

# TECHNICAL MEMORANDUM

January 28, 2026

Project# 31479

To: Tony Mendola

Jacks Over Nines, LLC

17996 S. US Highway 301

Summerfield, FL 34491

From: Kok Wan Mah, PE

CC: Jeff McPherson, PE, LEED; Tim Brooker, PE; Robbie Stroub, PE

RE: Track & Card RV Park Traffic Statement

## Traffic Statement

Kittelston and Associates is pleased to provide this Traffic Statement for the proposed Track & Card RV Park project located on the north side of SE 180<sup>th</sup> Street, west of US 301 in Marion County, Florida (**Figure 1**). The site currently hosts the Oxford Downs Poker Room, and the RV park is set to be an addition to the site on the west side with a build-out year of 2027. Per Sec. 6.11.3 of the County's Code of Ordinances, a Traffic Statement is required for projects generating fewer than 50 peak hour trips in lieu of a full Traffic Impact Analysis. Analysis includes a review of site access, circulation, and access management.

**Figure 1. Site Location**



## TRIP GENERATION

The development is set to include up to 216 RV parking spaces and up to 12 pickleball courts on a site of 68.79 acres, which includes the existing Oxford Downs Poker Room. The pickleball courts will be used primarily by visitors of the poker room and guests of the RV park, but are not exclusive to those individuals and would be available for use by the public. However, it is expected that there would be a high rate of internalization for the pickleball courts. It is assumed that 50% of the pickleball trips are internal. Within a 4 mile radius of the site, there are 42 pickleball courts. A site plan is attached for reference. **Table 1** below shows estimated trip generation for the proposed project based on ITE Trip Generation 12<sup>th</sup> Edition.

**Table 1. Trip Generation**

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period			PM Peak Period		
				In	Out	Total	In	Out	Total
Campground / RV Park	416	216 spaces	225	4	11	15	10	9	19
Pickleball Courts	489	6 courts	235	6	6	12	16	10	26
Internalization (Pickleball)	50%		117	3	3	6	8	5	13
Net External Trips			343	7	14	21	18	14	32

As shown in **Table 1**, the development is expected to generate 21 AM peak-hour and 32 PM peak-hour new trips. This fulfills the County’s requirement for generation of fewer than 50 peak-hour trips.

**Table 2** shows the generated traffic applied to US 301 assuming that 100% of the project trips are assigned to the same direction.

**Table 2. Roadway Analysis**

Roadway	No. of Lanes	Adoped LOS Standard	2023 AADT	PHPD Capacity	Annual Growth Rate	2023 Background Traffic			Project Volume	2027 Background + Project Traffic				Project Deficiency?
						PHPD Volume	v/c	Deficient?		PHPD Volume	v/c	Remaining Capacity	Deficient?	
US 301 County Line to CR 42	4	D	24,100	2,910	4.94%	1202	0.41	No	32	1471	0.51	1,439	No	No

Sources: Florida Traffic Online, Ocala/Marion TPO CMP Database 2023.

## SITE PLAN

The site plan was reviewed with regard to site access, circulation, and access management. Access to the site will be provided via the existing entrance to the Oxford Downs Poker Room at the western end of SE 180<sup>th</sup> Street. It should be noted that SE 180<sup>th</sup> Street is across the Sumter County line, and a minor traffic

study is being conducted by Kittelson to be submitted to Sumter County. This traffic study will include operational analysis at the buildout.

## CONCLUSION

The Track & Card RV Park Development is expected to contain up to 216 RV parking spaces and up to 12 pickleball courts on a site of 68.79 acres, including the existing Oxford Downs Poker Room. The development is expected to generate 21 AM peak-hour trips and 32 PM peak-hour trips. This fulfills the County's requirement for generation of fewer than 50 peak-hour trips. Similarly, project trips combined with the projected volume of traffic on US 301 in 2027 do not exceed the capacity of the roadway. With these findings in mind, we would appreciate the County's consideration to waive the requirement for a full Traffic Impact Analysis for the Track & Card RV Park development project.

