



**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:	2023120068
App Request No.:	31123
Case Number:	
Received Date:	2/02/24
Received By:	Email
Submission Complete Date:	

PARCEL ACCOUNT NUMBERS: See separate Exhibit A for list of parcels

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 Zoning

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: 8.76 **Maximum Proposed Residential Units:** 70

Maximum Non-Residential (Commercial or Industrial) Acreage: 7.1

Directions to property (from MC Growth Services): SE Corner of SR 200 and SW 100th Street

Heading west from I-75 property is on the East side of SR 200 - turn left at traffic signal for 100th Street and right on 84th Ave

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

A. Saldarriaga Trust
Property owner name (please print)
17643 Sawgrass Run
MAILING ADDRESS
Tavares, FL 32778
City, state, zip code
407-375-0197
Phone number (include area code)
saldarriaga.camilo@gmail.com
e-Mail Address (include complete address)

Camilo Saldarriaga
Signature

CORTA Ocala, LLC (Cory Presnick, Manager)
Applicant/agent name (please print)
1112 1st Street
MAILING ADDRESS
Neptune Beach, FL 32266
City, state, zip code
404-625-5119
Phone number (include area code)
cpresnick@cortadev.com
e-Mail Address (include complete address)

[Signature]
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

X A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval	PUD Amendment that does NOT require Board of County Commissioners Approval
BASE FEE: \$1,000.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).	BASE FEE: \$150.00 AND PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).
Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$ 70 X Max DUs) + (7.1 X Max Non-Res AC) = \$ 1,385.50 Total Fee	

X B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Show 100 year floodplain on the site.
17. Show any proposed land or right of way dedication.
18. Identify any proposed parks or open spaces.
19. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project (e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).



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Whitehill of Ocala, LLC (Srinivasa Murthy, Manager)

Property owner name (please print)
2290 SW 37th Street

MAILING ADDRESS
Ocala, FL 34471

City, state, zip code
352-817-8599

Phone number (include area code)
vasmurthy4@gmail.com

e-Mail Address (include complete address)
Srinivasa M Murthy

Signature

CORTA Ocala, LLC (Cory Presnick, Manager)

Applicant/agent name (please print)
1112 1st Street

MAILING ADDRESS
Neptune Beach, FL 32266

City, state, zip code
404-625-5119

Phone number (include area code)
cpresnick@cortadev.com

e-Mail Address (include complete address)
[Signature]

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Fee Calculation Method Example: (Base Fee - \$1,000 or \$150.00) + (\$ <u>70</u> X Max DUs) + (<u>7.1</u> X Max Non-Res AC) = \$ <u>1,385.50</u> Total Fee	

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20. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
21. Any additional information that may be deemed appropriate for the specific project (*e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application*).



P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjstokesconsulting.com

January 30, 2024

Marion County
Office of the County Engineer
412 SE 25th Avenue
Ocala, FL 34471

Re: Marion County Application for Zoning Change
SW SR-200, Ocala FL between
MJS No. 23-3306 – CORTA Commons

To whom it may concern,

On Behalf of the Applicant, CORTA Ocala, LLC, we are submitting the enclosed application and associated documents for a Zoning Change. The proposed development includes numerous tax parcels identified below that will be proposed as five (5) newly proposed parcels encompassing the development intended to include a Sprouts Farmers Market, commercial inline shops, a free-standing Chipotle with mobile pickup drive-thru, a free-standing Mattress Retail store, and a Multi-Family Parcel to be developed in the future. The overall development is ±8.76 acres with associated site amenities and improvements physically located on the east, northbound side of SW SR-200 between SW 103rd Street Road and SW 100th Street, bound by SW 84th Avenue Road to the east in Marion County, Florida.

A. Saldarriaga trust (Owner 1) Parcels: 3501-200-18, 19, 20, 21, 22 & 23; and
3501-200-034, 035, 036, 037, 038, 039, and 040

Whitehill of Ocala, LLC (Owner 2) Parcels: 3501-400-003 & 004

Included in this submittal are the following applications and supporting documents:

1. Application for Zoning Change (Whitehill of Ocala, LLC & A. Saldarriaga Trust)
2. Location Map;
3. Project Narrative;
4. Boundary, Topographic, & Tree Survey (includes Legal Descriptions);
5. PUD Site Plan;
6. FEMA Flood Map w/ Subject Parcel;
7. Preliminary Sign Renderings;
8. Preliminary Building Elevations; and
9. 2023 Traffic Study (Updated Study underway).

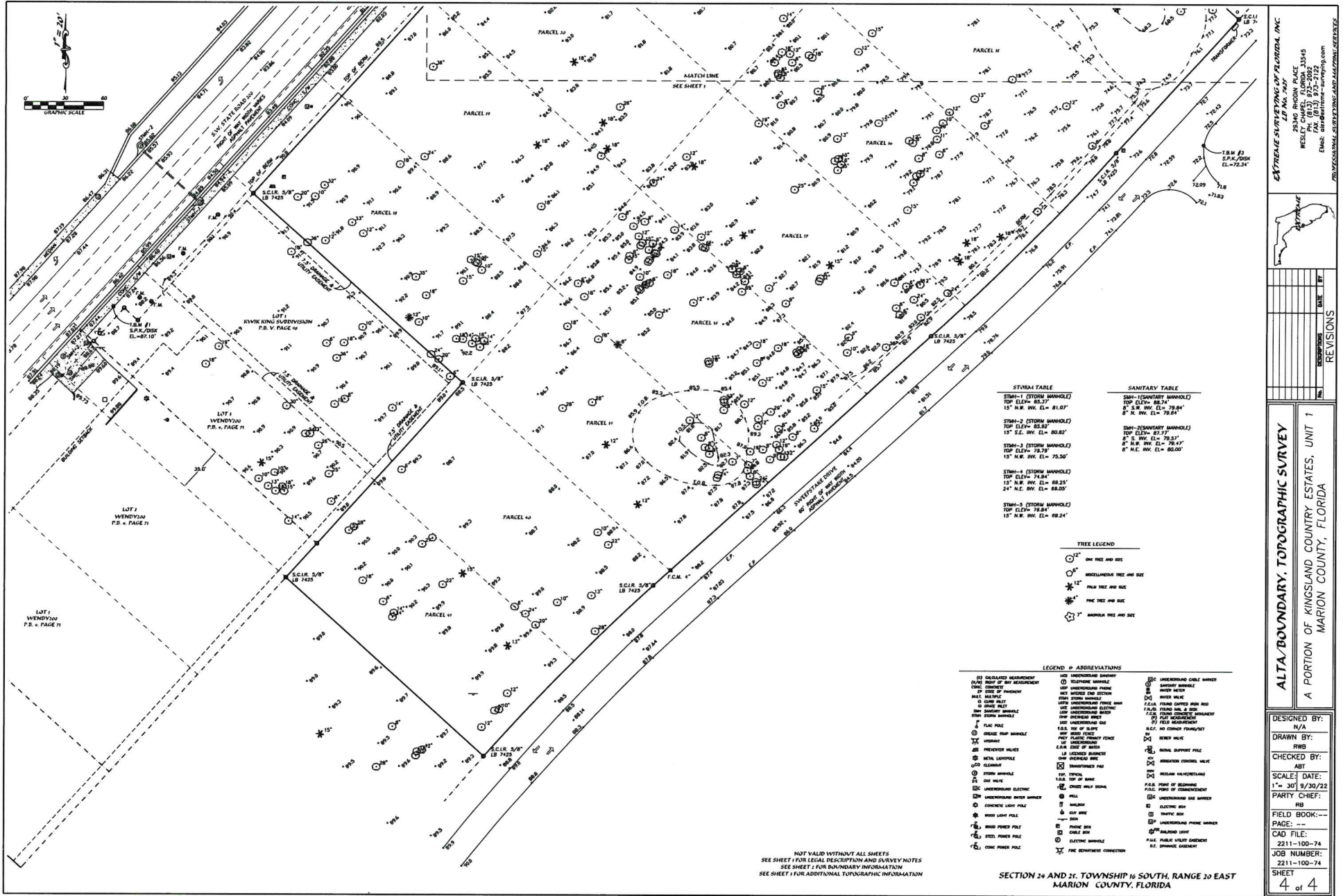
Should you have any questions or comments regarding the above project, please feel free to reach out to our office by phone at 813.724.4199; thank you.

Sincerely,

A handwritten signature in black ink, appearing to read 'John J. Stoeckel', written over a white background.

John J. Stoeckel, P.E.
Principal

ATTACHMENT A



EXTREME SURVEYING OF FLORIDA, INC.
2830 RHODES PLACE
LEWISDALE, FL 33415
WEST PALM BEACH, FL 33411
TEL: (813) 972-7122
FAX: (813) 972-7122
EMAIL: info@extreme-surveying.com



NO.	DESCRIPTION	DATE	BY

ALTA/BOUNDARY TOPOGRAPHIC SURVEY
A PORTION OF KINGSLAND COUNTRY ESTATES, UNIT 1
MARION COUNTY, FLORIDA

DESIGNED BY: N/A
DRAWN BY: RWB
CHECKED BY: ABT
SCALE: DATE: 1" = 20' 8/20/22
PARTY CHIEF: RWB
FIELD BOOK: --
PAGE: --
CAD FILE: 2211-100-74
JOB NUMBER: 2211-100-74
SHEET 4 of 4

ATTACHMENT A





ATTACHMENT A



Peacock
CAPITAL

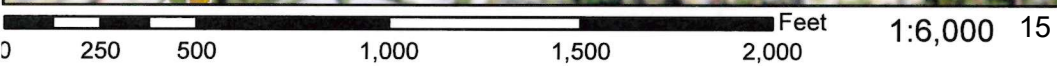
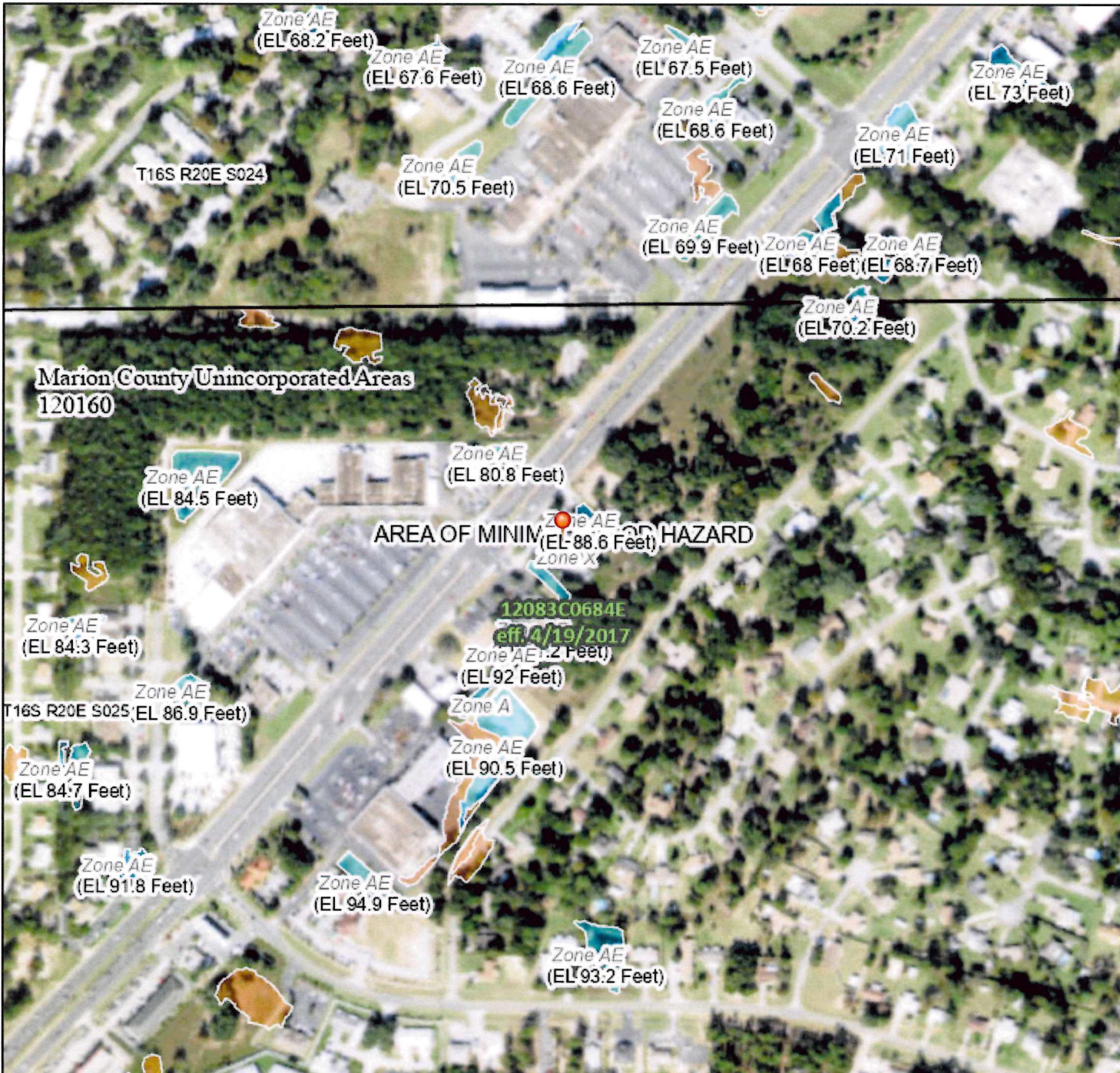




National Flood Hazard Layer FIRMs



82°15'55"W 29°4'48"N



82°15'18"W 29°4'17"N

Legend

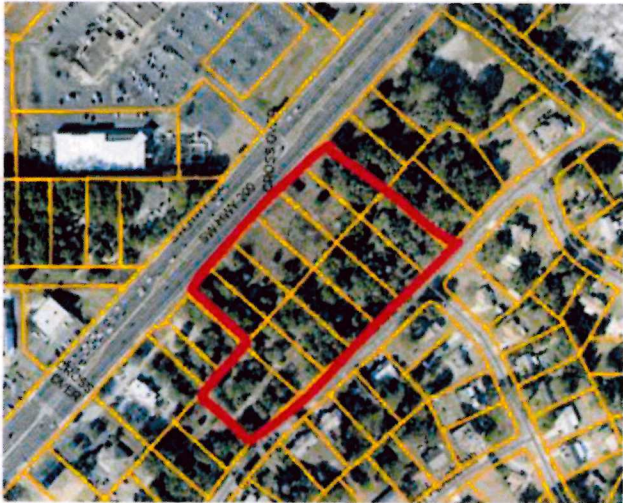
SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards. The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/4/2023 at 10:49 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

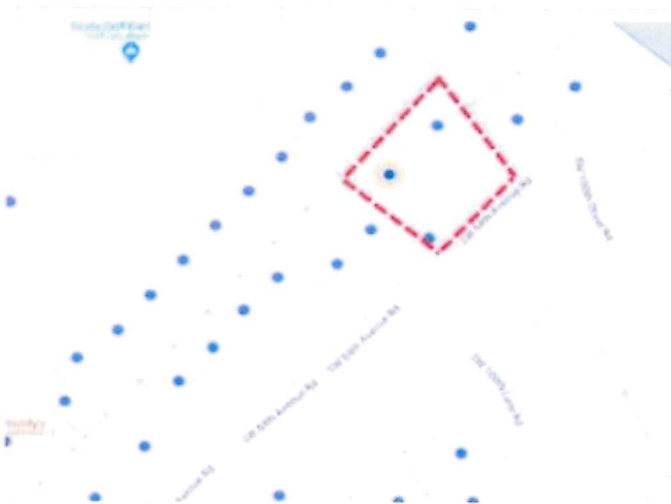
This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

ATTACHMENT A



Marion County Tax Parcels

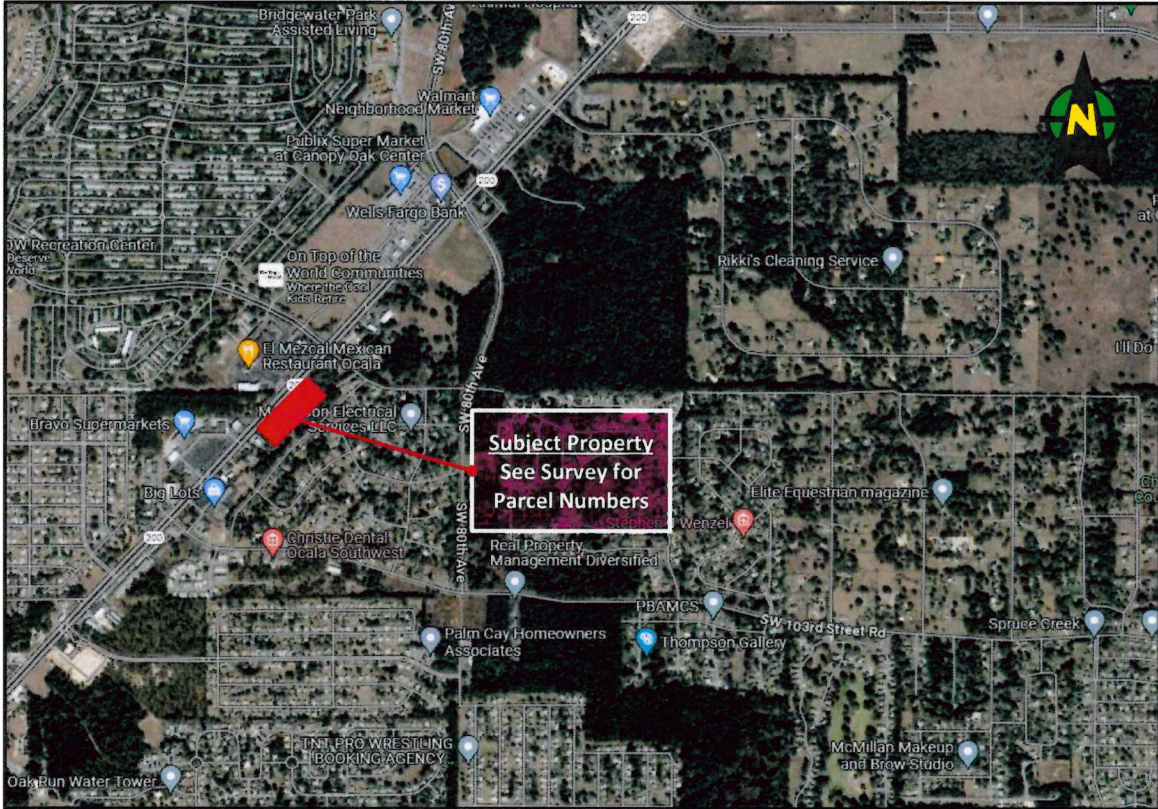
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- 3501-200-019
- 3501-200-018
- 3501-200-040
- 3501-200-039
- 3501-200-038
- 3501-200-037
- 3501-200-036
- 3501-200-035
- 3501-200-034



Marion County Tax Parcels

- ~~3501-400-002~~
- 3501-400-003
- 3501-400-004

ATTACHMENT A





P.O. Box 22821
Tampa, FL 33622
P: 813.724.4199

info@mjstokesconsulting.com

**CORTA COMMONS COMMERCIAL PUD
ZONING NARRATIVE SUMMARY
OCALA, MARION COUNTY, FLORIDA
MJ PROJECT No. 23-3306
JANUARY 2024**

I. PROJECT DESCRIPTION

The Applicant, proposes to develop the numerous real properties identified below that comprise approximately 8.76-acres and is currently zoned B-2 (Commercial Business) with a future land use designation of Commercial (0-8 DU/Ac, FAR 1.0). Concurrent to the re-zoning application the Applicant is also filing a replat application to adjust real properties to five (5) new commercial parcels, also outlined below. The existing subject properties are undeveloped and wooded situated along the east of SW SR200, and further bound by a new Wawa to the north along SW 100th Street, SW 84th Avenue Road to the east, and a Wendy’s Restaurant to the south as well as vacant land to its rear.

Existing Parcels:

A. Saldarriaga Trust: Parcels: 3501-200-18, 19, 20, 21, 22 & 23; and
3501-200-034, 035, 036, 037, 038, 039, and 040

Whitehill of Ocala, LLC: Parcels: 3501-400-003 & 004

Proposed Parcels:

Parcel #1 (Mattress Retail) – 0.834 acres
Parcel #2 (Chipotle) – 0.926 acres
Parcel #3 (Sprouts Farmers Market) – 2.750 acres
Parcel #4 (Commercial “Shops”) – 2.629 acres
Parcel #5 (Multi-Family) – 1.625 acres

The proposed development includes 23,256 sq. ft. Sprouts Farmers Market, 8,600 sq ft commercial “Shops”, a 2,400 sq. ft. free-standing Chipotle Restaurant, 4,200 sq ft free-standing Mattress Retail store, and on the remaining Parcel, a Multi-Family Parcel to be developed in the future with a maximum impervious of 70%. The overall development will also include a sanitary lift station, landscaping, master stormwater facilities, and associated site amenities. The proposed PUD is consistent with the existing zoning both in use and intent as well as the target future land use of commercial improvements with a multi-family, higher density residential component along the SW SR200 corridor.

To maximize on site circulation and reduce traffic from the existing roadway networks on and around the proposed development, the project proposes to utilize three (3) cross access connections between the existing developments to the north and south while further utilizing existing right-in/right-out access points and proposing one additional right-in/right-out main access to the development with a deceleration lane to be permitted with Florida Department of Transportation (FDOT). In keeping with Existing Resolution 91-R-113, no proposed commercial ingress/egress to SW 84th Avenue Road is anticipated at this time. However, deviation from this existing resolution requests ingress/egress to the



Multi-Family (Parcel 5) portion of the development. In an effort to honor the existing resolution cross access of commercial development is excluded to only permit traffic from the residential component to reach SW 84th Avenue Road.

The Property is to be operated and used in accordance with the terms and limitations of this PUD ordinance and its supporting exhibits, as a commercial and multi-family development containing not more than 5 re-platted parcels and not exceeding the proposed Floor area within the application. The project will be developed with the goals and objectives of the B-2 zoning District and Resolution 91-R-113 in effect over the site with exceptions and requested deviations herein this application.

It is the intent of the developer to commence improvements as soon as possible after zoning and re-plat approvals. Further, all future maintenance and operations will be the sole responsibility of the land owner(s), in compliance with the Marion County Ordinance and this PUD. Construction would be intended to commence immediately upon approval of the zoning, re-plat, and engineering entitlement process.

II. USES & RESTRICTIONS

The subject property may be divider or developed as depicted on the Site Plan entitled “CORTA Commons Proposed PUD Site Plan” dated January 30, 2024, or latest revision.

Permitted Uses:

Permitted Uses are based on the basis of the B-2 (Commercial Business) Zoning District as outlined in Section 122 of the Marion County Development Code and attached herein for reference.

In addition to the outlined Principal Permitted uses within said reference, this petition proposed to amend principal permitted uses to include *drive-in or drive-thru restaurant* and *multi-family dwelling* uses as part of this application (currently Special Exception uses within the B-2 Classification) proposes at a maximum of 8 du/acre (70 total units) without requiring further review and consideration.

Note, the prohibited uses outlined in Resolution 91-R-113, condition 6: The following uses of the land shall be absolutely prohibited: auto rental, massage parlor, bowling alley, community garage, paid parking lot, outside fruit and vegetable stand, gas station, convenience store, penal institution, boats, marine motors, guns, garage public parking and truck rentals.

