

**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

www.marioncountyfl.org**OFFICE USE ONLY:**

Project Number:	
App Request No.:	
Case Number:	
Received Date:	
Received By:	
Submission Complete Date:	

PARCEL ACCOUNT NUMBERS: Portion of 3530-1001-07**APPLICATION FOR PUD REZONING or PUD AMENDMENT**

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article Four, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:
B-2 (Community Business)

Legal description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4.2.31.F(2) and LDC Division 2.13.

Total PUD Acreage: 22.63 +/- **Maximum Proposed Residential Units:** 312

Maximum Non-Residential (Commercial or Industrial) Acreage: _____

Directions to property (from MC Growth Services): Take SR 200 to SW 99th Street Road, turn R to subject property on right.

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

On Top of the World Communities, L.L.C.**Property owner name (please print)**8445 SW 80th Street**MAILING ADDRESS**Ocala, FL 34481**City, state, zip code**352-387-7480**Phone number (include area code)**lisa_lazaro@colenbuilt.net**e-Mail Address (include complete address)**
SignatureTillman & Associates Engineering, LLC**Applicant/agent name (please print)**1720 SE 16th Avenue, Bldg 100**MAILING ADDRESS**Ocala, FL 34471**City, state, zip code**352-387-4540**Phone number (include area code)**Permits@Tillmaneng.com**e-Mail Address (include complete address)**
Signature

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 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 owner and/or applicant/agent must be correct and legible in order to be processed.

ATTACHMENT A

Tillman & Associates

ENGINEERING, LLC.

December 22, 2023

Growth Services
2710 E Silver Springs Blvd.
Ocala, FL 34470

RE: PUD Rezoning application submittal

To Whom It May Concern:

Our office is applying to rezone a portion of parcel 3530-1001-07 & all of 35300-100004 to PUD for consideration of a multi-family development. This project is within the On Top of the World vested area. We are proposing multifamily/townhome buildings for 312 units with amenities. The following items shall be included in this submittal:

- Executed application
- Detail by entity document
- Marion County Property Appraiser Record Cards
- Operational Study for Canopy Oaks Alternative Scenario *
- Rendering Packet for Amenities and Residential Units
- BLIM Map H
- DRI Map H
- The Concept Packet consists of (4) four pages.
- Check in the amount of \$2,560.00 for application fee

*Please note that this project as being part of OTOW is vested from transportation concurrency. The supporting documentation of an Operational Study addresses operational improvements for this project.

Our team and staff, as representatives of the developer/owner, are available to address any concerns or questions that you may have. Thank you in advance for your consideration in this matter.

Sincerely,

Tillman and Associates Engineering, LLC

[illegible]

SLIT. 02 of 04

GENERAL NOTES

LEASED HOMES



ARCHITECTURAL STYLE

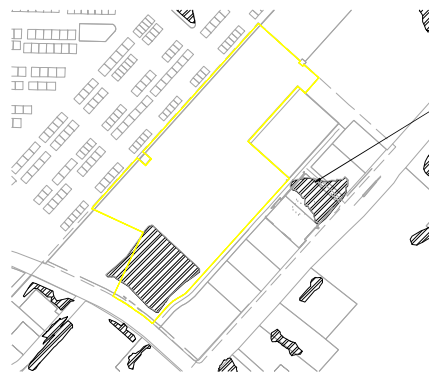
NOTES: PALETTE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

LAND USE	MINIMUM SETBACKS			MAX HEIGHT
	FRONT	REAR	SIDE / BACK YARD	
LEASED HOMES / ACTIVITY	15'	15'	15'	30'



RESEIDENTIAL OPEN SPACE MAP

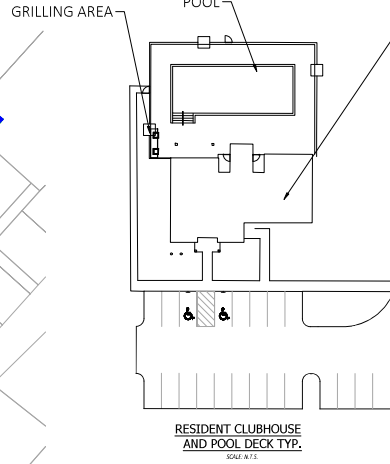
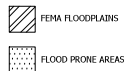
SCALE: N.T.S.



FLOODPLAIN MAP

SCALE: N.T.S.
FIRM PANEL #12083C073SD

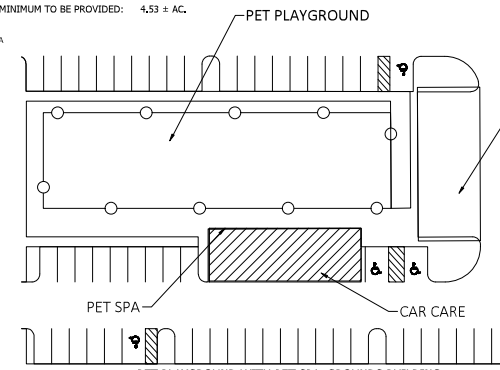
LEGEND



RESIDENT CLUBHOUSE AND POOL DECK TYP.

SCALE: N.T.S.

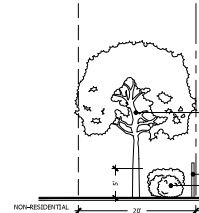
OPEN SPACE:	4.53 ± AC. (22.62 X 0.20)
REQUIRED:	12.22 ± AC. (54.02%)
OPEN SPACE:	1.27 ± AC. (8.32%)
IOS:	1.78 ± AC. (11.66%)
BUFFERS:	15.27 ± AC.
TOTAL AS SHOWN:	4.53 ± AC.
MINIMUM TO BE PROVIDED:	4.53 ± AC.



PET PLAYGROUND WITH PET SPA, GROUNDS BUILDING, CAR CARE STATION, ACCESSIBLE DETACHED GARAGE & PACKAGE CENTER

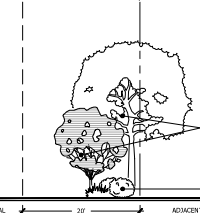
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CLUBHOUSE WITH 24/7 FITNESS AREA, MULTIPURPOSE ROOM



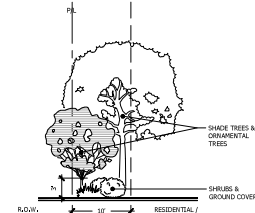
TYPE 'A' BUFFER DETAIL

SCALE: N.T.S.



TYPE 'B' BUFFER DETAIL

SCALE: N.T.S.



TYPE 'C-1' BUFFER DETAIL

SCALE: N.T.S.

NOTES:

1. PROVIDE MODIFIED TYPE 'A' BUFFER WHERE NON-RESIDENTIAL, DIRECTLY ADJACENT SINGLE FAMILY RESIDENTIAL, BUFFER SHALL NOT APPLY TO A ROAD FRONTAGE LINES.
2. BUFFERS ARE NOT REQUIRED ALONG ANY DEDICATED PRESERVATION AREA THAT HAS A 50' WOODED AREA ALONG ITS BOUNDARY.
3. SHADE TREES THAT ARE REQUIRED FOR ALL BUFFERS, SHADE TREE, AND TREE REPLACEMENT REQUIREMENTS SHALL BE DETAILLED AT 7'-2.5' CAL.
4. WAIVERS TO BUFFERS MAY BE SUBMITTED AND APPROVED BY CMC.

MARION FRIENDLY LANDSCAPE AREA (MFLA)

PER SEC. 2, LULU, - MARION-FRIENDLY LANDSCAPE AREAS (MFLA) LOCATIONS SHALL BE PROVIDED ALONG WITH FUTURE SUBMITTALS AS FOLLOWS:

SEC. 2.04 MARION-FRIENDLY LANDSCAPE AREA (MFLA)

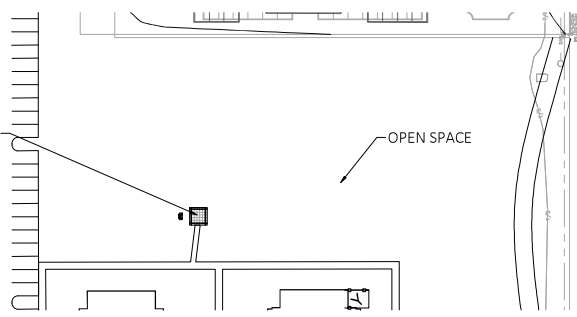
THAT PORTION OF A NEW OR EXPANDED DEVELOPMENT THAT THROUGH THE APPROVED DEVELOPMENT PLANS, DOCUMENTS, AND DEED RESTRICTIONS IS IDENTIFIED TO BE MAINTAINED AS MARION-FRIENDLY LANDSCAPE AND WHERE THE USE OF HIGH VOLUME IRRIGATION, NON-CROUCH-TOLERANT PLANTS, AND LAWN CHEMICALS (FERTILIZERS AND PESTICIDES) ON TURFGRASS IS PROHIBITED.

OUTSIDE PRIMARY SPRINGS PROTECTION ZONE = 15% OF PROJECT AREA SHALL BE A MARION FRIENDLY LANDSCAPE AREA.

DETACHED GARAGE STRUCTURE AND STORAGE LOCKERS

PERGOLA W/ GRILL STATION

OPEN SPACE



MINI PARK

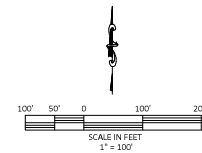
SCALE: N.T.S.

REVISIONS

DATE

CONTINENTAL 756 FUND LLC
MARION COUNTY, FLORIDA
P.U.D. CONCEPT PLAN

DATE: 8/8/23
DRAWN BY: SH
CHECKED BY: JMM
JOB NO.: 19-5098

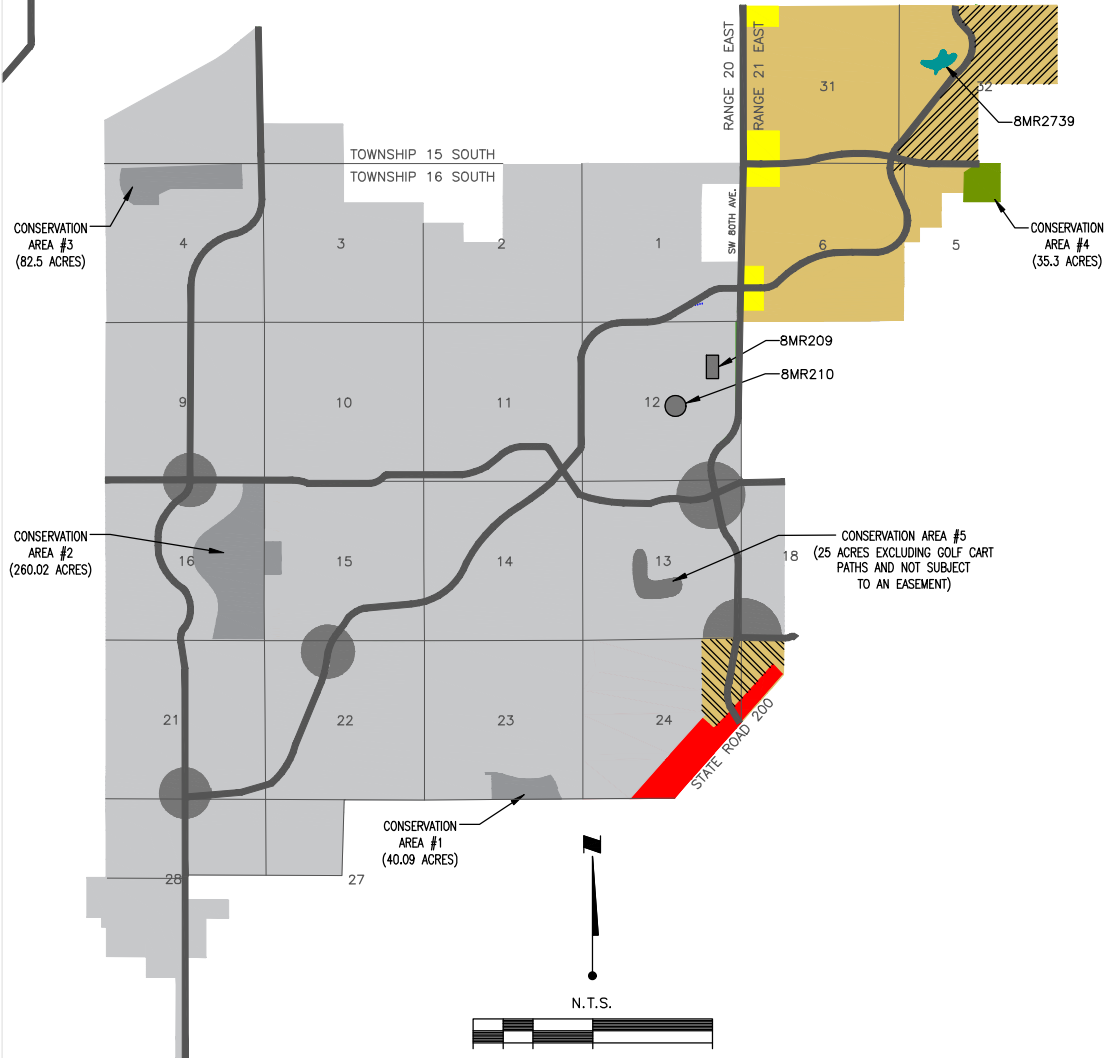


VESTED DENSITY:
312 VESTED MULTIFAMILY UNITS ALLOCATED (13.79 DU/AC - SEE NOTE 1)

