the Marion County LDC but the plan is missing calculations showing how the open space is counted. The PUD does propose multiple common areas and one has an amenity center located on it. The plan does not reference what is included with the common areas or amenity center. The PUD also proposes multiple use DRAs but did not provide any cross sections to show how those are going to work. The multiple functions of those DRAs will have to be proven by design during the Improvement Plan phase.

Traffic, Access, and Circulation

Traffic Study: A detailed traffic impact study will be required which examines the operational impacts on all the adjacent roadways that will be impacted by the development. Turn lane and signal improvements may be required especially at the project entrance. A traffic methodology is required to be approved prior to conducting the study and the study must be approved prior to approval of the master plan. *“The proposed development is expected to generate 5,457 daily trips and 505 peak hour trips. The traffic expected to be generated under the current land use and zoning is significantly less at 1,303 daily trips and 129 peak hour trips. The submitted traffic analysis indicates that there will be sufficient capacity on SW 80th Avenue; however, the planning level analysis does not take into account the committed traffic from On Top of the World and Calesa. Additionally, it proposes a three year development timeframe for FULL buildout of the development. Given that this development has just begun the rezoning and Comprehensive Plan amendment process, a three year timeframe for full buildout seems too optimistic. Due to these two factors, the actual available capacity on SW 80th Avenue at Full buildout of this development may be less than what the analysis shows”* (Traffic Review Comments).

Access: The PUD proposes one (1) regular access point on SW 80th Avenue and one (1) emergency non-paved access point connecting to SW 80th Avenue. The Land Development Code requires all projects with 50 or more residential units to have at least two (2) full access points, preferably on different roads. The subdivision to the south, Liberty Village, was approved for 251 residential units on only one (1) full access point on SW 80th Ave and one (1) emergency access point that connects to the south into Hibiscus Park.

Another issue, Liberty Village was not required to dedicate right-of-way along the northern boundary to allow for SW 73rd Street to extend to SW 80th Avenue. Currently, SW 73rd Street is a 25' non-County maintained right-of-way, and exists on a Section Line. While this does not meet any standards of the Land Development Code, it is a start. That road comes to a halt at the western boundary of Liberty Village. Requiring that right-of-way to extend out to SW 80th Avenue, at least on the south side, would have been a start to allowing the continuation of a section line right-of-way as required in Section 6.11.4. This is important because, if that Section Line right-of-way is continued to the west toward SW 80th Avenue, then the current PUD proposal would be able to provide a portion of the northern half of that right-of-way, and as more infill happens moving west toward SW 80th Avenue then that road would be connected and all of these developments would have additional access. If the proposed PUD cannot find a second full access, then the number of units allowed within the PUD should be reduced to be more consistent with the requirements of the Land Development Code and surrounding area.



Utilities: The proposed PUD is within the Marion County Utility Service Area and will be required to connect to Marion County Utilities for centralized water and sewer.

a. Granting the proposed zoning change will not adversely affect the public interest. The site is surrounded by residential developments and several residential PUDs have been approved within the surrounding area over the last five years. The proposed rezoning is consistent with the surrounding area and is not anticipated to adversely affect the public interest.

5

c. The proposed zoning change is compatible with land uses in the surrounding area. The proposed rezoning to PUD is consistent with the land use of properties in the vicinity. Allowing the subject property to rezone to PUD with allowed uses is consistent with the surrounding area and the long-term plan for the area. The proposed PUD will need a second full access point to be developed at the proposed density.

Recommendation: Approval with Development Conditions:

1. The PUD shall consist of a total of 648 dwellings units and accompanying accessory amenities (e.g., clubhouse, pool, sport court, playground, stormwater open space, dog park, and tree grove) consistent with the Marion County Land Development Code, the PUD Application, and PUD Concept Plan (Dated 3-1-22 attached).
2. Building heights shall be limited to 40'.
3. The PUD shall have two full access points that are approved by the Development Review Committee.
4. Prior to completion and approval of the final PUD Master Plan, the project Traffic Study shall be completed to the satisfaction of the County Engineer and Planning director, adequate provision shall be made for the coordination of the improvements with the PUD.
5. The project shall work through the Development Review Process to provide for any potential connection and connectivity needs to adjacent properties.
6. All roads, parking lots, and sidewalks shall meet the requirements of the Marion County Land Development Code.
7. The PUD shall provide at least 20% Open Space, this will be demonstrated during the Improvement Plan phase.
8. All project development shall be connected to central potable water and central sanitary sewer services, provided by Marion County Utilities.
9. A C-Type buffer shall be installed and maintained along the perimeter of the development.
10. All project-wide walls, fences, and buffers, including all vegetative plantings, shall be installed and maintained in perpetuity consistent with professionally accepted landscape practices, unless & until modified through the appropriate Land Development Code PUD Amendment Process.
11. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.

Zoning and Land Use

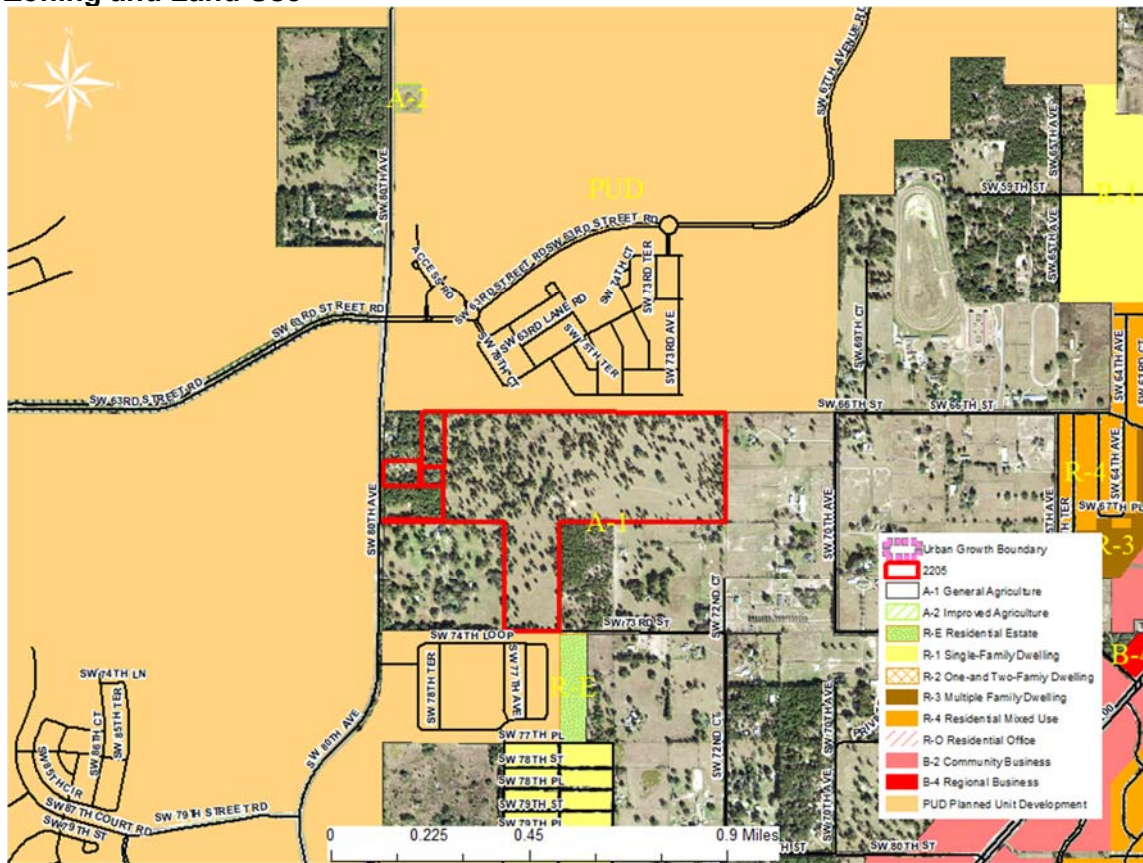


Figure 5: Current Zoning Map

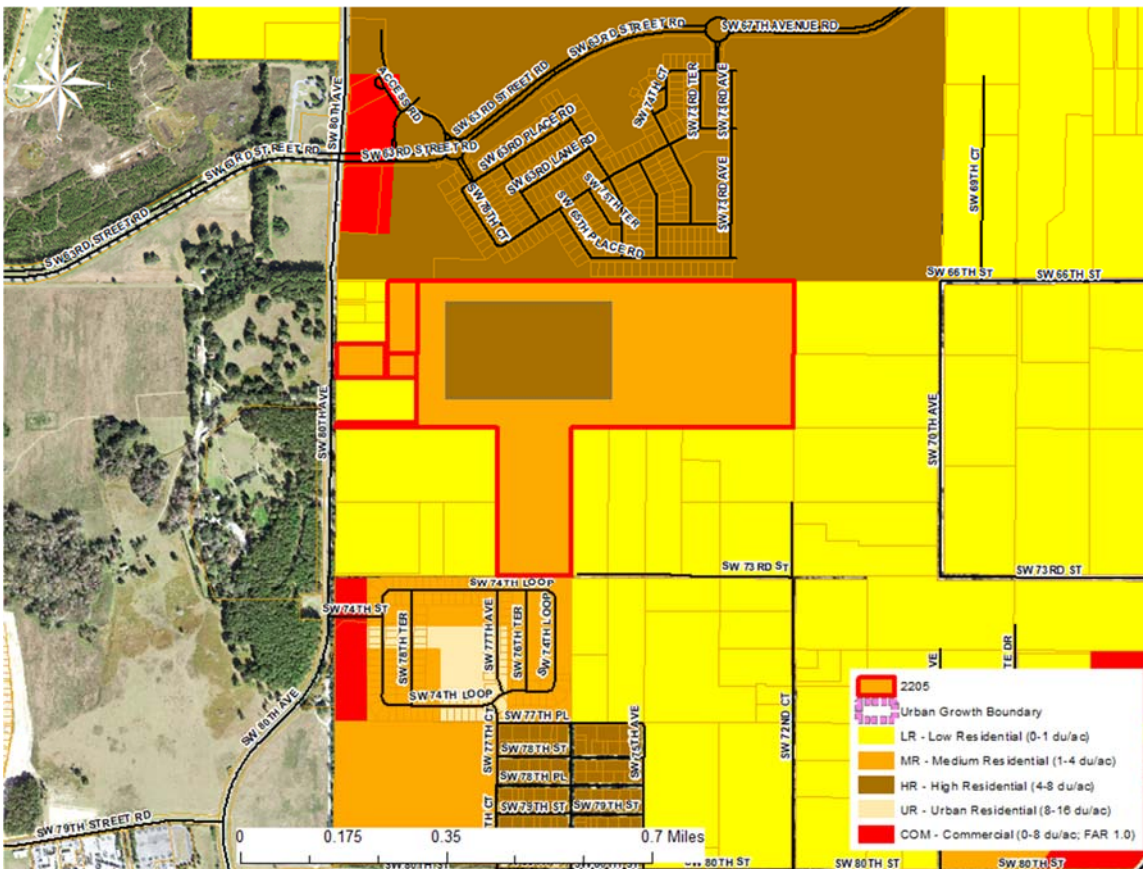


Figure 6: Current Land Use (west of SW 80th Ave is the On Top of the World DRI)