III. DEVELOPMENT STANDARDS

Development Standards are based on the basis of the B-2 (Commercial Business) Zoning District and further detailed or deviate below:

1. Dimensional Standards.
 - a. Minimum parcel area and yard areas: The minimum lot size, lot width and yard areas shall be as shown on the site plan or as follows:



Lot Area/Width – None

Accessory Structure – 8 feet

Yards - Front: 40 feet
Side: 10 feet
Rear: 25 feet

- b. Maximum Floor Area Ratio (FAR) shall not exceed 1.0
 - c. Maximum height of structures: Shall be limited to Fifty (50) feet.
2. Ingress, Egress and Circulation.
- a. Vehicular ingress and egress shall be substantially as shown on the Site Plan.
3. Signs.
- a. The number, location size and height of signage to be located on the property shall be substantially as shown on the Site Plan and consistent with Marion County Development Code Requirements.
 - b. Wayfinding signs and markings within the limits of the development that have not been shown shall not be prohibited.
4. Site Design and Landscaping.
- a. Site Design shall promote a westerly focus, locating perimeter landscape areas toward the adjacent roadways. Specifically, Section 6.8.6 of the Marion County Development Code, or as deviating herein, shall be implemented as a standard but additional landscaping and hardscape improvements may also be included.
 - b. The easterly boundary of the site adjacent to SW 84th Avenue Road will deviate from the conventional perimeter landscape buffer requirements as outlined in Resolution 91-R-113, as amended herein.
 - c. Lighting associated with any use of this PUD will be of a design that does not permit trespass lighting onto adjacent properties. Furthermore, all lighting will utilize either appropriate lenses or cutoffs as required and shall be located to prevent trespass lighting
5. Parking
- a. Parking will be provided pursuant to Section 6.11.8 of The Marion County Development Code.



- b. Parking will comply with the standards of the development code or as amended herein as it relates to buffering, and uncomplimentary uses.

IV. JUSTIFICATION FOR PLANNED UNIT DEVELOPMENT CLASSIFICATION

The proposed project is consistent with the general purposes and intent of the Marion County Comprehensive Plan and Land Use Regulations. The proposed rezoning is a reasonable manner by which to permit the buildout of the underdeveloped property without variance to setbacks and existing resolution items.

This PUD is designed to protect the usable nature of the property while promoting numerous goals and objectives of the existing zoning classification and developer needs. The project seeks to permit supportive uses and promotes a more desirable continuity across the development with supporting landscaping along both road frontages.

The proposed PUD is more efficient and effective than would be possible through strict application of the Marion County Land Use Regulations or a conventional zoning district as it would require multiple variances, which cannot be subject to generalized site plans, below are the specific deviation from convention B-2 zoning classification requiring the PUD petition.

1. Zero side yard building setback between lots 3 & 4 (required 10-ft setback in B-2 zoning)
2. Future Land Use (Commercial) allowance of 8 dwelling units/acre (du/ac) for the subject property, ±8.76-acres is 70 units. The application requests applying the full permitted density to proposed Parcel 5 (1.63 acres).
3. Landscape buffer relief between shared parking lot lines; proposed Parcels 1-4.
4. Relief from commercial/multi-family landscape buffer types B/C between proposed Parcel 5 and proposed Parcels 2 & 3; amendment proposes to be 10-ft buffer on each lot totaling 20-ft without a wall.
5. Driveway access to 84th Avenue Road from proposed multi-family Parcel 5 (1.63 acres) for direct ingress and egress to the parcel. No cross connection or commercial traffic is proposed associated to this request. Resolution 91-R-113 Condition 1 states there shall be no ingress nor egress to the subject property from SW 84th Avenue Road, as such proposed amendment allows the residential component to access SW 84th Avenue Road.
6. Resolution 91-R-113 requires a 25-ft landscaped slope beginning at the present elevation of the right-of-way, rising to a minimum elevation 5-ft at the setback 25-ft from the right-of-way. Relief is being requested from the resolution condition that the choice of landscape material will be with the cooperation of a committee of Kingsland Country Board of Directors. The



petition requests that landscape be designed by the developer, approved by county staff and no wall be required.

Included herein you will find Resolution 91-R-113 and Section 122.622: Permitted Principal Uses referenced in Section II above.

Sec. 122-622. Permitted principal uses.

The following uses are permitted without exception in the community business (B-2) district.

(1) *Residential uses:*

a. *Residential operation:*

1. Bed and breakfast.
2. Community residential home, maximum of 14 unrelated residents per single-family residential dwelling.
3. Fraternity or sorority house (reference section 122-1219).
4. Residence—Gallery.
5. Residence—Office.
6. Rooming/boarding house.

b. *Residential type:*

1. Single-family dwelling.
2. Single-family dwellings (attached).
3. Two-family dwelling.

(2) *Retail uses:*

a. *General retail:*

1. Auto supply store.
2. Bakery store.
3. Department store.
4. Drugstore.
5. Electronics store.
6. Furniture store.
7. Garden and nursery sales (reference section 122-1212).
8. Grocery store.
9. Hardware store.
10. Home decorating store.
11. Pharmacy (reference section 122-1227).
12. Roadside fruit and vegetable sales (reference section 122-1184).
13. Specialty retail store.
14. Swimming pool sales (enclosed).
15. Used merchandise store (reference section 122-283).
16. Videotape store.

b. *Vehicular sales:* None permitted.

ATTACHMENT A

- (3) *Services uses:*
- a. *Agricultural use:* None permitted.
 - b. *Business service:*
 - 1. Equipment rental and leasing.
 - 2. General business service.
 - 3. Parking garage.
 - 4. Parking lot.
 - 5. Radio/TV broadcasting facility.
 - 6. Security systems service.
 - c. *Eating or drinking establishment:*
 - 1. Alcoholic beverage establishment (off-premises consumption).
 - 2. Alcoholic beverage establishment (on-premises consumption).
 - 3. Fast food restaurant.
 - 4. Restaurant (enclosed), (drive-through window permitted as an accessory use).
 - d. *Hospitality and tourism:*
 - 1. Antique gallery/art gallery/museum.
 - 2. Conference center.
 - 3. Hotel/convention center.
 - 4. Motel.
 - e. *Office use:*
 - 1. Commercial photography (art and graphic design service).
 - 2. Computer maintenance and repair.
 - 3. Financial institution.
 - 4. Photocopying and duplicating service.
 - 5. Photofinishing laboratory.
 - 6. Prepackaged software services.
 - 7. Print shop.
 - 8. Professional and business office.
 - f. *Personal service:*
 - 1. Check cashing establishment.
 - 2. Coin-operated laundry.
 - 3. Emergency shelter.
 - 4. Funeral home/crematory.
 - 5. Hairstyling shop.

ATTACHMENT A

6. Laundry and dry-cleaning pickup.
 7. Laundry and dry-cleaning service.
 8. Major household repair establishment.
 9. Mini-warehouse (reference section 122-1214).
 10. Minor household repair establishment.
 11. Recreational vehicle park (reference section 122-1218).
 12. Recycling collection point.
 13. Tattoo or body piercing establishment.
- g. *Vehicular service:*
1. Auto repair, minor.
 2. Automobile cleaning, detailing service.
 3. Drive-through facility (non-restaurant), accessory use only.
 4. Full-service station (reference article IX, division 3).
 5. Self-service station/convenience store (reference section 122-1196).
- (4) *Education/recreation/social uses:*
- a. *Adult use establishment:* None permitted.
 - b. *Community service:*
 1. Church/place of worship.
 2. Day care facility (reference article IX, division 5 of this chapter).
 3. Library.
 4. Private club.
 - c. *Educational use:*
 1. College/university.
 2. Community education center.
 3. School, private elementary and secondary.
 4. Speech and language center/school.
 5. Vocational/professional school.
 - d. *Recreational use:*
 1. Bowling center.
 2. Commercial recreation, indoor.
 3. Dance/art/music studio.
 4. Motion picture theatres, except drive-in.
 5. Physical fitness center.
 6. Recreation facility, indoor.

-
- (5) *Public uses:* Post office.
 - (6) *Health care:*
 - a. *Health care use:*
 - 1. Assisted living facility (reference section 122-1198).
 - 2. Medical and dental laboratory.
 - 3. Medical and dental office.
 - 4. Transitional recovery facility (reference section 122-1198).
 - 5. Transitional treatment facility (reference section 122-1207).
 - 6. Veterinarian office.
 - (7) *Industrial uses:* Microbrewery/microdistillery.

(Ord. No. 5406, § 26, 7-12-05; Ord. No. 5846, § 6, 4-25-08; Ord. No. 5974, § 6, 12-23-09; Ord. No. 2015-15, § 5, 3-17-15; Ord. No. 2015-37, § 3, 6-2-15; Ord. No. 2017-33, § 5, 3-7-17; Ord. No. 2018-2, § 9, 10-17-17; Ord. No. 2020-20, § 4, 2-18-20; Ord. No. 2020-56, § 3, 9-15-20; Ord. No. 2021-7, § 6, 1-19-21; 2021-50, § 6, 5-18-21; Ord. No. 2021-81, § 31, 9-28-21)

Sec. 122-623. Special exceptions.

The following uses are permitted as special exceptions in the community business (B-2) district.

- (1) *Residential uses:* Multi-family dwelling, (a maximum of 20 units per acre) subject to architectural review requirements in subsection 122-216(t).
- (2) *Retail uses:* None permitted.
- (3) *Service uses:* Drive-in or drive-through restaurant.
- (4) *Education/recreation/social uses:*
 - a. *Recreational use:*
 - 1. Commercial, outdoor baseball batting facility (reference section 122-1202).
 - 2. Commercial recreation, outdoor (reference section 122-1208).
 - 3. Driving range (reference section 122-1208).
 - 4. Miniature golf (reference section 122-1208).
- (5) *Public uses:*
 - a. *Park/open space area.*
 - b. *Public transportation terminal.*
- (6) *Health care uses:* None permitted.
- (7) *Industrial uses:*
 - a. *High-impact industrial use:* None permitted.
 - b. *Low-impact industrial use:* Assembly of electronic components (reference section 122-1190).

(Ord. No. 5406, § 26, 7-12-05; Ord. No. 5974, § 7, 12-23-09; Ord. No. 2021-81, § 32, 9-28-21)

Sec. 122-624. Lot and buffer requirements.

- (1) *Lot requirements.* Each plot shall conform to the requirements of section 122-286.
- (2) *Buffers.* Property abutting less intensive uses shall be landscaped as set forth in section 122-260 and approved in the site plan review process to reduce site and noise intrusion.

(Ord. No. 5406, § 26, 7-12-05)



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-018

Prime Key: 1890861

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .49

[2023 Certified Value](#)

Land Just Value	\$170,752
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$170,752
Total Assessed Value	\$170,752
Exemptions	\$0
Total Taxable	\$170,752

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$170,752	\$0	\$0	\$170,752	\$170,752	\$0	\$170,752
2022	\$170,752	\$0	\$0	\$170,752	\$158,812	\$0	\$158,812
2021	\$170,752	\$0	\$0	\$170,752	\$144,375	\$0	\$144,375

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2514/0734	06/1998	65 TAKING	0	U	V	\$100
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$61,110
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$20,650
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT I
TRACT B LOT 18 AKA:
COM AT NORTHERNMOST COR OF SAID TRACT B, SAID PT
BEING PT OF INT OF SELY ROW LINE SR 200 & SWLY

ATTACHMENT A

ROW LINE OF KINGSLAND COUNTRY DR, TH S 41-34-12 W
 1000.64 FT TO POB TH S 41-34-12 W 100 FT TH
 S 48-25-48 E 250 FT TH N 41-34-12 E 100 FT TH
 N 48-25-48 W 250 FT TO POB &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: BEGIN
 AT THE PT OF INTERSECTION OF THE W LINE OF THE NE 1/4 OF SEC
 25 WITH THE BASELINE OF SURVEY OF SR 200 AS SHOWN ON STATE
 OF FL DEPT OF TRANS ROW MAP PT BEING 550.47 FT S 00-23-27 W
 OF THE NW COR OF NE 1/4 TH N 42-02-16 E 749.86 FT TH CONT
 N 42-02-16 E 711.66 FT TH S 50-43-25 W 75.08 FT TH
 TH S 42-02-16 W 207.28 FT TH N 47-57-44 W 5.00 FT TH
 S 42-0216 W 225.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH N 47-57-44 W 14.00 FT TH
 S 42-02-16 W 311.57 FT TO THE W LINE OF THE NE 1/4 TH
 N 00-23-27E 105.33 FT TO THE POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	215.0	B2	21,344.00	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

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-019

Prime Key: 1890870

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

Acres: .49

[2023 Certified Value](#)

Land Just Value	\$170,752	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$170,752	
Total Assessed Value	\$170,752	
Exemptions	\$0	
Total Taxable	\$170,752	

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$170,752	\$0	\$0	\$170,752	\$170,752	\$0	\$170,752
2022	\$170,752	\$0	\$0	\$170,752	\$158,812	\$0	\$158,812
2021	\$170,752	\$0	\$0	\$170,752	\$144,375	\$0	\$144,375

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2514/0734	06/1998	65 TAKING	0	U	V	\$100
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$61,110
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$20,650
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 19 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING THE INT
OF SELY ROW SR 200 & SWLY ROW OF KINGSLAND COUNTRY

ATTACHMENT A

DR TH S 41-34-12 W 900.64 FT TO POB TH S 41-34-12 W
 100 FT TH S 48-25-48 E 250 FT TH N 41-34-12 E 100 FT
 TH N 48-25-48 W 250 FT TO POB &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: BEGIN
 AT THE PT OF INTERSECTION OF THE W LINE OF THE NE 1/4 OF SEC
 25 WITH THE BASELINE OF SURVEY OF SR 200 AS SHOWN ON STATE
 OF FL DEPT OF TRANS ROW MAP PT BEING 550.47 FT S 00-23-27 W
 OF THE NW COR OF NE 1/4 TH N 42-02-16 E 749.86 FT TH CONT
 N 42-02-16 E 711.66 FT TH S 50-43-25 W 75.08 FT TH
 TH S 42-02-16 W 207.28 FT TH N 47-57-44 W 5.00 FT TH
 S 42-0216 W 225.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH N 47-57-44 W 14.00 FT TH
 S 42-02-16 W 311.57 FT TO THE W LINE OF THE NE 1/4 TH
 N 00-23-27E 105.33 FT TO THE POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	215.0	B2	21,344.00	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
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued	Date Completed	Description				



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-020

Prime Key: 1890888

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .49

[2023 Certified Value](#)

Land Just Value	\$170,752
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$170,752
Total Assessed Value	\$170,752
Exemptions	\$0
Total Taxable	\$170,752

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$170,752	\$0	\$0	\$170,752	\$170,752	\$0	\$170,752
2022	\$170,752	\$0	\$0	\$170,752	\$158,812	\$0	\$158,812
2021	\$170,752	\$0	\$0	\$170,752	\$144,375	\$0	\$144,375

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2514/0734	06/1998	65 TAKING	0	U	V	\$100
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$61,110
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$20,650
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 20 AKA:
COM AT NORTHERNMOST COR OF TRACT B, SAID PT BEING
INT OF SELY ROW OF SR 200 & SWLY ROW OF KINGSLAND

ATTACHMENT A

COUNTRY DR TH S 41-34-12 W 800.64 FT TO POB TH
 S 41-34-12 W 100 FT TH S 48-25-48 E 250 FT TH
 N 41-34-12 E 100 FT TH N 48-25-48 W 250 FT TO POB &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: BEGIN
 AT THE PT OF INTERSECTION OF THE W LINE OF THE NE 1/4 OF SEC
 25 WITH THE BASELINE OF SURVEY OF SR 200 AS SHOWN ON STATE
 OF FL DEPT OF TRANS ROW MAP PT BEING 550.47 FT S 00-23-27 W
 OF THE NW COR OF NE 1/4 TH N 42-02-16 E 749.86 FT TH CONT
 N 42-02-16 E 711.66 FT TH S 50-43-25 W 75.08 FT TH
 TH S 42-02-16 W 207.28 FT TH N 47-57-44 W 5.00 FT TH
 S 42-0216 W 225.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH N 47-57-44 W 14.00 FT TH
 S 42-02-16 W 311.57 FT TO THE W LINE OF THE NE 1/4 TH
 N 00-23-27E 105.33 FT TO THE POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	215.0	B2	21,344.00	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
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued			Date Completed		Description	



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-021

Prime Key: 1890900

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

Acres: .49

[2023 Certified Value](#)

Land Just Value	\$170,752	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$170,752	
Total Assessed Value	\$170,752	
Exemptions	\$0	
Total Taxable	\$170,752	

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$170,752	\$0	\$0	\$170,752	\$170,752	\$0	\$170,752
2022	\$170,752	\$0	\$0	\$170,752	\$158,812	\$0	\$158,812
2021	\$170,752	\$0	\$0	\$170,752	\$144,375	\$0	\$144,375

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2514/0734	06/1998	65 TAKING	0	U	V	\$100
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$61,110
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$20,650
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 21 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT
OF SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY

ATTACHMENT A

DR, TH S 41-34-12 W 700.64 FT TO POB TH
 S 41-34-12 W 100 FT TH S 48-25-48 E 250 FT
 TH N 41-34-12 E 100 FT TH N 48-25-48 W 250 FT TO POB &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: BEGIN
 AT THE PT OF INTERSECTION OF THE W LINE OF THE NE 1/4 OF SEC
 25 WITH THE BASELINE OF SURVEY OF SR 200 AS SHOWN ON STATE
 OF FL DEPT OF TRANS ROW MAP PT BEING 550.47 FT S 00-23-27 W
 OF THE NW COR OF NE 1/4 TH N 42-02-16 E 749.86 FT TH CONT
 N 42-02-16 E 711.66 FT TH S 50-43-25 W 75.08 FT TH
 TH S 42-02-16 W 207.28 FT TH N 47-57-44 W 5.00 FT TH
 S 42-0216 W 225.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH N 47-57-44 W 14.00 FT TH
 S 42-02-16 W 311.57 FT TO THE W LINE OF THE NE 1/4 TH
 N 00-23-27E 105.33 FT TO THE POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	215.0	B2	21,344.00	SF							
Neighborhood 9933 - COMM SR 200-I-75/ HWY 484													
Mkt: 2 70													

[Miscellaneous Improvements](#)

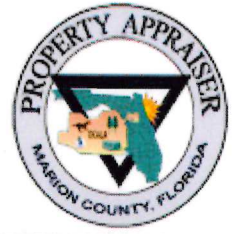
Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

[Planning and Building](#)
 ** Permit Search **

Permit Number	Date Issued	Date Completed	Description

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-022

Prime Key: 1890918

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

Acres: .49

[2023 Certified Value](#)

Land Just Value	\$170,752	
Buildings	\$0	
Miscellaneous	\$0	
Total Just Value	\$170,752	
Total Assessed Value	\$170,752	
Exemptions	\$0	
Total Taxable	\$170,752	

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$170,752	\$0	\$0	\$170,752	\$170,752	\$0	\$170,752
2022	\$170,752	\$0	\$0	\$170,752	\$158,812	\$0	\$158,812
2021	\$170,752	\$0	\$0	\$170,752	\$144,375	\$0	\$144,375

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2514/0734	06/1998	65 TAKING	0	U	V	\$100
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$61,110
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$20,650
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 22 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF
SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,

ATTACHMENT A

TH S 41-34-12 W 600.64 FT TO POB TH S 41-34-12 W
 100 FT TH S 48-25-48 E 100 FT TH S 48-25-48 E 250 FT
 TH N 41-34-12 E 100 FT TH N 48-25-48 W 250 FT TO POB
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: BEGIN
 AT THE PT OF INTERSECTION OF THE W LINE OF THE NE 1/4 OF SEC
 25 WITH THE BASELINE OF SURVEY OF SR 200 AS SHOWN ON STATE
 OF FL DEPT OF TRANS ROW MAP PT BEING 550.47 FT S 00-23-27 W
 OF THE NW COR OF NE 1/4 TH N 42-02-16 E 749.86 FT TH CONT
 N 42-02-16 E 711.66 FT TH S 50-43-25 E 75.08 FT TH
 TH S 42-02-16 W 207.28 FT TH N 47-57-44 W 5.00 FT TH
 S 42-0216 W 225.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH N 47-57-44 W 14.00 FT TH
 S 42-02-16 W 311.57 FT TO THE W LINE OF THE NE 1/4 TH
 N 00-23-27E 105.33 FT TO THE POB
Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	215.0	B2	21,344.00	SF							
Neighborhood 9933 - COMM SR 200-I-75/ HWY 484													
Mkt: 2 70													

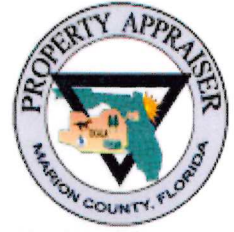
[Miscellaneous Improvements](#)

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

[Appraiser Notes](#)

[Planning and Building](#)
 ** Permit Search **

Permit Number	Date Issued	Date Completed	Description



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-023

Prime Key: 1890926

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

Acres: .49

[2023 Certified Value](#)

Land Just Value	\$170,752
Buildings	\$0
Miscellaneous	\$0
Total Just Value	\$170,752
Total Assessed Value	\$170,752
Exemptions	\$0
Total Taxable	\$170,752

[Ex Codes:](#)

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$170,752	\$0	\$0	\$170,752	\$170,752	\$0	\$170,752
2022	\$170,752	\$0	\$0	\$170,752	\$158,812	\$0	\$158,812
2021	\$170,752	\$0	\$0	\$170,752	\$144,375	\$0	\$144,375

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
2514/0734	06/1998	65 TAKING	0	U	V	\$100
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$61,110
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$20,650
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTAES UNIT 1
TRACT B LOT 23 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF
SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,

ATTACHMENT A

TH S 41-34-12 W 500.64 FT TO POB TH S 41-34-12 W 100 FT
 TH S 48-25-48 E 250 FT TH N 41-34-12 E 100 FT TH
 N 48-25-48 W 250 FT TO POB &
 EXC SR 200 ROW LYING WITHIN THE FOLLOWING DESC BDYS: BEGIN
 AT THE PT OF INTERSECTION OF THE W LINE OF THE NE 1/4 OF SEC
 25 WITH THE BASELINE OF SURVEY OF SR 200 AS SHOWN ON STATE
 OF FL DEPT OF TRANS ROW MAP PT BEING 550.47 FT S 00-23-27 W
 OF THE NW COR OF NE 1/4 TH N 42-02-16 E 749.86 FT TH CONT
 N 42-02-16 E 711.66 FT TH S 50-43-25 W 75.08 FT TH
 TH S 42-02-16 W 207.28 FT TH N 47-57-44 W 5.00 FT TH
 S 42-02-16 W 225.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH S 47-57-44 E 7.00 FT TH
 S 42-02-16 W 400.00 FT TH N 47-57-44 W 14.00 FT TH
 S 42-02-16 W 311.57 FT TO THE W LINE OF THE NE 1/4 TH
 N 00-23-27E 105.33 FT TO THE POB

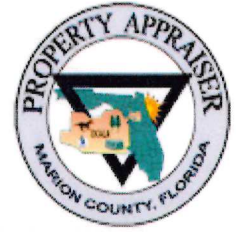
Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCSF	1000	100.0	215.0	B2	21,344.00	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
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued	Date Completed	Description				



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-034

Prime Key: 1890977

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .57

[2023 Certified Value](#)