1. PURSUANT TO FUTURE LAND USE ELEMENT POLICY 10.1-2 AND THE 2023 BLUM, ALLOCATION OF VESTED DENSITY TO SITE DOES NOT REQUIRE A COMPREHENSIVE PLAN AMENDMENT. BLUM MAP H REFERENCED IN FUTURE LAND USE ELEMENT POLICY 1.1.2.1-5.1 SHALL BE UPDATED ADMINISTRATIVELY TO DESIGNATE "VESTED MULTIFAMILY" ON THE SITE FOLLOWING APPROVAL OF THIS PUD
2. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE PROVIDED MINIMUM STANDARDS ARE MET.
3. SIDEWALKS TO BE PROVIDED AT MINIMUM ON ONE SIDE OF INTERNAL ROADS AND ALONG MAJOR ROADS
4. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
5. THE PROJECT IS WITHIN FLOODZONE "X" AND FLOODZONE "AE" ACCORDING TO FIRM PANEL # 12083 CB845E.
6. AS LONG AS IT RETAINS OWNERSHIP OF THE PROPERTY, ON BEHALF OF THE WORLD COMMUNITIES, LLC, AS PROPERTY OWNER AND MASTER DEVELOPER OF THE CIRCLE SQUARE WOODS DEVELOPMENT, THE CITY OF BIRMINGHAM HAS NO IMPACT AS REFERENCED IN THE 2023 BLUM. RETAINS THE RIGHT TO REQUEST THAT MARION COUNTY REZONE THE PROPERTY FROM PUD BACK TO B-2 ZONING. MARION COUNTY AGREES TO EXPEDITE THE REQUEST, SUBJECT TO COMPLIANCE WITH STATUTORY REQUIREMENTS, AND AGREES THAT THE CURRENT B-2 ZONING DISTRICT IS A ZONING DISTRICT CONSIDERED CONSISTENT WITH BLUM MAP H AT THIS LOCATION
7. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER. WAIVERS THROUGH DRC MAY BE OBTAINED FOR PROPOSED BUFFER REQUIREMENTS
8. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNITS TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN OR EQUIVALENT. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED OR EQUIVALENT SUBMITTAL.
9. THE PROJECT IS SUBJECT TO THE BINDING LETTER OF INTERPRETATION OF MODIFICATION (BLIM) TO A DRI WITH VESTED RIGHTS: ON TOP OF THE WORLD COMMUNITIES, INC. - CIRCLE SQUARE WOODS, DATED JULY 21ST, 2014, (060-14097) AND CROSS REFERENCES BLUMR-574-016, BLUMR-574-016, BLIM-574-002, ADA 580-24-02, BLIM-05-2007-013, BLIM-05-2009-005) AS MAY BE AMENDED, INCLUDING THE PROVISION OF VESTED RIGHTS TO THE CITY OF BIRMINGHAM. THE CITY OF BIRMINGHAM IS AUTHORIZED FOR ALL ALLOWABLE LAND USES UNDER THE BLUM AND LAND USES MAY BE EXCHANGED IN ACCORDANCE WITH THE BLIM.

MARION COUNTY, FLORIDA

SLIT: 04 of 04



NOTES TO LAND USE TABLE

1. The purpose of this map is to depict the general development plan for the vested lands. For additional detail on the vested lands, refer to _____, approved _____, as may be amended from time to time (BLIM). All Land Uses may be located, converted, and/or exchanged in accordance with the BLIM.
2. DRI areas are shown in gray for informational purposes only. Refer to On Top of the World Development Amended and Restated Development Order and its Map H for DRI requirements.
3. All land use boundaries are conceptual. Actual boundaries for each land use area will be finalized at the time of construction permitting.
4. This Vested Lands BLIM Map "H" Development Plan constitutes the Future Land Use Map for Calesa Township which includes 1,852.4 acres in the Land Use Table below shown as Vested Residential, Calesa Township Employment Center, and Other Vested Commercial.
5. The configuration and location of "Other Vested Commercial" within "Vested Residential" are for illustrative purposes only, and the final boundary of these areas shall be determined by the Master Developer at the time of a PUD, site plan, and/or construction permit. Vested shopping center square footage authorized by BLIM 05-2014-007 as amended may be directly drawn down by the Master Developer and freely utilized within the following areas: Other Vested Commercial; Vested Commercial; Calesa Township Employment Center; and South Employment Center.
6. Archaeological (see BLIM).
7. Master Roadway Corridors pursuant to Master Roadway Corridor Map prepared by Tillman & Associates Engineering, LLC. dated _____, and approved by Marion County on _____, as may be amended from time to time.
8. This map is in color format and shall not be relied on in black and white format.

LAND USE TABLE		
SYMBOL	LAND USE	ACREAGE
VESTED AREAS		
	Vested Residential	1,577.9
	Other Vested Commercial	
	Vested Commercial	110.0
	Calesa Township Employment Center	274.5
	South Employment Center	83.25
	Conservation Area #4	35.3
Total Vested Areas		2,081.0

*CIRCLE SQUARE WOODS
BINDING LETTER OF DEVELOPMENT
OF REGIONAL IMPACT*

*ON TOP OF THE WORLD
COMMUNITIES, L.L.C.
COLEN BUILT DEVELOPMENT, L.L.C.*

DATE:
06/03/22

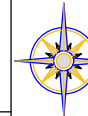
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TITLE:

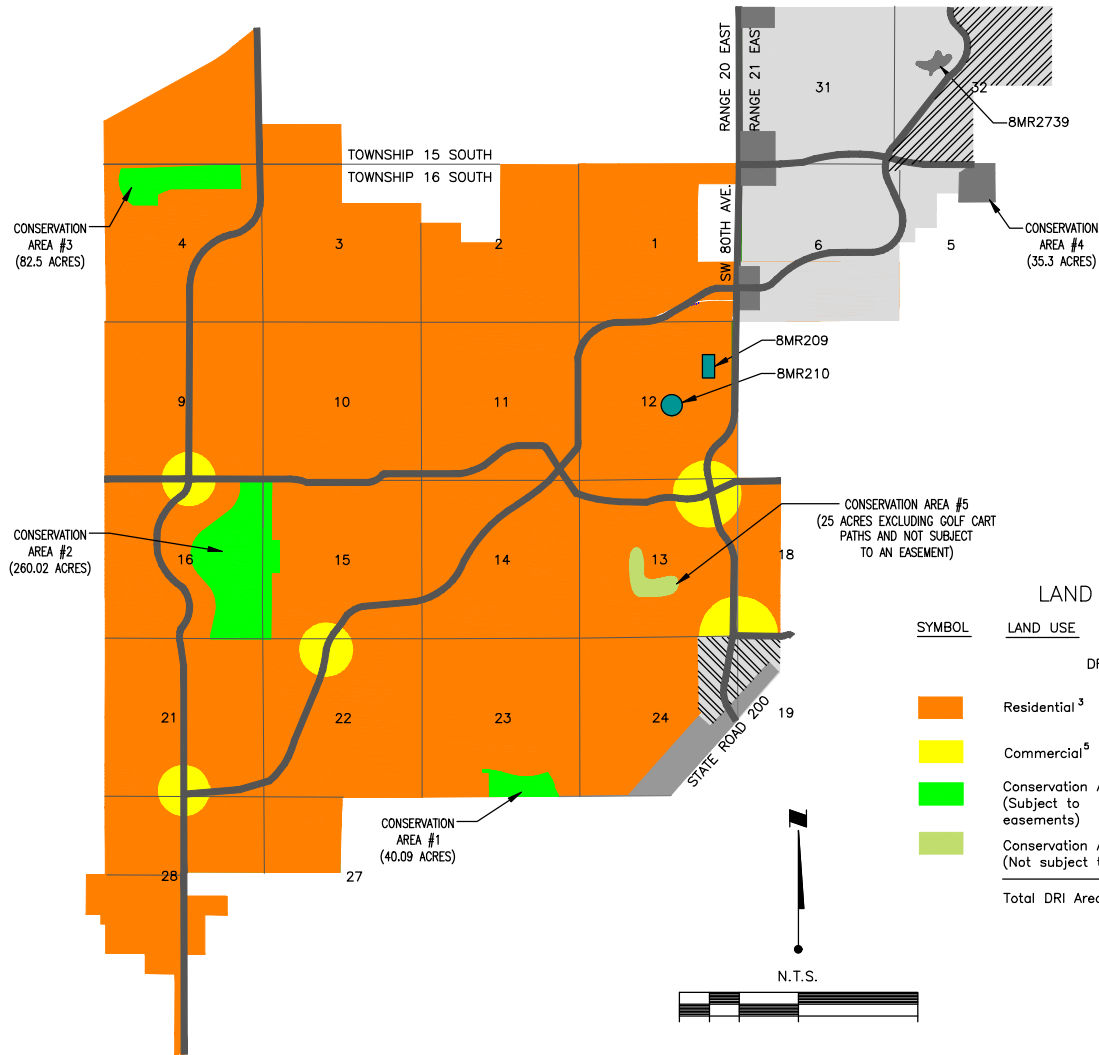
*VESTED LANDS
BLIM MAP "H"
DEVELOPMENT PLAN*

SHEET NUMBER:

1 OF 1



JCH
CONSULTING GROUP, INC.
LAND DEVELOPMENT • SURVEYING & MAPPING
PLANNING • ENVIRONMENTAL • G.I.S.
3128 NW BLITCHTON ROAD, OCALA, FLORIDA 34475
PHONE (352) 405-1482 FAX (888) 272-4335 www.JCHeg.com
CERTIFICATE OF AUTHORIZATION - L.B. 9071



DRI PHASING TABLE

PHASE	PHASE END DATE	RETIREMENT DWELLING UNITS ¹	COMMERCIAL SQUARE FEET	HOTEL ROOMS ²
Phase I	05/29/2031	14,400	253,880	250
Phase II	05/29/2039	9,000	102,860	0
Phase III	05/29/2047	9,000	43,260	0
TOTAL		32,400 ³	400,000 ³	250 ³

Revise Buildout & Termination Date

Buildout Date: May 29, 2047

Termination Date: March 18, 2058

NOTES TO DRI PHASING TABLE

1. Retirement dwelling units may be exchanged for other land uses pursuant to Amended and Restated Development Order (ARDO) Condition No. 3 and the Equivalency Matrix attached as Exhibit "C".
2. Hotel land use shall be located consistent with applicable Marion County Zoning Code.
3. Cumulative amount including previous phase(s).

NOTES TO LAND USE TABLE

1. The purpose of this map is to depict the general development for DRI lands. For additional detail on DRI lands, refer to the Amended and Restated Development Order for On Top of the World Development of Regional Impact recorded August 26, 2016 (Official Records Book 6445, Pages 1390 through 1429), as may be amended from time to time (ARDO).

2. Vested areas are shown in gray and are described for informational purposes only. Refer to BLIM 2018-DM05 dated November 20, 2018, as may be amended from time to time (BLIM).

3. Residential units, including single family and multi-family, may be developed to a maximum overall density of four (4) units per gross acre as calculated based on the entire 10,296.60 acres and may be clustered resulting in net densities higher than 4 units per acre within subdivisions and on individual development parcels. Residential uses may include Golf Courses, Parks and Recreational Amenities.

4. All land use boundaries are conceptual. Actual boundaries for each land use area will be finalized at the time of construction permitting.

5. Potential locations of internal commercial areas are illustrative and may be relocated and/or consolidated pursuant to ARDO condition No. 5.

6. Archaeological (see ARDO).

7. Master Roadway Corridors pursuant to Master Roadway Corridor Map prepared by Tillman & Associates Engineering LLC, dated _____, and approved by Marion County on _____, as may be amended from time to time.

8. Map "H" is in color format and shall not be relied on in black and white format.

LAND USE TABLE

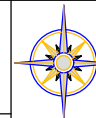
SYMBOL	LAND USE	ACREAGE
DRI APPROVED AREAS		
	Residential ³	10,296.60
	Commercial ⁵	490.0
	Conservation Areas (Subject to easements)	382.61
	Conservation Area #5 (Not subject to an easement)	25.0
Total DRI Areas		11,194.21

*ON TOP OF THE WORLD
"DEVELOPMENT OF
REGIONAL IMPACT"*

*ON TOP OF THE WORLD
COMMUNITIES, L.L.C.*

DATE:
06/01/22SCALE:
N.T.S.