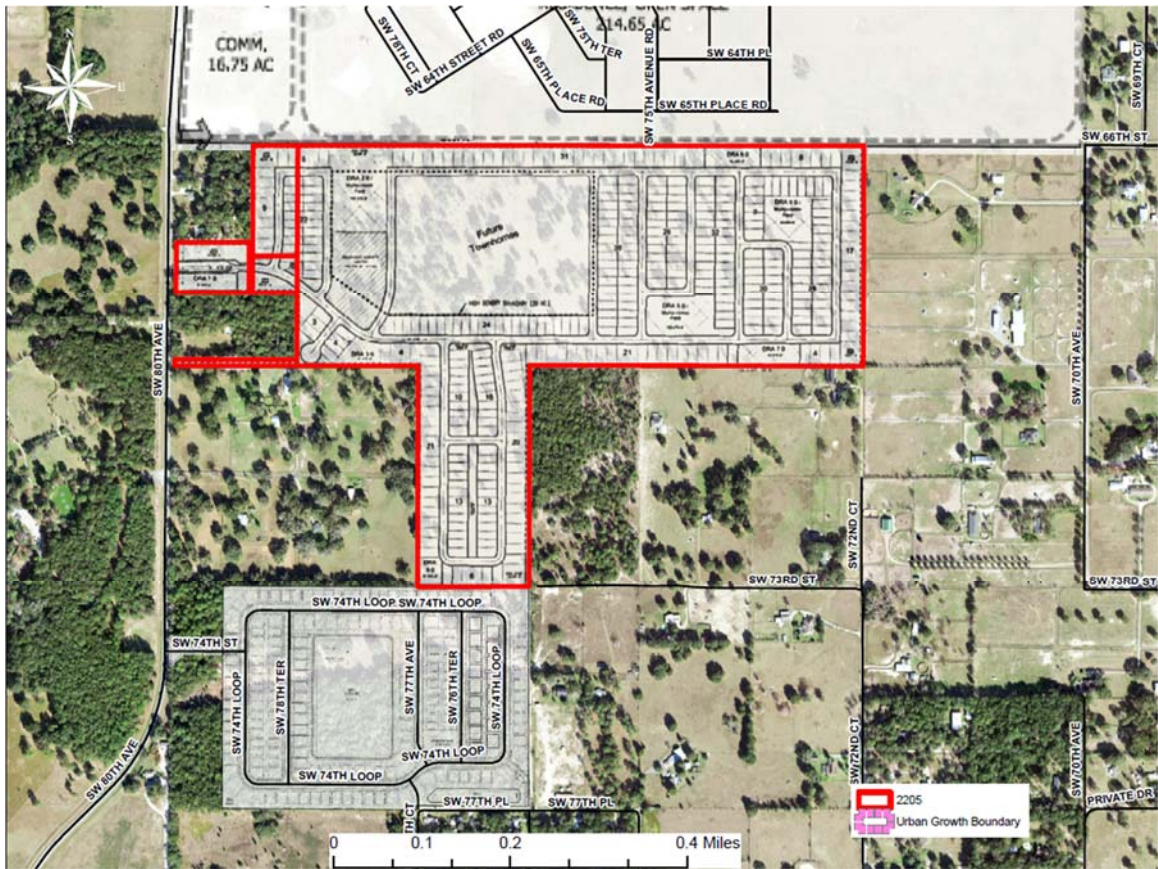
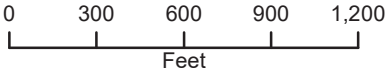
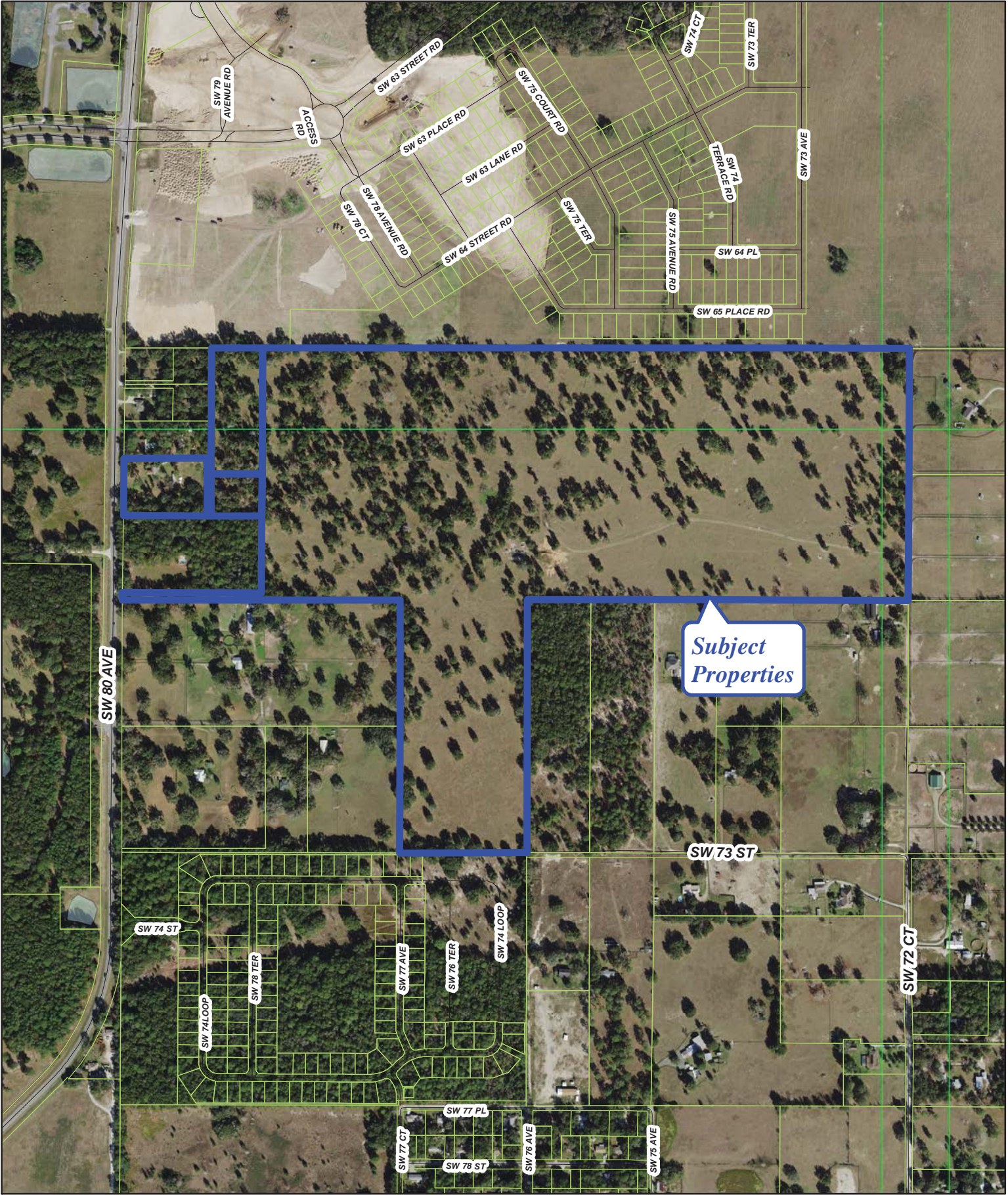
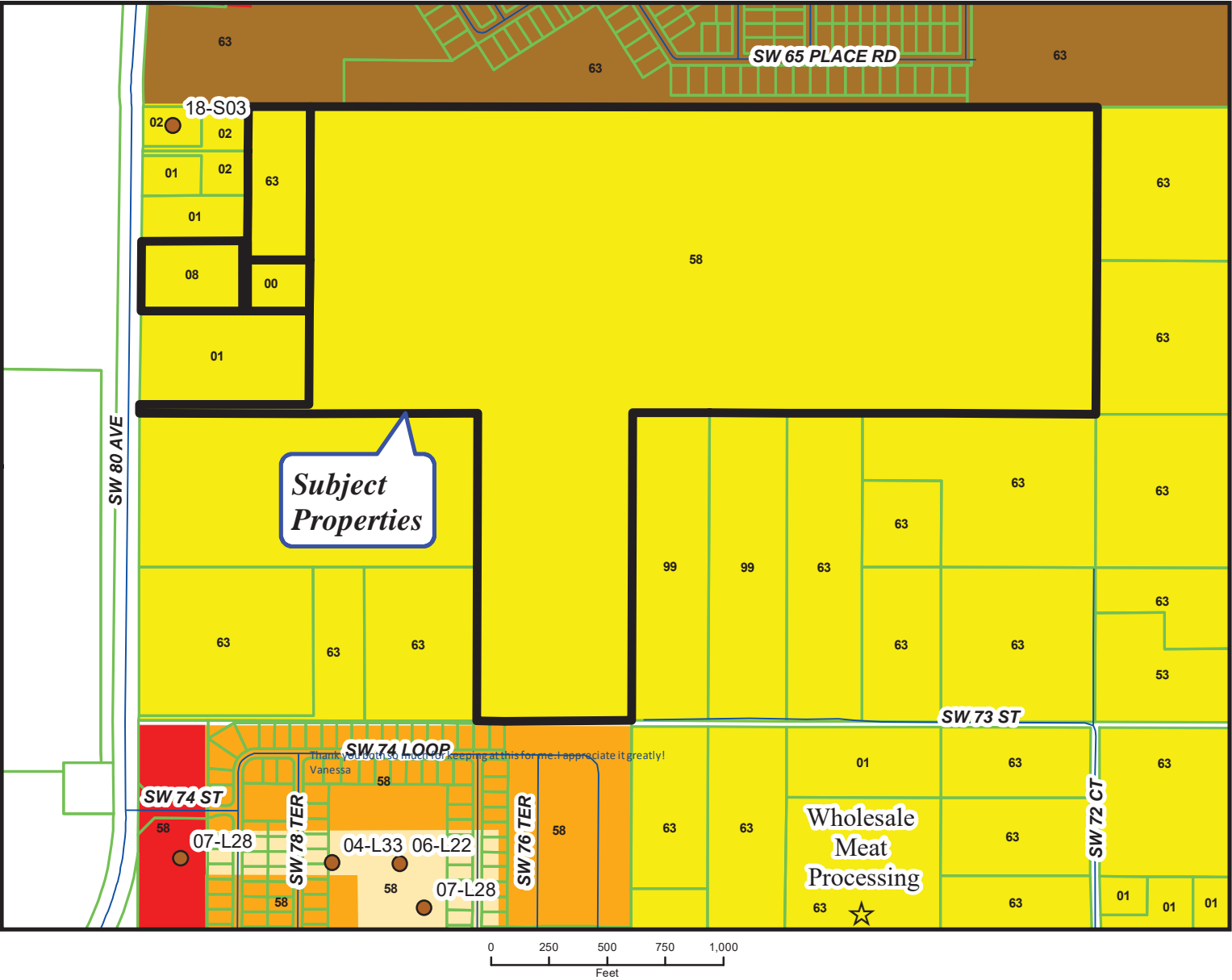




Figure 7: Map showing the residential uses nearby vicinity.