Land Just Value	\$18,622		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$18,622		
Total Assessed Value	\$15,021	Impact	(\$3,601)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$15,021		
School Taxable	\$18,622		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$18,622	\$0	\$0	\$18,622	\$15,021	\$0	\$15,021
2022	\$15,518	\$0	\$0	\$15,518	\$13,655	\$0	\$13,655
2021	\$12,414	\$0	\$0	\$12,414	\$12,414	\$0	\$12,414

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1725/1452	03/1991	05 QUIT CLAIM	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$17,460
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$5,900
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 34 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF

ATTACHMENT A

SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,
 TH S 41-34-12 W 600.64 FT TH S 48-25-48 E
 250 FT TO POB TH S 48-25-48 E 250 FT TH
 N 41-34-12 E 100 FT TH N 48-25-48 W 250 FT
 TH S 41-34-12 W 100 FT TO POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	100.0	250.0	B2	24,829.00	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

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-035

Prime Key: 1890993

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .57

[2023 Certified Value](#)

Land Just Value	\$18,622		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$18,622	Impact	
Total Assessed Value	\$15,021	Ex Codes:	(\$3,601)
Exemptions	\$0		
Total Taxable	\$15,021		
School Taxable	\$18,622		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$18,622	\$0	\$0	\$18,622	\$15,021	\$0	\$15,021
2022	\$15,518	\$0	\$0	\$15,518	\$13,655	\$0	\$13,655
2021	\$12,414	\$0	\$0	\$12,414	\$12,414	\$0	\$12,414

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1725/1452	03/1991	05 QUIT CLAIM	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$17,460
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$5,900
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 35 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF

ATTACHMENT A

SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,
TH S 41-34-12 W 700.64 FT TH S 48-25-48 E 250 FT
TO POB TH S 48-25-48 E 249 FT TO PC OF A CURVE
CONCAVE NWLY, RADIUS OF 1946.86 FT, TH FROM A
TANGENT BEARING N 43-25-07 E, RUN NELY THROUGH
A CENTRAL ANGLE 01-50-55 & ARC DIST OF 62.44 FT
TO END OF CURVE, TH N 41-34-12 E 37.57 FT TH
N 48-25-48 W 250 FT TH S 41-34-21 W 100 FT TO POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	100.0	250.0	B2	24,829.00	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

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-036

Prime Key: 1891019

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .56

[2023 Certified Value](#)

Land Just Value	\$18,296		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$18,296	Impact	
Total Assessed Value	\$14,759	Ex Codes:	(\$3,537)
Exemptions	\$0		
Total Taxable	\$14,759		
School Taxable	\$18,296		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$18,296	\$0	\$0	\$18,296	\$14,759	\$0	\$14,759
2022	\$15,246	\$0	\$0	\$15,246	\$13,417	\$0	\$13,417
2021	\$12,197	\$0	\$0	\$12,197	\$12,197	\$0	\$12,197

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1725/1452	03/1991	05 QUIT CLAIM	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$17,460
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$5,900
1561/1069	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 36 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF

ATTACHMENT A

SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,
TH S 41-34-12 W 800.64 FT TH S 48-25-48 E
250 FT TO POB TH S 48-25-48 E 243.22 FT TO
PC CONCAVE NWLY, RADIUS OF 1946.86 FT, TH
FROM A TANGENT BEARING N 46-22-21 W, RUN
NELY THROUGH A CENTRAL ANGLE OF 02-56-54
AN ARC DIST OF 100.18 FT TO PT ON SAID CURVE
HAVING A TANGENT BEARING N 43-25-07 E TH
N 48-25-48 W 249 FT TH S 41-34-12 W 100 FT
TO POB

Parent Parcel: 3501-200-036

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	100.0	246.0	B2	24,394.00	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

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-037

Prime Key: 1891183

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .55

[2023 Certified Value](#)

Land Just Value	\$17,968		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$17,968		
Total Assessed Value	\$14,495	Impact	(3,473)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$14,495		
School Taxable	\$17,968		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$17,968	\$0	\$0	\$17,968	\$14,495	\$0	\$14,495
2022	\$14,974	\$0	\$0	\$14,974	\$13,177	\$0	\$13,177
2021	\$11,979	\$0	\$0	\$11,979	\$11,979	\$0	\$11,979

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$17,460
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$5,900
1561/1069	02/1989	31 CERT TL	0	U	V	\$100
1558/0002	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 37 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF

ATTACHMENT A

SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,
 TH S 41-34-12 W 900.64 FT TH S 48-25-48 E 250 FT
 TO POB TH S 48-25-48 E 233.35 FT TH N 47-23-08 E
 65.50 FT TO BEG OF A CURVE CONCAVE NWLY, RADIUS
 OF 1946.86 FT, TH NELY ALONG SAID CURVE THROUGH
 A CENTRAL ANGLE OF 01-01-47 AN ARC DIST OF 34.99 FT
 TO PT ON SAID CURVE HAVING A TANGENT BEARING
 N 46-22-21 E, TH N 48-25-48 W 243.22 FT TH
 S 41-34-12 W 100 FT TO POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	100.0	238.0	B2	23,958.00	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

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-038

Prime Key: 1891191

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .52

[2023 Certified Value](#)

Land Just Value	\$16,988		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$16,988		
Total Assessed Value	\$13,705	Impact	(\$3,283)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$13,705		
School Taxable	\$16,988		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$16,988	\$0	\$0	\$16,988	\$13,705	\$0	\$13,705
2022	\$14,157	\$0	\$0	\$14,157	\$12,459	\$0	\$12,459
2021	\$11,326	\$0	\$0	\$11,326	\$11,326	\$0	\$11,326

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$17,460
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$5,900
1561/1069	02/1989	31 CERT TL	0	U	V	\$100
1558/0002	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESATES UNIT 1
TRACT B LOT 38 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF

ATTACHMENT A

SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,
TH S 41-34-12 W 1000.64 FT TH S 48-25-48 E
250 FT TO POB TH S 48-25-48 E 223.16 FT TH
N 47-23-08 E 100.52 FT TH N 48-25-48 W 233.35 FT
TH S 41-34-12 W 100 FT TO POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCMF	1000	100.0	228.0	B2	22,651.00	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

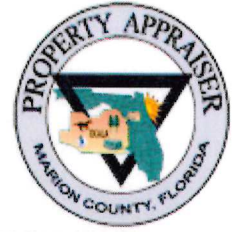
[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-039

Prime Key: 1891256

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

Acres: .50

[2023 Certified Value](#)

Land Just Value	\$16,335		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$16,335		
Total Assessed Value	\$13,177	Impact	((\$3,158))
Exemptions	\$0	Ex Codes:	
Total Taxable	\$13,177		
School Taxable	\$16,335		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$16,335	\$0	\$0	\$16,335	\$13,177	\$0	\$13,177
2022	\$13,612	\$0	\$0	\$13,612	\$11,979	\$0	\$11,979
2021	\$10,890	\$0	\$0	\$10,890	\$10,890	\$0	\$10,890

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1702/0482	12/1990	07 WARRANTY	8 ALLOCATED	U	V	\$17,460
1702/0476	11/1990	05 QUIT CLAIM	8 ALLOCATED	U	V	\$5,900
1561/1069	02/1989	31 CERT TL	0	U	V	\$100
1558/0002	02/1989	31 CERT TL	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOT 39 AKA:
COM AT NORTHERNMOST COR OF TRACT B, BEING INT OF

ATTACHMENT A

SELY ROW SR 200 & SWLY ROW KINGSLAND COUNTRY DR,
TH S 41-34-12 W 1100.64 FT TH S 48-25-48 E
250 FT TO POB TH S 48-25-48 E 212.98 FT TH
N 47-23-08 E 100.52 FT TH N 48-25-48 W 233.16
FT TH S 41-34-12 W 100 FT TO POB

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	100.0	218.0	B2	21,780.00	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

[Appraiser Notes](#)

[Planning and Building](#)

[** Permit Search **](#)

Permit Number	Date Issued	Date Completed	Description



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

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-200-040

Prime Key: 1729319

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

SALDARRIAGA CAMILO TR
224 W CENTRAL PARKWAY STE 1006
ALTAMONTE SPRINGS FL 32714-2545

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .95

[2023 Certified Value](#)

Land Just Value	\$31,036		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$31,036		
Total Assessed Value	\$25,036	Impact	(\$6,000)
Exemptions	\$0	Ex Codes:	
Total Taxable	\$25,036		
School Taxable	\$31,036		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$31,036	\$0	\$0	\$31,036	\$25,036	\$0	\$25,036
2022	\$25,864	\$0	\$0	\$25,864	\$22,760	\$0	\$22,760
2021	\$20,691	\$0	\$0	\$20,691	\$20,691	\$0	\$20,691

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
1813/1476	03/1992	06 SPECIAL WARRANTY	0	U	V	\$100
1785/0243	09/1991	07 WARRANTY	9 UNVERIFIED	U	V	\$60,000
1678/1897	08/1990	07 WARRANTY	4 V-APPRAISERS OPINION	Q	V	\$25,000
1401/1826	01/1987	05 QUIT CLAIM	9 UNVERIFIED	U	V	\$18,000
1279/1292	03/1985	07 WARRANTY	0	U	V	\$33,000

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK L PAGE 004
UNREC SUB OF KINGSLAND COUNTRY ESTATES UNIT 1
TRACT B LOTS 40.41 ALSO DESC AS:
COM AT NORTHERNMOST COR OF TRACT B TH S 41-34-12 W

ATTACHMENT A

1200.64 FT TH S 48-25-48 E 250 FT TO POB TH S 48-25-48 E
 205.10 FT TO PT OF INT WITH NWLY ROW LINE OF
 SWEEPSTAKE DR BEING ON A CURVE CONCAVE SELY HAVING
 A RADIUS OF 1505 FT TH FROM A TANGENT BEARING
 N 44-13-03 E RUN NELY ALG SD ROW LINE THROUGH A
 CENTRAL ANGLE OF 03-10-05 AN ARC DIST OF 83.22 FT
 TH N 47-23-08 E 17.10 FT TH N 48-25-48 W 212.98 FT
 TH S 41-34-12 W 100 FT TO POB LT 40 &
 COM AT NORTHERNMOST COR OF TRACT B TH S 41-34-12 W
 1300.64 FT TH S 48-25-48 E 250 FT TO POB TH S 48-24-48 E
 203.01 FT TO A PT BEING ON A CURVE CONCAVE SELY HAVING
 A RADIUS OF 1505 FT TH FROM A TANGENT BEARING N 40-24-34 E
 RUN NELY ALG ROW THROUGH A CENTRAL ANGLE OF 03-48-29
 AND ARC DIST OF 100.03 FT TO PT OF A CURVE HAVING A
 TANGENT BEARING N 44-13-03 E TH N 48-25-48 W 205.10 FT
 TH S 41-34-12 W 100 FT TO POB LT 41

Parent Parcel: 3501-200-000

[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	200.0	205.0	B2	41,382.00	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

[Appraiser Notes](#)

[Planning and Building](#)

**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

Fee 37.50
Stamps 1.60
200 West

BK 1813 PG 1476

RECORD AND RETURN TO
This Instrument Prepared By:
LANDIS V. CURRY, JR., ESQ.
AYRES, CLUSTER, CURRY,
McCALL & BRIGGS, P.A.
Post Office Box 1148
Ocala, Florida 32678

MARION COUNTY
3 3 1 5 8 5
STATE OF FLORIDA
DOCUMENTARY STAMPS
DEPT. OF REVENUE
MAY 17 1992
0060

Grantee's Name and SS #:
Camilo Saldarriaga
824 Sweetwater Island Circle
Longwood, Florida, 32779

Property Appraiser's Parcel
Identification No.: 3501-200-018 thru 3501-200-046

SPECIAL WARRANTY DEED

THIS INDENTURE, made this the 10th day of March, 1992, by and between KENNETH KARP, individually and as Trustee, hereinafter called "Grantor", and CAMILO SALDARRIAGA, as Trustee under Trust Agreement dated April 1, 1982, as Successor Trustee to KENNETH KARP under Trust Agreement dated December 17, 1990, with said Trustee having full power and authority to protect, conserve and to sell, convey, or lease and to encumber or otherwise manage and dispose of the real property, including both the legal and beneficial interest in the subject real estate, hereinafter called "Grantee", whose post office address is 824 Sweetwater Island Circle, Longwood, Florida, 32779.

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee and other valuable considerations the receipt of which is hereby acknowledged, grants, bargains and sells to the said Grantee, forever, the following described land in the County of Marion, State of Florida, to wit:

As set forth on composite Exhibit "A" attached hereto and by reference made a part hereof.

SUBJECT TO Mortgages, Easements, Restrictions and Limitations of Record and Ad Valorem Taxes and Non-Ad Valorem Assessments.

THIS CONVEYANCE IS FOR THE PURPOSE OF TRANSFERRING TITLE TO A SUCCESSOR TRUSTEE UNDER THE REFERENCED TRUST AGREEMENT, WITHOUT CONSIDERATION AND NOMINAL STAMPS ARE AFFIXED.

In no case shall any party dealing with the Trustee in relation to the real estate or to whom the real estate or any part of it shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on the premises, or be obliged to inquire into the necessity or expediency of any act of the Trustee, or be obliged or privileged to inquire into any of the terms of the trust or the identification or status of any named or unnamed beneficiaries, or their heirs or assigns to whom the Trustee may be accountable; and every deed, trust deed, mortgage, lease or other instrument executed by the Trustee in relation to the real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument (a) that at the time of its delivery the trust created by this Indenture was in full force and effect, (b) that the conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and is binding upon all beneficiaries under those instruments, (c) that the Trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that the successor or successors in trust have been appointed properly and vested fully with all the

RECORDED AND RECORD
VERIFIED
MARION COUNTY, FL
92 MAR 12 PM 4:11

BY *D. J. [Signature]* DC
92-016980

title, estate, rights, powers, duties and obligations of the predecessor in trust.

Any contract, obligation or indebtedness incurred or entered into by the Trustee in connection with the real estate may be entered into by him in the name of the then beneficiaries as their attorney in fact, by this Deed irrevocably appointed for the purpose, or, at the election of the Trustee, in his own name as Trustee of any express trust and not individually and the Trustee shall have no obligation whatsoever with respect to any such contract, obligation or indebtedness except only as far as the trust property and funds in the actual possession of the Trustee shall be applicable for his payment and discharge, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

The rights, powers and duties of the Trustee shall continue after termination of the trust until the trust property has been distributed.

GRANTOR HEREBY CERTIFIES the above described lands do not constitute his homestead as defined by Article 10, Section 4 of the Florida Constitution, nor are said lands contiguous to lands upon which he claims or maintains his homestead.

TO HAVE AND TO HOLD the above described property, with appurtenances, unto the said Grantee, forever.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, Grantor has hereunto executed this instrument the day and year first above written.

Signed, sealed and delivered in the presence of:

Landis V. Clayton Kenneth Karp (SEAL)
Name Landis V. Clayton Kenneth Karp, Individually
Please Print and as Trustee
2603 S. E. 17th Street
Suite C
Ocala, Florida, 32671
(Address)
Alma P. Wilson
Name ALMA P. WILSON
Please Print

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this 10 day of MARCH, 1992, by KENNETH KARP, Individually and as Trustee, who is personally known to me ~~or who has produced~~ as identification and who did ~~(did not)~~ take an oath.

Alma P. Wilson
Notary Public, State of Florida
Name ALMA P. WILSON
Please Print

My Commission Expires: ALMA P. WILSON
Notary Public, State of Florida
My comm expires Sept. 26, 1993
Commission Serial Number No. AA704541

BK 1813 PG 1478

Tract B, KINGSLAND COUNTRY ESTATE UNIT NO. 1, lying in 24 and 25 Township 16, range 20 East; as recorded in Plat Book L, page 3 of the public records of Marion County, Florida, being more particularly described as follows:

Parcel No. 18: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West, along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1000.64 feet to the Point of Beginning, thence South 41 degrees 34' 12" West; along said right-of-way line and said boundary 100 feet, thence leaving said right-of-way line and said boundary South 48 degrees 25'48" East 250 feet, thence North 41 degrees 34'12" East 100 feet, thence North 48 degrees 25'48" West 250 feet to a point of intersection with aforesaid right-of-way line and the Point of Beginning.

AND

Parcel No. 19: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 900.64 feet to the Point of Beginning; thence South 41 degrees 34'12" West along said right-of-way line 100 feet, thence South 48 degrees 25'48" East 250 feet, thence North 41 degrees 34'12" East 100 feet, thence North 48 degrees 25'48" West 250 feet to the Point of Beginning.

AND

Parcel No. 20: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said Right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 800.64 feet to the Point of Beginning; thence South 41 degrees 34'12" West, along said right-of-way line 100 feet, thence South 48 degrees 25'48" East 250 feet, thence North 41 degrees 34'12" East 100 feet, thence North 48 degrees 25'48" West 250 feet to the Point of Beginning

AND

Parcel No. 21: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 700.64 feet to the Point of Beginning; thence South 41 degrees 34'12" West 100 feet, thence South 48 degrees 25'48" East 250 feet, thence North 41 degrees 34'12" East 100 feet, thence North 48 degrees 25'48" West 250 feet to the Point of Beginning.

AND

Parcel No. 22: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 600.64 feet to the Point of Beginning; thence South 41 degrees 34'12" West along said right-of-way 100 feet, thence South 48 degrees 25'48" East 250 feet, thence North 41 degrees 34'12" East 100 feet, thence North 48 degrees 25'48" West 250 feet to the Point of Beginning.

BK 1813 PG 1479

AND

Parcel No. 23: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 500.64 feet to the Point of Beginning; thence South 41 degrees 34'12"West, 100 feet, thence South 48 degrees 25'48"East 250 feet, thence North 41 degrees 34'12"East 100 feet, thence North 48 degrees 25'48"West 250 feet to the Point of Beginning.

AND

Parcel No. 24: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 400.64 feet to the Point of Beginning; thence South 41 degrees 34'12"West 100 feet, thence South 48 degrees 25'48"East 250 feet, thence North 41 degrees 34'12"East 100 feet, thence North 48 degrees 25'48"West 250 feet to the Point of Beginning.

AND

Parcel No. 25: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly Boundary of said Tract B, a distance of 300.64 feet to the Point of Beginning; thence South 41 degrees 34'12"West 100 feet, thence South 48 degrees 25'48"East 250 feet, thence North 41 degrees 34'12"East 100 feet, thence North 48 degrees 25'48"West 250 feet to the Point of Beginning.

AND

Parcel No. 26: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 200.64 feet to the Point of Beginning; thence South 41 degrees 34'12"West 100 feet, thence South 48 degrees 25'48" East 250 feet, thence North 41 degrees 34'12"East 100 feet, thence North 48 degrees 25'48"West 250 feet to the Point of Beginning.

AND

Parcel No. 34: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 600.64 feet, thence leaving said right-of-way line and said boundary South 48 degrees 25'48"East 250 feet to the Point of Beginning; thence South 48 degrees 25'48"East 250 feet to a point of intersection with the Northwesterly right-of-way line of Sweepstake Drive, thence North 41 degrees 34'12"East 100 feet, thence North 48 degrees 25'48"West 250 feet, thence South 41 degrees 34'12"West 100 feet to the Point of beginning.

AND

Parcel No. 35: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the southeasterly right-of-way line of State Road 200 and the southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 700.64 feet, thence leaving said right-of-way line and said Boundary South 48 degrees 25'48" East 250 feet to the Point of Beginning; thence South 48 degrees 25'48" East 249 feet to a point of intersection with the Northwesterly right-of-way line of Sweepstake Drive, being also the Easterly boundary of said Tract B, said point being on a curve concave to the Northwesterly having a radius of 1946.86 feet, thence from a tangent bearing North 43 degrees 25'07" East, run Northeasterly along said right-of-way line, said boundary and said curve through a central angle of 01 degrees 50'55" and arc distance of 62.44 feet to the end of said curve, thence North 41 degrees 34'12" East 37.57 feet, thence North 48 degrees 25'48" West 250 feet, thence South 41 degrees 34'21" West 100 feet to the Point of Beginning.

AND

Parcel No. 36: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the southeasterly right-of-way line of State Road 200 and the southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 800.64 feet, thence South 48 degrees 25'48" East 250 feet to the point of beginning; thence South 48 degrees 25'48" East 243.22 feet to a point of intersection with the Northwesterly right-of-way line for Sweepstake Drive, said point being on a curve, concave to the Northwesterly having a radius of 1946.86 feet, thence from a tangent bearing North 46 degrees 22'21" West run Northeasterly along said right-of-way line, said boundary, and said curve through a central angle of 02 degrees 56'54" an arc distance of 100.18 feet to a point on said curve having a tangent bearing North 43 degrees 25'07" East thence North 48 degrees 25'48" West 249 feet, thence South 41 degrees 34'12" West 100 feet to the Point of Beginning.

AND

Parcel No. 37: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the southeasterly right-of-way line of State Road 200 and the southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 900.64 feet, thence South 48 degrees 25'48" East 250 feet to the Point of Beginning; thence South 48 degrees 25'48" East 233.35 feet to a point of intersection with the Northwesterly right-of-way line of Sweepstake Drive, thence North 47 degrees 23'08" East 65.50 feet to the beginning of a curve concave to the Northwesterly having a radius of 1946.86 feet, thence Northeasterly along said right-of-way and said curve through a central angle of 01 degrees 01'47" an arc distance of 34.99 feet to a point on said curve having a tangent bearing North 46 degrees 22'21" East, thence North 48 degrees 25'48" West 243.22 feet thence South 41 degrees 34'12" West 100 feet to the point of beginning.

AND

Parcel No. 38: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the southeasterly right-of-way line of State Road 200 and the southwesterly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12" West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1000.64 feet, thence South 48 degrees 25'48" East 250 feet to the Point of Beginning; thence South 48 degrees 25'48" East 223.16 feet to a point of intersection with the Northwesterly right-of-way line of Sweepstake Drive, thence North 47 degrees 23'08" East 100.52 feet, thence North 48 degrees 25'48" West 233.35 feet, thence South 41 degrees 34'12" West 100 feet to the Point of Beginning.

AND

Parcel No. 39: Commence at the Northernmost corner of said Tract B, said point being the point of intersection of the Southeastery right-of-way line of State Road 200 and the Southwestery right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1100.64 feet, thence South 48 degrees 25'48"East 250 feet to the Point of Beginning; thence South 48 degrees 25'48"East 212.98 feet to a point of intersection with the Northwestery right-of-way line of Sweepstake Drive, thence North 47 degrees 23'08"East 100.52 feet, thence North 48 degrees 25'48"West 233.16 feet, thence South 41 degrees 34'12"West 100 feet to the Point of Beginning.

AND

Parcel No. 42: Commence at the Northernmost corner of said Tract B, said point being the point of intersection of the Southeastery right-of-way line of State Road 200 and the Southwestery right-of-way line of Kingsland Country Drive, thence South 41 degree 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1400.64 feet, thence South 48 degrees 25'48"East 250 feet to the point of beginning; thence South 48 degrees 25'48"East 209.17 feet to a point intersecting with the Northwestery right-of-way line of Sweepstake Drive, said point being on a curve concave to the Southeastery having a radius of 1505 feet, thence from a tangent bearing North 36 degrees 35'46"East run Northeastery along the said right-of-way line, said boundary and said curve through a central angle of 03 degree 48'48" an arc distance of 100.16 to a point on said curve having a tangent bearing North 40 degree 24'34"East, thence North 48 degrees 25'48" West 203.81 feet, thence South 41 degrees 34'12"West 100 feet to the Point of Beginning.