TITLE:
*AMENDED AND RESTATED
DEVELOPMENT
ORDER MAP "H"*

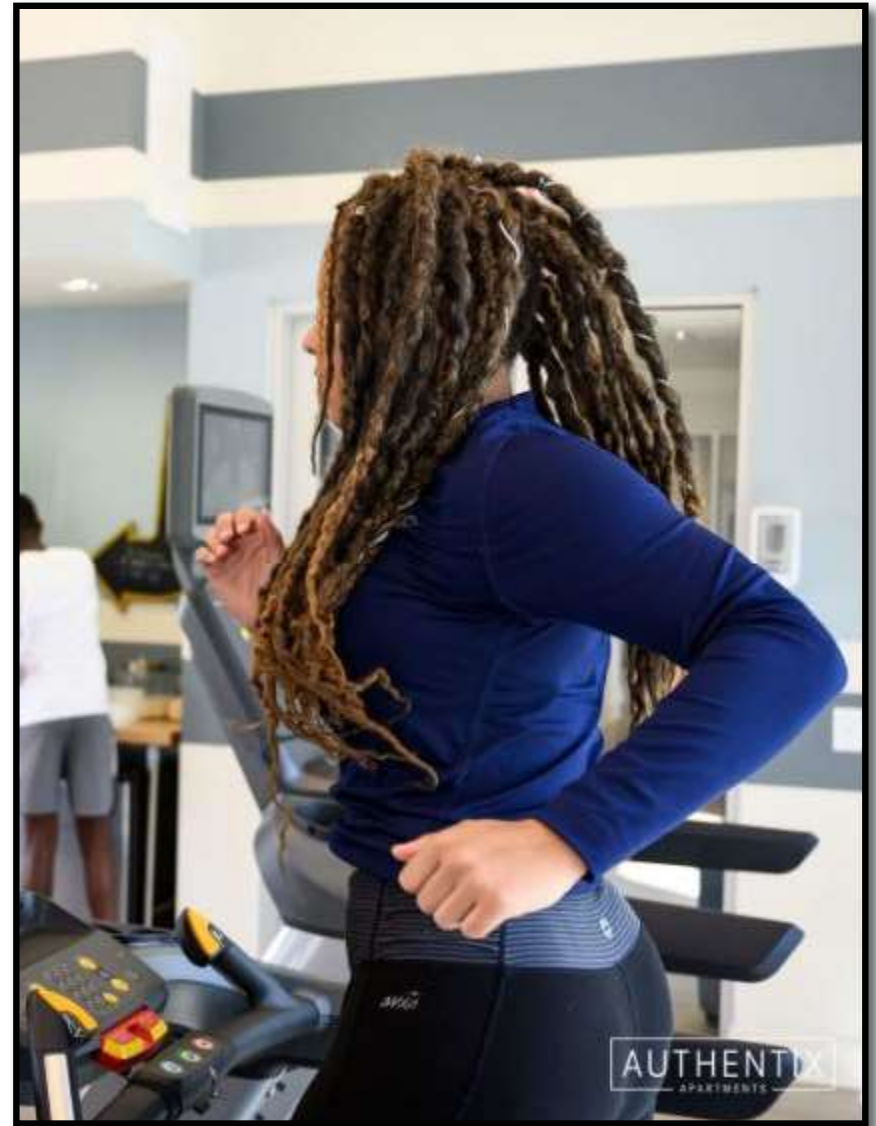
SHEET NUMBER:
1 OF 1

JCH
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426 SW 15TH STREET, OCALA, FLORIDA 34471
PHONE (352) 405-1482 www.JCHeg.com
CERTIFICATE OF AUTHORIZATION - L.B. 8071



Community Amenities

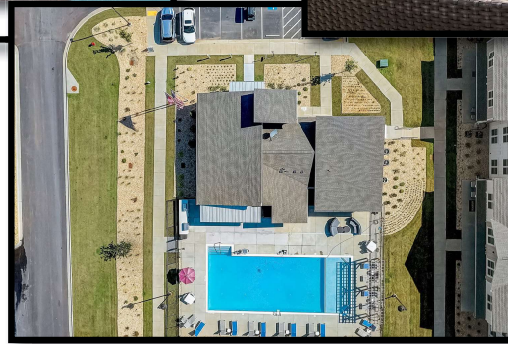
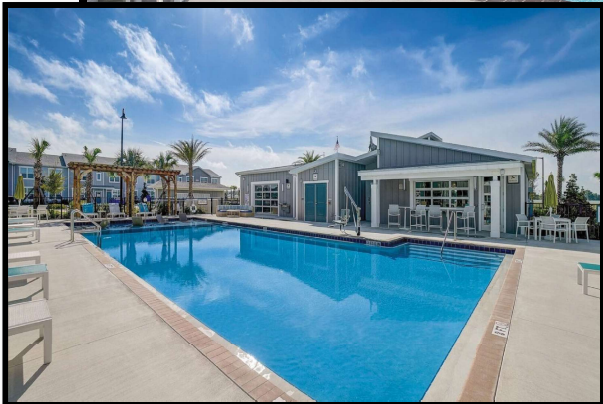
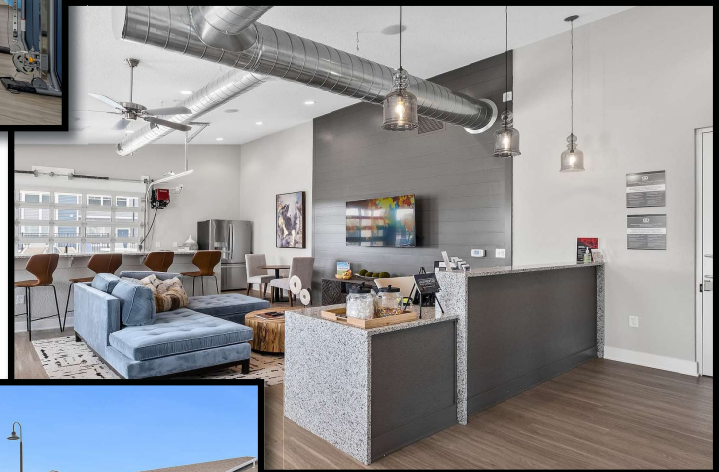
- 2,800 sf clubhouse with large multi-purpose space
- Pool, sundeck, and grilling area behind the clubhouse (1,464 sf)
- A 24 - hour tenant fitness center (720 sf)
- Pet Playground with agility equipment (8000 sf)
- Car care center and Pet Spa (400 sf)
- Pergola (144 sf)
- Parcel locker located in the grounds building (240 sf)
- 11 Enclosed Yards (300 sf, 200 sf, 540 sf)

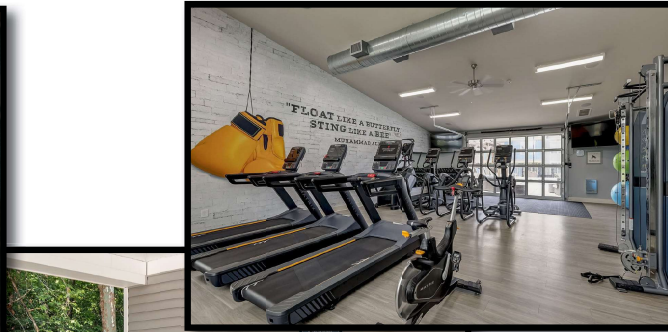




AUTHENTIX

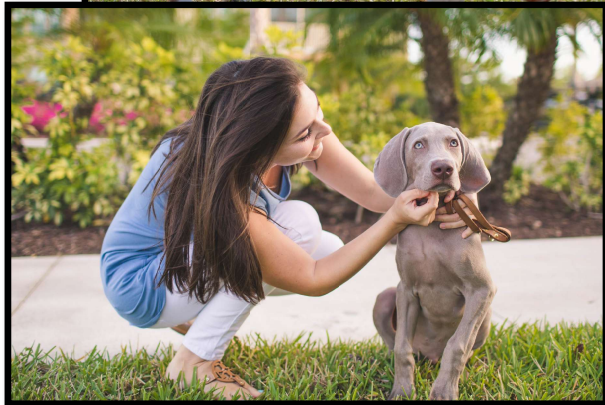
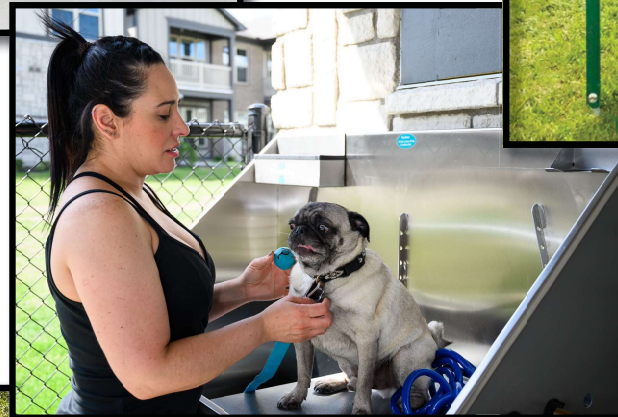
APARTMENTS





AUTHENTIX

APARTMENTS



CLUBHOUSE ELEVATIONS



BOARD & BATTEN 1



BOARD & BATTEN 2



FLAT PANEL



ROOF



DOORS

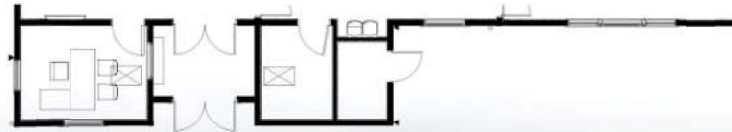


TRIM



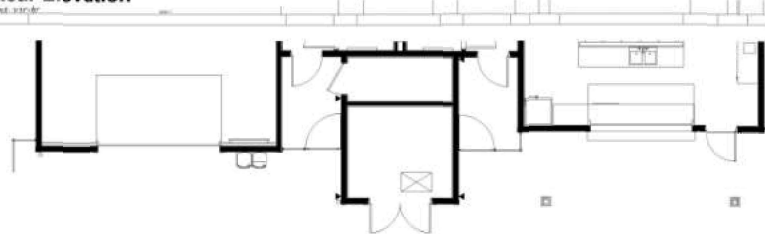
Front Elevation

SCALE: 1/8"=1'-0"



Rear Elevation

SCALE: 1/8"=1'-0"



CLUBHOUSE

YOU ARE HERE

CONTINENTAL
PROPERTIES

CONTINENTAL
PROPERTIES

AUTHENTIX OCALA

MARION COUNTY, FL



BOARD & BATTEN 1



BOARD & BATTEN 2



LAP SIDING 1



LAP SIDING 2



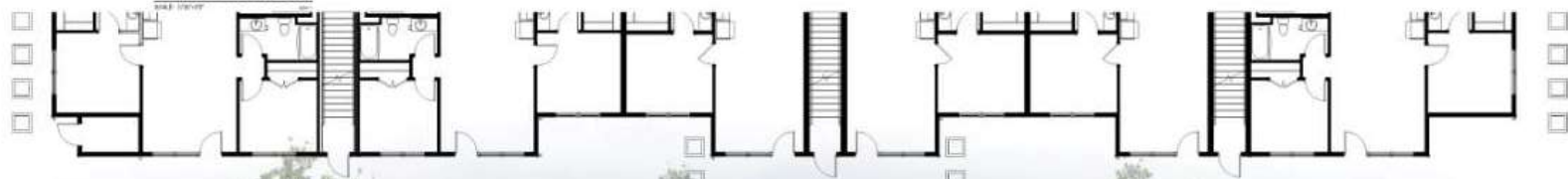
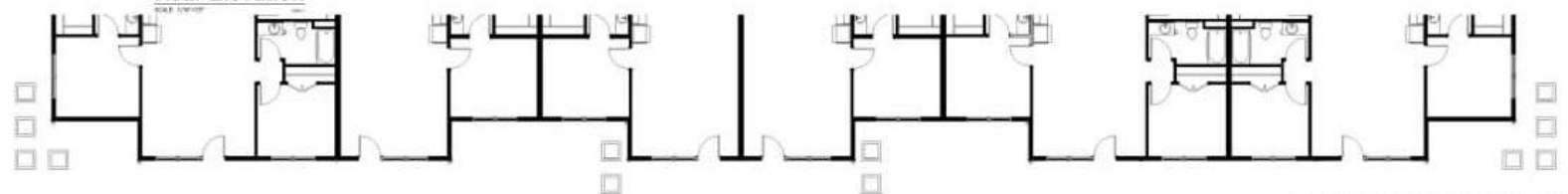
ROOF



DOORS



TRIM

**Front Elevation****Rear Elevation**

24 UNIT BUILDING TYPE A

AUTHENTIX OCALA

MARION COUNTY, FL

CONTINENTAL
 PROPERTIES



BOARD & BATTEN 1



BOARD & BATTEN 2



LAP SIDING 1



LAP SIDING 2



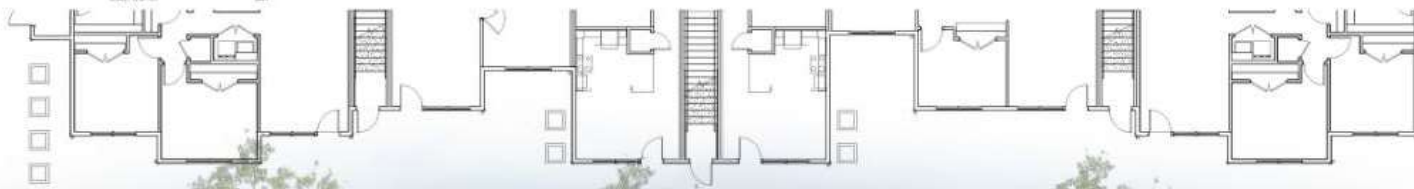
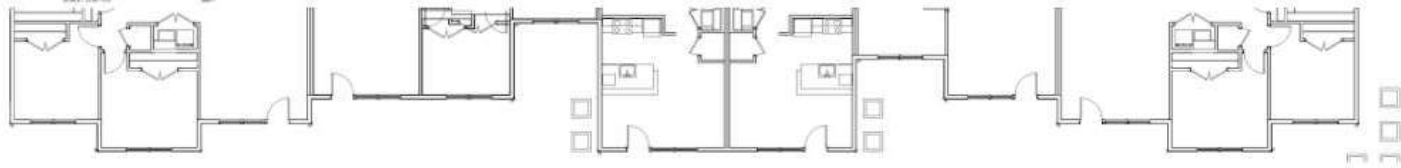
ROOF



DOORS



TRIM

**Front Elevation****Rear Elevation**

24 UNIT BUILDING TYPE B

AUTHENTIX OCALA

MARION COUNTY, FL

CONTINENTAL
 PROPERTIES



Front Elevation

SCALE: 3/16"=1'-0"



Left Elevation

SCALE: 3/16"=1'-0"