Aerial: 22-L05, 220510Z





Existing Land Use Designation 22-L05, 220510Z





Use per MC Property Appraiser		<div><p>All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries.</p></div> <div></div>
01	Single Family Res	
50-69/99	Agricultural	
00/10/40/70	Vacant	
71	Church	
02	Mobile Home	
06-07/11-39	Commercial	
41-49	Industrial	
83-98	Public	
82	Recreation	
03-05/08	Multi-Family	
77	Club/Lodge/Union Hall	


Legend


 All Amendments


 **Policy 1.20**


 Rural Land (1 du/10 ac)


 Low Residential (0 - 1 du/ac)


 Medium Residential (1 - 4 du/ac)


 High Residential (4 - 8 du/ac)


 Farmland Preservation Area


 Urban Residential (8 - 16 du/ac)


 Rural Activity Center (0 - 2 du/ac; FAR 0.35)


 Commercial (0 - 6 du/ac; FAR 1.0)


 Employment Center (0 - 12 du/ac; FAR 2.0)

 Environmentally Sensitive Overlay Zone (ESOZ)

 Commerce District (N/A; FAR 2.0)

 Public (N/A; FAR 1.0)

 Preservation (N/A; N/A)

 Municipality



Marion County
Board of County Commissioners

Growth Services ■ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR REZONING

Application No.: 220510Z

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from A-1
to PUD, for the intended use of:

Residential Development

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 35460-037-00, 35476-000-00, 35479-003-00, 35477-000-00, 35479-001-00

Property dimensions: _____ **Total acreage:** 132.26

Directions: Take SR 40 west to SW 80th Avenue, turn left/south, property on left just past SW 63rd ST RD

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Ocala SW 80th Ave, LLC

Property owner name (please print)

4912 TURNBURY WOOD DR

Mailing address

TAMPA FL 33647-2056

City, state, zip code

813-817-6020

Phone number (please include area code)

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. 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 applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

W. James Gooding III

Applicant or agent name (please print)

1531 SE 36 Ave.

Mailing address

Ocala, FL 34471

City, state, zip code

352-579-1290

Phone number (please include area code)

W. James Gooding III

Signature

FOR OFFICE USE ONLY

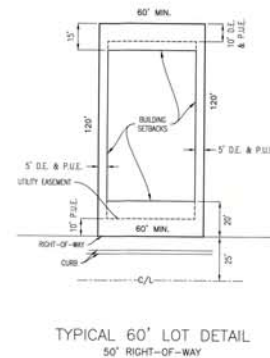
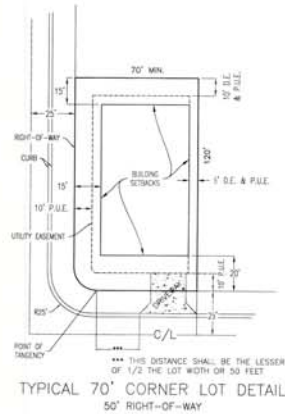
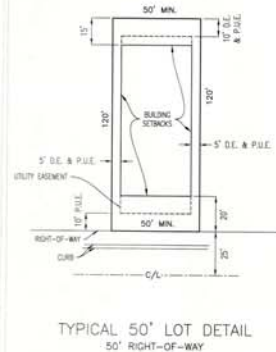
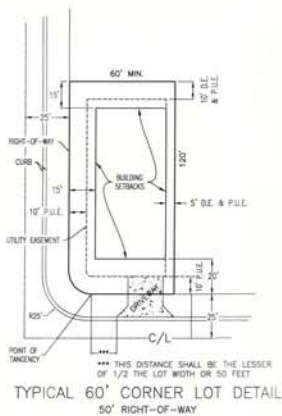
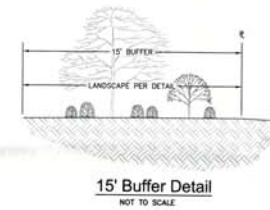
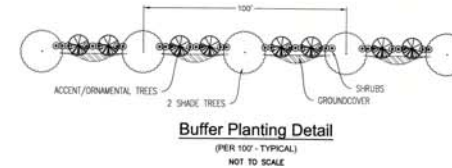
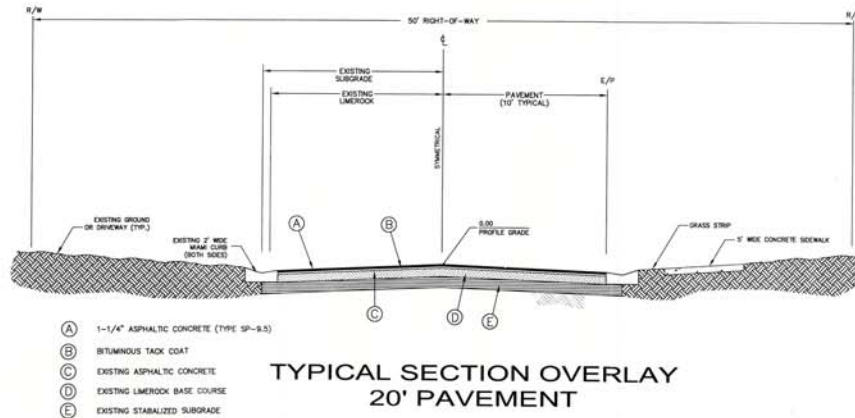
RECEIVED BY: _____ DATE: _____ ZONING MAP NO.: _____

Rev. 01/11/2021

Empowering Marion for Success

www.marioncountyfl.org

Ocala SW 80th Avenue, LLC PUD Conceptual Plan



Project	SW 80th Ave. PUD
Client	SW 80th Ave. PUD
Location	SW 80th Ave. PUD
Scale	1" = 20'
Sheet	2 of 2

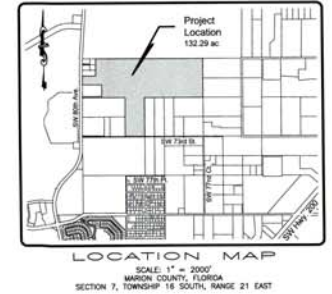
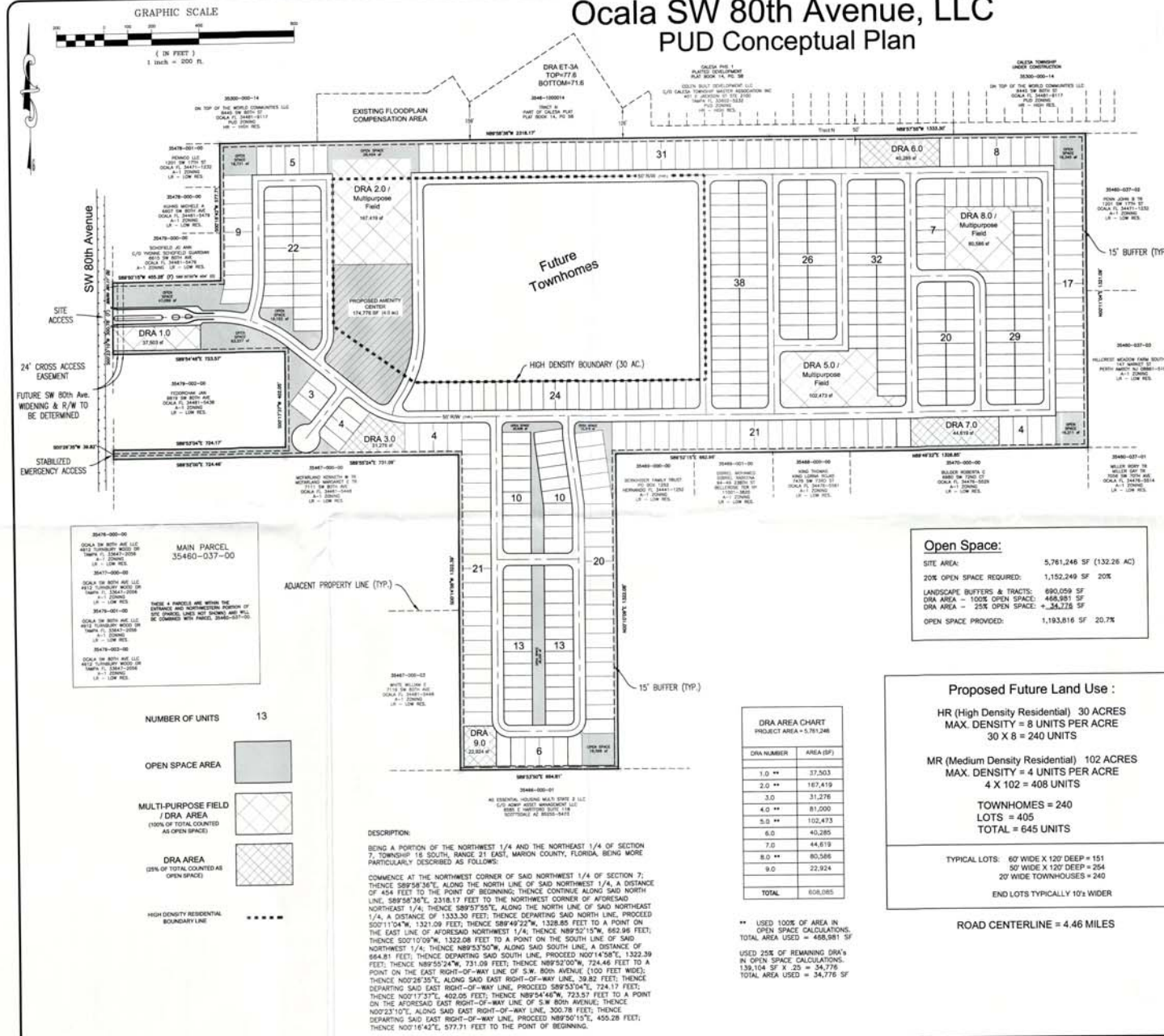
Project	SW 80th Ave. PUD
Client	SW 80th Ave. PUD
Location	SW 80th Ave. PUD
Scale	1" = 20'
Sheet	2 of 2

MICHAEL W. RADCLIFFE ENGINEERING, INC.
3011 E. Lake Mary Avenue, Suite 100, Lake Mary, FL 32746
Phone: 407.321.1222 Fax: 407.321.1223
www.mradcliffeengineering.com

Project: SW 80th Ave. PUD
Sheet: 2 of 2
PUD Conceptual Plan
Details

Project	SW 80th Ave. PUD
Client	SW 80th Ave. PUD
Location	SW 80th Ave. PUD
Scale	1" = 20'
Sheet	2 of 2

Ocala SW 80th Avenue, LLC PUD Conceptual Plan



Site Information:

PROJECT NAME: Ocala SW 80th Avenue, LLC
PARCEL NUMBERS: 35460-037-00
TOTAL AREA: 132.29 ACRES (5,761,246 SF)
OWNER: Ocala SW 80th Ave LLC
CONTACT: DAWSON RANDOME
TELEPHONE: (813) 444-8742
LAND USE: LOW DENSITY RESIDENTIAL
ZONING: A-1

Notes:

SITE DEVELOPMENT PROPOSED FOR 405 PRIVATELY OWNED SINGLE FAMILY HOMES (MEDIUM DENSITY RESIDENTIAL LAND USE) AND 240 TOWNHOMES (HIGH DENSITY RESIDENTIAL LAND USE).
PROPOSED AMENITIES INCLUDE APPROXIMATELY 3,000 - 3,500 SF COMMUNITY BUILDING AND 3,500-4,000 SF POOL, TOT LOT, MAIL KIOSK, MULTI-PURPOSE FIELDS FOR SOCCER, FOOTBALL, TENNIS, FRISBEE, ETC.
MAXIMUM BUILDING HEIGHT WILL BE 40 FEET.
SITE IS MOSTLY VACANT LAND WITH SCATTERED TREES AND PASTURE.
PARCEL 35479-001-00, FRONTING SW 80th AVENUE, HAS AN EXISTING HOUSE AND OUTBUILDINGS.
THIS PUD SHALL MEET SECTION 8.8.5 OF THE MARION COUNTY LOC REGARDING PRACTICES AND PRINCIPLES OF FLOOD-FRIENDLY LANDSCAPING (FFL) AS DESCRIBED IN THE FLORIDA YARDS AND NEIGHBORHOODS HANDBOOK, AS AMENDED. A PROGRAM WHICH PROMOTES THESE PRINCIPLES SHALL BE INCORPORATED INTO AND MADE PART OF THE RESTRICTIVE COVENANTS.
THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, OPEN SPACE, BUFFERS, COMMON AREA LANDSCAPING WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE BY A PROPERTY ASSOCIATION FORMED AND ESTABLISHED FOR SUCH PURPOSES.
FINAL OPEN SPACE AND DRAINAGE RETENTION AREA (DRA) LOCATIONS AND SIZES MAY VARY DURING IMPROVEMENT PLAN DEVELOPMENT AND WILL MEET OR EXCEED MINIMUM MARION COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.
THERE ARE NO FEMA OR MARION COUNTY 100 YEAR FLOOD PLANS ON THIS SITE.