AND

Parcel No. 43: Commence at the Northernmost corner of said Tract B, said point being the point of intersection of the Southeastery right-of-way line of State Road 200 and the Southwestery right-of-way line of Kingsland Country Drive thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly Boundary of said Tract B, a distance of 1500.64 feet, thence South 48 degrees 25'48"East 250 feet to the Point of Beginning; thence South 48 degrees 25'48"East 219.99 feet to a point of intersection with the Northwestery right-of-way line of Sweepstake Drive, thence North 35 degree 06'01"East 61.30 feet to the Beginning of a curve concave to the Southeastery having a radius of 1505 feet, thence Northeastery along said right-of-way line and said curve, through a central angle of 01 degree 29'45" an arc distance of 39.29 feet to a point on said curve having a tangent bearing of North 36 degrees 35'46"East, thence North 48 degrees 25'48"West 209.17 feet, thence South 41 degrees 34'12"West 100 feet to the Point of Beginning.

AND

Parcel No. 44: Commence at the Northernmost corner of said Tract B, said point being the point of intersection of the Southeastery right-of-way line of State Road 200 and the Southwestery right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1600.64 feet, thence South 48 degree 25'48"East 250 feet to the point of beginning; thence South 48 degrees 25'48"East 213.33 feet to a point of intersection with the Northwestery right-of-way line of Sweepstake Drive, thence North 35 degrees 06'01"East 100.64 feet, thence North 48 degrees 25'48"West 219.99 feet, thence South 41 degrees 34'12"West 100 feet to the point of beginning.

AND

Parcel No. 45: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeastly right-of-way line of State Road 200 and the Southwestly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1700.64 feet, thence South 48 degrees 25'48"East 250 feet to the Point of Beginning; thence South 48 degrees 25'48"East 242.48 feet to a point of intersection with the Northwestly right-of-way line of Sweepstake Drive, said point being on a curve concave to the Westerly having a radius of 1583.98 feet, thence from a tangent bearing North 35 degrees 59'01"East run Northerly along said right-of-way and said curve through a central angle of 00 degrees 53'00" an arc distance of 24.42 feet to the end of said curve, thence North 35 degrees 06'01"East 76.20 feet, thence North 48 degrees 25'48"West 231.33 feet, thence South 41 degrees 34'12"West 100 feet to the Point of Beginning.

AND

Parcel No. 46: Commence at the Northermost corner of said Tract B, said point being the point of intersection of the Southeastly right-of-way line of State Road 200 and the Southwestly right-of-way line of Kingsland Country Drive, thence South 41 degrees 34'12"West along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1800.64 feet, thence South 48 degrees 25'48"East 250 feet to the Point of Beginning; thence South 48 degrees 25'48"East 249.08 feet to a point of intersection with the Northwestly right-of-way line of Sweepstake Drive, said point being on a curve concave to the Westerly having a radius of 1583.98 feet, thence from a tangent bearing North 39 degree 36'33"East run Northerly along said right-of-way and said curve, through a central angle of 03 degrees 37'32", an arc distance of 100.23 feet to a point of said curve having a tangent bearing North 35 degrees 59'01"East, thence North 48 degrees 25'48"West 242.48 feet, thence South 41 degrees 34'12"West 100 feet to the Point of Beginning

BK 1813 PG 1483

Tract B, KINGSLAND COUNTRY ESTATES, UNIT 1, lying in Sections 24 and 25, Township 16 South, Range 20 East, as recorded in Plat Book "L", pages 4 and 6, public records of Marion County, Florida.

Lying within the following described boundaries, to wit: Commence at the Northernmost corner of said Tract B, said point being the Point of Intersection of the Southeasterly right of way line of State Road No. 200 and the Southwesterly right of way line of Kingsland Country Drive, run thence S.41°34'12"W., along said right of way line of State Road No. 200, being also the Westerly boundary of said Tract B, a distance of 1200.64 feet; thence leaving said right of way line and said boundary, run S.48°25'48"E., a distance of 250.00 feet to the Point of Beginning; continue thence S.48°25'48"E., a distance of 205.10 feet to a Point of Intersection with the Northwesterly right of way line of Sweepstake Drive, being also the Easterly boundary of said Tract B; said point being on a curve concave to the Southeasterly having a radius of 1505.00 feet; thence from a tangent bearing N.44°13'03"E., run Northeasterly along said right of way line, said boundary, and said curve, through a central angle of 03°10'05" an arc distance of 83.22 feet to the end of said curve; thence continuing along said right of way line and said boundary, run N.47°23'08"E., a distance of 17.10 feet to a point; thence leaving said right of way line and said boundary, run N.48°25'48"W., a distance of 212.98 feet to a point; thence S.41°34'12"W., a distance of 100.00 feet to the Point of Beginning.

LOT 40

AND Tract B, of KINGSLAND COUNTRY ESTATES, UNIT 1, lying in Sections 24 and 25, Township 16 South, Range 20 East, as recorded in Plat Book "L", pages 4 and 6, public records of Marion County, Florida.

KD 5/1

Lying within the following described boundaries, to wit: Commence at the Northernmost corner of said Tract B, said point being the Point of Intersection of the Southeasterly right of way line of State Road No. 200 and the Southwesterly right of way line of Kingsland Country Drive, run thence S.41°34'12"W., along said right of way line of State Road No. 200, being also the Westerly boundary of said Tract B, a distance of 1300.64 feet; thence leaving said right of way line and said boundary, run S.48°25'48"E., a distance of 250.00 feet to the Point of Beginning; continue thence S.48°24'48"E., a distance of 203.01 feet to a Point of Intersection with the Northwesterly right of way line of Sweepstake Drive, being also the Easterly boundary of said Tract B; said point being on a curve concave to the Southeasterly, having a radius of 1505.00 feet; thence from a tangent bearing N.40°24'34"E., run Northeasterly along said right of way said boundary and said curve, through a central angle of 03°48'29" and arc distance of 100.03 feet to a point of said curve having a tangent bearing N.44°13'03"E., thence leaving said right of way, said boundary and said curve, run N.48°25'48"W., a distance of 205.10 feet to a point; thence S.41°34'12"W., a distance of 100.00 feet to the point of Beginning. Land lying and being situate in Marion County, Florida.

NO CHG. CIVIL

IN THE CIRCUIT COURT OF THE
FIFTH JUDICIAL DISTRICT IN AND
FOR MARION COUNTY, FLORIDA

CIVIL ACTION 98-1086-CA-A

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION,

Petitioner,

vs.

J.O. MCCLURE, ETC., et al.,

Respondents.

_____ /

CLERK OF CIRCUIT COURT
MARION COUNTY, FLORIDA
JUN 19 1998

ORDER OF TAKING

THIS CAUSE coming on to be heard by the Court, it appearing that proper notice was first given to all the respondent, and to all persons having or claiming any equity, lien, title or other interest in or to the real property described in the Petition, that the Petitioner would apply to this Court on the 15 day of June, A.D., 1998, for an Order of Taking, and the Court being fully advised in the premises, upon consideration, it is, therefore,

ADJUDGED:

1. That the Court has jurisdiction of the subject matter of and the parties to this cause.
2. That the pleadings in this cause are sufficient, and the Petitioner is properly exercising its delegated authority.
3. That the Estimate of Value filed in this cause by the Petitioner was made in good faith, and based upon a valid appraisal.

DAVID R. ELLSPERMANN, CLERK OF CIRCUIT COURT

FILE: 98054881

06/19/98 10:28

OR BOOK/PAGE: 2514/734

MARION COUNTY



ATTACHMENT A

4. That upon the payment of the deposit hereinafter specified into the Registry of the Court, the right, title or interest specified in the Petition as described herein shall vest in the Petitioner:

FILE: 98054881
OR BOOK/PAGE: 2514/735

2 of 9

SECTION 36100-2522 STATE ROAD 200 MARION CO. DESCRIPTION

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 169

THAT PART OF:

TRACT B, KINGSLAND COUNTRY ESTATES UNIT NO. 1, LYING IN SECTION 24 AND 25, TOWNSHIP 16, RANGE 20 EAST, AS RECORDED IN PLAT BOOK L, PAGES 3-6 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, LYING NORTHEASTERLY OF LOT 1, KWIK KING SUBDIVISION, AS RECORDED IN PLAT BOOK V-98, PUBLIC RECORDS OF MARION COUNTY, FLORIDA; AND LYING SOUTHWESTERLY OF THAT PARCEL OF LAND DESCRIBED AS: "A PORTION OF KINGSLAND COUNTRY ESTATES, UNIT 1 LYING IN SECTIONS 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST AS RECORDED IN PLAT BOOK L, PAGES 4 AND 6, PUBLIC RECORDS OF MARION COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHERNMOST CORNER OF SAID TRACT "B" SAID POINT BEING THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD 200 AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF KINGSLAND COUNTRY DRIVE, THENCE S. 41°34'12"W. ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD 200, 200.55 FEET; THENCE S.48°30'03"E. 250.34 FEET; THENCE S.41°36'54"W. 53.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVED SOUTHWESTERLY AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 35.00 FEET; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 54.98 FEET (CHORD BEARING N.86°36'54"E., DISTANCE OF 49.50 FEET); THENCE S.48°23'06"E. 54.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVED NORTHERLY AND HAVING AS ITS ELEMENTS A CENTRAL ANGLE OF 77°12'48" AND A RADIUS OF 10.00 FEET; THENCE ALONG SAID CURVE A DISTANCE OF 13.48 FEET (CHORD BEARING S.86°59'30"E., DISTANCE OF 12.48 FEET); THENCE N.54°24'05"E. 246.06 FEET TO THE WESTERLY RIGHT-OF-WAY OF KINGSLAND COUNTRY DRIVE; THENCE N. 51°09'22"W. ALONG SAID RIGHT-OF-WAY, 300.28 FEET; THENCE S.38°33'15"W. 10.00 FEET; THENCE N.51°12'59"W. 105.26 FEET TO THE POINT OF BEGINNING."

(SAID PROPERTY BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1813 PAGE 1476 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.);

LYING WITH THE FOLLOWING DESCRIBED BOUNDARIES:

BEGIN AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NE 1/4 OF SECTION 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA, WITH THE BASELINE OF SURVEY OF S.R. 200 AS SHOWN ON STATE

FILE: 98054881
OR BOOK/PAGE: 2514/736

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ATTACHMENT A

SECTION 36100-2522 STATE ROAD 200 MARION CO. DESCRIPTION

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 169 - CONT.

OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2522, SAID POINT BEING 550.47 FEET SOUTH 00°23'27" WEST OF THE NORTHWEST CORNER OF SAID NE 1/4; THENCE NORTH 42°02'16" EAST ALONG SAID BASELINE 749.86 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF SECTION 24, TOWNSHIP 16 SOUTH, RANGE 20 EAST, SAID POINT BEING 2143.30 SOUTH 89°15'25" WEST OF THE SOUTHEAST CORNER OF SAID SECTION 24; THENCE CONTINUE NORTH 42°02'16" EAST ALONG SAID BASELINE 711.66 FEET TO THE POINT OF INTERSECTION WITH THE NORTHWESTERLY PROJECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF KINGSLAND COUNTRY DRIVE AS SHOWN ON THE PLAT OF KINGSLAND COUNTY ESTATES, UNIT I, AS RECORDED IN PLAT BOOK L, PAGES 3-6, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE SOUTH 50°43'25" EAST ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 75.08 FEET TO A POINT BEING 75.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 42°02'16" WEST, PARALLEL WITH SAID BASELINE 207.28 FEET; THENCE NORTH 47°57'44" WEST 5.00 FEET TO A POINT BEING 70.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 42°02'16" WEST, PARALLEL WITH SAID BASELINE, 225.00 FEET; THENCE SOUTH 47°57'44" EAST 7.00 FEET TO A POINT BEING 77.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 42°02'16" WEST, PARALLEL WITH SAID BASELINE, 400.00 FEET; THENCE SOUTH 47°57'44" EAST 7.00 FEET TO A POINT BEING 84.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 42°02'16" WEST, PARALLEL WITH SAID BASELINE, 400.00 FEET; THENCE NORTH 47°57'44" WEST 14.00 FEET TO A POINT BEING 70.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 42°02'16" WEST, PARALLEL WITH SAID BASELINE, 311.57 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 25; THENCE NORTH 00°23'27" EAST 105.33 FEET TO THE POINT OF BEGINNING.

THE LANDS HEREIN DESCRIBED CONTAIN 0.584 ACRES, MORE OR LESS.

FILE: 98054881
OR BOOK/PAGE: 2514/737

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GOOD FAITH ESTIMATE OF VALUE \$

84,000.00

SECTION 36100-2522 STATE ROAD 200 MARION CO. DESCRIPTION

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 234

THAT PART OF:

"BEGINNING AT A POINT ON THE EAST BOUNDARY OF THE NW 1/4 OF SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, SAID POINT BEING S.0 DEGREES 29 MINUTES 50 SECONDS W. A DISTANCE OF 1495.36 FEET FROM THE NE CORNER OF SAID NW 1/4, THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED CONTINUE S.0 DEGREES 29 MINUTES 30 SECONDS W. A DISTANCE OF 495.65 FEET TO THE SE CORNER OF THE N 3/4 OF THE NW 1/4 OF SAID SECTION 17, THENCE DEPARTING FROM SAID EAST BOUNDARY N.89 DEGREES 54 MINUTES 54 SECONDS W. ALONG THE SOUTH BOUNDARY OF SAID N 3/4 OF NW 1/4 A DISTANCE OF 2500.12 FEET MORE OR LESS TO AN INTERSECTION WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE RD. 200 (100 FT. WIDE); THENCE N.41 DEGREES 34 MINUTES 40 SECONDS E. ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE A DISTANCE OF 2027.32 FT.; THENCE DEPARTING FROM RIGHT OF WAY LINE S.48 DEGREES 25 MINUTES 20 SECONDS E. A DISTANCE OF 1550.50 FT. TO THE POINT OF BEGINNING. CONTAINING 50.31 ACRES MORE OR LESS." (SAID PROPERTY BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 649, PAGE 763 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.);

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FILE: 98034881
OR BOOK/PAGE: 2514/738

LYING WITHIN THE FOLLOWING DESCRIBED BOUNDARIES:

COMMENCE AT THE POINT OF INTERSECTION OF THE WEST LINE OF THE NW 1/4, SECTION 17, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA, WITH THE BASELINE OF SURVEY OF S.R. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2522, SAID POINT BEING 582.29 FEET NORTH 00°28'43" EAST OF THE SOUTHWEST CORNER OF SAID NW 1/4; THENCE NORTH 41°48'08" EAST ALONG SAID BASELINE 109.17 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SUN COUNTRY ESTATES, AS RECORDED IN PLAT BOOK V, PAGES 32-33 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FOR THE POINT OF BEGINNING; THENCE CONTINUE NORTH 41°48'08" EAST ALONG SAID BASELINE 2074.66 FEET TO ITS INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTHWESTERLY LINE OF THAT LAND DESCRIBED IN OFFICIAL RECORDS BOOK 464, PAGE 6 OF SAID PUBLIC RECORDS; THENCE SOUTH 48°21'49" EAST ALONG SAID NORTHWESTERLY EXTENSION AND SAID SOUTHWESTERLY LINE 74.00 FEET TO A POINT BEING 74.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 41°48'08" WEST, PARALLEL WITH SAID BASELINE, 950.07 FEET; THENCE SOUTH 48°11'52" EAST 6.00 FEET TO A POINT BEING 80.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 41°48'08"

ATTACHMENT A

SECTION 36100-2522 STATE ROAD 200 MARION CO. DESCRIPTION

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 234 - CONT.

WEST, PARALLEL WITH SAID BASELINE 400.00 FEET; THENCE NORTH 48°11'52" WEST 4.00 FEET TO A POINT BEING 76.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID BASELINE; THENCE SOUTH 41°48'08" WEST, PARALLEL WITH SAID BASELINE 657.52 FEET TO SAID NORTHERLY LINE OF SUN COUNTRY ESTATES; THENCE NORTH 89°42'51" WEST ALONG SAID NORTHERLY LINE AND THE WESTERLY EXTENSION THEREOF 101.50 FEET TO THE POINT OF BEGINNING.

THE LANDS HEREIN DESCRIBED CONTAIN 1.225 ACRES, MORE OR LESS.

FILE: 98054881
OR BOOK/PAGE: 2514/739

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58,700.00
GOOD FAITH ESTIMATE OF VALUE \$

ATTACHMENT A

SECTION 36100-2522 STATE ROAD 200 MARION CO. DESCRIPTION

OUTDOOR ADVERTISING SIGN

A UNIVERSAL OUTDOOR, INC., OUTDOOR ADVERTISING SIGNS LOCATED ON
PARCEL 237 STATE PERMIT NUMBERS NB BA976-35 AND SB BA975-35.

FILE: 98054881
OR BOOK/PAGE: 2514/740

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~~GOOD FAITH ESTIMATE OF VALUE \$~~ 201400.00

ATTACHMENT A

SECTION 36100-2522 STATE ROAD 200 MARION CO. DESCRIPTION

FEE SIMPLE - RIGHT OF WAY

PARCEL NO. 250

THAT PART OF:

"IN NW 1/4 OF SE 1/4, SECTION 8-16-21 COMMENCING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S.41°37'W. ALONG SAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 A DISTANCE OF 353.00 FEET TO THE POINT OF BEGINNING. THENCE DEPARTING SAID RIGHT OF WAY S.48°23'E. A DISTANCE OF 146.20 FEET; THENCE N.89°24'02"W. A DISTANCE OF 193.77 FEET MORE OR LESS TO A POINT ON THE AFORESAID EASTERLY RIGHT OF WAY LINE OF STATE ROAD 200; THENCE N.41°37'E. ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 127.17 FEET MORE OR LESS TO THE POINT OF BEGINNING; ALL BEING IN MARION COUNTY, FLORIDA. CONTAINING 9,295.9 SQUARE FEET MORE OR LESS, AND ALSO THE FOLLOWING:

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 200 WITH THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST; THENCE S.41°37'W. ALONG SAID EASTERLY RIGHT OF WAY LINE F STATE ROAD 200 A DISTANCE OF 122.00 FEET; THENCE DEPARTING AID RIGHT OF WAY LINE S.37°25'E. A DISTANCE OF 133.03 FEET TO A POINT ON THE EAST BOUNDARY OF SAID NORTHWEST 1/4 OF SOUTHEAST 1/4, SECTION 8; THENCE NORTHERLY ALONG SAID EAST BOUNDARY A DISTANCE OF 196.86 FEET MORE OR LESS TO THE POINT F BEGINNING; ALL BEING IN MARION COUNTY, FLORIDA. CONTAINING 7,967.1 SQUARE FEET MORE OR LESS." (SAID PROPERTIES BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1685, PAGE 1128 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.);

LYING WITHIN 71.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULAR TO, THE FOLLOWING DESCRIBED BASELINE OF SURVEY OF S.R. 200 AS SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 36100-2522:

BEGIN AT A POINT ON THE WEST LINE OF THE SE 1/4 OF SECTION 8, TOWNSHIP 16 SOUTH, RANGE 21 EAST, MARION COUNTY, FLORIDA SAID POINT BEING 933.72 FEET NORTH 00°19'51" EAST OF THE SOUTHWEST CORNER OF SAID SE 1/4; THENCE NORTH 41°48'08" EAST 2307.45 FEET TO A POINT ON THE NORTH LINE OF SAID SE 1/4, SAID POINT BEING 1123.98 FEET NORTH 89°49'12" WEST OF THE NORTHEAST CORNER OF SAID SE 1/4, FOR THE END OF THIS DESCRIBED LINE.

THE LANDS HEREIN DESCRIBED CONTAIN 5,233 SQUARE FEET, MORE OR LESS.

GOOD FAITH ESTIMATE OF VALUE \$ 18,500.00

FILE: 98054881
OR BOOK/PAGE: 2514/741

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ATTACHMENT A

5. That the deposit of money will secure the persons lawfully entitled to the compensation which will be ultimately determined by final judgment of this Court.

6. That the sum of money to be deposited in the Registry of the Court within twenty (20) days of the entry of this Order shall be in the amount of \$ 181,600.⁰⁰.

7. That on deposit as set forth above and without further notice or Order of this Court the Petitioner shall be entitled to possession of the property described in the Petition.

DONE AND ORDERED this 15 day of June A.D. 1998, in the State of Florida, County of Marion


CIRCUIT COURT JUDGE

Copies to be furnished by
Petitioner to all interested
parties.

FILE: 98054881
OR BOOK/PAGE: 2514/742

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-400-003

Prime Key: 2236981

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

WHITEHILL OF OCALA LLC
2290 SW 37TH ST
OCALA FL 34471-1378

[Taxes / Assessments:](#)

Map ID: 113

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .79

[2023 Certified Value](#)

Land Just Value	\$25,809		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$25,809		
Total Assessed Value	\$18,097	Impact	
Exemptions	\$0	Ex Codes:	(\$7,712)
Total Taxable	\$18,097		
School Taxable	\$25,809		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$25,809	\$0	\$0	\$25,809	\$18,097	\$0	\$18,097
2022	\$21,508	\$0	\$0	\$21,508	\$16,452	\$0	\$16,452
2021	\$17,206	\$0	\$0	\$17,206	\$14,956	\$0	\$14,956

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4190/1611	09/2005	07 WARRANTY	8 ALLOCATED	U	V	\$262,000
3922/1243	01/2005	07 WARRANTY	8 ALLOCATED	U	V	\$235,000
1468/1940	12/1987	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK Z PAGE 020
SAMIRA VILLAS
LOT 3

[Land Data - Warning: Verify Zoning](#)

ATTACHMENT A

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	117.0	144.0	B2	34,412.00	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
------	-----------	------	------	---------	-------	--------	-------

[Appraiser Notes](#)

[Planning and Building](#)
**** Permit Search ****

Permit Number	Date Issued	Date Completed	Description

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



501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2024 Property Record Card
Real Estate

3501-400-004

Prime Key: 2236990

[Beta MAP IT+](#)

Current as of 1/31/2024

[Property Information](#)

WHITEHILL OF OCALA LLC
2290 SW 37TH ST
OCALA FL 34471-1378

[Taxes / Assessments:](#)

Map ID: 114

[Millage:](#) 9002 - UNINCORPORATED

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

[PC:](#) 10

[Acres:](#) .70

[2023 Certified Value](#)

Land Just Value	\$22,869		
Buildings	\$0		
Miscellaneous	\$0		
Total Just Value	\$22,869		
Total Assessed Value	\$18,448	Impact	
Exemptions	\$0	Ex Codes:	(\$4,421)
Total Taxable	\$18,448		
School Taxable	\$22,869		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2023	\$22,869	\$0	\$0	\$22,869	\$18,448	\$0	\$18,448
2022	\$19,058	\$0	\$0	\$19,058	\$16,771	\$0	\$16,771
2021	\$15,246	\$0	\$0	\$15,246	\$15,246	\$0	\$15,246

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
4190/1611	09/2005	07 WARRANTY	8 ALLOCATED	U	V	\$262,000
3922/1243	01/2005	07 WARRANTY	8 ALLOCATED	U	V	\$235,000
1468/1940	12/1987	07 WARRANTY	0	U	V	\$100

[Property Description](#)

SEC 25 TWP 16 RGE 20
PLAT BOOK Z PAGE 020
SAMIRA VILLAS
LOT 4

[Land Data - Warning: Verify Zoning](#)

ATTACHMENT A

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
GCNF	1000	130.0	248.0	B2	30,492.00	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
Appraiser Notes							
Planning and Building							
** Permit Search **							
Permit Number	Date Issued			Date Completed		Description	

ATTACHMENT A

THIS INSTRUMENT PREPARED BY AND RETURN TO:

AMERICAN NATIONAL TITLE, LLC
1250 South Belcher Road, Suite 105
Largo, FL 33771



DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY
DATE: 09/29/2005 09:52:52 AM
FILE #: 2005174104 OR BK 04190 PG 1611

Property Appraisers Parcel Identification (Folio) Numbers:
R3501-400-002, 003 & 004
Grantee SS #:

RECORDING FEES 10.00

DEED DOC TAX 1,834.00

W

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **23rd** day of **September, A.D. 2005** by **Joseph C. Granitz and David N. Ryan**, herein called the grantors, to **Whitehill of Ocala, LLC, a Florida limited liability company** whose post office address is **8150 Southwest Highway 200, Suite 100, Ocala, Florida 34481**, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantors, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in MARION County, State of Florida, viz:

Lots 2, 3 and 4, SAMIRA VILLAS, as per plat thereof recorded in Plat Book Z, Page(s) 20, Public Records of Marion County, Florida.