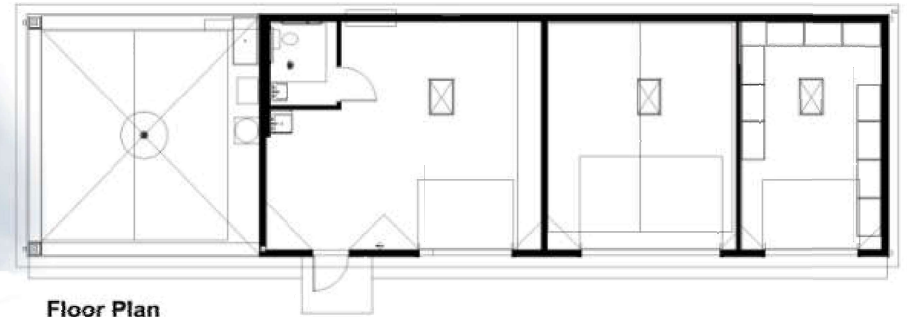
Right Elevation

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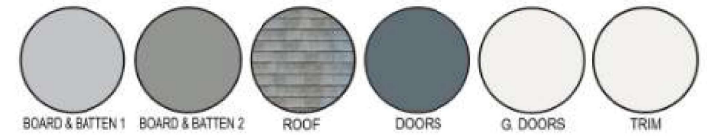
Rear Elevation

SCALE: 3/16"=1'-0"



Floor Plan

SCALE: 3/16"=1'-0"



GROUNDS BUILDING



Front Elevation

SCALE: 3/32"=1'-0"



Left Elevation

SCALE: 3/32"=1'-0"

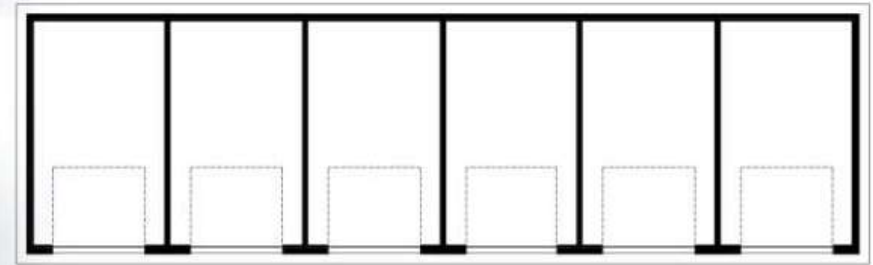
Right Elevation

SCALE: 3/32"=1'-0"



Rear Elevation

SCALE: 3/32"=1'-0"



Floor Plan Elevation

SCALE: 3/32"=1'-0"



BOARD & BATTEN 1



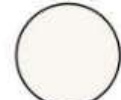
BOARD & BATTEN 2



ROOF

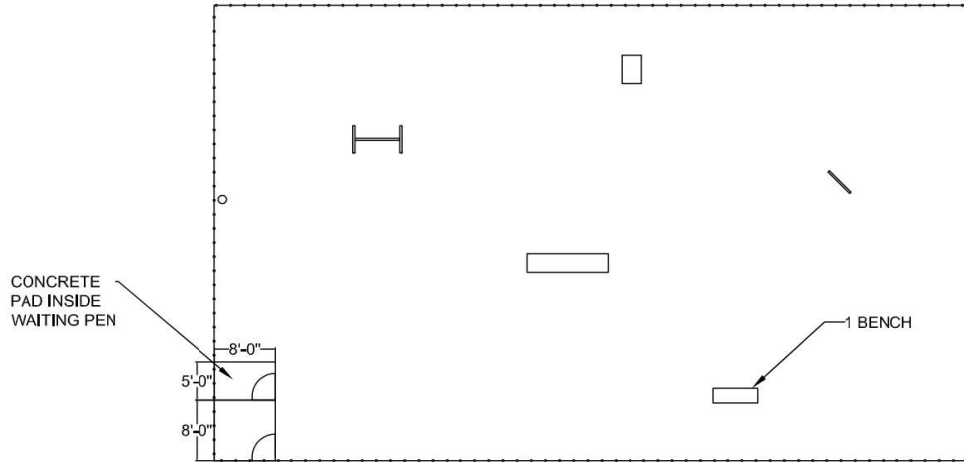


GARAGES



TRIM

6 BAY GARAGE



AUTHENTIX

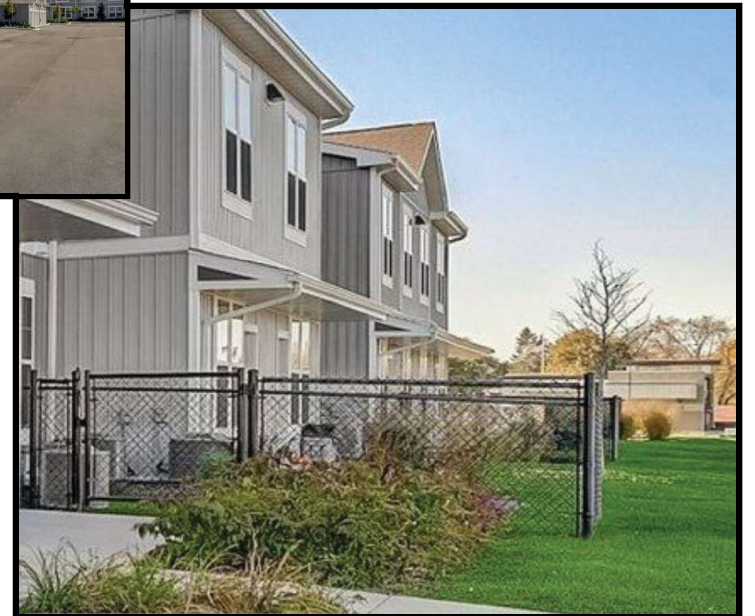
APARTMENTS



PET PLAYGROUND

AUTHENTIX

APARTMENTS





MAIL KIOSK

ATTACHMENT A



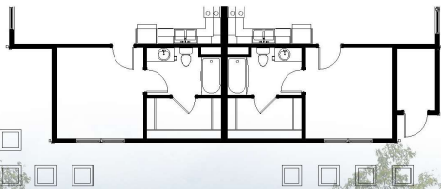
24 UNIT BUILDING TYPE A

ATTACHMENT A



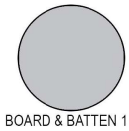
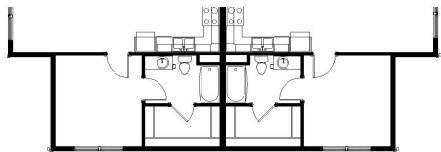
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Right Elevation

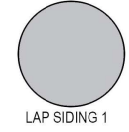
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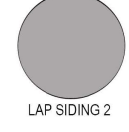
BOARD & BATTEN 1



BOARD & BATTEN 2



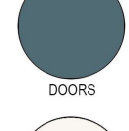
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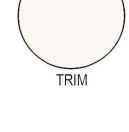
LAP SIDING 2



ROOF



DOORS



TRIM

24 UNIT BUILDING TYPE A

ATTACHMENT A

- BOARD & BATTEN 1
- BOARD & BATTEN 2
- LAP SIDING 1
- LAP SIDING 2
- ROOF
- DOORS
- TRIM



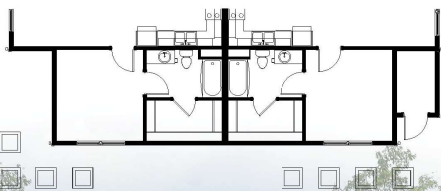
24 UNIT BUILDING TYPE A

ATTACHMENT A



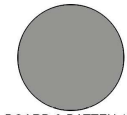
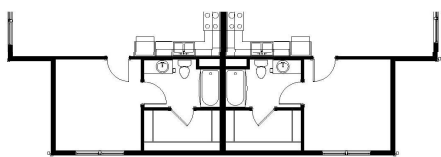
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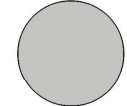


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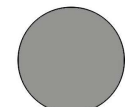
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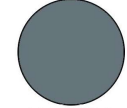
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BOARD & BATTEN 2



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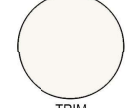
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ROOF



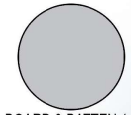
DOORS



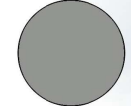
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24 UNIT BUILDING TYPE A

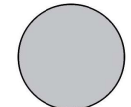
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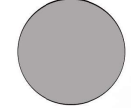
BOARD & BATTEN 1



BOARD & BATTEN 2



LAP SIDING 1



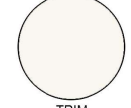
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ROOF



DOORS

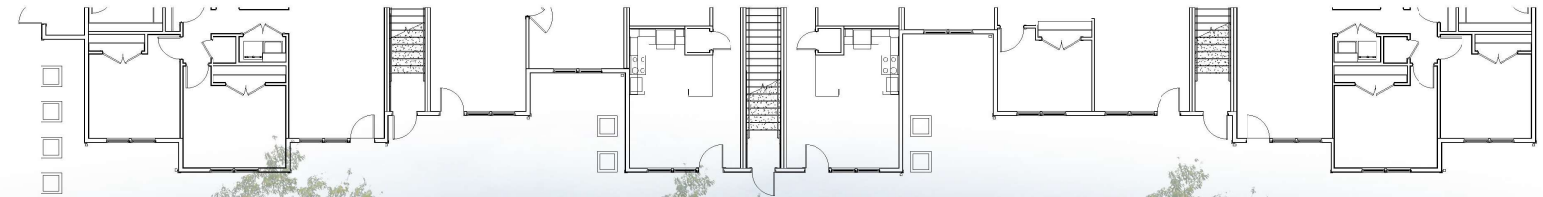


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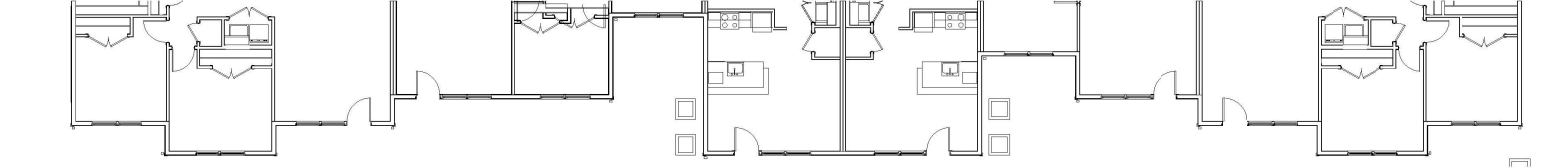
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Rear Elevation

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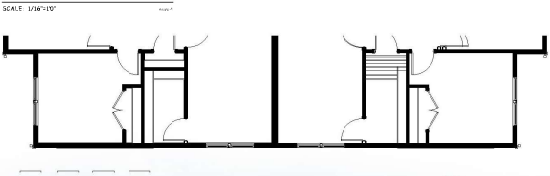


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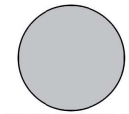
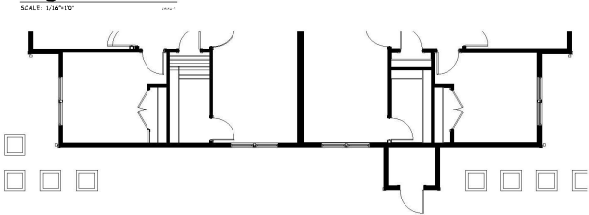
ATTACHMENT A



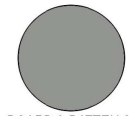
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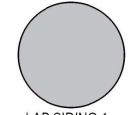
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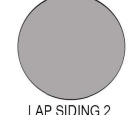
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BOARD & BATTEN 2



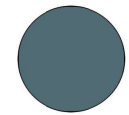
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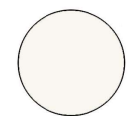
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ROOF



DOORS



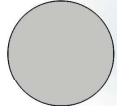
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24 UNIT BUILDING TYPE B

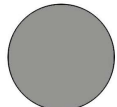
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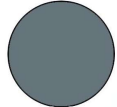
BOARD & BATTEN 1



BOARD & BATTEN 2



LAP SIDING 1



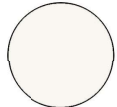
LAP SIDING 2



ROOF



DOORS

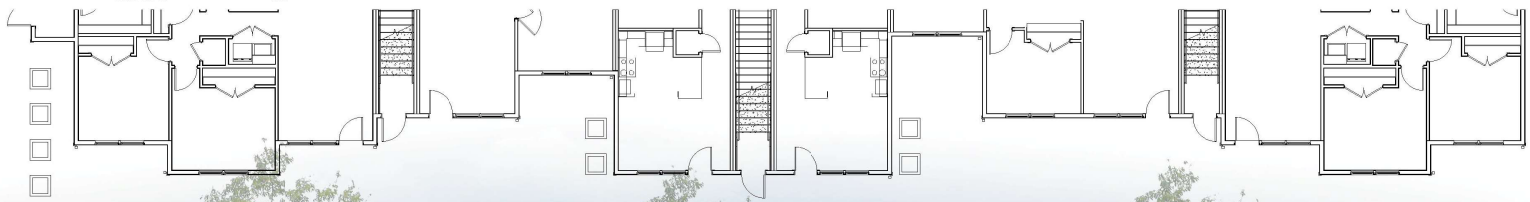


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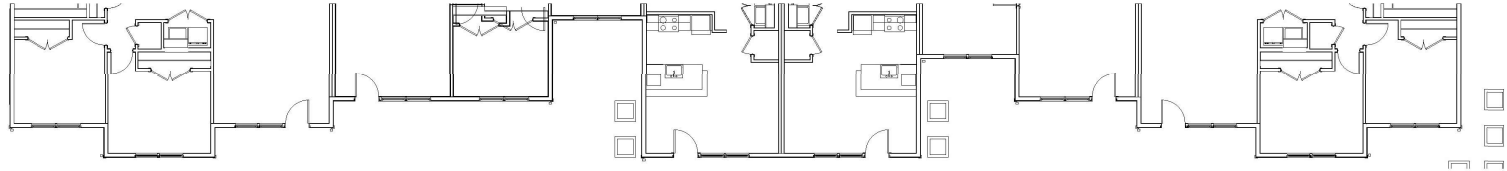
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Rear Elevation