Open Space:

SITE AREA: 5,761,246 SF (132.26 AC)
20% OPEN SPACE REQUIRED: 1,152,249 SF 20%
LANDSCAPE BUFFERS & TRACTS: 680,059 SF
DRA AREA - 100% OPEN SPACE: 448,981 SF
DRA AREA - 25% OPEN SPACE: +34,778 SF
OPEN SPACE PROVIDED: 1,193,816 SF 20.7%

Proposed Future Land Use:

HR (High Density Residential) 30 ACRES
MAX. DENSITY = 8 UNITS PER ACRE
30 X 8 = 240 UNITS
MR (Medium Density Residential) 102 ACRES
MAX. DENSITY = 4 UNITS PER ACRE
4 X 102 = 408 UNITS
TOWNHOMES = 240
LOTS = 405
TOTAL = 645 UNITS

TYPICAL LOTS: 60' WIDE X 120' DEEP = 151
50' WIDE X 120' DEEP = 254
20' WIDE TOWNHOMES = 240
END LOTS TYPICALLY 10% WIDER

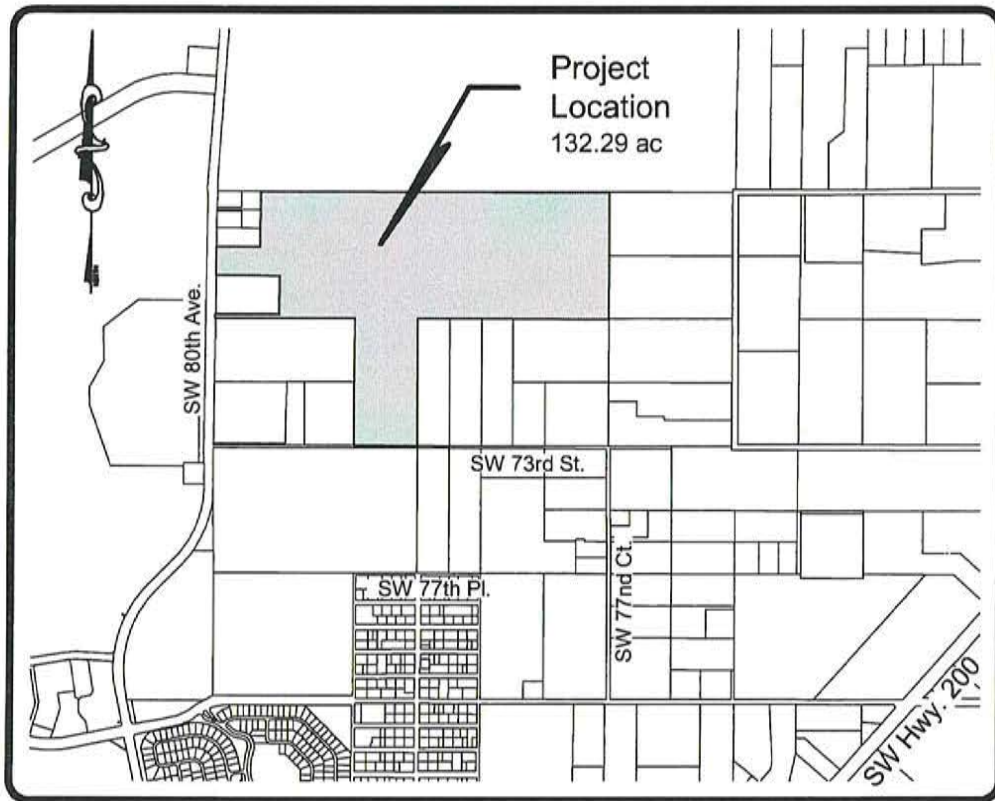
ROAD CENTERLINE = 4.46 MILES

DRA NUMBER	AREA (SF)
1.0 **	37,503
2.0 **	167,419
3.0	31,276
4.0 **	81,000
5.0 **	152,473
6.0	40,285
7.0	44,619
8.0 **	80,586
9.0	22,924
TOTAL	608,085

** USED 100% OF AREA IN OPEN SPACE CALCULATIONS.
TOTAL AREA USED = 468,981 SF
USED 25% OF REMAINING DRA'S IN OPEN SPACE CALCULATIONS.
139,104 SF X .25 = 34,776
TOTAL AREA USED = 34,776 SF

DESCRIPTION:

BEGIN A PORTION OF THE NORTHWEST 1/4 AND THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 7; THENCE S89°38'36"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 454 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S89°58'36"E, 2316.17 FEET TO THE NORTHWEST CORNER OF AFORESAID NORTHWEST 1/4; THENCE S89°57'50"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 1333.30 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°11'04"W, 1321.08 FEET; THENCE S89°49'22"W, 1328.85 FEET TO A POINT ON THE EAST LINE OF AFORESAID NORTHWEST 1/4; THENCE N89°52'15"W, 662.96 FEET; THENCE S00°10'09"W, 1322.08 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE N89°57'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 864.81 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°14'58"E, 1322.39 FEET; THENCE N89°55'24"W, 731.09 FEET; THENCE N89°52'02"W, 724.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 80th AVENUE (100 FEET WIDE); THENCE N00°28'55"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 39.82 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°57'50"E, 724.17 FEET; THENCE N00°17'37"E, 402.05 FEET; THENCE N89°54'49"W, 723.57 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF S.W. 80th AVENUE; THENCE N00°21'07"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 300.78 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED N89°50'15"E, 455.28 FEET; THENCE N00°16'42"E, 577.71 FEET TO THE POINT OF BEGINNING.



LOCATION MAP

SCALE: 1" = 2000'
MARION COUNTY, FLORIDA
SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST



March 1, 2022

Marion County Zoning Department
2710 E Silver Springs Blvd.
Ocala, FL 34470

RE: Ocala SW 80th Ave, LLC
Rezoning and Comprehensive Plan Amendment Applications for Parcels: 35460-037-00,
35476-000-00, 35477-000-00, 35479-001-00, 35479-003-00

To Whom it May Concern:

Enclosed are the following items in support of the above referenced applications:

- 1. Application for Rezoning*
- 2. Application for Comprehensive Plan Amendments*
- 3. Deeds*
- 4. Survey*
- 5. PUD Conceptual Plan*
- 6. Traffic Assessment*
- 7. Architectural Renderings*

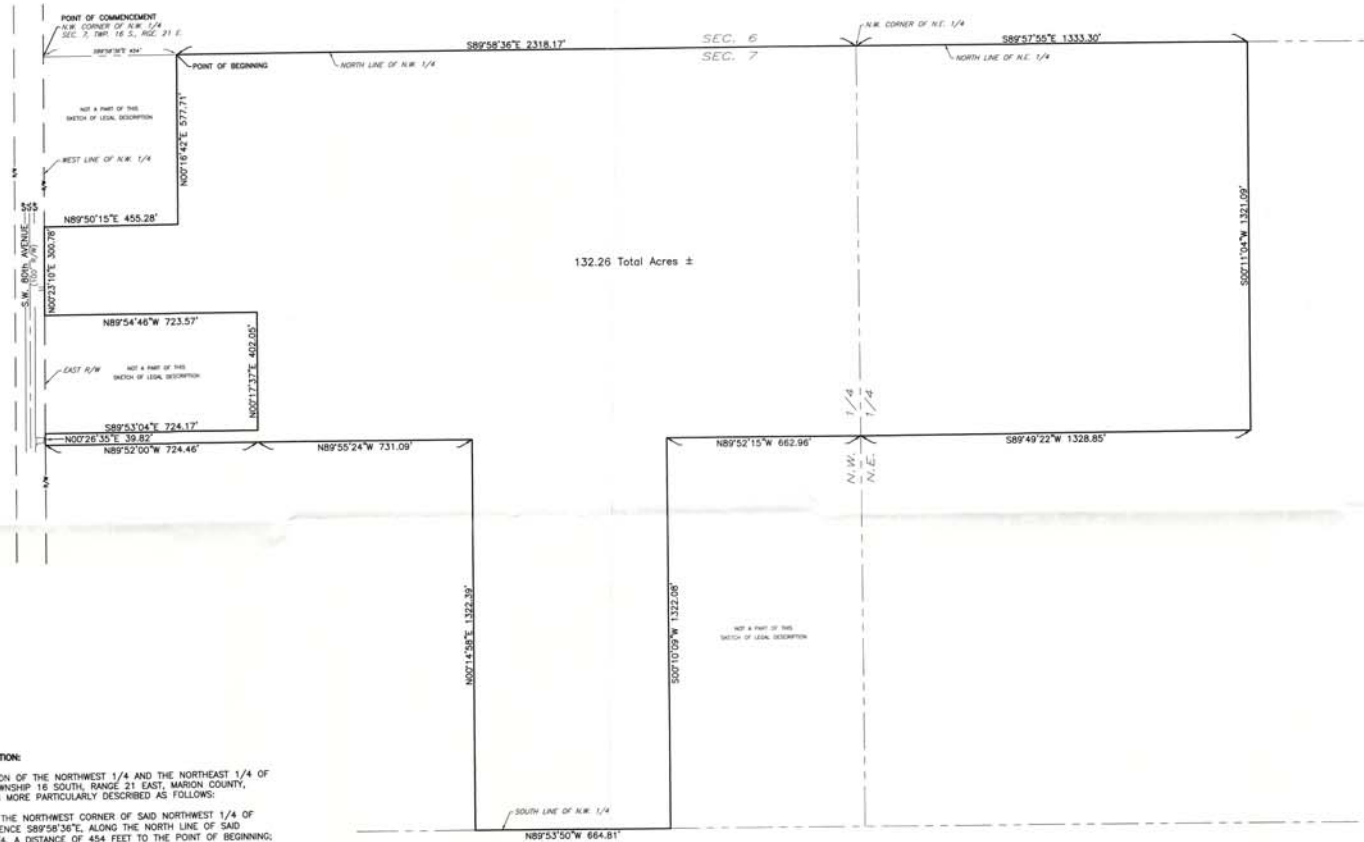
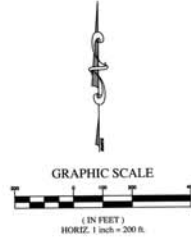
Please let us know if you need additional information.

Regards,

Michael W. Radcliffe Engineering, Inc.

