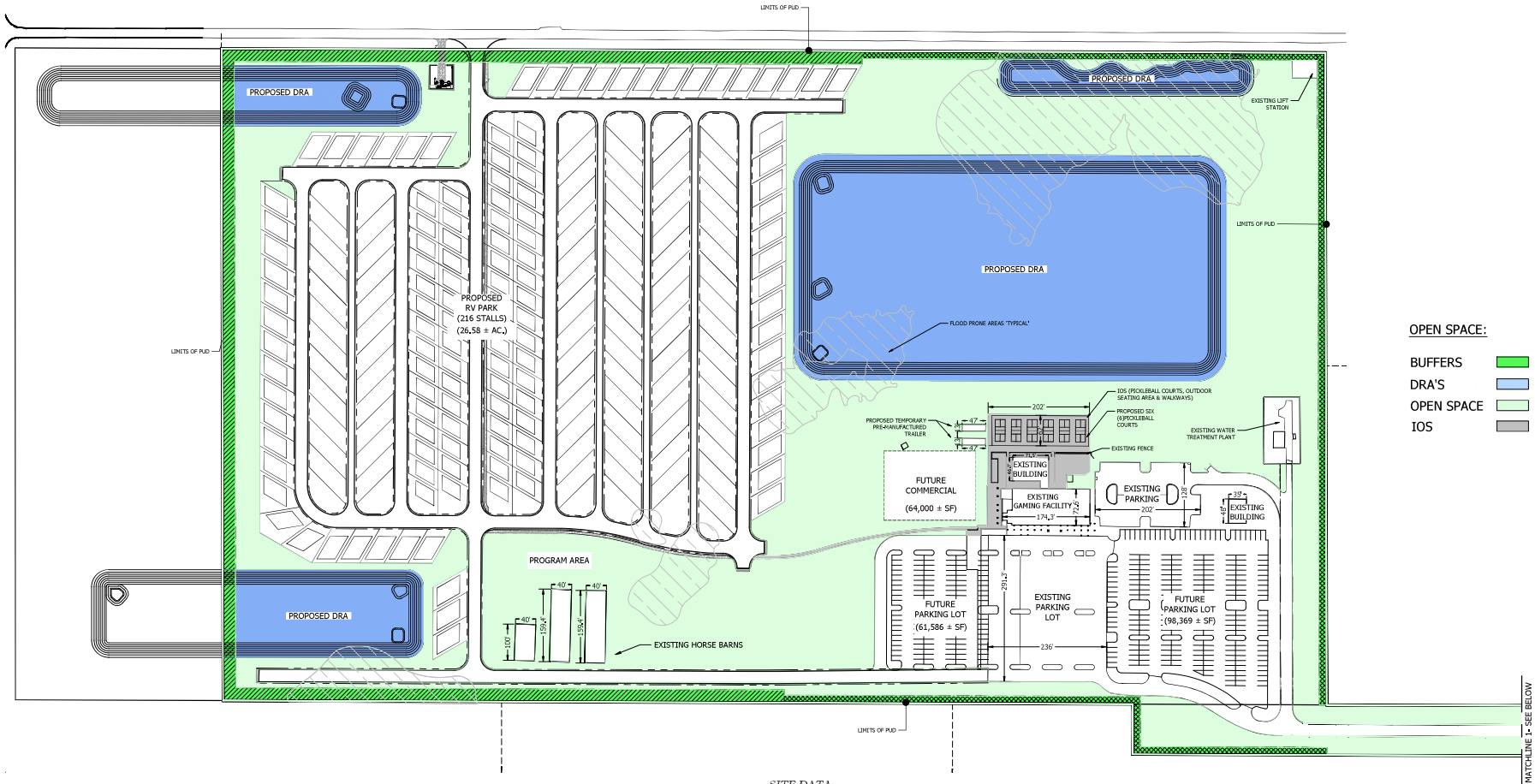
ATTACHMENT B - Revised PUD Master Plan (April 2026)



SITE DATA

OWNER:
DEVELOPER: MARION GAMING MANAGEMENT LLC
ADDRESS: 2117 SW 7TH AVE OCALA FL 34471-1307
CONTACT: TONY MENDOLA

PROPOSED DEVELOPMENT:
THE PROPOSED DEVELOPMENT OF THIS SITE IS A MIXED USE DEVELOPMENT, THE PROJECT WILL CONSIST OF FUTURE GAMING FACILITY, HOTEL, RV PARK, AND OTHER RECREATIONAL COMPONENTS, AND LIMITED TO B-3 COMMERCIAL USES, THE NUMBER AND SIZE OF THE LOTS WILL DEPEND ON THE FINAL SITE PLAN, ADDITIONAL LOTS MAY BE OBTAINED AT TIME OF THE FINAL SITE PLAN, HOWEVER THE DEVELOPMENT WILL NOT EXCEED THE MAXIMUM ALLOWABLE UNITS.