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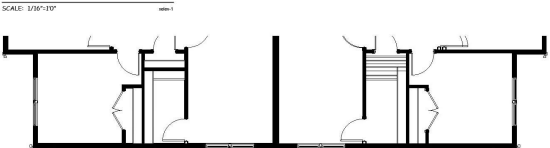


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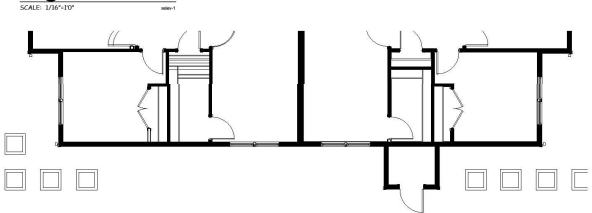
ATTACHMENT A



Left Elevation



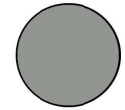
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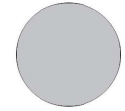
- BOARD & BATTEN 1
- BOARD & BATTEN 2
- LAP SIDING 1
- LAP SIDING 2
- ROOF
- DOORS
- TRIM

24 UNIT BUILDING TYPE B

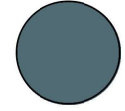
ATTACHMENT A



BOARD & BATTEN 1



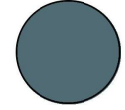
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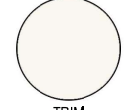
FLAT PANEL



ROOF



DOORS

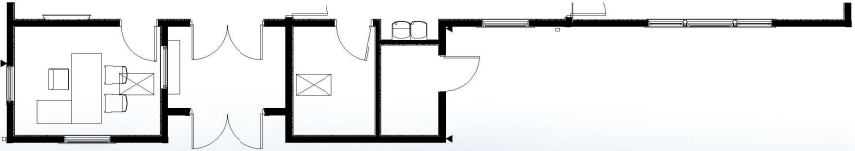


TRIM



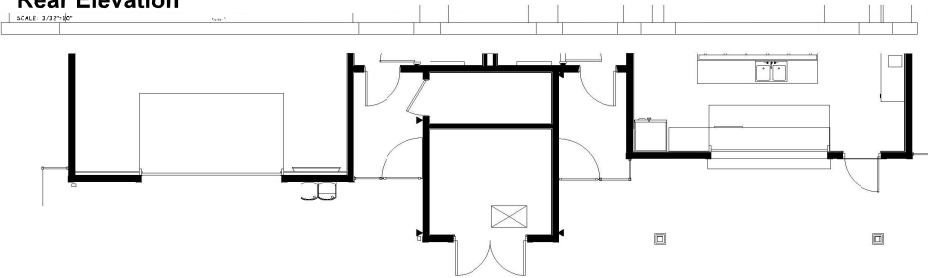
Front Elevation

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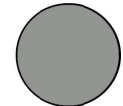
Rear Elevation

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CLUBHOUSE

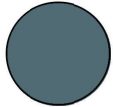
ATTACHMENT A



BOARD & BATTEN 1



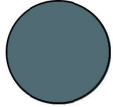
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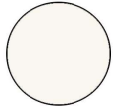
FLAT PANEL



ROOF



DOORS



TRIM



Left Elevation

SCALE: 3/32"=1'-0"



Right Elevation

SCALE: 3/32"=1'-0"



CLUBHOUSE



MEMORANDUM

Date: September 18, 2023 Project #: 28844
To: Jeff McPherson, P.E., LEED AP, CFM
Project Manager
Tillman & Associates Engineering
1720 S.E. 16th Avenue, Bldg 100
Ocala, FL 34471
CC: Boe Stepp (Colen Built); Lisa Lazaro (Colen Built)
From: Kok Wan Mah, PE
Project: Canopy Oaks Ph 2
Subject: Alternative Operations Scenarios

Introduction and Purpose

Canopy Oaks is a mixed-use PUD in Marion County. It is located on the northwest side of SR 200 between SW 80th Avenue and SW 99th Street Road. The Phase 1 development currently includes a shopping center with grocery store, restaurants, bank, and coffee/doughnut shop. Portions of Phase 2 have also been constructed, including a hotel and high-turnover sit-down restaurant. Future Phase 2 development includes multi-family residential units, clinic/medical office, and fast-food restaurant. A copy of the site plan is included as **Attachment A**.

The purpose of this memorandum is to provide an update to the operational analysis of the two (2) site driveways onto SW 99th Street Road that were conducted in a memo dated March 21, 2023. The two intersections include SW 99th Street Road at SW 84th Court and SW 99th Street Road at Canopy Oaks spine road (unnamed). The analysis will also update the trip generation for the proposed multi-family component from 300 units to 312 units. The additional scenarios include:

- Assigning 100% of multi-family trips to the sales center driveway (SW 84th Court).
- Assume no access to the sales center driveway and assignment of the multi-family trips to the spine road and access to SR 200.

All revised analyses will assume the site plan for the multi-family development received via email from Matt Krummick (Continental Properties) on August 21, 2023 (attached).

Existing Conditions

Turning movement counts were collected at the two intersections on February 21, 2023 for the AM and PM peak-hours to provide a base condition of the traffic at the two intersections with the current

constructed uses. This represents the traffic from the existing development that enters and exits at these two locations on SW 99th Street Road.

The inbound and outbound trips from the future land uses assigned to these two driveways will use the ratio of turns shown in the existing conditions.

Development Program, Trip Generation, and Assignment

Development Program

The development program used in this analysis varies slightly from the one in the memo dated March 21, 2023. The number of multi-family units has increased from 300 dwelling units to 312 dwelling units. All other land uses and intensities are assumed to be the same.

- 312 multi-family residential dwelling units (Lot 6)
- 3,400 sf fast-food restaurant with drive-through (Tract C)
- 1,998 sf urgent care facility (clinic, Lot 1 & 2)

It is assumed that Lots 1 & 2 will have direct access to SR 200 via right-in/right-out driveway as well as access to the spine road. Tract C will also have right-in/right-out access to SR 200 and the spine road. Lot 6 will have direct access to SW 99th Street Road via SW 84th Court and/or the spine road (depending on the evaluation scenario and indirect access to SR 200 via existing and future connections through the lots fronting SR 200. The spine road connects directly to the shopping center, providing access to SW 80th Avenue for all land uses in Canopy Oaks Phase 2.

Trip Generation

ITE Trip Generation Manual, 11th Edition was used to estimate the trip generation for the remaining uses.

Table 1 summarizes the trip generation for the future development that will be added to the turning movement volumes at the two study intersections.

Table 1 – Summary of Trip Generation

Land Use	ITE Code	Intensity	Daily Trip Ends	AM Peak Period						PM Peak Period					
				In			Out			In			Out		
				%	Trips	%	Trips	Total		%	Trips	%	Trips	Total	
Multi-family Residential	221	312 DU	1,442	23%	29	77%	97	126		61%	74	39%	48	122	
Medical Clinic	630	2.0 KSF	107	81%	11	19%	2	13		30%	3	70%	7	10	
Fast Food	934	3.4 KSF	1,589	51%	78	49%	74	152		52%	58	48%	54	112	
Total Trips			3,138		118		173	291			135		109	244	
Internal capture		10%	314	7%	10		10	20		13%	16		16	32	
New External Trip Ends			2,824		108		163	271			119		93	212	
Source: ITE Trip Generation Manual, 11th Edition															
NCHRP 357 Internal Capture Estimation Tool															

Trip Distribution and Assignment

The trips for the land uses listed in Table 1 were distributed to the external roadway network based on engineering judgement and accounting for the location of each use within Canopy Oaks, accessibility to available driveways, and evaluation of turn prohibitions.

The trip distribution used to assign the urgent care clinic and fast food restaurant portions of Canopy Oaks assumes 30% of inbound and 70% of outbound trips distributed to the spine road driveway to SW 99th Street Road. The variance between the inbound and outbound distribution results from turn restrictions on driveways from SR 200. The remaining trips would exit directly onto SR 200 from multiple driveways.

For the multi-family trips, two project assignment scenarios are evaluated, as provided by the project team:

- Assigning 100% of multi-family trips to the sales center driveway (SW 84th Court).
- Assume no access to the sales center driveway and assignment of the multi-family trips to the spine road and access to SR 200.

The project trips were assigned to the two driveways as described above as an additional layer of traffic to the two intersections.

Analysis and Results

Existing Conditions

SW 99th Street Road is a four-lane divided roadway adjacent to Canopy Oaks. It is a private road that is the spine road leading into On Top of the World active adult community. Although this section does not have a posted speed limit, it is assumed to be 30 miles per hour for the purpose of the analysis. There is full access for both of the study intersections.

At the Canopy Oaks spine road, there is an exclusive right turn lane into the site from SW 99th Street Road. There are no exclusive left turn lanes into the driveways on either side of the road. A single shared left-through-right lane is present for egress at each of the two driveways on either side of SW 99th Street Road. The intersection currently operates as a two-way stop control with the free movement given to SW 99th Street Road.

Similar geometry exists at the intersection of SW 99th Street Road at SW 84th Court. However, instead of an exclusive right turn lane into the sales center, there is a flared right turn on the approach. Additionally, the egress from Canopy Oaks on SW 84th Court includes two lanes. Although the markings on the lanes have worn off, it is assumed that this includes an exclusive left turn with a shared through-right.

Synchro 11 was used to provide the operational analysis for the intersections. Output reports are based off of HCM 6th Edition methodologies. All analyses were done using the existing lane geometrics. Heavy vehicle percentages from the data collected in February was used for existing and future conditions. The Synchro output reports are included as Attachment B and summarized in **Table 2**.

Table 2 – Summary of Synchro Analysis, Existing and Buildout Conditions

Intersection		Existing Conditions *				Scenario 1 *				Scenario 2 *			
		LOS	Delay (sec/veh)	v/c	95th % queue (ft)	LOS	Delay (sec/veh)	v/c	95th % queue (ft)	LOS	Delay (sec/veh)	v/c	95th % queue (ft)
at Canopy Oaks spine road	AM	D	27.3	0.271	28	D	33.7	0.336	58	E	38.8	0.687	118
	PM	D	29.5	0.333	35	D	33.6	0.372	40	D	31.9	0.661	113
at SW 84th Court	AM	B	13.9	0.068	5	C	21.6	0.098	15	C	20.4	0.014	3
	PM	C	17.5	0.071	5	D	25.6	0.176	18	C	21.4	0.052	5
* The critical movements are reported for TWSC													

Future Conditions

The future conditions with the added traffic from the multi-family residential, urgent care facility, and fast-food restaurant are shown in **Table 2** utilizing each of the two scenarios for the multi-family trips. The results of the analysis show that the volume-to-capacity (v/c) ratios show that there is adequate capacity to accommodate the volume of traffic. However, certain critical movements have delays, levels of service (LOS), and/or queues that show deficiencies for movements at one or both study intersections.

Conclusion and Recommendations

The site driveways into Canopy Oaks on SW 99th Street Road operate acceptably for existing conditions. With continued development in Canopy Oaks and continued growth in the area, traffic will continue to increase and the future conditions analysis shows deficiencies in the critical movements. Two scenarios were run to evaluate the effect of project trip assignment for the multi-family component of the development.

Scenario 1 assumes that all of the multi-family trips are assigned to SW 84th Court, where the sales office is located. This would be the only ingress and egress for that parcel of development. Under this scenario, the following improvements are recommended:

- SW 99th Street Road at Canopy Oaks spine road
 - Construct an exclusive left turn lane for SW 99th Street Road into Canopy Oaks (southeastbound left) for a minimum length of 100 feet (including 50 foot taper)
 - Construct an exclusive right turn lane on the egress approach (southwestbound right) for a minimum length of 100 feet (including 50 foot taper)
- SW 99th Street Road at SW 84th Court
 - Construct a northwestbound right from SW 99th Street Road to SW 84th Court for a minimum length of 100 feet with 50 foot taper
 - Add lane markings on the egress lane from Canopy Oaks to provide clarity on which lane is shared with the through movement to avoid potential conflicts in the future

Scenario 2 assumes that there would be no connection between the multi-family component and SW 84th Court. Instead, multi-family trips would be assigned to the spine road which connects to SW 99th Street Road to the southwest and through Canopy Oaks Phase 1 and SW 80th Avenue to the northeast. Under this scenario, the following improvements are recommended:

- SW 99th Street Road at Canopy Oaks spine road
 - Construct an exclusive left turn lane for SW 99th Street Road into Canopy Oaks (southeastbound left) for a length of 155 feet (including 50 foot taper)
 - Construct an exclusive right turn lane on the egress approach (southwestbound right) for a length of 150 feet (including 50 foot taper)
- SW 99th Street Road at SW 84th Court
 - No geometric improvements are recommended at this location, however, it is recommended to add lane markings on the egress lane from Canopy Oaks to provide clarity on which lane is shared with the through movement to avoid potential conflicts in the future

Should you have any questions, please do not hesitate to contact us.