Michael W. Radcliffe, P.E.

cc: Dawson Ransome
James Gooding, III
File



LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 18 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID NORTHWEST 1/4 OF SECTION 7; THENCE S89°58'36"E, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 454 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE, S89°58'36"E, 2318.17 FEET TO THE NORTHWEST CORNER OF AFORESAID NORTHEAST 1/4; THENCE S89°57'55"E, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1333.30 FEET; THENCE DEPARTING SAID NORTH LINE, PROCEED S00°11'04"W, 1321.09 FEET; THENCE S89°49'22"W, 1328.85 FEET TO A POINT ON THE EAST LINE OF AFORESAID NORTHWEST 1/4; THENCE N89°52'15"W, 662.96 FEET; THENCE S00°10'09"W, 1322.08 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE N89°53'50"W, ALONG SAID SOUTH LINE, A DISTANCE OF 664.81 FEET; THENCE DEPARTING SAID SOUTH LINE, PROCEED N00°14'58"E, 1322.39 FEET; THENCE N89°55'24"W, 731.09 FEET; THENCE N89°52'00"W, 724.46 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF S.W. 80th AVENUE (100 FEET WIDE); THENCE N00°26'35"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 39.82 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED S89°53'04"E, 724.17 FEET; THENCE N00°17'37"E, 402.05 FEET; THENCE N89°54'46"W, 723.57 FEET TO A POINT ON THE AFORESAID EAST RIGHT-OF-WAY LINE OF S.W. 80th AVENUE; THENCE N00°23'10"E, ALONG SAID EAST RIGHT-OF-WAY LINE, 300.78 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, PROCEED N89°50'15"E, 455.28 FEET; THENCE N00°16'42"E, 577.71 FEET TO THE POINT OF BEGINNING.

LEGEND

R/W RIGHT OF WAY
E/P EDGE OF PAVEMENT
C/L CENTERLINE
SEC. SECTION
TWP. TOWNSHIP
RGE. RANGE

SURVEY REPORT:

1. THIS SKETCH OF LEGAL DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE LEGAL DESCRIPTION SHOWN HEREON WAS WRITTEN BY THE SURVEYOR BASED ON A BOUNDARY SURVEY OF THESE SAME LANDS PREPARED BY THIS FIRM IN DECEMBER 2021.

Rodney K Rogers
Rodney K. Rogers, P.E.
PROFESSIONAL SURVEYOR & MAPPER
REGISTRATION NO. 5274
STATE OF FLORIDA
Digitally signed by
Rodney K Rogers
Date: 2022.02.28
12:10:47 -0500
DATE
3/28/2022
SCALE
1" = 200'
SHEET
1 OF 1

A SKETCH OF LEGAL DESCRIPTION
FOR
NEW STRATEGY HOLDINGS, LLC

ROGERS ENGINEERING, LLC
Civil Engineering & Land Surveying
1105 S.E. 3rd Avenue • Ocala, Florida 34471 • Ph. (352) 622-9314 • Lic. Bus. #4074

Robert L. Rogers, P.E.
R. Rogers, Inc. 00024
rogersengineering.com
Rodney K. Rogers, PSM
R. Rogers, Inc.
rogersengineering.com

REVISION

DATE



To: Tracy Straub
Assistant County Administrator
Marion County
412 SE 25th Avenue
Ocala, FL 34461

February 23, 2022

Memorandum

Project #: 64035.00

From: Kok Wan Mah, P.E.
VHB, Inc.
225 E. Robinson St., STE 300
Orlando, FL 32801

Ocala SW 80th Avenue PUD
Traffic Impact Assessment

CC Dawson Ransome, CFA (New Strategy Holdings)
Mike Radcliffe, P.E. (Michael W. Radcliffe Engineering)
Tyler Roessler, EI

Introduction

The purpose of this memorandum is to provide a traffic impact assessment for the proposed Ocala SW 80th Avenue PUD project to support the change in Future Land Use (FLU). The project is located on SW 80th Avenue south of SW 38th Street and north of SW 63rd Street Road in Marion County. The proposed project is a mix of single family and townhome residential units. The property is approximately 132 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, 11th Edition, see attached. The property has a current future land use designation of Low Density Residential. The maximum density permitted is one (1) dwelling units per acre. Table 1 summarizes the development program for the highest and best use under the current Future Land Use (FLU) designation.

Table 1: Summary of Trip Generation (Current Future Land Use)
Ocala SW 80th Avenue

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period					PM Peak Period				
				In		Out		Total	In		Out		Total
				%	Trips	%	Trips		%	Trips	%	Trips	
Single Family Detached	210	132 DU	1,303	26%	25	74%	71	96	63%	81	37%	48	129

Source: ITE Trip Generation, 11th Edition

Trip Generation Proposed

The proposed PUD is planned for a mix of residential that includes up to 408 single family dwelling units and 240 townhome dwelling units. The site will require an amendment to the Future Land Use to High Density Residential (HR, 30 acres) and MR (Medium Density Residential (MR, 102 acres). The HR Future Land Use designation allows for up to 8 units per acre. MR Future Land Use designation allows for up to 4 units per acre. Table 2 summarizes the trip generation of the proposed project using the maximum densities.

Table 2 – Summary of Trip Generation (Proposed Future Land Use)
Ocala SW 80th Avenue

Land Use	ITE Code	Intensity		Daily Trip Ends	AM Peak Period					PM Peak Period				
					In		Out		Total	In		Out		Total
					%	Trips	%	Trips		%	Trips	%	Trips	
Single Family Detached	210	408	DU	3,679	26%	70	74%	198	268	63%	235	37%	138	373
Single Family Attached	215	240	DU	1,778	25%	29	75%	90	119	62%	82	38%	50	132
Total				5,457		99		288	387		317		188	505

Source: ITE Trip Generation, 11th Edition

Trip Generation Summary

The proposed project will result in a potential net increase of 4,154 daily trips, 291 AM peak-hour trips, and 376 PM peak-hour trips. Both scenarios included only residential uses, so no reduction was made for internal capture or pass-by.

Roadway Capacity Assessment

A roadway analysis was conducted for existing and future conditions to evaluate the adjacent roadway to the project and determine if the facility has capacity to accommodate the project and maintain consistency with the County's Comprehensive Plan. Daily traffic counts were acquired from the Ocala/Marion County TPO 2021 Traffic Counts Report as well as the Ocala/Marion County TPO CMP Database 2021. Additional information from Florida Traffic Online was utilized to convert daily traffic information into PM peak-hour information. Growth rate and project trip impacts were added to the existing traffic to determine the total buildout future condition. The growth rate on each segment of SW 80th Avenue was determined based on the last five (5) years of traffic counts from Marion County. The segment between SR 200 and SW 90th Street had a growth rate of 4.17%, and the segments between SW 90th Street and SW 38th Street had a growth rate of 0.77%. To maintain a conservative estimate, a growth rate of 2% was used in place of 0.77% for these segments. The project trip distribution was based on the surrounding roadway characteristics and local attraction and production uses. It was assumed 85% of project traffic would utilize SW 80th Avenue to the south of the project with the remaining 15% north of the project entrance based on engineering judgement, distances to surrounding employment centers and shopping, and access to major thoroughfares. Table 3 presents the existing conditions and Table 4 presents the future conditions with PM peak-hour project traffic. As shown in Table 4, SW 80th Avenue has adequate capacity to accommodate project traffic at buildout.

Driveway Access Assessment

Access to the proposed property will include one (1) access drive on SW 80th Avenue. All traffic will utilize this driveway.

Turn Lane Need

The speed limit on SW 80th Avenue adjacent to the project is 55 mph. A turn lane need analysis will be conducted during the traffic impact analysis phase. The National Cooperative Highway Research Program (NCHRP) Reports 457 will be utilized as documentation to determine if a turn lane recommendation is met.

Table 3 – 2021 Existing Roadway Condition Analysis

Road Name	From/To	No. Lanes	Area Type	Functional Class.	LOS Std.	Pk-Hr Pk-Dir Capacity	AADT	Pk-Hr Two-Way Vol	PHPD Vol		v/c	LOS
									NB	SB		
SW 80th Avenue												
	SR 200 to SW 90th Street	4	U	Collector	E	1,530	11,700	1,053	491	562	0.37	C
	SW 90th Street to Project Entrance	2	U	Collector	E	1,449	8,400	756	352	404	0.28	B
	Project Entrance to SW 38th Street	2	U	Collector	E	1,449	8,400	756	352	404	0.28	B

2021 Marion County Counts

2020 FDOT Traffic Online - K Factor 9.0, D Factor 53.4

Table 4 – 2025 Future Roadway Condition Analysis

Road Name	From/To	No. Lanes	Area Type	Functional Class.	LOS Std.	Pk-Hr Pk-Dir Capacity	Annual Growth	Pk Hr 2-Way Background	Background		Bkgrnd v/c *	Project		Total		Total v/c	LOS
									NB	SB		NB	SB	NB	SB		
SW 80th Avenue																	
	SR 200 to SW 90th Street	4	U	Collector	E	1,530	4.17%	1,273	593	679	0.44	160	269	753	949	0.62	D
	SW 90th Street to Project Entrance	4	U	Collector	E	1,530	2.00%	832	387	444	0.29	160	269	547	714	0.47	D
	Project Entrance to SW 38th Street	4	U	Collector	E	1,530	2.00%	832	387	444	0.29	28	48	415	492	0.32	C

* Volume-to-Capacity

Source: 2020 FDOT Traffic Online - K Factor 9.0, D Factor 53.4

2021 Marion County Traffic Counts

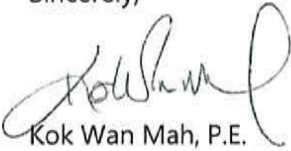
Driveway Analysis

Synchro analysis depicting the operation at the project entrance on SW 80th Avenue will be provided in the formal traffic impact analysis during site plan approval.

The capacity analysis supports the change in the future land use for the subject property. The change from LR to MR and HR will result in a potential net increase in trips, however, there is adequate capacity on the adjacent street to accommodate the increase. Analysis and evaluation of the site access, roadway segments, and intersections within the study area will be provided in detail with a future Traffic Impact Study following Marion County's Guidelines.

Please do not hesitate to contact us with any questions or comments.