PARCELS:
48476-001-00, 48476-002-00

PROJECT AREA:
COMMERCIAL = 65.51 ± AC.
F.A.R. NOT TO EXCEED 1.0
NOTE: THE ABOVE AREAS ARE PRELIMINARY AND CONCEPTUAL ONLY, FINAL COVERAGE WILL BE DETERMINED AT TIME OF FINAL SITE PLAN.

LAND USE & ZONING:
EXISTING LAND USE: COMMERCIAL
FUTURE LAND USE: COMMERCIAL
PROPOSED USE: GAMING FACILITY/ RV PARK
EXISTING ZONING: PUD: (PLANNED UNIT DEVELOPMENT)
PROPOSED ZONING: PUD: (PLANNED UNIT DEVELOPMENT)

HOURS OF OPERATION:
GAMING FACILITY: OPEN 24 / 7
PICKLEBALL COURTS: 7AM -2AM
OUTSIDE BAR: 11AM - 1AM
RV PARK: OPEN 24 / 7

OPEN SPACE:
REQUIRED: 13.10 ± AC (65.51 ± AC. X 0.20)
IOS) 0.65 ± AC (13.10 AC X 0.05)

PROVIDED:
BUFFERS= 3.25 AC.
DRA'S= 12.10 AC. x 0.25 = 3.03 AC.
OPEN SPACE= 24.62 AC.
IOS (PICKLEBALL COURTS, OUTDOOR SEATING AREA AND WALKWAYS)= 0.69 ± AC
TOTAL = 31.99 AC.

BUILDING HEIGHT:
SEE TYPICAL LOT AND ROADWAY DETAILS (SHEET 09)

MINIMUM BUILDING SETBACKS:
SEE TYPICAL LOT AND ROADWAY DETAILS (SHEET 09)

PROPOSED BUFFERS:
SEE BUFFER PLAN (SHEET 08)

PARKING CALCULATIONS:
TOTAL PARKING REQUIRED:

1/4 SEATS + 1/2 EMPLOYEES
TEMP CLUBHOUSE: (210/4 + 45/2) = 76 SPACES
FUTURE EXPANSION: (400/4 + 30/2) = 115 SPACES

TOTAL = 191 SPACES (6 HANDICAP)

PARKING PROVIDED:
10'x20' SPACES = 186
12'x20' HANDICAP SPACES = 6
TOTAL PARKING PROVIDED = 192

FUTURE PARKING CALCULATIONS SHALL BE DETERMINED AT THE FINAL SITE PLAN.

DENSITY:
TOTAL UNITS = 216 LOTS (NOT TO EXCEED 220)

ACCESS MANAGEMENT:
PRIMARY ACCESS OF CONSTRUCTION WILL BE FROM U.S. HWY 301 AND/OR ACCESS EASEMENT (PER O.R. BOOK 6380, PAGE 683)

TEMPORARY CONSTRUCTION ACCESS & SECONDARY EMERGENCY ACCESS WILL BE FROM SE 177TH PLACE AND SE 180TH STREET

NOTES:
1. COMMERCIAL 80,000 SF TOTAL, GAMING AREA LIMITED TO 26,000 SF
2. RV PARK NOT TO EXCEED 220 LOTS

PUD ZONING ALLOWABLE LAND USES:
RV PARK, GAMING, HORSE TRACK, PICKLEBALL COURTS/RECREATIONAL FACILITIES, TEMPORARY PRE-MANUFACTURED TRAILERS (ALLOWED TO BE RELOCATED PROVIDED BUILDING PERMIT IS ISSUED,) OR ANY B-2 USES

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave, Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #28256

REVISIONS
DATE

TRACK AND CARD ROOM - MARION GAMING PUD
MARION GAMING MGMT, LLC
MARION COUNTY, FLORIDA

AMENDED MASTER PLAN

DATE 4/15/2026
DRAWN BY SM
CHKD. BY JMM
JOB NO. 19-5066

04

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

NOT APPROVED FOR CONSTRUCTION