Sincerely,



Kok Wan Mah, P.E.
Associate Transportation Engineer
Kittelson and Associates Inc.
kmah@kittelson.com

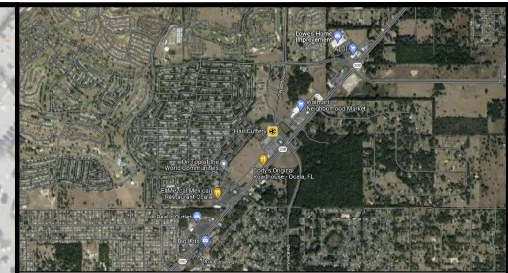
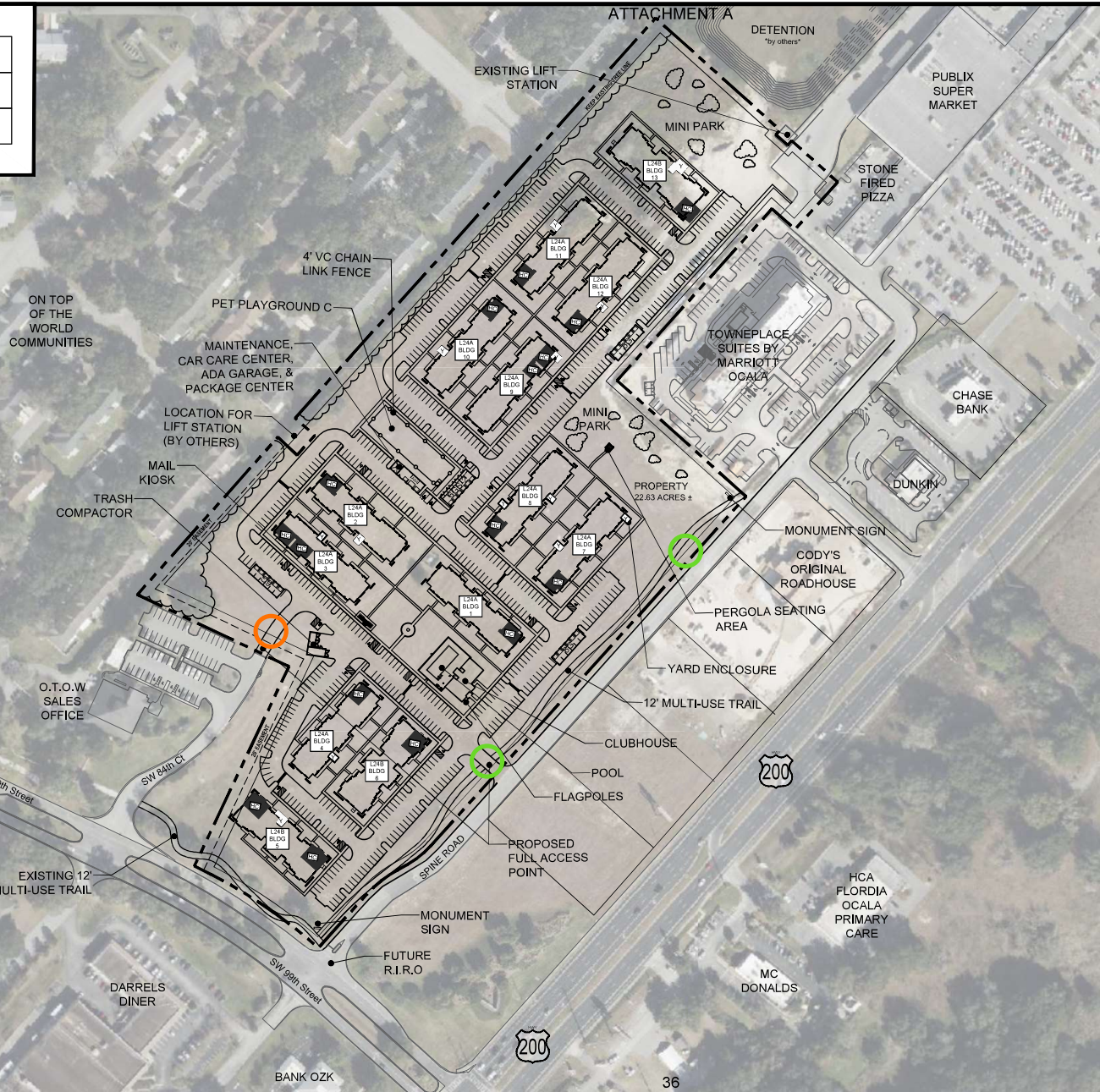
Attachments

- 1- Site plan
- 2- Synchro reports

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LEGEND

HC	HANDICAP UNIT
Y	YARD ENCLOSURE
—	TRAFFIC CALMING RUMBLE STRIP



VICINITY MAP
SCALE: NTS

SITE INFORMATION		
TOTAL ACREAGE	22.63	
DENSITY (DU/AC)	13.79	
PROPERTY BOUNDARY		
SURVEY		
HOME MIX		
HOME TYPE	HOMES	PERCENTAGE
STUDIO	24	8%
1 BEDROOM	132	42%
2 BEDROOM	132	42%
3 BEDROOM	24	8%
TOTAL HOMES	312	100%
PARKING INFORMATION		
PARKING TYPE	QUANTITY	
DETACHED GARAGES	24	
SURFACE PARKING	586	
TOTAL PARKING	611	
OVERALL PARKING RATIO	1.96	

CONTINENTAL
W134 N8075 EXECUTIVE PARKWAY
MICHIGAN FALLS, WI 53051
262.502.5500 * FAX 262.502.5523
ON BEHALF OF
CONTINENTAL 736 FUND LLC

PROJECT INFORMATION

AUTHENTIX OCALA
HWY 200 & SW 99TH AVE | OCALA, FL
CONTINENTAL 736 FUND LLC

- Scenario 1 only
- Scenario 2 only

SHEET INFORMATION

SITE PLAN

DRAWN DATE: 06/20/2023
DRAWN BY: AHB

SHEET NUMBER

D1-1.0



ATTACHMENT A

Canopy Oaks Ph 2.syn

1: SW 84th Ct & SW 99th Street Rd






09/15/2023

Intersection												
Int Delay, s/veh	2.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔	↔		↔		↔	↔	
Traffic Vol, veh/h	23	451	18	7	447	13	6	8	17	21	7	77
Future Vol, veh/h	23	451	18	7	447	13	6	8	17	21	7	77
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	22	3	6	57	2	20	17	0	0	0	0	9
Mvmt Flow	26	507	20	8	502	15	7	9	19	24	8	87
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	517	0	0	527	0	0	840	1102	264	828	1097	251
Stage 1	-	-	-	-	-	-	569	569	-	518	518	-
Stage 2	-	-	-	-	-	-	271	533	-	310	579	-
Critical Hdwy	4.54	-	-	5.24	-	-	7.84	6.5	6.9	7.5	6.5	7.08
Critical Hdwy Stg 1	-	-	-	-	-	-	6.84	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.84	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.42	-	-	2.77	-	-	3.67	4	3.3	3.5	4	3.39
Pot Cap-1 Maneuver	918	-	-	734	-	-	234	213	741	267	215	728
Stage 1	-	-	-	-	-	-	439	509	-	514	536	-
Stage 2	-	-	-	-	-	-	671	528	-	681	504	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	918	-	-	734	-	-	192	201	741	241	203	728
Mov Cap-2 Maneuver	-	-	-	-	-	-	192	201	-	241	203	-
Stage 1	-	-	-	-	-	-	421	489	-	493	528	-
Stage 2	-	-	-	-	-	-	574	520	-	625	484	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.6			0.2			17.2			14		
HCM LOS							C			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2			
Capacity (veh/h)	330	918	-	-	734	-	-	241	599			
HCM Lane V/C Ratio	0.106	0.028	-	-	0.011	-	-	0.098	0.158			
HCM Control Delay (s)	17.2	9	0.2	-	10	0.1	-	21.6	12.1			
HCM Lane LOS	C	A	A	-	A	A	-	C	B			
HCM 95th %tile Q(veh)	0.4	0.1	-	-	0	-	-	0.3	0.6			

ATTACHMENT A

Canopy Oaks Ph 2.syn
2: Tract C & SW 99th Street Rd

09/15/2023

Intersection												
Int Delay, s/veh	6.2											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	130	335	24	21	359	30	19	21	16	17	28	89
Future Vol, veh/h	130	335	24	21	359	30	19	21	16	17	28	89
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	125	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	4	2	21	10	2	8	0	6	13	9	11	4
Mvmt Flow	146	376	27	24	403	34	21	24	18	19	31	100
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	437	0	0	403	0	0	947	1167	202	943	1146	202
Stage 1	-	-	-	-	-	-	682	682	-	451	451	-
Stage 2	-	-	-	-	-	-	265	485	-	492	695	-
Critical Hdwy	4.18	-	-	4.3	-	-	7.5	6.62	7.16	7.68	6.72	6.98
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.62	-	6.68	5.72	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.62	-	6.68	5.72	-
Follow-up Hdwy	2.24	-	-	2.3	-	-	3.5	4.06	3.43	3.59	4.11	3.34
Pot Cap-1 Maneuver	1105	-	-	1097	-	-	219	186	772	207	185	799
Stage 1	-	-	-	-	-	-	411	438	-	539	547	-
Stage 2	-	-	-	-	-	-	723	540	-	509	421	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1105	-	-	1097	-	-	137	150	772	152	149	799
Mov Cap-2 Maneuver	-	-	-	-	-	-	137	150	-	152	149	-
Stage 1	-	-	-	-	-	-	341	363	-	447	531	-
Stage 2	-	-	-	-	-	-	578	524	-	385	349	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.6			0.5			33.7			25.2		
HCM LOS							D			D		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	187	1105	-	-	1097	-	-	326				
HCM Lane V/C Ratio	0.336	0.132	-	-	0.022	-	-	0.462				
HCM Control Delay (s)	33.7	8.8	0.4	-	8.4	0.1	-	25.2				
HCM Lane LOS	D	A	A	-	A	A	-	D				
HCM 95th %tile Q(veh)	1.4	0.5	-	-	0.1	-	-	2.3				

ATTACHMENT A

Canopy Oaks Ph 2.syn

1: SW 84th Ct & SW 99th Street Rd






09/15/2023

Intersection												
Int Delay, s/veh	2.7											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔	↔		↔		↔	↔	
Traffic Vol, veh/h	51	535	13	9	415	25	22	0	42	34	9	19
Future Vol, veh/h	51	535	13	9	415	25	22	0	42	34	9	19
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	0	2	0	22	0	25	5	0	0	0	0	0
Mvmt Flow	56	588	14	10	456	27	24	0	46	37	10	21
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	483	0	0	602	0	0	960	1210	301	882	1190	228
Stage 1	-	-	-	-	-	-	707	707	-	476	476	-
Stage 2	-	-	-	-	-	-	253	503	-	406	714	-
Critical Hdwy	4.1	-	-	4.54	-	-	7.6	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.42	-	-	3.55	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1090	-	-	847	-	-	207	184	701	244	189	781
Stage 1	-	-	-	-	-	-	385	441	-	544	560	-
Stage 2	-	-	-	-	-	-	721	545	-	598	438	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1090	-	-	847	-	-	179	167	701	212	172	781
Mov Cap-2 Maneuver	-	-	-	-	-	-	179	167	-	212	172	-
Stage 1	-	-	-	-	-	-	355	407	-	502	551	-
Stage 2	-	-	-	-	-	-	678	536	-	516	404	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1			0.3			17.9			21.2		
HCM LOS							C			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2			
Capacity (veh/h)	350	1090	-	-	847	-	-	212	365			
HCM Lane V/C Ratio	0.201	0.051	-	-	0.012	-	-	0.176	0.084			
HCM Control Delay (s)	17.9	8.5	0.3	-	9.3	0.1	-	25.6	15.8			
HCM Lane LOS	C	A	A	-	A	A	-	D	C			
HCM 95th %tile Q(veh)	0.7	0.2	-	-	0	-	-	0.6	0.3			

ATTACHMENT A

Canopy Oaks Ph 2.syn
2: Tract C & SW 99th Street Rd

09/15/2023

Intersection												
Int Delay, s/veh	6.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	116	475	18	16	285	22	22	22	23	32	22	143
Future Vol, veh/h	116	475	18	16	285	22	22	22	23	32	22	143
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	125	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	3	0	13	1	0	0	0	4	0	6	1
Mvmt Flow	127	522	20	18	313	24	24	24	25	35	24	157
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	337	0	0	542	0	0	991	1159	271	876	1145	157
Stage 1	-	-	-	-	-	-	786	786	-	349	349	-
Stage 2	-	-	-	-	-	-	205	373	-	527	796	-
Critical Hdwy	4.14	-	-	4.36	-	-	7.5	6.5	6.98	7.5	6.62	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.62	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.62	-
Follow-up Hdwy	2.22	-	-	2.33	-	-	3.5	4	3.34	3.5	4.06	3.31
Pot Cap-1 Maneuver	1219	-	-	950	-	-	203	197	721	246	192	864
Stage 1	-	-	-	-	-	-	356	406	-	646	622	-
Stage 2	-	-	-	-	-	-	784	622	-	508	388	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1219	-	-	950	-	-	128	164	721	184	159	864
Mov Cap-2 Maneuver	-	-	-	-	-	-	128	164	-	184	159	-
Stage 1	-	-	-	-	-	-	303	345	-	549	608	-
Stage 2	-	-	-	-	-	-	602	608	-	387	330	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	1.9			0.5			33.6			23		
HCM LOS							D			C		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	198	1219	-	-	950	-	-	412				
HCM Lane V/C Ratio	0.372	0.105	-	-	0.019	-	-	0.525				
HCM Control Delay (s)	33.6	8.3	0.4	-	8.9	0.1	-	23				
HCM Lane LOS	D	A	A	-	A	A	-	C				
HCM 95th %tile Q(veh)	1.6	0.3	-	-	0.1	-	-	3				