Sincerely,



Kok Wan Mah, P.E.
Senior Transportation Engineer
VHB
kmah@vhb.com
407.641.0690

Attachments:

Site Plan

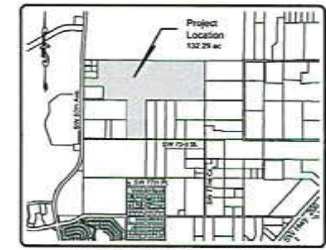
ITE Trip Generation Summary Sheets

Ocala/Marion County TPO 2021 Traffic Counts Report

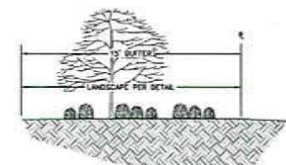
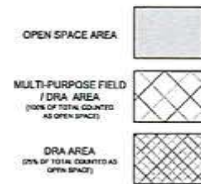
Ocala/Marion County TPO CMP Database 2021

FDOT Traffic Online K and D factors

Ocala SW 80th Avenue, LLC Concept Plan



LOCATION MAP
SCALE: 1" = 2000'
MARION COUNTY, FLORIDA
SECTION 7, TOWNSHIP 16 SOUTH, RANGE 21 EAST



15' Buffer Detail
NOT TO SCALE



Typical Roadway
Cross Section
SCALE: 1" = 50'

Open Space:

SITE AREA:	5,782,404 SF (132.29 AC)
20% OPEN SPACE REQUIRED:	1,156,481 SF 20%
LANDSCAPE BUFFERS & TRACTS:	830,059 SF
DRA AREA - 100% OPEN SPACE:	468,801 SF
DRA AREA - 25% OPEN SPACE:	1,156,481 SF
OPEN SPACE PROVIDED:	1,183,816 SF 20.7%

Proposed Future Land Use :

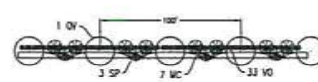
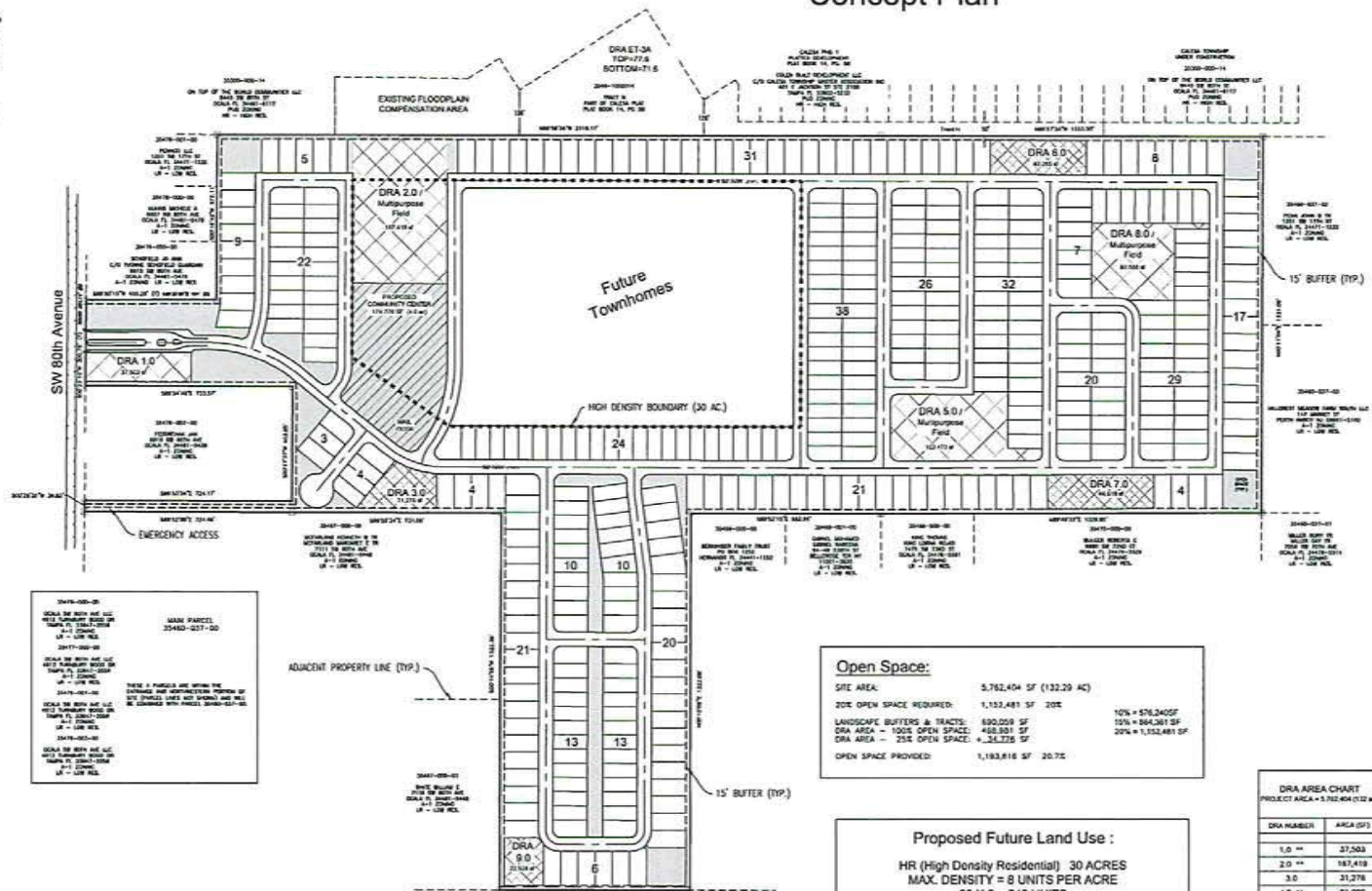
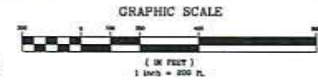
HR (High Density Residential) 30 ACRES MAX. DENSITY = 8 UNITS PER ACRE 30 X 8 = 240 UNITS
MR (Medium Density Residential) 102 ACRES MAX. DENSITY = 4 UNITS PER ACRE 4 X 102 = 408 UNITS
TOWNHOMES = 240 LOTS = 405 TOTAL = 645 UNITS

TYPICAL LOTS: 60' WIDE X 120' DEEP = 181
60' WIDE X 120' DEEP = 254
20' WIDE TOWNHOUSES = 240
END LOTS TYPICALLY 10% WIDER

DRA AREA CHART
PROJECT AREA = 5,782,404 SF (132 AC)

DRA NUMBER	AREA (SF)
1.0	37,503
2.0	183,419
3.0	31,276
4.0	81,000
5.0	152,472
6.0	40,250
7.0	44,819
8.0	80,588
9.0	22,824
TOTAL	808,085

** USED 100% OF AREA IN
OPEN SPACE CALCULATIONS.
TOTAL AREA USED = 468,801 SF
USED 25% OF REMAINING DRA'S
IN OPEN SPACE CALCULATIONS.
139,104 SF X .25 = 34,776
TOTAL AREA USED = 34,776 SF