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

Said property is not the homestead of the grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of the Grantor(s) reside therein.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantors hereby covenant with said grantee that the grantors are lawfully seized of said land in fee simple; that the grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

IN WITNESS WHEREOF, the said grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1 Signature: Jennifer Lombardi

Witness #1 Printed Name: Jennifer Lombardi

Witness #2 Signature: Trisha Weems

Witness #2 Printed Name: Trisha Weems

Joseph C. Granitz L.S.
Joseph C. Granitz
2102 Summit Way, Palm Harbor, Florida 34684

David N. Ryan by Joseph C. Granitz as Atty in fact. L.S.
David N. Ryan
2102 Summit Way, Palm Harbor, Florida 34684

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me this **23rd** day of **September, 2005** by **Joseph C. Granitz and David N. Ryan** who are personally known to me or have produced as identification.

* By Joseph C. Granitz as Atty in fact



Jennifer Lombardi
Notary Signature
Jennifer Lombardi
Printed Notary Signature

File # 05-5315L

RESOLUTION NO. 91-R-113

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA

WHEREAS, an application for a change in zoning was duly filed by Oehlerking, Caylor, etc. and was considered by the Marion County Planning Commission at its meeting of April 29, 1991.

WHEREAS, the aforementioned zoning application was considered at a public hearing held by the Board of County Commissioners of Marion County, Florida at its meeting on Tuesday, May 14, 1991.

WHEREAS, the Board of County Commissioners approved the application for a change in zoning with conditions as proffered by the applicant.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Marion County, Florida, that the application for change in zoning as submitted by Oehlerking, Caylor, etc., a copy of said application being attached to this Resolution as Exhibit "A", is hereby approved for a change in zoning from R-3 to B-2. with the following condition(s):

(a.) SEE ATTACHED.

BE IT FURTHER RESOLVED that the Marion County Planning Department shall make such change on the Marion County Zoning Map as is necessary to effect this Resolution.

DULY ADOPTED this 14th day of May, 1991.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA

R. Charles Fiorello
GLEN CHARLES FIORELLO, CHAIRMAN

ATTEST:

Frances E. Thigpin
FRANCES E. THIGPIN, CLERK

ATTACHMENT A

19910511Z (C-3)

ATTACHMENT "A"

1. There shall be no ingress nor egress to the subject property from SW 84th Avenue Road (a/k/a Sweepstake Drive), nor SW 100th Street (a/k/a Kingsland Country Drive).
2. There shall be a 25 foot landscaped slope beginning at the present elevation of the right of way (SW 84th Ave. Road) and thence rising to a minimum elevation of 5 feet at a set back of 25 feet from the right of way SW 84th Ave. Road. Landscaping will be done by the petitioner. The choice of landscape material will be with the cooperation of a committee of Kingsland Country Board of Directors and shall include mulching, *and shall be maintained.*
3. Each of the two ends of the landscaped slopes shall be turned at 90° angles and tapered from the 5 foot elevation back to a grade, a 25 foot distance and landscaped.
4. No signs of any kind shall be erected on any property, slope included, visible facing SW 84th Ave. Road.
5. No building of any kind shall be constructed within 90 feet of the right of way of SW 84th Ave. Road except that a loading dock may be constructed within 70 feet of the right of way of SW 84th Ave. Road.
6. The following uses of the land shall be absolutely prohibited: auto rental, massage parlor, bowling alley, community garage, paid parking lot, outside fruit and vegetable stand, gas station, convenience store, penal institution, boats, marine motors, guns, garage public parking and truck rentals.

ATTACHMENT A

9105112
Rec #

Thomas Nutt Subdivision, Block 1, Lots 1, 2 and 3. Block 2, Lots 1, 2 and 3. Plat Book X, Page 1, Public Records of Marion County, Florida.

Kwik King Subdivision, Lot 2, Plat Book V, Page 98, Public Records of Marion County, Florida.

Samira Villas, Lots 1, 2, 3 and 4. Plat Book Z, Page 20, Public Records of Marion County, Florida.

A portion of Tract B as shown on the plat of Kingsland Country Estates Unit 1 as recorded in Plat Book L, Pages 3 thru 6 inclusive of the Public Records of Marion County, FL being more particularly described as follows:

Commence at the Northernmost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive; thence S 41 degrees 34'12"W along said right-of-way line of State Road 200, 1500.64 feet to the point of beginning; thence continue S 41 degrees 34'12"W along said right-of-way line of State Road 200 for 200.00 feet; thence leaving said right-of-way line S 48 degrees 25'48"E 250.00 feet; thence S 41 degrees 34'12"W 200.00 feet; thence N 48 degrees 25'48"W 250.00 feet to a point intersecting the aforementioned southeasterly right-of-way line of State Road 200; thence S 41 degrees 34'12"W along said right-of-way line 875.00 feet to the point of curvature of a circular curve concave Easterly and having a radius of 25 feet; thence Southerly along the arc of said curve 39.27 feet, subtending a central angle of 90 degrees to a point of tangency on the Northerly right-of-way line of Hialeah Boulevard (SW 103rd Street Road); thence S 48 degrees 25'48"E along said Northerly right-of-way line 242.69 feet to a point of curvature of a circular curve concave in a Northerly direction and having a radius of 700.00 feet; thence Southeasterly along the arc of said curve 483.69 feet, subtending a central angle of 39 degrees 35'26" to a point of compound curvature of a circular curve concave in a Northwesterly direction and having a radius of 25 feet; thence Northeasterly along the arc of said curve 40.20 feet, subtending a central angle of 92 degrees 07'21" to a point of tangency on the Westerly right-of-way line of Sweepstake Drive (SW 84th Avenue Road); thence N 00 degrees 08'35"W along said Westerly right-of-way line 180.63 feet to a point of curvature of a circular curve concave in a Southeasterly direction and having a radius of 380 feet; thence Northeasterly along the arc of said curve 276.65 feet, subtending a central angle of 41 degrees 42'47" to a point of tangency; thence N 41 degrees 34'12"E along said Northerly right-of-way line of Sweepstake Drive 361.66 feet, to a point of curvature of a circular curve concave in a Northwesterly direction and having a radius of 1583.98 feet; thence Northeasterly along the arc of said curve 178.86 feet, subtending a central angle of 06 degrees 28'11" to a point of tangency; thence N 35 degrees 06'01"E along said Northerly right-of-way line of Sweepstake Drive, 238.14 feet to a point of curvature of a circular curve concave southeasterly and having a radius of 1505 feet; thence Northeasterly along the arc of said curve, 322.71 feet, subtending a central angle of 12 degrees 17'08" to a point of tangency; thence continue N 47 degrees 23'08"E along said Northerly right-of-way line of Sweepstake Drive 17.10 feet; thence leaving said Northerly right-of-way line N 48 degrees 25'48"W 212.98 feet; thence S 41 degrees 34'12"W 400.00 feet; thence N 48 degrees 25'48"W 250.00 feet to the Point of Beginning.

ATTACHMENT A

LESS AND EXCEPT:

That parcel of land known as Lot 2 of the Kwik King Subdivision recorded in Plat Book V, Page 98 of the Public Records of Marion County, FL and being more particularly described as follows:

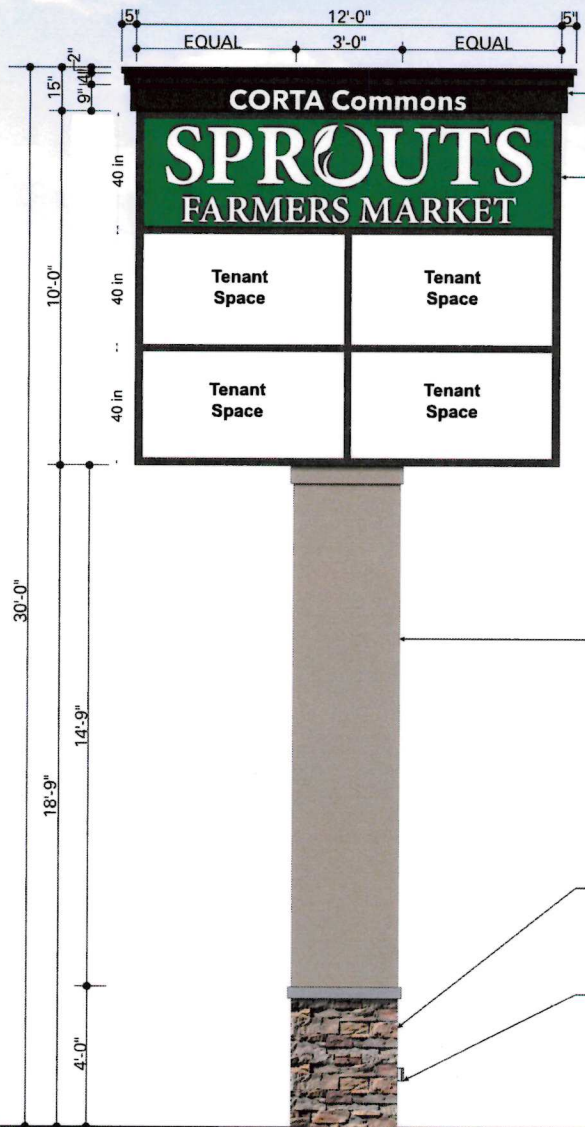
Commence at the Northernmost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive; thence S 41 degrees 34'12"W along said right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 1500.64 feet to the Point of Beginning; continue thence S 41 degrees 34'12"W along said right-of-way line and said boundary, a distance of 100.00 feet to a point; thence

leaving said right-of-way line and said boundary, run S 48 degrees 25'48"E a distance of 250.00 feet to a point; thence N 41 degrees 34'12"E a distance of 100.00 feet to a point; thence N 48 degrees 25'48"W a distance of 250.00 feet to a point of intersection with aforementioned right-of-way line and boundary, and the Point of Beginning.

AND EXCEPT:

That parcel of land known as the Thomas Nutt Subdivision recorded in Plat Book X, Page 1 of the Public Records of Marion County, FL and being more particularly described as follows:

That plat of Tract B, Kingsland Country Estates Unit 1, lying in Section 24 and 25, Township 16 South, Range 20 East, as recorded in Plat Book L, Pages 4 and 6, Public Records of Marion County, FL. Lying within the following described boundaries to wit: Commence at the Northernmost corner of said Tract B, said point being the point of intersection of the Southeasterly right-of-way line of State Road 200 and the Southwesterly right-of-way line of Kingsland Country Drive; thence S 41 degrees 34'12"W along said Southeasterly right-of-way line of State Road 200, being also the Westerly boundary of said Tract B, a distance of 2100.64 feet; thence S 48 degrees 25'48"E a distance of 250.00 feet to the Point of Beginning; thence continue S 48 degrees 25'48"E a distance of 250.00 feet to a point of intersection with the Northwesterly right-of-way line of Sweepstake Drive, being also the Easterly boundary of said Tract B; thence N 41 degrees 34'12"E along said right-of-way line and said boundary a distance of 245.81 feet to the P.C. of a curve concave Westerly having a radius of 1583.98 feet and a central angle of 01 degree 57'39" thence Northeasterly along and with the arc of said curve an arc distance of 54.21 feet; thence N 48 degrees 25'48"W a distance of 249.08 feet. Thence S 41 degrees 34'12"W a distance of 300.00 feet to the Point of Beginning and also commence at the SW corner of the above described property; thence S 41 degrees 34'12"W a distance of 200.00 feet to the Point of Beginning; thence continue S 41 degrees 34'12"W a distance of 300.00 feet; thence S 48 degrees 25'48"E a distance of 463.39 feet to a point of intersection with the Northwesterly right-of-way line of Sweepstake Drive, being also the Easterly boundary of Tract B; thence N 00 degrees 08'35"W along said right-of-way and said boundary a distance of 175.89 feet to the P.C. of a curve concave Easterly, having a radius of 380.00 feet and a central angle of 28 degrees 55'05"; thence Northeasterly along and with the arc of said curve an arc distance of 191.79 feet; thence N 48 degrees 25'48"W a distance of 259.44 feet to the Point of Beginning.



FABRICATED ALUMINUM ROOF. 8" FLAT CUT OUT NON-ILLUMINATED LETTERS SPRAYED WHITE.

CABINET TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME. 2 1/2" ALUMINUM ANGLE FACE RETAINERS AND DIVIDER BARS. CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE L.E.D. STRIPS AND 120 VOLT POWER SUPPLIES. FLAT WHITE PLASTIC FACES WITH VINYL ON FIRST SURFACE.

POLE COVER TO HAVE ALUMINUM OVER INTERNAL ANGLE, ALL WELDED FRAME. FINISH TO BE SIMULATED STUCCO.

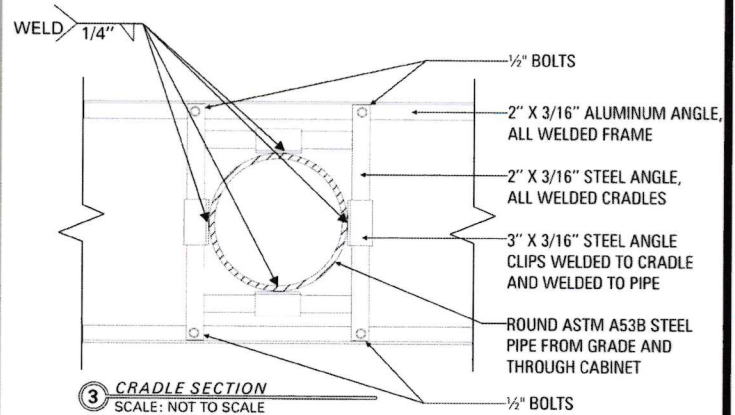
BASE TO HAVE TILE BOARD OVER INTERNAL ANGLE, ALL WELDED FRAME. LEDGE STONE OVER TILE BOARD.

DISCONNECT SWITCH AT BASE OF SIGN. ACTUAL LOCATION TO BE DETERMINED. POWER TO SIGN TO BE BY OTHERS. ONE (1) 20 AMP. 120 VOLT CIRCUIT REQUIRED DEDICATED TO SIGN ONLY.



COLOR SCHEDULE:

WHITE PLASTIC FACES	TRANSLUCENT VINYL TO MATCH PMS 2465 C	3M VINYL #3630-157 SULTAN BLUE	3M VINYL #3630-167 BRIGHT BLUE
PPG 1005-7 DARK GRANITE	PPG 1000-5 BEAR CUB	CORONADO STONE OLD WORLD LEDGE MONARCH	



(352) 728-1119

jwberrysigns@gmail.com

3203 Casteen Rd. • Leesburg, FL 34748

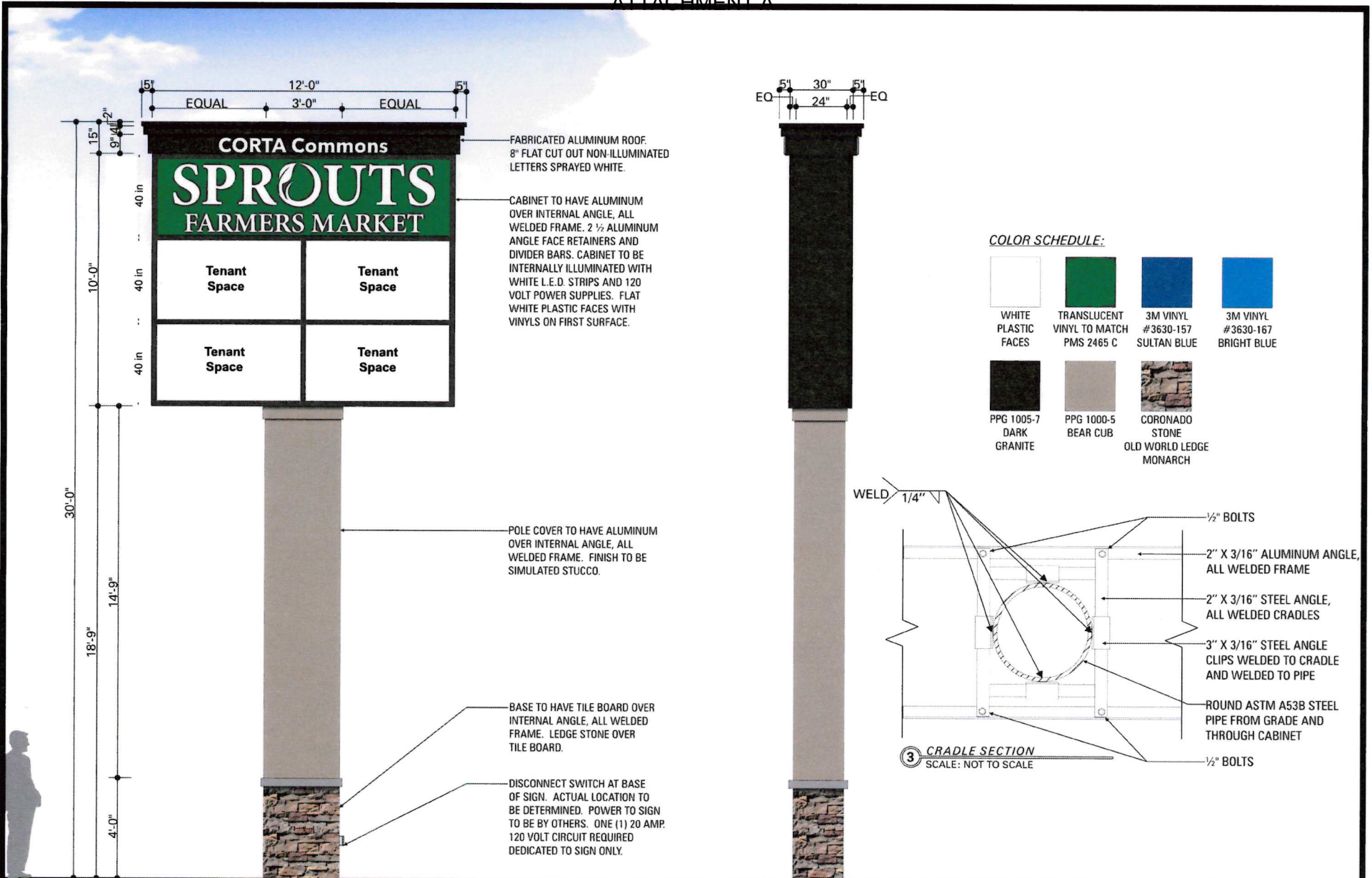
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 DATE: 11-01-23,
 REV. DATE
 LOCATION:
 FILE: Happy Frog Car Wash
 SALES REP.: Jeremy
 DRAWN BY: Jeremy
 SCALE: NTS
 PAGE#: (1) of (1)

If approved, please print, sign, date and fax or scan and email back to 352-460-0751 • jwberrysigns@gmail.com

Approved By: _____ Date: _____

Landlord Approval: _____ Date: _____

Notes:



(352) 728-1119

jwberrysigns@gmail.com

3203 Casteen Rd. • Leesburg, FL 34748

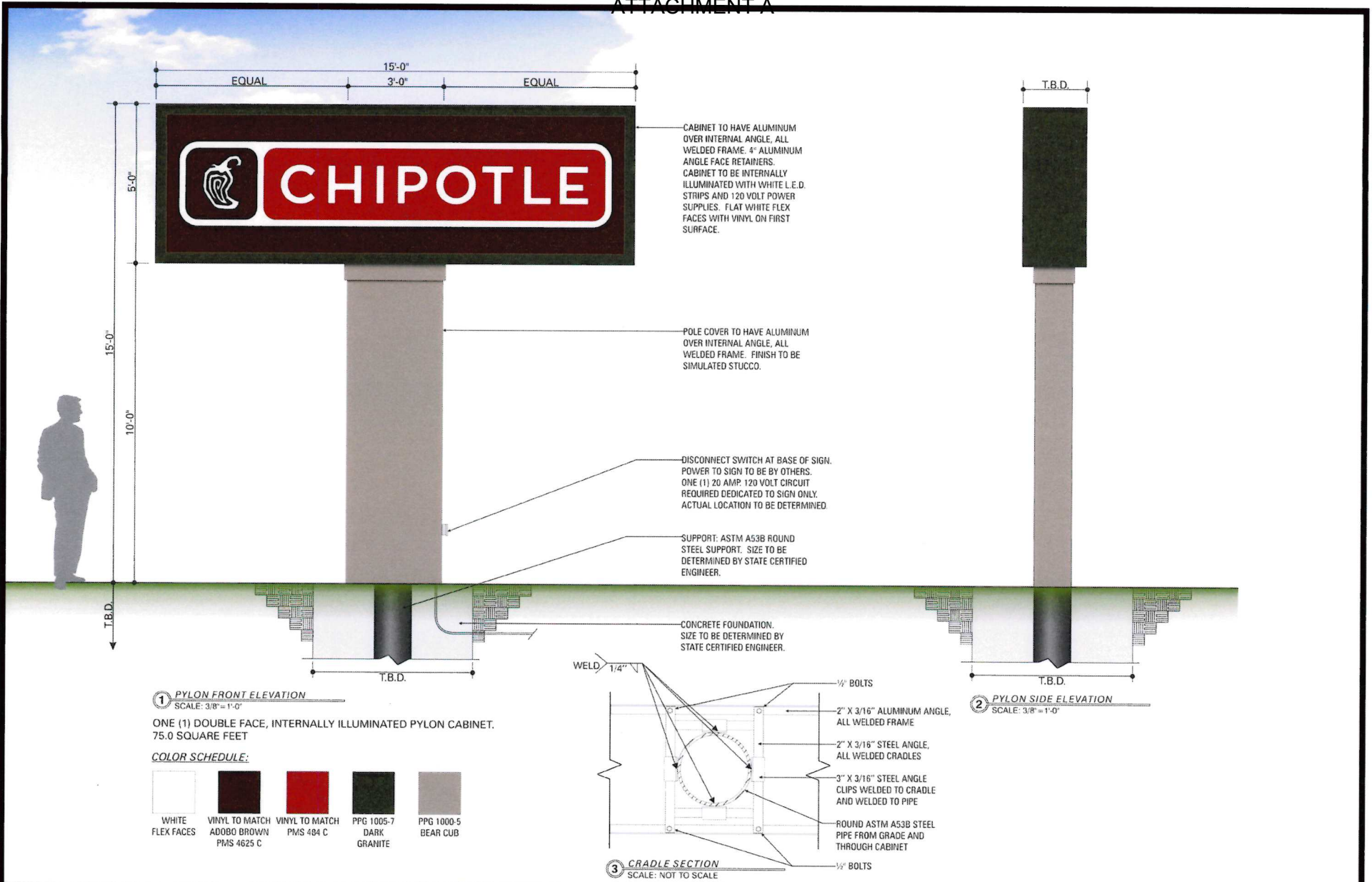
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 DATE: 11-01-23,
 REV. DATE:
 LOCATION:
 FILE: Happy Frog Car Wash
 SALES REP.: Jeremy
 DRAWN BY: Jeremy
 SCALE: NTS
 PAGE#: (1) of (1)