ATTACHMENT A

Canopy Oaks Ph 2.syn

1: SW 84th Ct & SW 99th Street Rd






09/15/2023

Intersection												
Int Delay, s/veh	0.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔↔			↔↔	↔		↔		↔	↔	
Traffic Vol, veh/h	9	480	18	7	491	5	6	3	17	3	1	11
Future Vol, veh/h	9	480	18	7	491	5	6	3	17	3	1	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	22	3	6	57	2	20	17	0	0	0	0	9
Mvmt Flow	10	539	20	8	552	6	7	3	19	3	1	12
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	558	0	0	559	0	0	862	1143	280	859	1147	276
Stage 1	-	-	-	-	-	-	569	569	-	568	568	-
Stage 2	-	-	-	-	-	-	293	574	-	291	579	-
Critical Hdwy	4.54	-	-	5.24	-	-	7.84	6.5	6.9	7.5	6.5	7.08
Critical Hdwy Stg 1	-	-	-	-	-	-	6.84	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.84	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.42	-	-	2.77	-	-	3.67	4	3.3	3.5	4	3.39
Pot Cap-1 Maneuver	883	-	-	709	-	-	226	202	723	253	201	701
Stage 1	-	-	-	-	-	-	439	509	-	480	510	-
Stage 2	-	-	-	-	-	-	650	506	-	698	504	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	883	-	-	709	-	-	216	196	723	237	195	701
Mov Cap-2 Maneuver	-	-	-	-	-	-	216	196	-	237	195	-
Stage 1	-	-	-	-	-	-	432	501	-	472	502	-
Stage 2	-	-	-	-	-	-	627	498	-	664	496	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.3			0.2			15			13.2		
HCM LOS							C			B		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2			
Capacity (veh/h)	390	883	-	-	709	-	-	237	576			
HCM Lane V/C Ratio	0.075	0.011	-	-	0.011	-	-	0.014	0.023			
HCM Control Delay (s)	15	9.1	0.1	-	10.1	0.1	-	20.4	11.4			
HCM Lane LOS	C	A	A	-	B	A	-	C	B			
HCM 95th %tile Q(veh)	0.2	0	-	-	0	-	-	0	0.1			

ATTACHMENT A

Canopy Oaks Ph 2.syn
2: Tract C & SW 99th Street Rd

09/15/2023







Intersection												
Int Delay, s/veh	9.8											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	141	335	24	21	359	33	19	23	16	24	40	125
Future Vol, veh/h	141	335	24	21	359	33	19	23	16	24	40	125
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	125	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	89	89	89	89	89	89	89	89	89	89	89	89
Heavy Vehicles, %	4	2	21	10	2	8	0	6	13	9	11	4
Mvmt Flow	158	376	27	24	403	37	21	26	18	27	45	140
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	440	0	0	403	0	0	978	1194	202	968	1170	202
Stage 1	-	-	-	-	-	-	706	706	-	451	451	-
Stage 2	-	-	-	-	-	-	272	488	-	517	719	-
Critical Hdwy	4.18	-	-	4.3	-	-	7.5	6.62	7.16	7.68	6.72	6.98
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.62	-	6.68	5.72	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.62	-	6.68	5.72	-
Follow-up Hdwy	2.24	-	-	2.3	-	-	3.5	4.06	3.43	3.59	4.11	3.34
Pot Cap-1 Maneuver	1102	-	-	1097	-	-	208	180	772	198	179	799
Stage 1	-	-	-	-	-	-	397	427	-	539	547	-
Stage 2	-	-	-	-	-	-	716	538	-	492	410	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1102	-	-	1097	-	-	109	142	772	140	141	799
Mov Cap-2 Maneuver	-	-	-	-	-	-	109	142	-	140	141	-
Stage 1	-	-	-	-	-	-	323	348	-	439	531	-
Stage 2	-	-	-	-	-	-	525	522	-	362	334	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.8			0.5			41.4			38.8		
HCM LOS							E			E		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	162	1102	-	-	1097	-	-	309				
HCM Lane V/C Ratio	0.402	0.144	-	-	0.022	-	-	0.687				
HCM Control Delay (s)	41.4	8.8	0.4	-	8.4	0.1	-	38.8				
HCM Lane LOS	E	A	A	-	A	A	-	E				
HCM 95th %tile Q(veh)	1.8	0.5	-	-	0.1	-	-	4.7				

ATTACHMENT A

Canopy Oaks Ph 2.syn

1: SW 84th Ct & SW 99th Street Rd

09/15/2023

Intersection												
Int Delay, s/veh	1.5											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	8	582	13	9	455	4	22	0	42	11	3	6
Future Vol, veh/h	8	582	13	9	455	4	22	0	42	11	3	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	50	-	-	-	75	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	0	2	0	22	0	25	5	0	0	0	0	0
Mvmt Flow	9	640	14	10	500	4	24	0	46	12	3	7

Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	504	0	0	654	0	0	937	1189	327	858	1192	250
Stage 1	-	-	-	-	-	-	665	665	-	520	520	-
Stage 2	-	-	-	-	-	-	272	524	-	338	672	-
Critical Hdwy	4.1	-	-	4.54	-	-	7.6	6.5	6.9	7.5	6.5	6.9
Critical Hdwy Stg 1	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.6	5.5	-	6.5	5.5	-
Follow-up Hdwy	2.2	-	-	2.42	-	-	3.55	4	3.3	3.5	4	3.3
Pot Cap-1 Maneuver	1071	-	-	806	-	-	215	190	675	254	189	756
Stage 1	-	-	-	-	-	-	409	461	-	512	535	-
Stage 2	-	-	-	-	-	-	702	533	-	656	458	-
Platoon blocked, %	-	-	-	-	-	-	-	-	-	-	-	-
Mov Cap-1 Maneuver	1071	-	-	806	-	-	205	184	675	231	183	756
Mov Cap-2 Maneuver	-	-	-	-	-	-	205	184	-	231	183	-
Stage 1	-	-	-	-	-	-	404	455	-	505	526	-
Stage 2	-	-	-	-	-	-	680	524	-	603	452	-






Approach	EB			WB			NB			SB		
HCM Control Delay, s	0.2			0.3			16.7			18.5		
HCM LOS							C			C		

Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1	SBLn2
Capacity (veh/h)	377	1071	-	-	806	-	-	231	370
HCM Lane V/C Ratio	0.187	0.008	-	-	0.012	-	-	0.052	0.027
HCM Control Delay (s)	16.7	8.4	0.1	-	9.5	0.1	-	21.4	15
HCM Lane LOS	C	A	A	-	A	A	-	C	C
HCM 95th %tile Q(veh)	0.7	0	-	-	0	-	-	0.2	0.1

ATTACHMENT A

Canopy Oaks Ph 2.syn
2: Tract C & SW 99th Street Rd

09/15/2023

Intersection												
Int Delay, s/veh	9.6											
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	142	475	18	16	285	28	22	29	23	36	25	161
Future Vol, veh/h	142	475	18	16	285	28	22	29	23	36	25	161
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Free	Free	Stop	Stop	Stop	Stop	Stop	Stop
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	125	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	91	91	91	91	91	91	91	91	91	91	91	91
Heavy Vehicles, %	2	3	0	13	1	0	0	0	4	0	6	1
Mvmt Flow	156	522	20	18	313	31	24	32	25	40	27	177
Major/Minor	Major1			Major2			Minor1			Minor2		
Conflicting Flow All	344	0	0	542	0	0	1050	1224	271	938	1203	157
Stage 1	-	-	-	-	-	-	844	844	-	349	349	-
Stage 2	-	-	-	-	-	-	206	380	-	589	854	-
Critical Hdwy	4.14	-	-	4.36	-	-	7.5	6.5	6.98	7.5	6.62	6.92
Critical Hdwy Stg 1	-	-	-	-	-	-	6.5	5.5	-	6.5	5.62	-
Critical Hdwy Stg 2	-	-	-	-	-	-	6.5	5.5	-	6.5	5.62	-
Follow-up Hdwy	2.22	-	-	2.33	-	-	3.5	4	3.34	3.5	4.06	3.31
Pot Cap-1 Maneuver	1212	-	-	950	-	-	184	181	721	222	177	864
Stage 1	-	-	-	-	-	-	328	382	-	646	622	-
Stage 2	-	-	-	-	-	-	782	617	-	466	364	-
Platoon blocked, %		-	-		-	-						
Mov Cap-1 Maneuver	1212	-	-	950	-	-	105	144	721	151	141	864
Mov Cap-2 Maneuver	-	-	-	-	-	-	105	144	-	151	141	-
Stage 1	-	-	-	-	-	-	267	311	-	526	607	-
Stage 2	-	-	-	-	-	-	579	602	-	329	297	-
Approach	EB			WB			NB			SB		
HCM Control Delay, s	2.3			0.5			45.5			31.9		
HCM LOS							E			D		
Minor Lane/Major Mvmt	NBLn1	EBL	EBT	EBR	WBL	WBT	WBR	SBLn1				
Capacity (veh/h)	167	1212	-	-	950	-	-	369				
HCM Lane V/C Ratio	0.487	0.129	-	-	0.019	-	-	0.661				
HCM Control Delay (s)	45.5	8.4	0.5	-	8.9	0.1	-	31.9				
HCM Lane LOS	E	A	A	-	A	A	-	D				
HCM 95th %tile Q(veh)	2.3	0.4	-	-	0.1	-	-	4.5				



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

Detail by Entity Name

Florida Limited Liability Company
ON TOP OF THE WORLD COMMUNITIES, L.L.C.

Filing Information

Document Number	L19000111783
FEI/EIN Number	59-6059413
Date Filed	05/01/2019
Effective Date	02/26/1957
State	FL
Status	ACTIVE
Last Event	LC CAN STMNT OF AUTHORITY
Event Date Filed	07/01/2019
Event Effective Date	NONE

Principal Address

8445 SW 80TH STREET
OCALA, FL 34481

Changed: 06/25/2019

Mailing Address

8445 SW 80TH STREET
OCALA, FL 34481

Changed: 06/25/2019

Registered Agent Name & Address

COLEN & WAGONER, P.A.
1756 N. BELCHER RD
CLEARWATER, FL 33765

Name Changed: 03/02/2022

Address Changed: 03/02/2022

Authorized Person(s) Detail

Name & Address

Title PRESIDENT

COLEN, KENNETH D
8445 SW 80TH STREET
OCALA, FL 34481

Title VP/CHIEF FINANCIAL OFFICER/SEC./TRE

WOOLBRIGHT, C. GUY
8445 SW 80TH STREET
OCALA, FL 34481

Title ASSISTANT SECRETARY

ORTIZ, BARBARA
8445 SW 80TH STREET
OCALA, FL 34481

Title ASSISTANT TREASURER

COLEN, ROBERT L
8445 SW 80TH STREET
OCALA, FL 34481

Title VP

COLEN, LESLEE R
2069 WORLD PARKWAY BLVD. E.
CLEARWATER, FL 33763

Title ASSISTANT SECRETARY

SORIANO, PATRICIA
8445 SW 80TH STREET
OCALA, FL 34481

Annual Reports

Report Year	Filed Date
2021	04/09/2021
2022	03/02/2022
2023	01/31/2023

Document Images

01/31/2023 -- ANNUAL REPORT	View image in PDF format
03/02/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
01/22/2020 -- ANNUAL REPORT	View image in PDF format
07/01/2019 -- CORLCCAUTH	View image in PDF format
06/25/2019 -- LC Amendment	View image in PDF format
05/06/2019 -- CORLCAUTH	View image in PDF format
05/01/2019 -- Florida Limited Liability	View image in PDF format

ATTACHMENT A

Florida Department of State, Division of Corporations



Jimmy H. Cowan, Jr., CFA
Marion County Property Appraiser

2022 Certified Assessment Roll

Real Estate

3530-1001-07

[GOOGLE Street View](#)

Prime Key: 3908228

[Beta MAP IT+](#)

[Property Information](#)

ON TOP OF THE WORLD
COMMUNITIES LLC
8445 SW 80TH ST
OCALA FL 34481-9117

[Taxes / Assessments:](#) \$122,681.10

Map ID: 113

[Millage:](#) 9002 - UNINCORPORATED

[M.S.T.U.](#)

[PC:](#) 17

Acres: 26.27

[More Situs](#)

Situs: 8441 SW 99TH STREET RD
OCALA

[Current Value](#)

Land Just Value	\$6,865,926
Buildings	\$745,794
Miscellaneous	\$33,241
Total Just Value	\$7,644,961
Total Assessed Value	\$7,644,961
Exemptions	\$0
Total Taxable	\$7,644,961

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2022	\$6,865,926	\$745,794	\$33,241	\$7,644,961	\$7,644,961	\$0	\$7,644,961
2021	\$1,275,440	\$683,607	\$37,984	\$1,997,031	\$1,997,031	\$0	\$1,997,031
2020	\$1,275,440	\$692,372	\$42,728	\$2,010,540	\$2,010,540	\$0	\$2,010,540

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
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[Property Description](#)

SEC 24 TWP 16 RGE 20
PLAT BOOK 014 PAGE 073
CANOPY OAKS PHASE II REPLAT
TRACT B EXCEPT
SEC 24 TWP 16 RGE 20
PLAT BOOK 013 PAGE 160
CANOPY OAKS PHASE II
TRACT B (DEDICATED AND CONVEYED IN FEE TO BLCCDD) 3530-1001002
AND EXCEPT