Planting Detail
(PER 100' TYPICAL)
NOT TO SCALE

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 192

Avg. Num. of Dwelling Units: 226

Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.70

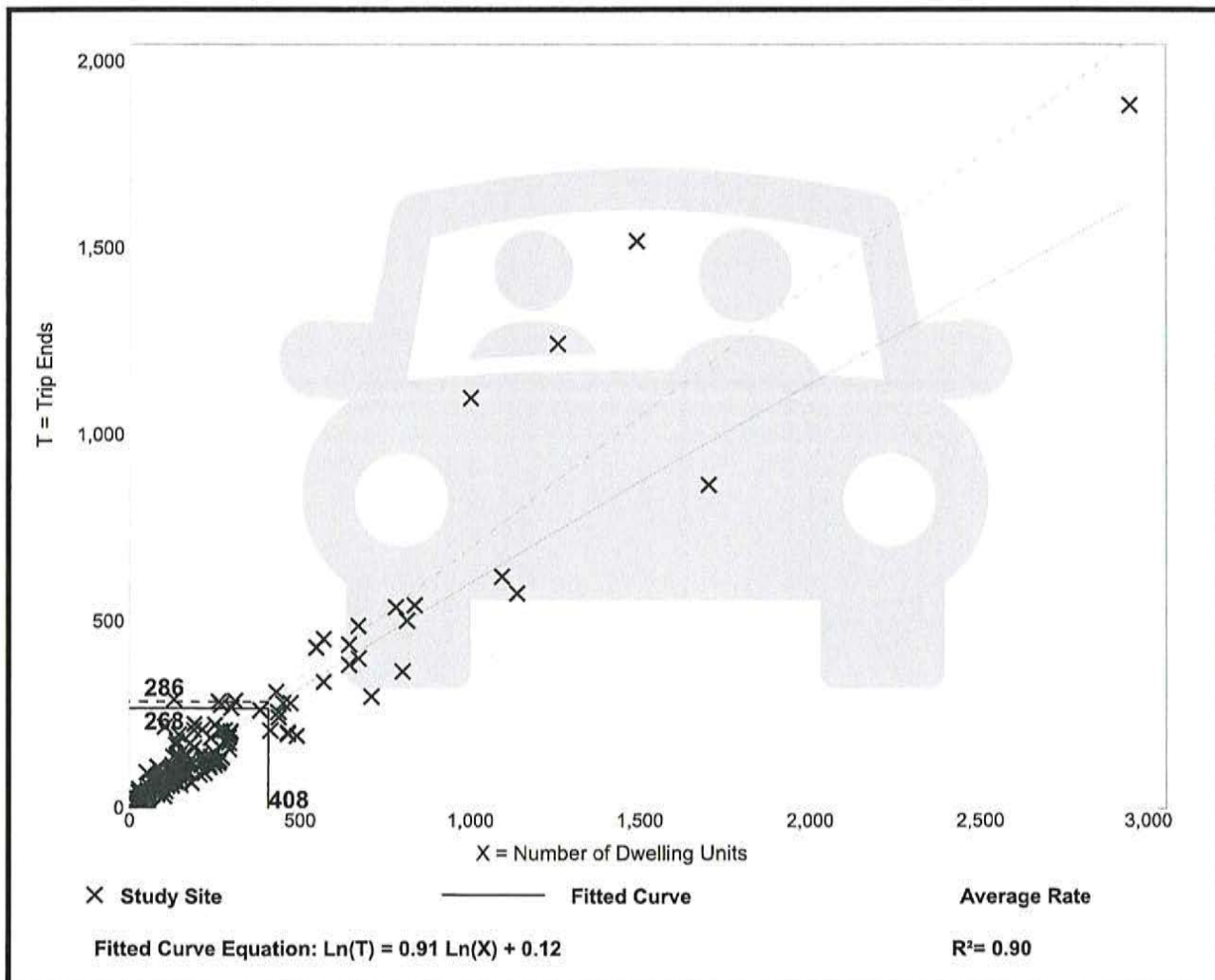
Range of Rates

0.27 - 2.27

Standard Deviation

0.24

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 208

Avg. Num. of Dwelling Units: 248

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate

0.94

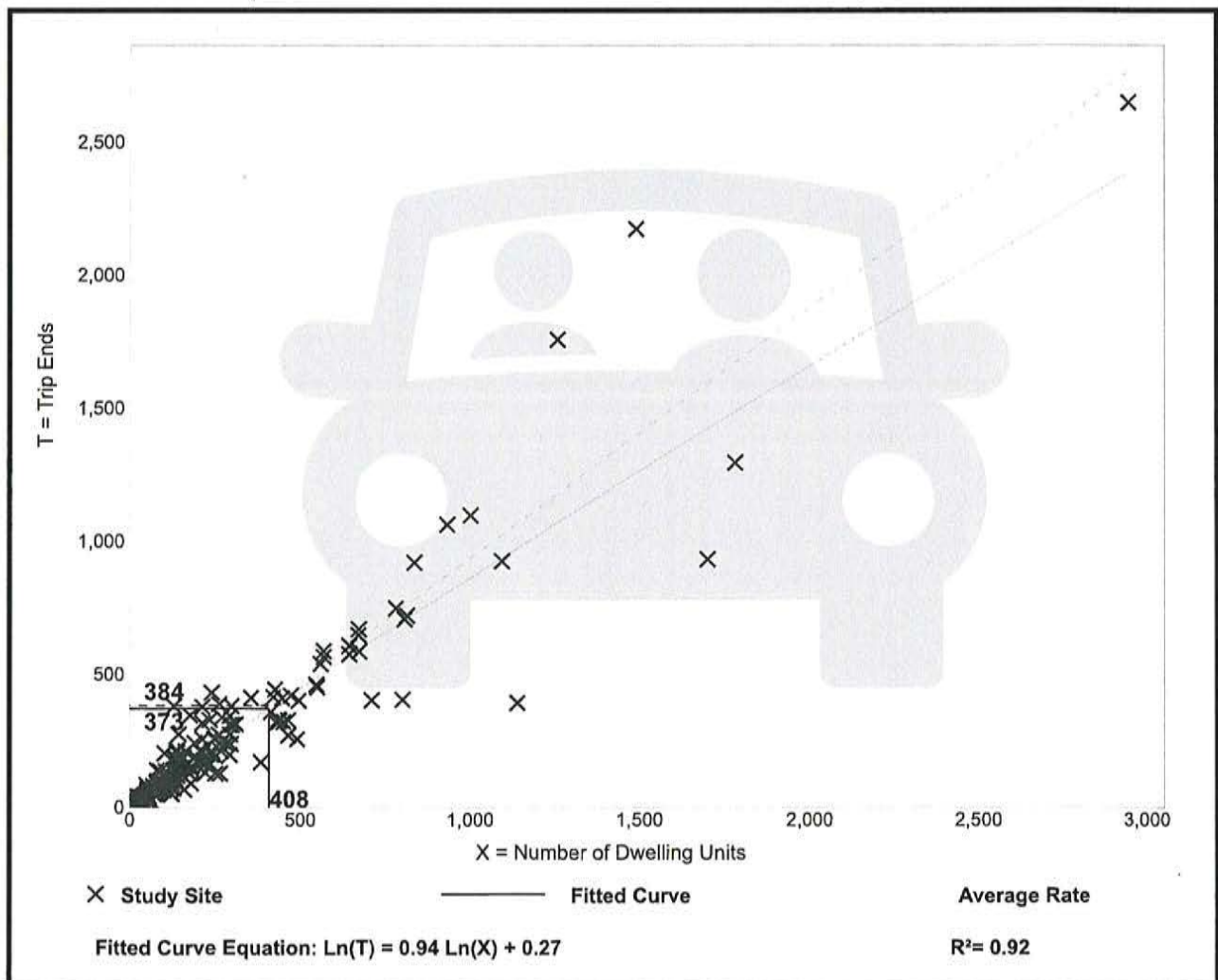
Range of Rates

0.35 - 2.98

Standard Deviation

0.31

Data Plot and Equation



Single-Family Detached Housing (210)

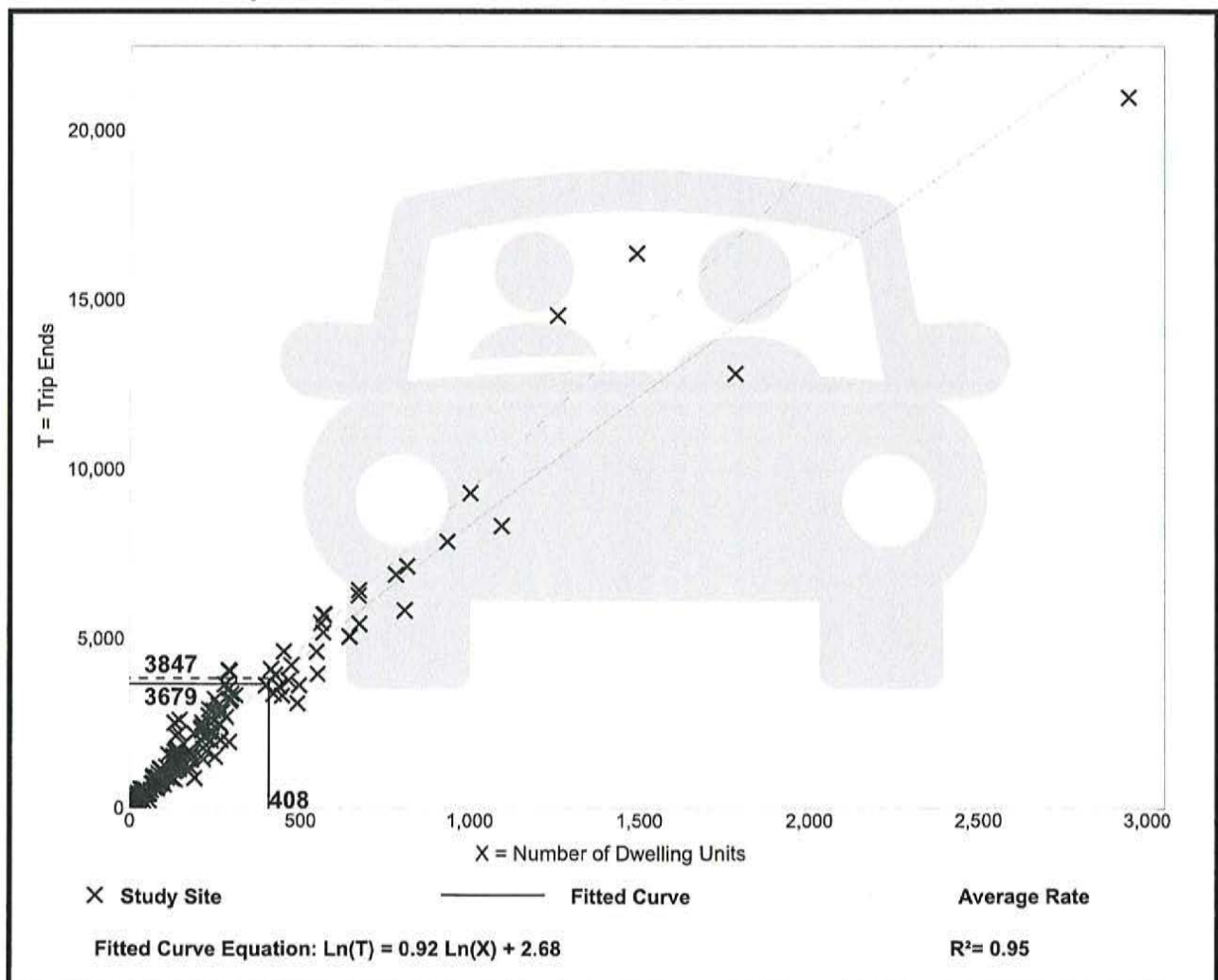
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Single-Family Attached Housing (215)

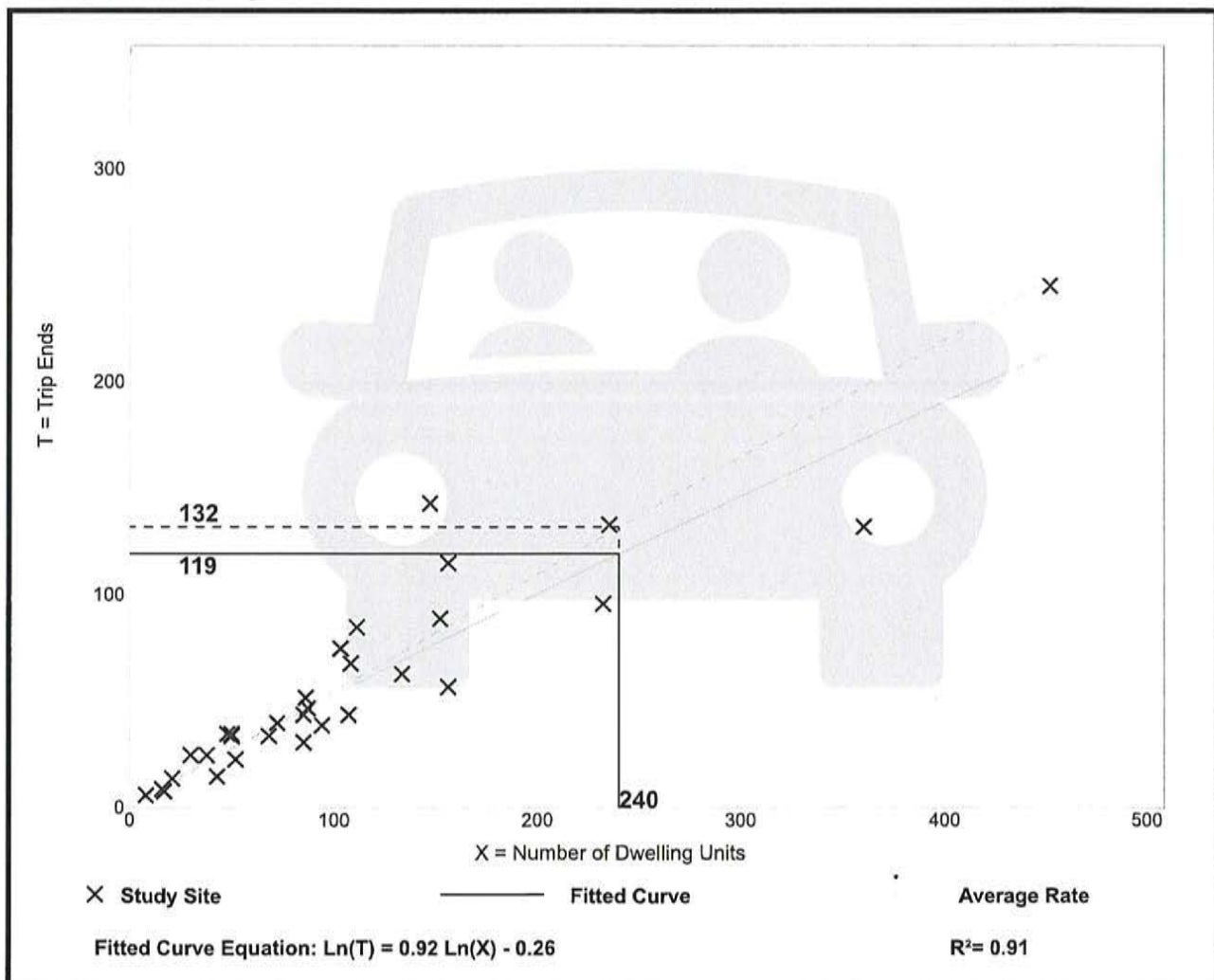
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 31
Avg. Num. of Dwelling Units: 110
Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.55	0.35 - 0.97	0.16

Data Plot and Equation



Single-Family Attached Housing (215)