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Approved By: _____ Date: _____

Landlord Approval: _____ Date: _____

Notes:



(352) 728-1119

jwberrysigns@gmail.com
3203 Casteen Rd. • Leesburg, FL 34748

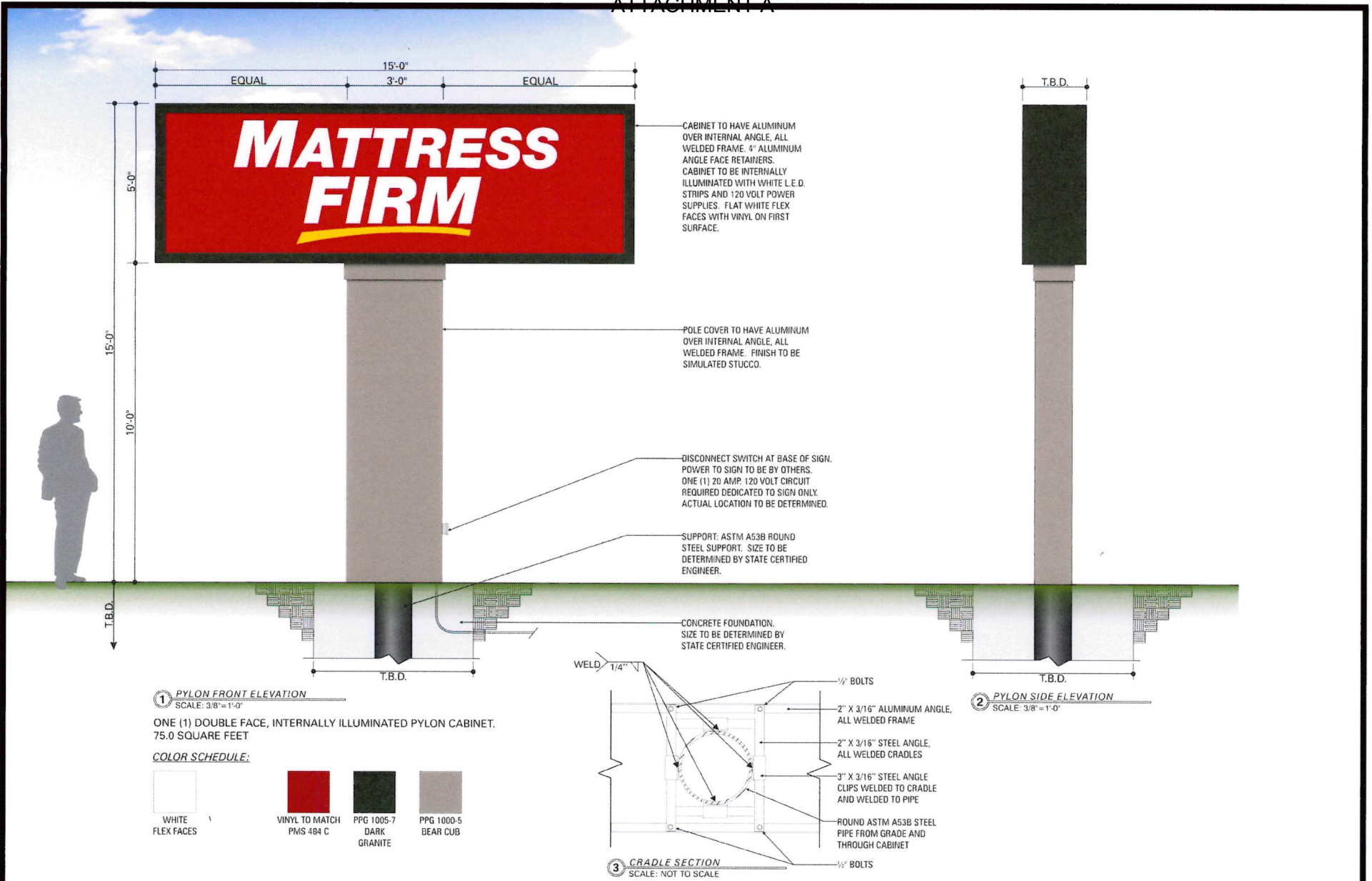
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REV. DATE:
LOCATION:
FILE: Happy Frog Car Wash
SALES REP.: Jeremy
DRAWN BY: Jeremy
SCALE: NTS
PAGE#: (1) of (1)

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Approved By: _____ Date: _____

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Notes:



(352) 728-1119

jwberrysigns@gmail.com
3203 Casteen Rd. • Leesburg, FL 34748

DRWG.# 0001
DATE: 11-01-23,
REV. DATE:
LOCATION:
FILE: Happy Frog Car Wash
SALES REP.: Jeremy
DRAWN BY: Jeremy
SCALE: NTS
PAGE#: (1) of (1)

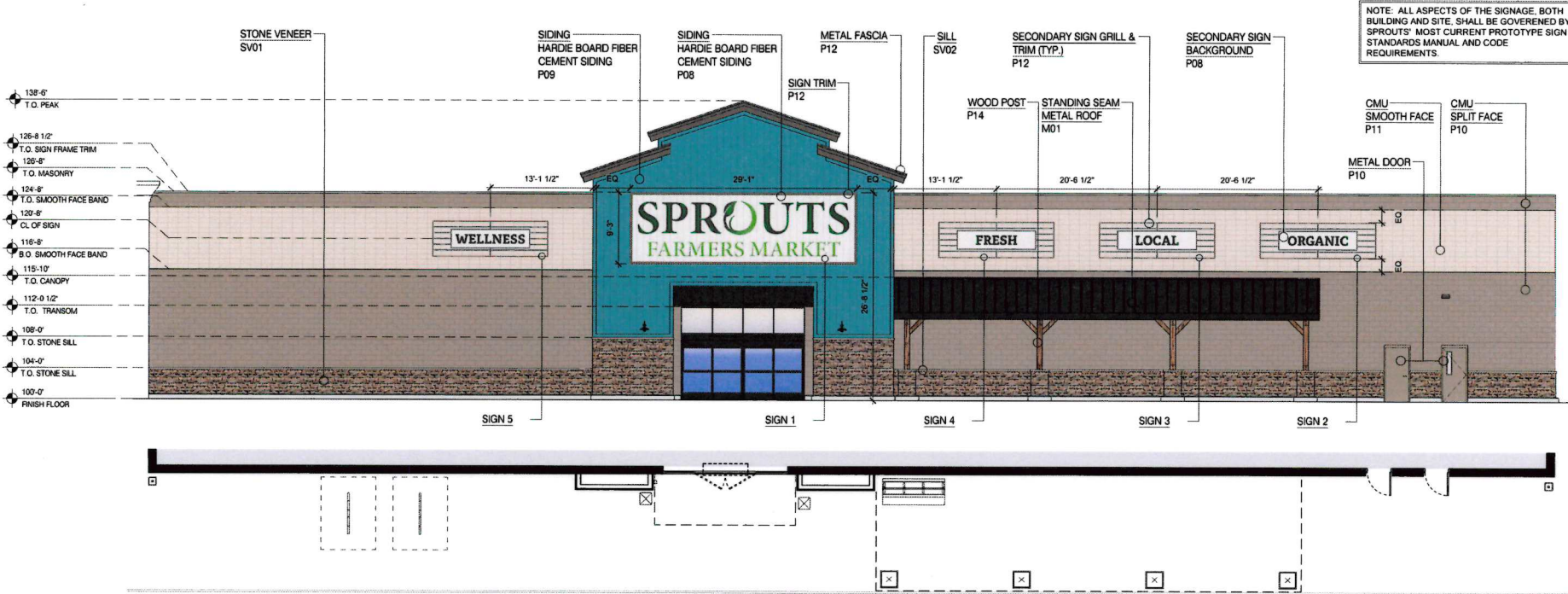
If approved, please print, sign, date and fax or scan and email back to 352-460-0751 • jwberrysigns@gmail.com

Approved By: _____ Date: _____

Landlord Approval: _____ Date: _____

Notes:

ATTACHMENT A



NOTE: ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

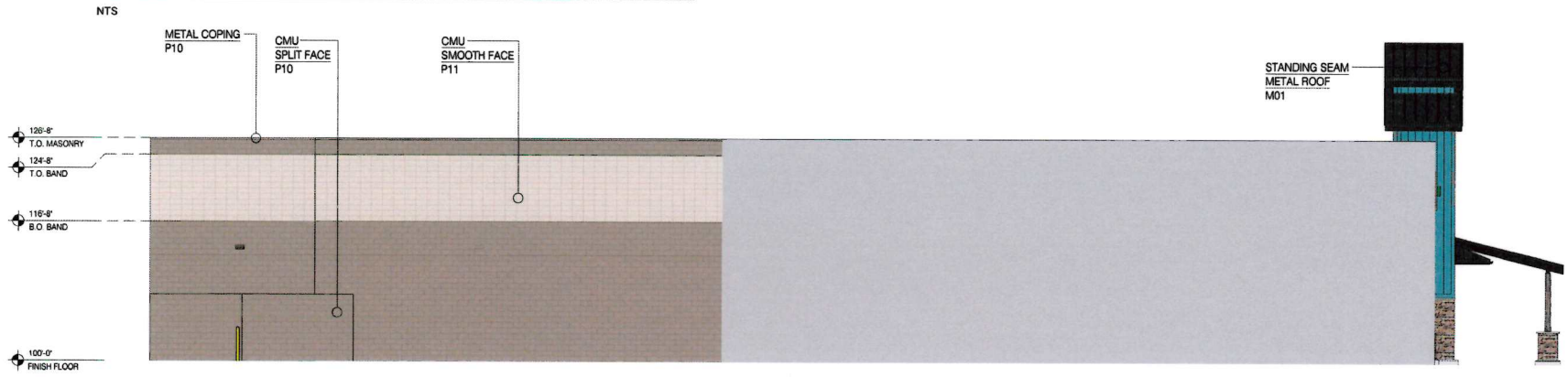
SPROUTS FARMERS MARKET
 5403 E. High Rd., Suite 111
 Phoenix, AZ 85044
 480.425.1234

CUHACI PETERSON
 480.425.1234
 1000 N. G Street, Suite 100
 Phoenix, AZ 85004

REVISION

STAMP

NORTH WEST (FRONT) ELEVATION



NORTH EAST (SIDE) ELEVATION

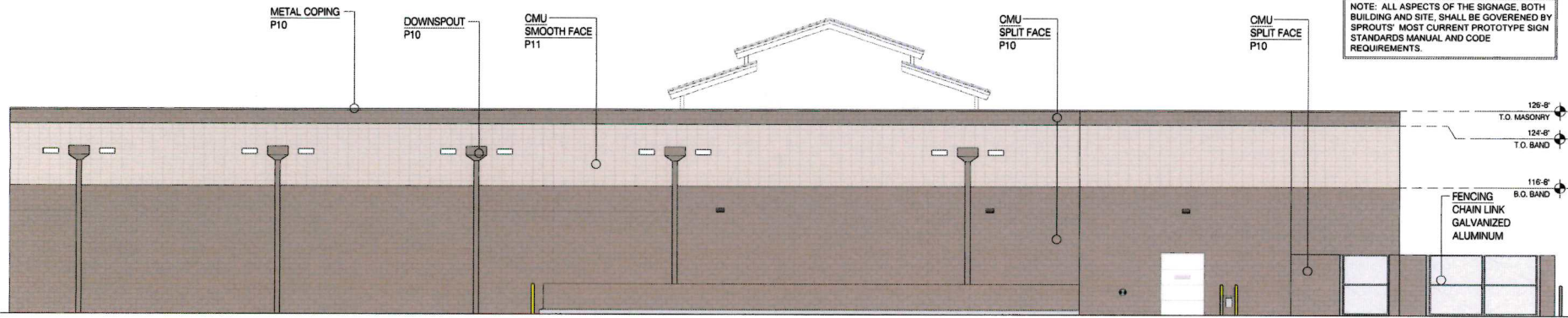
NTS

PROJECT: SPROUTS FARMERS MARKET
 0000 SR 200 & SW 100TH S
 OCALA, FL 34476
 PREMISES ELEVATION AND TENANT'S BUILDING SITE SIGNAGE

DATE: 01-25-24
 DRAWN BY: DM
 CHECKED BY: MB
 SCALE: AS NOTED
 DATE: NTS
 REVISION: V8.2
 ARCHITECT: 222957
 PROJECT: C-1B

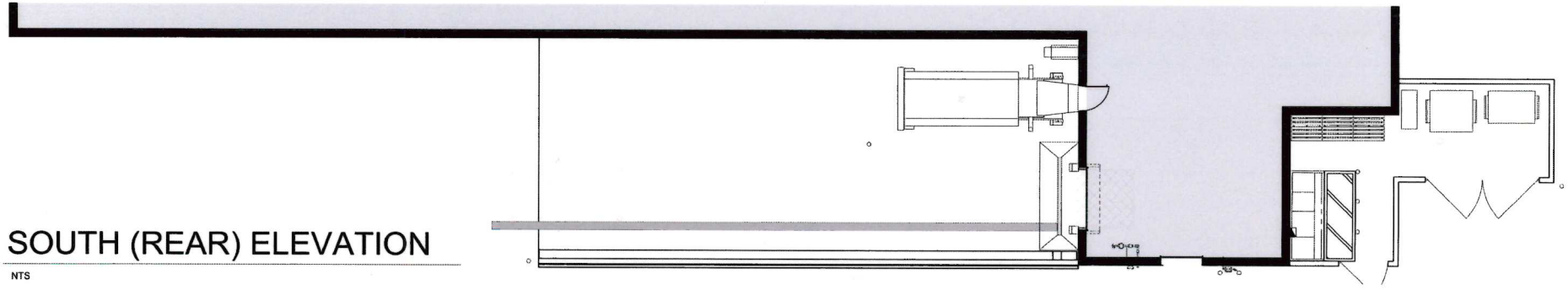
C-1B

ATTACHMENT A



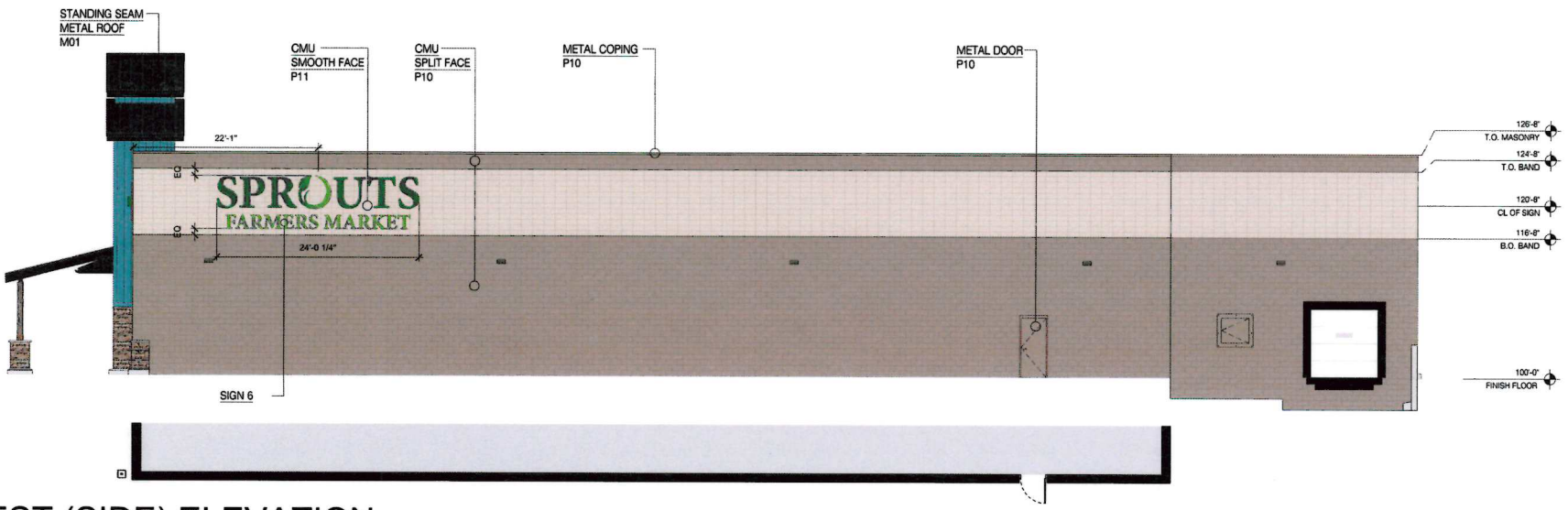
SOUTH (REAR) ELEVATION

NTS



WEST (SIDE) ELEVATION

NTS



SPROUTS FARMERS MARKET
 3415 E. High St., Suite 111
 Phoenix, AZ 85024
 781-881-1111

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 100% Recycled
 100% Green

REVISION

STAMP

PROJECT: SPROUTS FARMERS MARKET
 0000 SR 200 & SW 100TH S
 Ocala, FL 34476
 PREMISES ELEVATION AND TENANT'S BUILDING SITE SIGNAGE

DATE: 01-25-24
 DRAWN BY: DM
 CHECKED BY: BM
 SCALE: AS NOTED
 ROAD TYPE: NBT
 STORE VERSION: V8.2
 ARCHITECT PROJECT #: 222062

SHEET **C-1C**

0000 Ocala, FL 34476 PREMISES ELEVATION AND TENANT BUILDING AND SITE SIGNAGE - 2/2023

ATTACHMENT A

NOTE: ALL ASPECTS OF THE SIGNAGE, BOTH BUILDING AND SITE, SHALL BE GOVERNED BY SPROUTS' MOST CURRENT PROTOTYPE SIGN STANDARDS MANUAL AND CODE REQUIREMENTS.

SPROUTS FARMERS MARKET
 3455 E. High St. Suite 111
 Phoenix, AZ 85046
 602.942.8273

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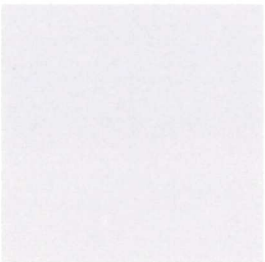
20000 Center Parkway
 Suite 100
 Miami, FL 33156
 305.426.1000
 305.426.1001
 www.cuhaci.com

REVISION

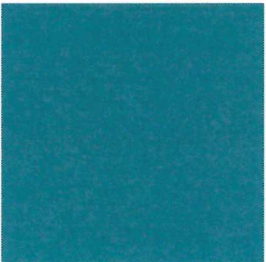
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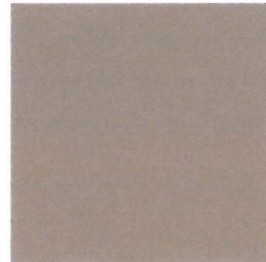
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 Berridge
 "Aged Bronze"
 (M01)



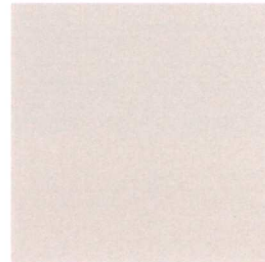
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 "Jericho Jade"
 (P09)



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 "Bear Cub"
 (P10)



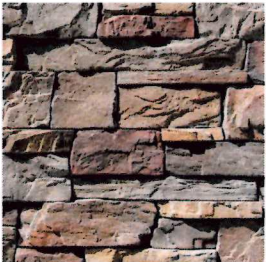
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 (P12)



Wood Post
 Stained Flood
 Semi Transparent
 707 "Tobacco"
 (P14)



Stone Veneer
 Coronado Stone
 Old World Ledge
 "Monarch"
 (SV01)



Sill
 Coronado Stone
 900 Series
 "Grey"
 (SV02)

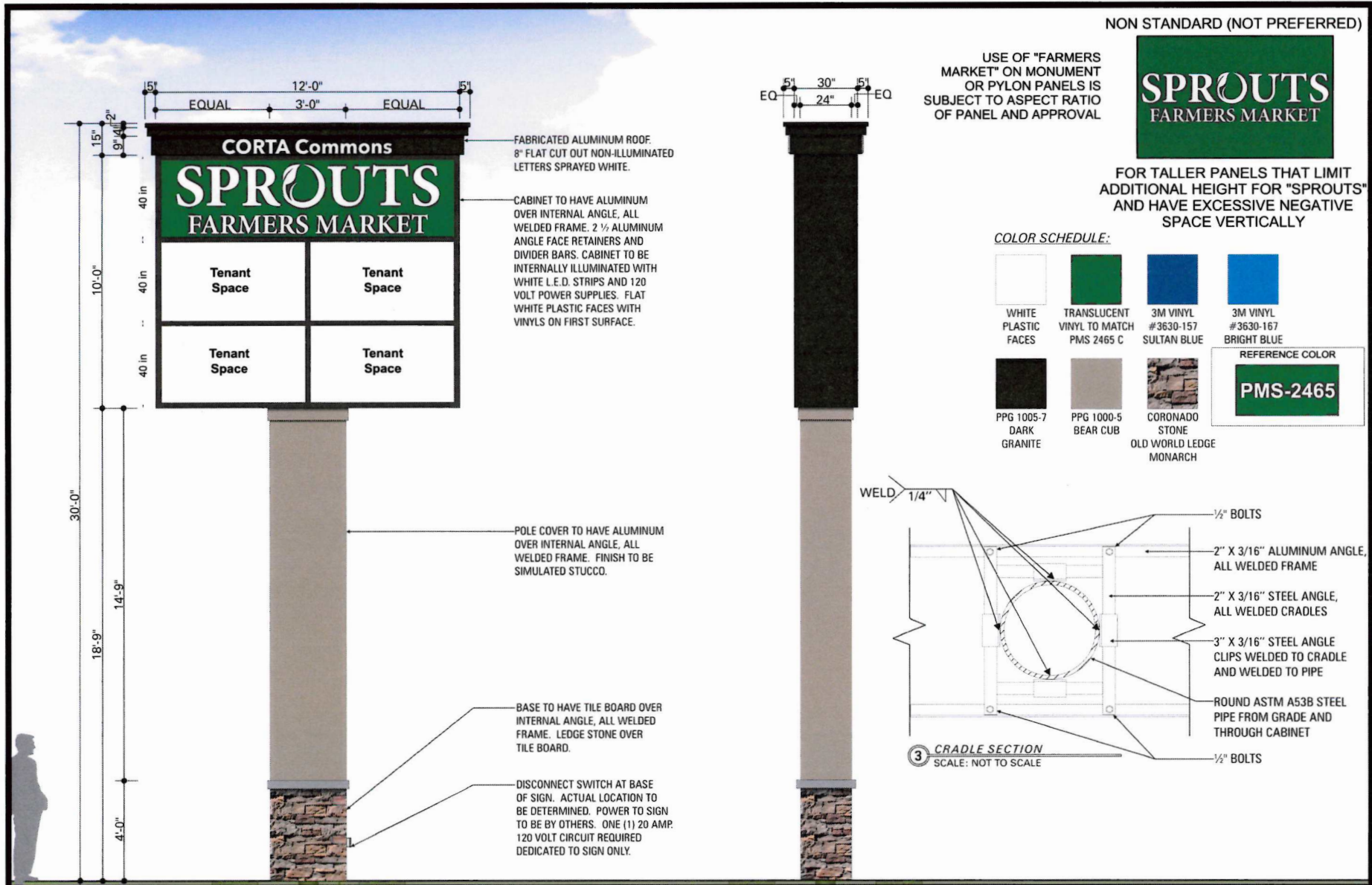
SPROUTS FARMERS MARKET
 0000
 SR 200 & SW 100TH S
 OCALA, FL 34476
 PREMISES ELEVATION AND TENANT'S BUILDING
 SITE SIGNAGE

DATE: 01-25-24
 DRAWN BY: CM
 CHECKED BY: JMA
 SCALE: AS NOTED
 BUILD TYPE: NBTS
 STORE NUMBER: VG 2.1
 ARCHITECT PROJECT #: 220062
 SHEET

C-1D

0000 OCALA, FL (WB) SITE ELEVATION AND TENANT'S BUILDING AND SITE SIGNAGE 20240125

ATTACHMENT A



7 PYLON FRONT ELEVATION
SCALE: 1/4" = 1'-0"

ONE (1) DOUBLE FACE, INTERNALLY ILLUMINATED PYLON SIGN.
120.0 SQUARE FEET.