ATTACHMENT A

SEC 24 TWP 16 RGE 20
 PLAT BOOK 013 PAGE 160
 CANOPY OAKS PHASE II

PORTION OF LOT 6 DESCRIBED AS FOLLOWS:

COM AT THE SW COR OF TR 1 OF CIRCLE SQUARE WOODS FIRST REPLAT (Y-88)
 TH S 64-16-32 E 17.65 FT TH N 42-02-31 E 806.40 FT TH S 55-08-59 E 362.65 FT
 TO THE POB TH N 35-02-59 E 19.50 FT TH S 54-57-01 E 27 FT TH S 35-02-59 W 27 FT
 TH N 54-57-01 W 27 FT TH N 35-02-59 E 7.50 FT TO THE POB

Parent Parcel: 3530-1001-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1710	.0	.0	B2	1,144,321.00	SF	8.0000	1.00	1.00	1.00		6,865,926	6,865,926
Neighborhood 9933 - COMM SR 200-I-75/ HWY 484												Total Land - Class \$6,865,926	
Mkt: 2 70												Total Land - Just \$6,865,926	

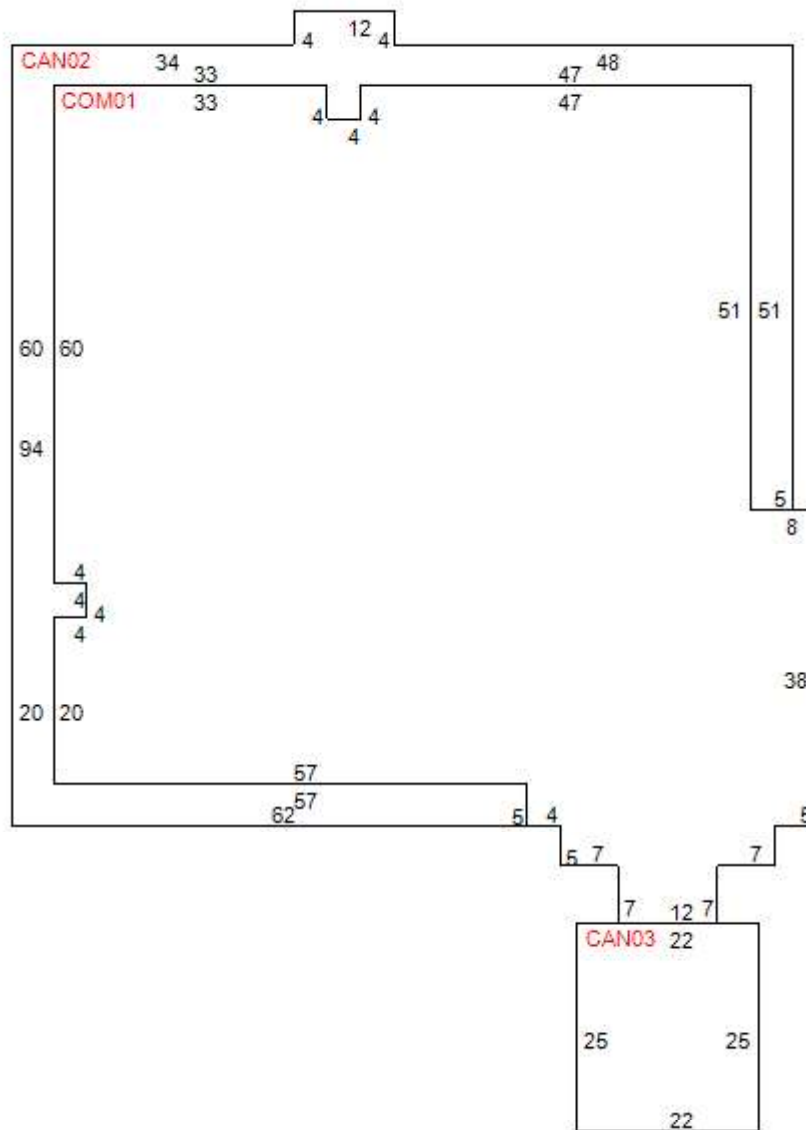
Traverse

Building 1 of 1

COM01=R4D5R7D7R12U7R7U5R5U38L8U51L47D4L4U4L33D60R4D4L4D20R57D5.
 CAN02=U5L57U20R4U4L4U60R33D4R4U4R47D51R5U56L48U4L12D4L34D94R62.R4D5R7D7R17
 CAN03=L22D25R22U25.
 MZS04=250.

ATTACHMENT A

250



Building Characteristics

Structure 4 - MASONRY NO PILAST
Effective Age 3 - 10-14 YRS
Condition 1
Quality Grade 800 - VERY GOOD
Inspected on 12/12/2019 by 117

Year Built 1994
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Base Perimeter 402

Exterior Wall 54 OCALA BLOCK32 CONC BLK-STUCO

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	9.0	1.00	1994	0	7,677	M17 OFFICE	100 %	N Y
2	8.0	1.00	1994	0	1,535	CAN CANOPY-ATTACHD	100 %	N N
3	12.0	1.00	1994	0	550	CAN CANOPY-ATTACHD	100 %	N N
4	10.0	1.00	1994	0	250	MZS MEZZANINE STOR	100 %	N N

Section: 1

Elevator Shafts: 0 Apts: 0 Kitchens: 0 4 Fixture Baths: 2 2 Fixture Baths: 0
Elevator Landings: 0 Escalators: 0 Fireplaces: 0 3 Fixture Baths: 0 Extra Fixtures: 8

ATTACHMENT A
Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	460.00	LF	20	1994	2	0.0	0.0
144 PAVING ASPHALT	28,304.00	SF	5	1994	3	0.0	0.0
159 PAV CONCRETE	2,568.00	SF	20	1994	3	0.0	0.0
116 FENCE VINYL	156.00	LF	99	1999	3	0.0	0.0
144 PAVING ASPHALT	14,180.00	SF	5	2019	3	0.0	0.0
159 PAV CONCRETE	144.00	SF	20	2019	3	0.0	0.0
Total Value - \$33,241							

Appraiser Notes

ADMINISTRATIVE OFFICE

-
TEMPORARY LEASED SALES OFFICE PRESENT (LEASED FROM MOBILE MODULAR)

Planning and Building
** Permit Search **

Permit Number	Issued Date	Complete Date	Description
<u>Cost/Market Summary</u>			
Buildings R.C.N.	\$981,307	12/13/2019	
Total Depreciation	(\$235,513)		
Bldg - Just Value	\$745,794		
Misc - Just Value	\$33,241	12/13/2019	
Land - Just Value	\$6,865,926	5/26/2022	
Total Just Value	\$7,644,961	.	

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



2024 Property Record Card

Real Estate

35300-100004

Prime Key: 3728947

[Beta MAP IT+](#)

Current as of 12/20/2023

[Property Information](#)

BAY LAUREL CTR COM DEV
DISTRICT
219 E LIVINGSTON STREET
ORLANDO FL 32801-1508

[Taxes / Assessments:](#)

Map ID: 113

[Millage:](#) 9002 - UNINCORPORATED[M.S.T.U.](#)[PC:](#) 86

Acres: .02

[2023 Certified Value](#)

Land Just Value	\$6,968	
Buildings	\$0	
Miscellaneous	\$166	
Total Just Value	\$7,134	Ex Codes: 14
Total Assessed Value	\$7,134	
Exemptions	(\$7,134)	
Total Taxable	\$0	

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$6,968	\$0	\$166	\$7,134	\$7,134	\$7,134	\$0
2022	\$6,968	\$0	\$166	\$7,134	\$7,134	\$7,134	\$0
2021	\$700	\$0	\$166	\$866	\$866	\$866	\$0

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5583/1240	10/2011	05 QUIT CLAIM	0	U	V	\$100
UNRE/INST	04/2010	70 OTHER	0	U	V	\$100

[Property Description](#)

SEC 24 TWP 16 RGE 20
PLAT BOOK 014 PAGE 073
CANOPY OAKS PHASE II REPLAT
PORTION OF TRACT B AKA
PLAT BOOK 013 PAGE 160
CANOPY OAKS PHASE II
PORTION OF LOT 6 DESCRIBED AS FOLLOWS:
COM AT THE SW COR OF TR 1 OF CIRCLE SQUARE WOODS FIRST REPLAT (Y-88)
TH S 64-16-32 E 17.65 FT TH N 42-02-31 E 806.40 FT TH S 55-08-59 E 362.65 FT

ATTACHMENT A

TO THE POB TH N 35-02-59 E 19.50 FT TH S 54-57-01 E 27 FT TH S 35-02-59 W 27 FT
TH N 54-57-01 W 27 FT TH N 35-02-59 E 7.50 FT TO THE POB

Parent Parcel: 3530-000-000

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1710	.0	.0	B2	871.00	SF							
Neighborhood 9933 - COMM SR 200-I-75/ HWY 484													
Mkt: 2 70													

Miscellaneous Improvements

Type	Nbr	Units	Type	Life	Year In	Grade	Length	Width
105 FENCE CHAIN LK	100.00	LF	20	2000	3	0.0	0.0	

Appraiser Notes

UTILITY LIFT STATION #4

Planning and Building

** Permit Search **

Permit Number	Issued Date	Complete Date	Description

ATTACHMENT A

A PORTION OF TRACT "B" OF CANOPY OAKS PHASE II REPLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 73 AND 74 OF PUBLIC RECORDS OF MARION COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WESTERLY MOST CORNER OF LOT 7 OF SAID CANOPY OAKS PHASE II REPLAT; THENCE ALONG THE SOUTHERLY BOUNDARY OF SAID LOT 7, S.47°57'48"E., 330.00 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF SAID TRACT B; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, ALONG THE EASTERLY AND SOUTHERLY BOUNDARY LINE OF SAID TRACT B THE FOLLOWING SIX (6) COURSES: (1) THENCE S.42°02'23"W., 895.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET, A CENTRAL ANGLE OF 19°08'32", AND A CHORD BEARING AND DISTANCE OF S.51°36'40"W., 58.20 FEET; (2) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 58.47 FEET TO A POINT OF TANGENCY; (3) THENCE S.61°10'56"W., 20.05 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 225.00 FEET, A CENTRAL ANGLE OF 19°08'32", AND A CHORD BEARING AND DISTANCE OF S.51°36'40"W., 74.82 FEET; (4) THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 75.17 FEET TO A POINT OF TANGENCY; (5) THENCE S.42°02'23"W., 137.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1,480.39 FEET, A CENTRAL ANGLE OF 11°00'44", AND A CHORD BEARING AND DISTANCE OF N.55°39'34"W., 284.09 FEET; (6) THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 284.53 FEET TO THE END OF SAID CURVE AND TO A POINT ON THE EASTERLY BOUNDARY LINE OF LOT 7 OF SAID CANOPY OAKS PHASE II ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 13, PAGES 160 AND 161 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE DEPARTING SAID EASTERLY AND SOUTHERLY BOUNDARY LINE, ALONG THE EASTERLY AND NORTHERLY BOUNDARY LINE OF LOT 7 OF SAID CANOPY OAKS PHASE II THE FOLLOWING TWO (2) COURSES: (1) N.25°18'38"E., 420.40 FEET; (2) THENCE N.64°40'46"W., 319.10 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF SAID TRACT B OF CANOPY OAKS PHASE II REPLAT; THENCE DEPARTING SAID EASTERLY AND NORTHERLY BOUNDARY LINE, ALONG SAID WESTERLY BOUNDARY LINE, N.42°01'13"E., 396.50 FEET TO THE WESTERLY CORNER OF TRACT B OF SAID CANOPY OAKS PHASE II; THENCE DEPARTING SAID WESTERLY BOUNDARY LINE, ALONG THE WESTERLY, EASTERLY, AND NORTHERLY BOUNDARY LINE OF SAID TRACT B OF CANOPY OAKS II THE FOLLOWING THREE (3) COURSES: (1) S.47°58'47"E., 50.00 FEET; (2) THENCE N.42°01'13"E., 50.00 FEET; (3) THENCE N.47°58'47"W., 50.00 FEET TO THE AFOREMENTIONED WESTERLY BOUNDARY OF TRACT B OF CANOPY OAKS PHASE II REPLAT; THENCE DEPARTING SAID WESTERLY, EASTERLY, AND NORTHERLY BOUNDARY LINE, ALONG THE WESTERLY, NORTHERLY, AND EASTERLY BOUNDARY LINE OF SAID TRACT B OF CANOPY OAKS PHASE II REPLAT THE FOLLOWING SEVEN (7) COURSES: (1) N.42°01'13"E., 1,024.77 FEET, (2) THENCE S.47°58'03"E., 318.23 FEET; (3) THENCE S.42°01'19"W., 11.59 FEET; (4) THENCE S.47°58'41"E., 30.00 FEET; (5) THENCE N.42°01'19"E., 11.59 FEET; (6) THENCE

ATTACHMENT A

S.47°58'03"E., 117.98 FEET; (7) THENCE S.42°01'00"W., 121.39 FEET TO A POINT ON THE NORTHERLY BOUNDARY LINE OF SAID LOT 7 OF CANOPY OAKS PHASE II REPLAT; THENCE DEPARTING SAID WESTERLY, NORTHERLY AND EASTERLY BOUNDARY LINE, ALONG THE NORTHERLY AND WESTERLY BOUNDARY LINE OF SAID LOT 7 OF CANOPY OAKS PHASE II REPLAT THE FOLLOWING TWO (2) COURSES: (1) N.47°57'48"W., 58.92 FEET; (2) THENCE S.42°02'23"W., 440.00 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 22.62 ACRES, MORE OR LESS.