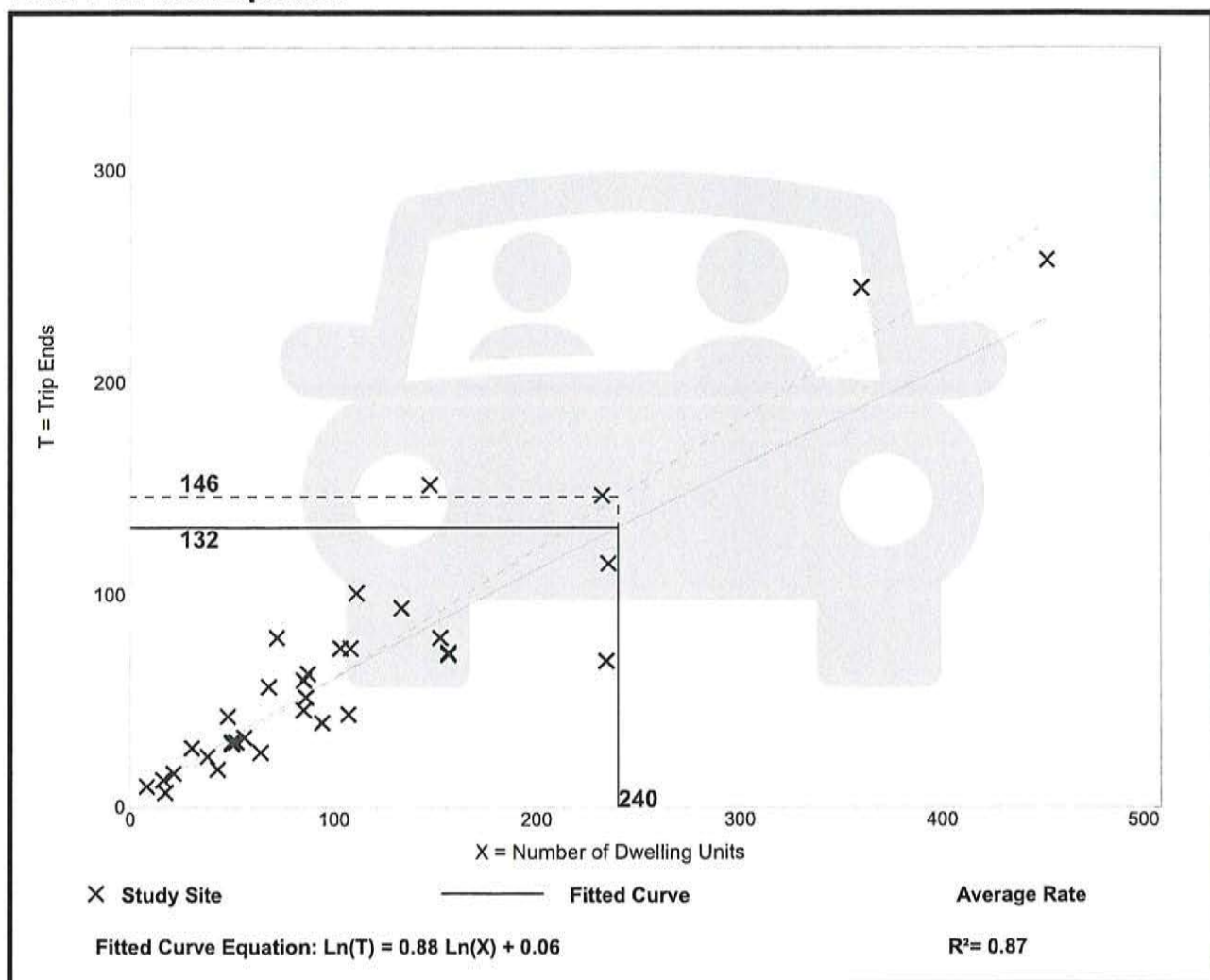
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. Num. of Dwelling Units: 110
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.29 - 1.25	0.18

Data Plot and Equation



Single-Family Attached Housing (215)

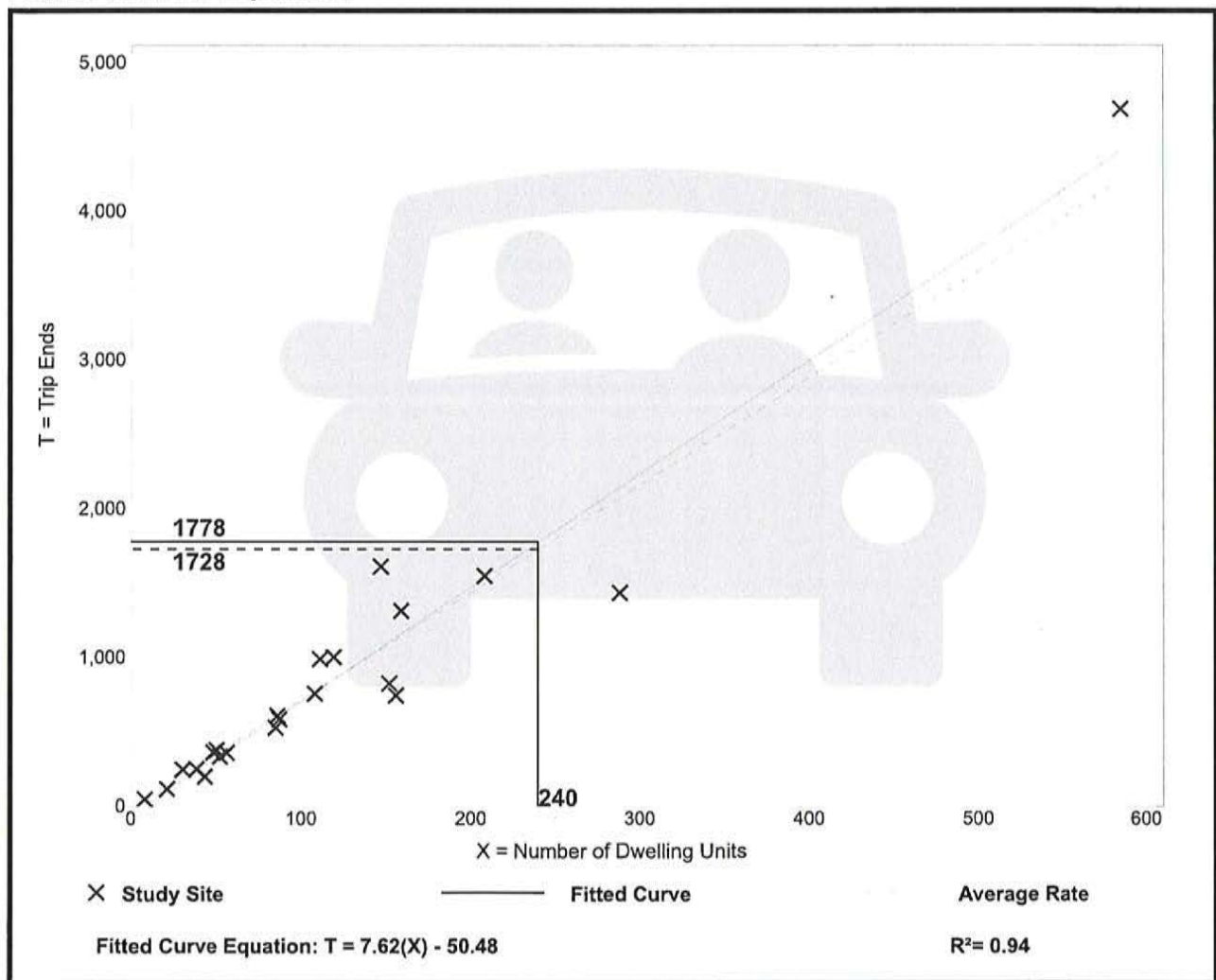
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 120
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.20	4.70 - 10.97	1.61

Data Plot and Equation



ROAD NAME	FROM	TO	LANES (2021)	FUNCTIONAL CLASSIFICATION	FLOW	FOOT CLASS	DAILY SERVICE VOLUME (2021)	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2021)	LANES (2026)	DAILY SERVICE VOLUME (2026)	PEAK HOUR DIRECTIONAL SERVICE VOLUME (2026)	URBAN/ RURAL	DIVIDED/ UNDIVIDED	MAINTAINING AGENCY	NHS	ADOPTED LOS STANDARD	2021 AADT
SW 80 AV	SR 280	SW 90 ST	4	COLLECTOR	INTERRUPTED	2	30,420	1,530	4	30,420	1,530	Urban	D	COUNTY	Other CMP Network Roadway	E	11,700
SW 80 AV	SW 90 ST	SW 18 ST	2	COLLECTOR	UNINTERRUPTED		29,340	1,449	4	30,420	2,518	Urban	U	COUNTY	Other CMP Network Roadway	E	8,400

Location	Source	Count Type	2016	2017	2018	2019	2020	Ave Annual Growth Rate (%)
SW 42nd Street (CR 475C)								
SW 7th Ave to SW 27th Ave	OCA	2	NC	18,800	NC	NC	NC	N/A
SW 27th Ave to SW 31st	OCA	1	17,700	18,900	17,600	15,200	11,100	-10.2%
SW 31st Ave to SR 200	OCA	1	NC	17,600	15,900	21,900	14,900	-1.3%
SW 49th Avenue								
N of SW 103rd St Rd	MC	2	8,100	7,500	7,800	10,000	10,900	8.4%
SW 60th Avenue								
SR 40 to SW 20th Street	OCA	2	NC	16,100	20,600	21,000	26,700	19%
S of SW 38th Street	MC	2	15,100	14,500	14,600	14,600	17,400	4%
N of SR 200	MC	3	14,800	14,400	14,800	14,800	19,300	7.6%
S of SR 200	MC	2	17,200	17,000	17,000	17,300	22,400	7.5%
SW 62nd Avenue Road								
S of SW 95th Street	MC	2	7,100	6,800	7,400	7,800	8,800	5.7%
N of SW 103rd St Rd	MC	2	6,100	5,900	6,400	6,900	8,300	8.3%
SW 66th Street								
E of SR 200	MC	2	4,900	5,200	5,300	5,400	4,400	-2.1%
W of CR 475A	MC	2	7,300	7,100	7,200	7,000	6,000	-4.6%
E of CR 475A	MC	2	4,100	5,200	5,300	5,400	4,900	5.3%
SW 80th Avenue								
S of SR 40	MC	2	6,700	8,100	8,400	8,200	8,400	6.2%
N of SR 200	MC	2	8,300	11,300	11,700	11,500	11,800	10.1%
S of SR 200	MC	3	2,800	3,300	3,500	3,500	3,600	6.7%
SW 90th Street								
W of SR 200	MC	2	4,600	4,500	5,100	5,300	4,900	1.9%
SW 95th Street Road/SW 95th Street								
E of SR 200	MC	2	2,800	3,200	3,500	3,900	3,700	7.5%
E of SW 62nd Ave Road	MC	2	9,000	9,600	10,700	11,000	11,100	5.5%
US 27								
W of NW 160th Ave	FDOT	3	7,400	7,100	7,500	7,600	9,300	6.3%
S of CR 326	FDOT	3	7,700	8,500	7,800	8,000	7,800	0.6%
E of CR 225A	FDOT	3	16,600	17,900	16,700	16,900	17,500	1.5%
0.6 mi NW of I-75	FDOT	3	20,200	20,700	22,000	21,000	21,000	1.1%
I-75 to NW 27th Ave	FDOT	3	21,000	21,500	22,500	22,500	21,000	0.1%
NW 27th Ave to NW MLK Jr Ave	FDOT	3	23,900	24,500	25,500	22,500	22,500	-1.3%
MLK Jr Ave to US 441	FDOT	3	27,100	25,500	28,000	28,000	25,000	-1.7%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 8038 - SW 80TH AVE, 1350 FT N OF SR-200 - OFF SYSTEM

YEAR	AADT	DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
2020	10300 C	N 4900	S 5400	9.00	53.40	8.50
2019	9800 S	N 4900	S 4900	9.00	53.80	8.00
2018	9600 F	N 4800	S 4800	9.00	54.30	7.90
2017	9400 C	N 4700	S 4700	9.00	55.50	7.40
2016	6300 R	N 3300	S 3000	9.00	56.10	7.60
2015	6100 T	N 3200	S 2900	9.00	56.30	7.80
2014	5900 S	N 3100	S 2800	9.00	56.80	7.10
2013	5900 F	N 3100	S 2800	9.00	56.70	8.40
2012	5900 C	N 3100	S 2800	9.00	56.70	6.30
2011	6600 C	N 3200	S 3400	9.00	56.00	7.60

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