7 PYLON SIDE ELEVATION
SCALE: 1/4" = 1'-0"

SPROUTS FARMERS MARKET
5455 E. High St. Suite 111
Orlando, FL 32835
Phone: 407.255.8888
Fax: 407.255.8889

CUHACI PETERSON
2380 West Lake Park
Suite 100
Orlando, FL 32817
Phone: 407.255.8888
Fax: 407.255.8889

REVISION

DATE: 01-25-24

DESIGNED BY: TDS

CHECKED BY: MBI

SCALE: AS NOTED

BLDG: NBTB

TITLE: NBTB

STORE: V&L 7

VERSION: NBTB

ARCHITECT: 2220621

PROJECT #: 2220621

SHEET: C-1E

0000 OCCALA FL (PVT) CUMHACI P.E. PRELIMINARY ELEVATION AND TENANT'S BUILDING SITE SIGNAGE



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

Detail by Entity Name

Florida Limited Liability Company
WHITEHILL OF OCALA, LLC

Filing Information

Document Number	L05000086211
FEI/EIN Number	20-3438336
Date Filed	08/31/2005
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/27/2017
Event Effective Date	NONE

Principal Address

2900 SW 37 street
OCALA, FL 34471

Changed: 04/13/2013

Mailing Address

2290 SW 37 ST
OCALA, FL 34471

Changed: 04/28/2012

Registered Agent Name & Address

MURTHY, SRINIVASA M
2290 SW 37 ST
OCALA, FL 34471

Name Changed: 04/13/2013

Address Changed: 04/13/2013

Authorized Person(s) Detail

Name & Address

Title Manager

MURTHY, PREMALATHA S
2290 SW 37 ST
OCALA, FL 34471

Title Manager

murthy, srinivasa m
2900 SW 37 street
OCALA, FL 34471

Annual Reports

Report Year	Filed Date
2021	02/20/2021
2022	03/19/2022
2023	03/18/2023

Document Images

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04/03/2019 -- ANNUAL REPORT	View image in PDF format
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06/27/2017 -- LC Amendment	View image in PDF format
04/03/2017 -- ANNUAL REPORT	View image in PDF format
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08/23/2008 -- ANNUAL REPORT	View image in PDF format
03/31/2007 -- ANNUAL REPORT	View image in PDF format
08/20/2006 -- ANNUAL REPORT	View image in PDF format
08/31/2005 -- Florida Limited Liabilites	View image in PDF format



TECHNICAL MEMORANDUM

TO: AILERON INVESTMENT MANAGEMENT, LLC
 3401 WEST CYPRESS STREET, SUITE 201
 TAMPA, FLORIDA 33607

FROM: MICHAEL D. RAYSOR, P.E.
 RAYSOR TRANSPORTATION CONSULTING, LLC

SUBJECT: SPROUTS COMMERCIAL PLAZA
 TRAFFIC STUDY

DATE: MARCH 10, 2023



This item has been digitally signed and sealed by Michael Daniel Raysor P.E., on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

1.0 | INTRODUCTION

This technical memorandum documents a TRAFFIC STUDY undertaken in association with development permitting for the SPROUTS COMMERCIAL PLAZA project. The subject project is located on the east side of SR-200, between SW 103rd Street and SW 100th Street, in Ocala, Florida; as shown in **FIGURE 1.0**. The project site is currently vacant and is planned for the development of (a) a 50,000 sf grocery anchored retail building, and (b) a 3,500 sf quick serve restaurant. Access to the project site is planned via the direct and shared access connections as shown in **FIGURE 2.0**. This study was performed in accordance with the methodology statement as documented in **ATTACHMENT A**.

2.0 | PROJECT SITE TRIP GENERATION

The daily and peak hour trip generation for the proposed development was estimated using trip characteristic data in accordance with the Institute of Transportation Engineers (ITE) *Trip Generation Manual* (11th edition); as summarized in **TABLE 1.0**. It is noted that trip generation for the adjacent Wawa site was also estimated for inclusion in the analysis. The distribution of project generated & Wawa traffic was based on area development patterns and roadway connectivity, as shown in **FIGURE 3.0** and further documented in **ATTACHMENT B**.

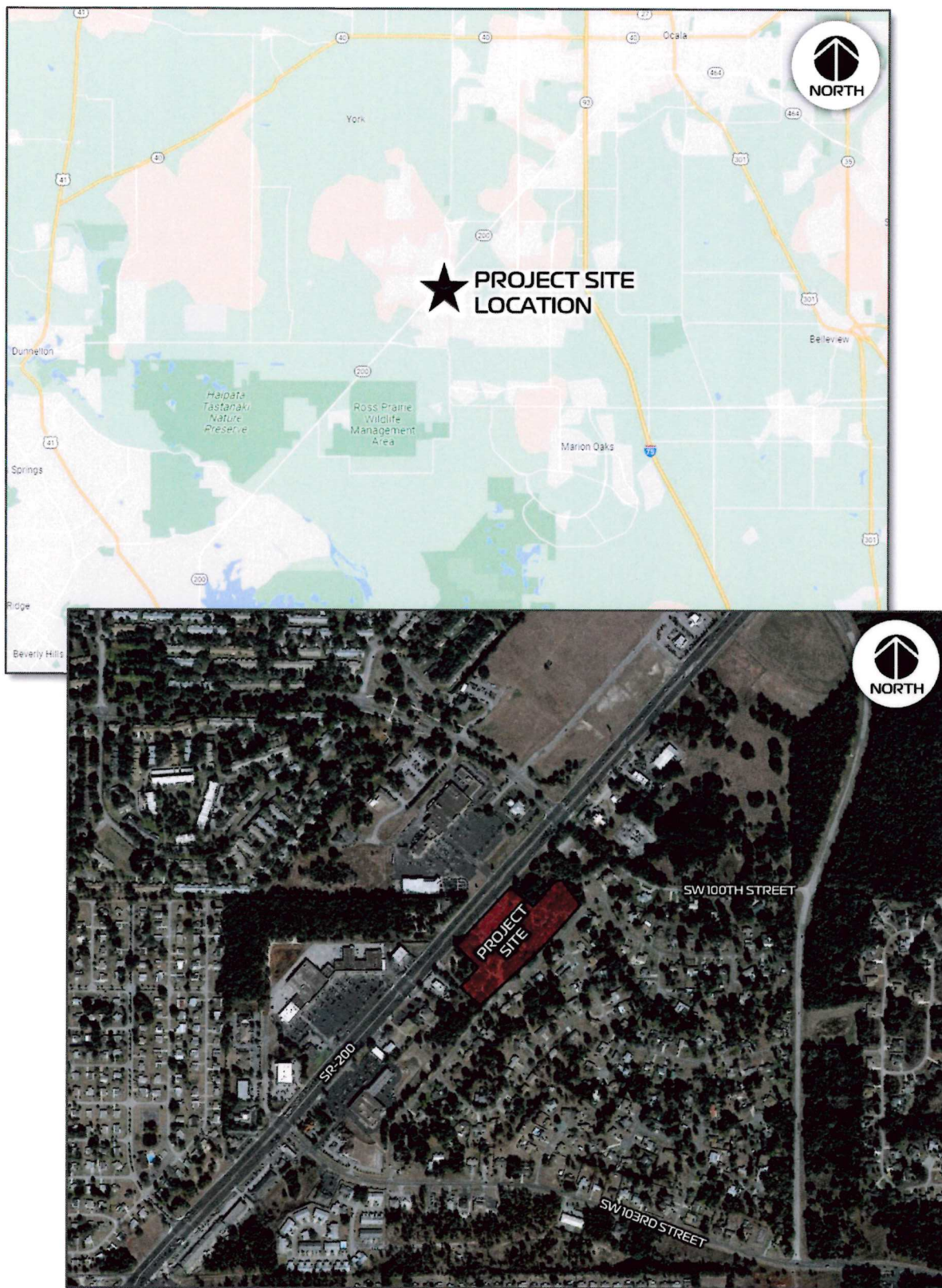
3.0 | STUDY AREA

The study area for this analysis was identified to consist of the following intersections and roadway segments:

- | | |
|--|---|
| <p>INTERSECTIONS >>></p> <ul style="list-style-type: none"> SR-200 & SW 103rd Street SR-200 & Steeplechase Plaza SR-200 & Friendship Center SR-200 & SW 100th Street SW 84th Street & SW 100th Street SW 84th Street & SW 100th Lane SW 84th Avenue & SW 103rd Street Project Site Driveway Connections (<i>direct & shared</i>) | <p>ROADWAY SEGMENTS >>></p> <ul style="list-style-type: none"> Adjacent Segment of SR-200 Adjacent Segment of SW 100th Street Adjacent Segment of SW 84th Avenue |
|--|---|



FIGURE 1.0 | PROJECT SITE LOCATION



ATTACHMENT A



FIGURE 2.0 | PROJECT SITE CONCEPT PLAN

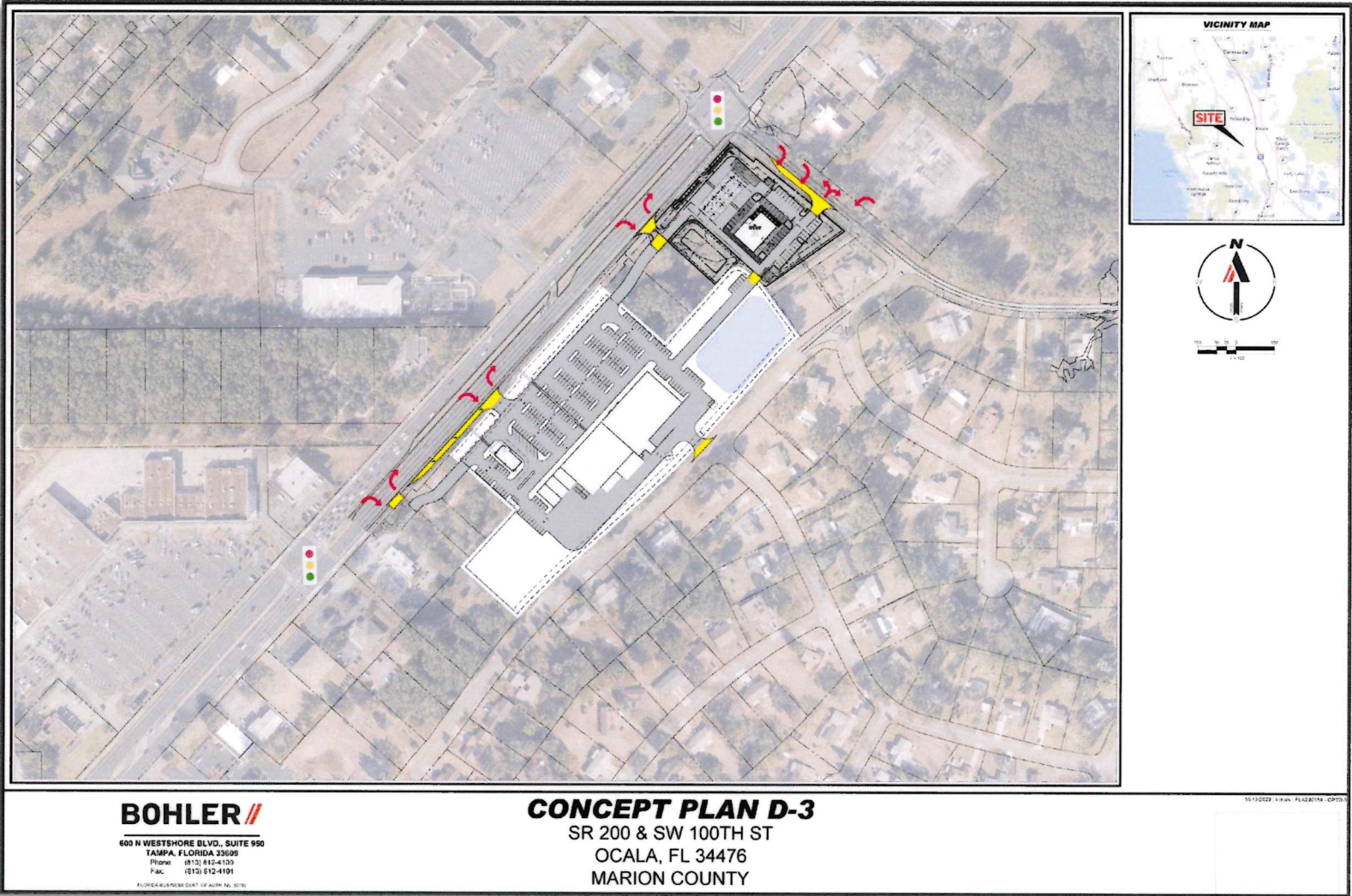




TABLE 1.0 | PROJECT SITE & WAWA TRIP GENERATION ESTIMATE

ITE LUC	Land Use Description	Size	Weekday		AM Peak Hour			PM Peak Hour				
			Rate	Trips	Rate	Rate	Enter	Exit	Rate	Trips	Enter	Exit
822	Commercial (<40 ksf)	27,400 sf	$T=42.20(X) + 229.68$	1,386	$\ln(T)=0.66 * \ln(X)+1.84$	56	34	22	$\ln(T)=0.7 * \ln(X)+2.72$	160	80	80
850	Supermarket	23,256 sf	$T=83.39(X) + 539.33$	2,480	2.86	67	40	27	$\ln(T)=0.8 * \ln(X)+2.92$	238	119	119
930	Fast Casual Restaurant	2,442 sf	97.14	238	1.43	3	2	1	$T=17.96(X) - 15.94$	28	15	13
945	Conv. Store/ Gas Station	6,119 sf	1,283.38	7,854	91.35	560	280	280	78.95	484	242	242
Gross Trips			--	11,958	--	686	356	330	--	910	456	454
<i>Internal Capture</i>			--	2,392	--	136	68	68	--	180	90	90
Driveway Trips			--	9,566	--	550	288	262	--	730	366	364
<i>Pass-By Trips [LUC 822]</i>			34%	376	34%	16	8	8	34%	44	22	22
<i>Pass-By Trips [LUC 850]</i>			36%	714	36%	18	9	9	36%	68	34	34
<i>Pass-By Trips [LUC 930]</i>			49%	92	50%	2	1	1	50%	10	5	5
<i>Pass-By Trips [LUC 945]</i>			78%	4,900	78%	348	174	174	78%	302	151	151
TOTAL PB	<i>Original</i>		--	6,082	--	384	192	192	--	424	212	212
	<i>Limited to 10% Background Traffic</i>		--	3,844	--	258	129	129	--	346	173	173
New External Trips			--	5,722	--	292	159	133	--	384	193	191

4.0 | TRAFFIC VOLUMES

Current traffic volumes were obtained from traffic counts conducted at the study intersections during AM peak period (7 am to 9 am) and PM peak period (4 pm to 6 pm) conditions; subsequently adjusted to reflect typical peak season conditions using FDOT peak season factors. The traffic count data and adjustment factors are documented in ATTACHMENT C. Future year background traffic volumes were calculated by adding a nominal 1.0% per year annual growth rate to the current peak season traffic volumes for a 3 year analysis-horizon, where this growth rate was used in consideration of the negative historical traffic volume trend for area roadway segments; as documented in ATTACHMENT D. Post-development traffic volumes, including Wawa, were calculated by adding the traffic estimated to be generated by the project site and Wawa to the background traffic volumes. FIGURES 4.0 thru 6.0 show the traffic volumes used in this study.

ATTACHMENT A



FIGURE 3.0 | PEAK HOUR PROJECT TRAFFIC VOLUMES (REFER TO ATTACHMENT B FOR DETAILS)

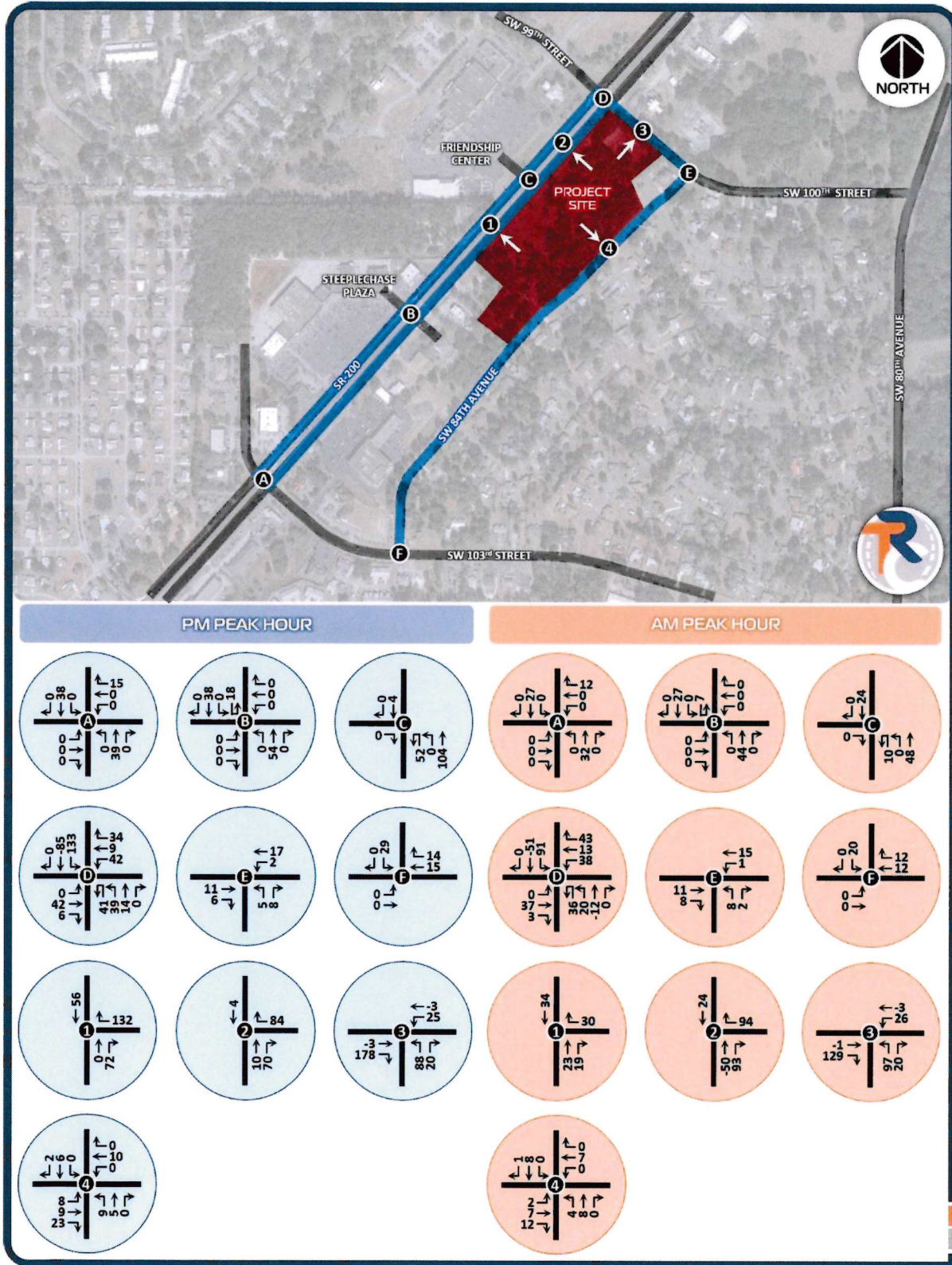




FIGURE 5.0 | EXISTING PEAK HOUR TRAFFIC VOLUMES

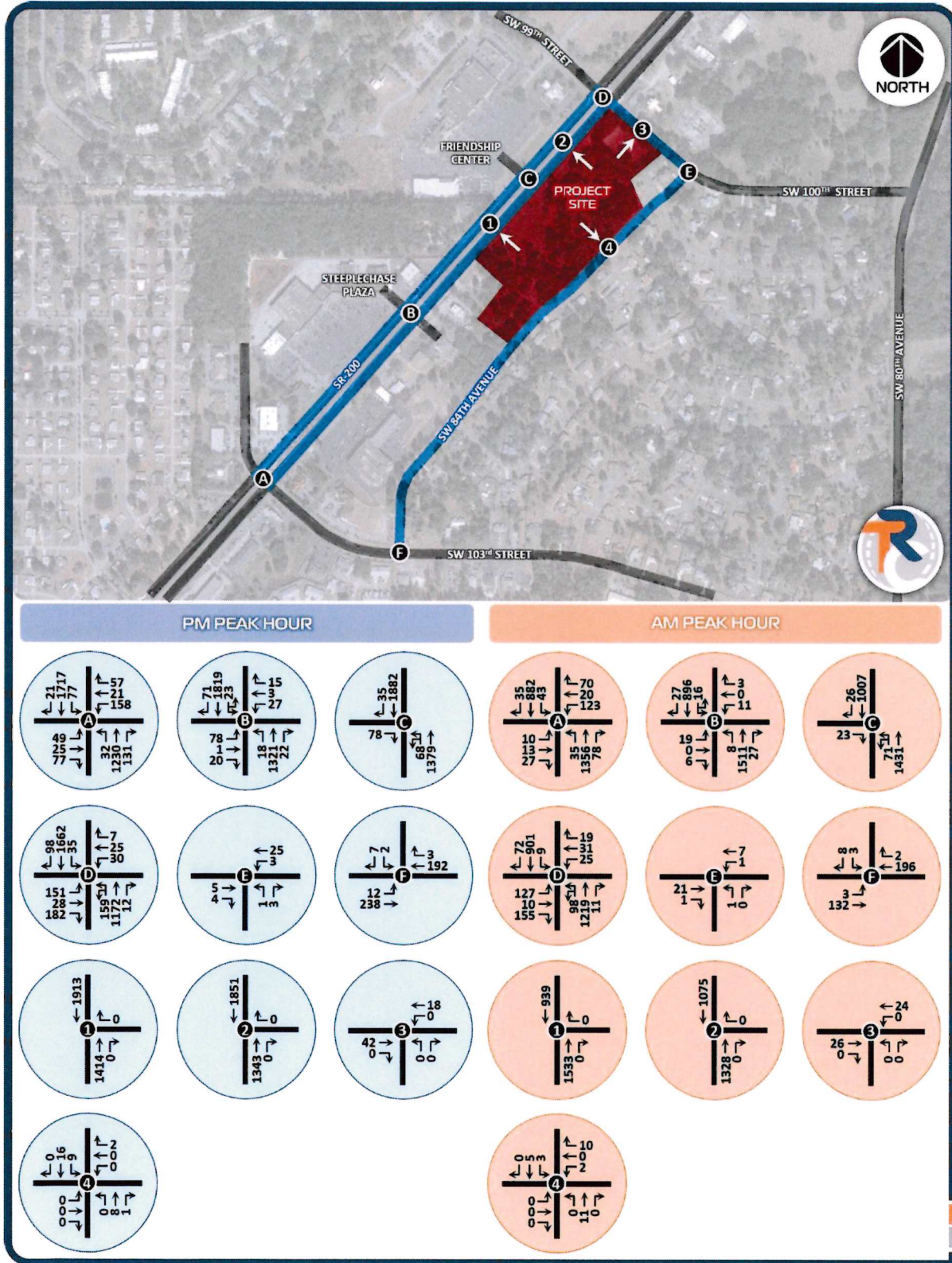




FIGURE 6.0 | BACKGROUND PEAK HOUR TRAFFIC VOLUMES

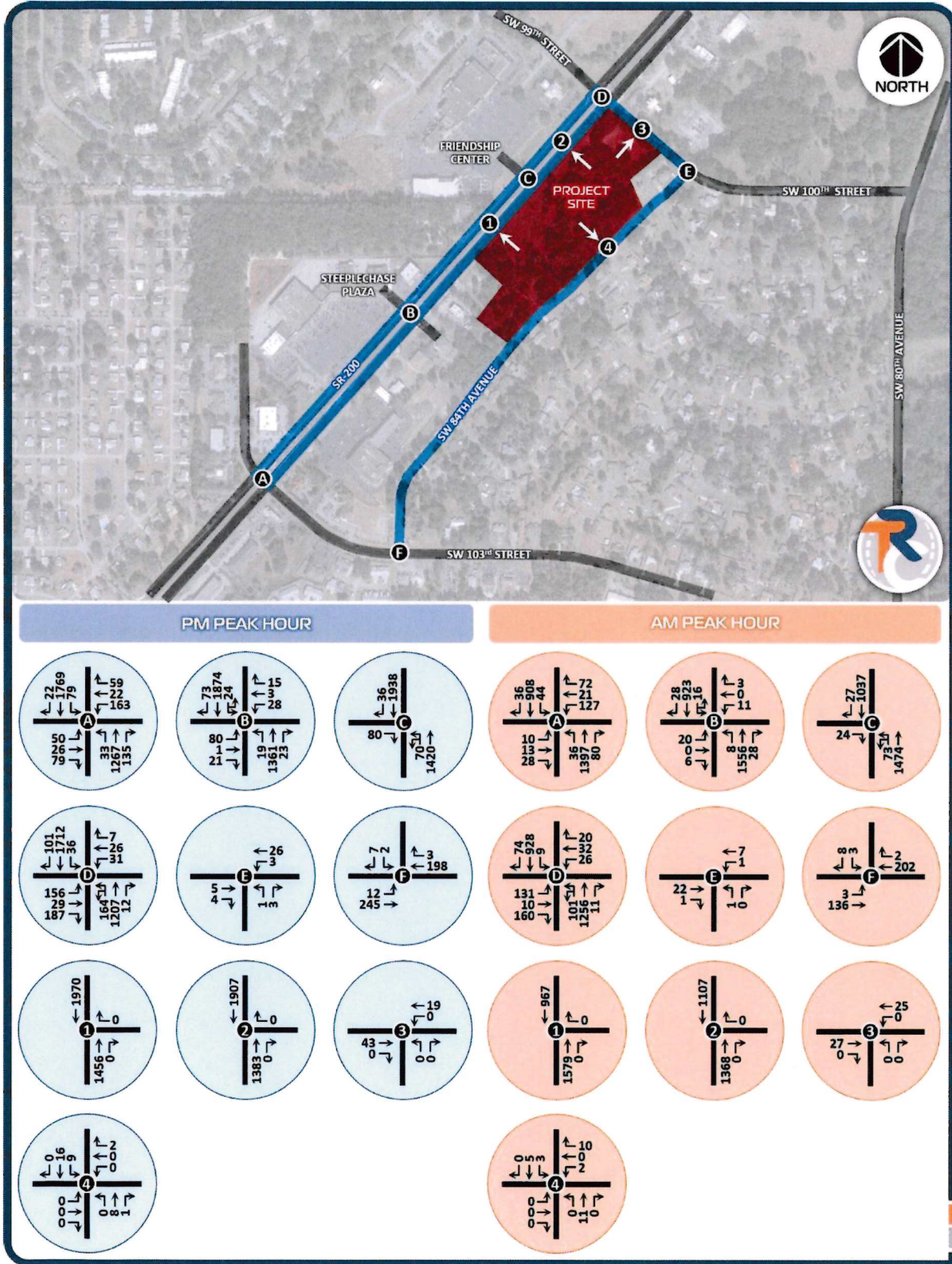
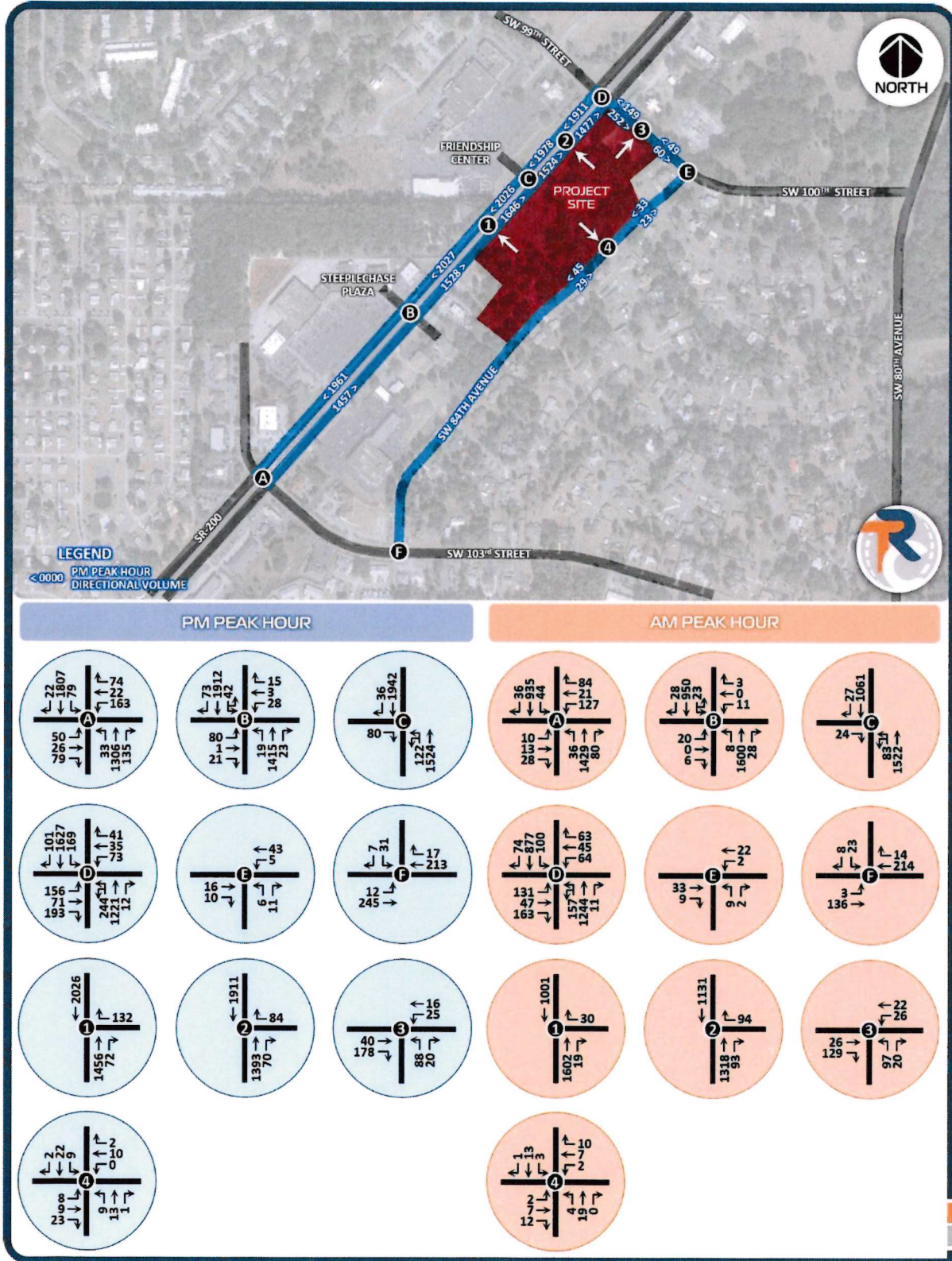




FIGURE 7.0 | POST-DEVELOPMENT PEAK HOUR TRAFFIC VOLUMES





5.0 | INTERSECTION ANALYSIS

Operational analyses were undertaken for AM & PM peak hour post-development conditions for the study intersections. The intersection analyses were undertaken using *Highway Capacity Manual* methodologies calculated by the *Synchro* software program, as documented in **ATTACHMENT E**. The results of the analysis indicate that the study intersections are anticipated to operate acceptably for post-development peak hour traffic conditions; with all traffic movements identified as having adequate capacity to accommodate post-development traffic conditions, and all major (signalized) intersections identified to operate at an overall LEVEL-OF-SERVICE "D", or better.

6.0 | ROADWAY SEGMENT ANALYSIS

An analysis of the study roadway segments was performed PM peak hour post-development conditions using FDOT generalized capacities; as summarized in **TABLE 2.0**, and further documented in **ATTACHMENT F**. The results of the analysis indicate that acceptable operating conditions can be anticipated for the study roadway segments, with all resulting levels of service meeting the applicable performance standard.

7.0 | TURN LANE WARRANT EVALUATION

Turn lane warrants were evaluated to identify if new site access turn lanes would be needed on adjacent roadways at the project site driveway connections. The evaluation was performed in consideration of turn lane warrant criteria as documented in NCHRP's *Report No. 279*; as documented in **ATTACHMENT G**. The results of the analysis found that new site access turn lanes are warranted as listed below; noting that the Wawa findings are informational only.

WARRANTED SITE ACCESS TURN LANES

- ❖ Northbound-to-Eastbound Right Turn Lane on SR-200 at Project Driveway #1 (Sprouts Driveway)
- ❖ Northbound-to-Eastbound Right Turn Lane on SR-200 at Project Driveway #2 (Wawa Driveway)
- ❖ Eastbound-to-Southbound Right Turn Lane on SR-200 at Project Driveway #3 (Wawa Driveway)

The design lengths for the above-referenced right turn lanes will consist of deceleration/taper only, as no queue storage is necessary for an unconflicted right turn movement. The EOR for the project site should consult with the applicable permitting agency regarding the appropriate design speed to be applied to each turn lane; with the deceleration/taper lengths as identified pursuant to FDOT's FDM Exhibit 212-1.

8.0 | CONCLUSION

Based on the data, analyses and findings presented within this TRAFFIC STUDY prepared in association with development permitting for the **SPROUTS COMMERCIAL PLAZA** project, the following is concluded:

1. The study intersections and roadway segments are anticipated to operate acceptably for peak hour post-development traffic conditions.
2. Site access turn lanes were found to be warranted as identified herein.



TABLE 2.0 | ROADWAY SEGMENT ANALYSIS (POST-DEVELOPMENT PM PEAK HOUR CONDITIONS)

Roadway Segment	Direction	LOS Std	Service Volume	Post-Development Traffic		
				Volume	LOS	V/C
State Road 200 from SW 103rd Street to Steeplechase Plaza	NB	D	3,020	1,457	C	0.48
	SB	D	3,020	1,961	C	0.65
State Road 200 from Steeplechase Plaza to Project Driveway #1	NB	D	3,020	1,528	C	0.51
	SB	D	3,020	2,027	C	0.67
State Road 200 from Project Driveway #1 to Friendship Center	NB	D	3,020	1,646	C	0.55
	SB	D	3,020	2,026	C	0.67
State Road 200 from Friendship Center to Project Driveway #2	NB	D	3,020	1,524	C	0.50
	SB	D	3,020	1,978	C	0.65
State Road 200 from Project Driveway #2 to SW 100th Street	NB	D	3,020	1,477	C	0.49
	SB	D	3,020	1,911	C	0.63
SW 100th Street from State Road 200 to Project Driveway #3	EB	D	675	252	C	0.37
	WB	D	675	149	C	0.22
SW 100th Street from Project Driveway #3 to SW 84th Avenue	EB	D	675	60	C	0.09
	WB	D	675	49	C	0.07
SW 84th Avenue from SW 103rd Street to Project Driveway #4	NB	D	675	29	C	0.04
	SB	D	675	45	C	0.07
SW 84th Avenue from Project Driveway #4 to SW 100th Street	NB	D	675	23	C	0.03
	SB	D	675	33	C	0.05

SPROUTS
COMMERCIAL PLAZA
TRAFFIC STUDY

ATTACHMENT A
METHODOLOGY STATEMENT



ATTACHMENT A



TECHNICAL MEMORANDUM

TO: AILERON INVESTMENT MANAGEMENT, LLC
3401 WEST CYPRESS STREET, SUITE 201
TAMPA, FLORIDA 33607

FROM: MICHAEL D. RAYSOR, P.E.
RAYSOR TRANSPORTATION CONSULTING, LLC

SUBJECT: SPROUTS COMMERCIAL PLAZA
TRAFFIC STUDY METHODOLOGY STATEMENT

DATE: NOVEMBER 30, 2022

- Project Description:** Commercial plaza consisting of (a) 6,119 sf convenience store with 8 fuel pumps, (b) 50,000 sf grocery anchored retail building, and (c) 3,500 sf quick serve restaurant.
- Trip Generation:** Per ITE Trip Generation Manual (11th edition) and ITE Trip Generation Handbook (3rd edition).
- Trip Distribution:** Estimated based on current traffic patterns as identified from the traffic counts to be performed for the traffic study.
- Study Area:** Intersections >>> SR-200 & SW 103rd Street
SR-200 & Steeplechase Plaza
SR-200 & Friendship Center
SR-200 & SW 100th Street
SW 84th Street & SW 100th Street
SW 84th Street & SW 100th Lane
SW 84th Avenue & SW 103rd Street

Roadway Segments >>> Adjacent Segment of SR-200
Adjacent Segment of SW 100th Street
Adjacent Segment of SW 84th Avenue
- Analysis Horizon:** Three (3) year analysis horizon (2025 conditions).
- Analysis Periods:** AM peak hour & PM peak hour for post-development conditions.
- Traffic Volumes:** Existing traffic calculated from traffic counts performed at the study intersections adjusted using FDOT PSCF. Background traffic calculated as existing traffic multiplied by growth to be calculated using historical traffic count data. Post-development (total) traffic calculated as background traffic plus project traffic.
- Analysis Method:** Intersection analysis per HCM calculated using Synchro. Roadway segment analysis per FDOT generalized tables, and FDOT ArtPlan/HCM if necessary.
- Turn Lanes:** Site access turn lane warrants will be evaluated using warranting criteria as documented in *National Cooperative Highway Research Program Report No. 279* and/or the *FDOT Access Management Guidebook*. In addition, turn lane lengths at the study intersections will be evaluated.
- Documentation:** A report will be prepared to document the study.

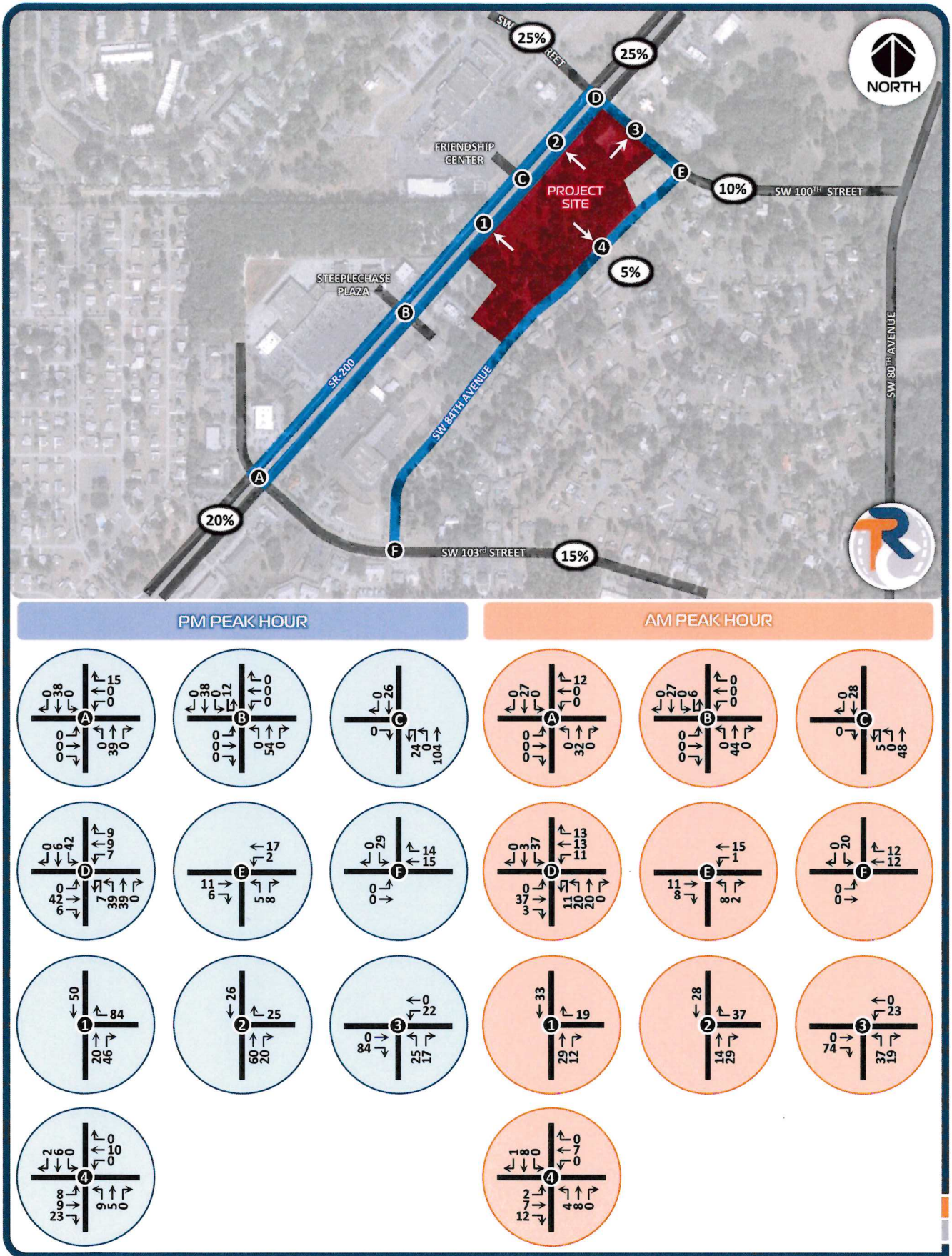
SPROUTS
COMMERCIAL PLAZA
TRAFFIC STUDY

ATTACHMENT B

PROJECT SITE
TRIP DISTRIBUTION DETAILS

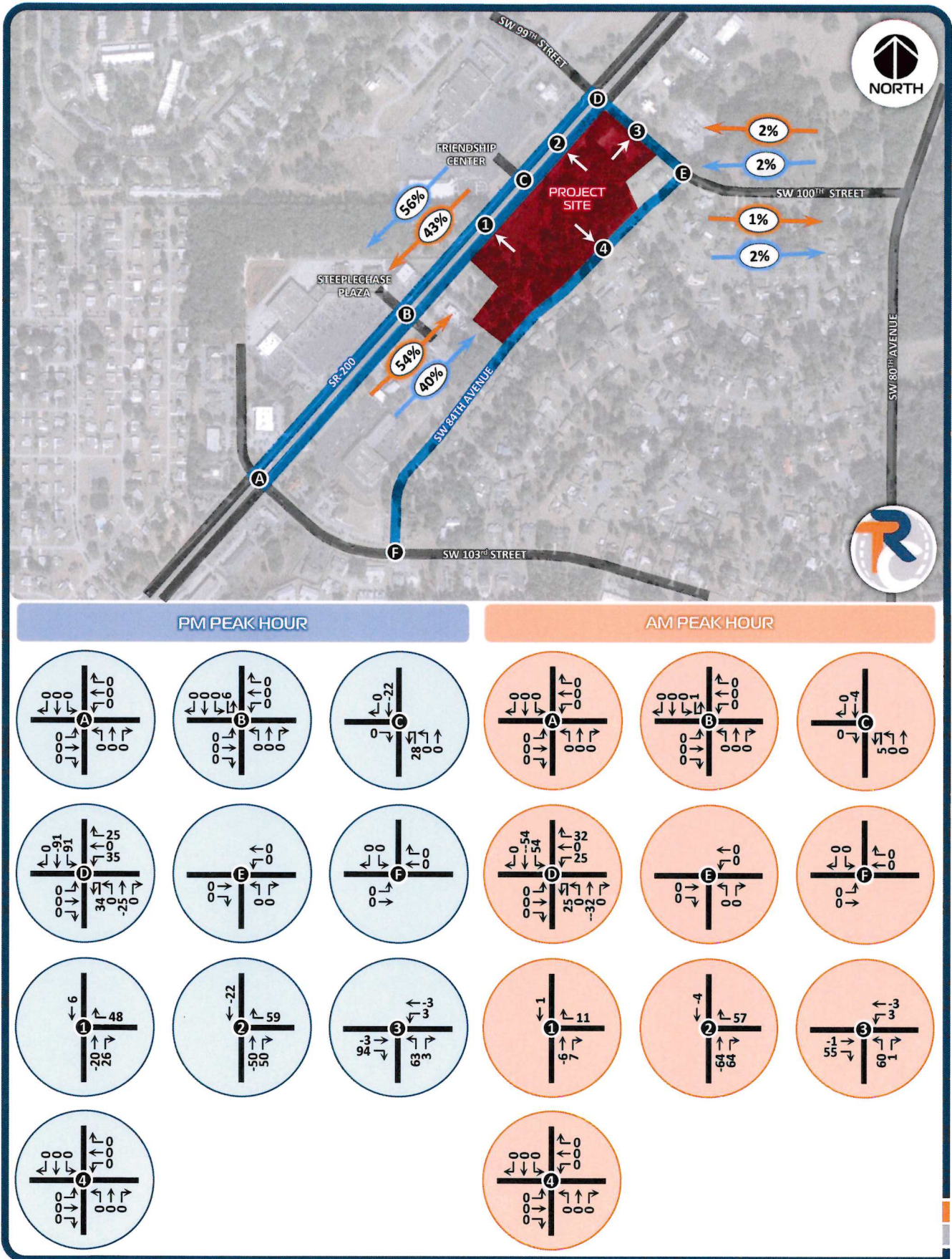


ATTACHMENT A



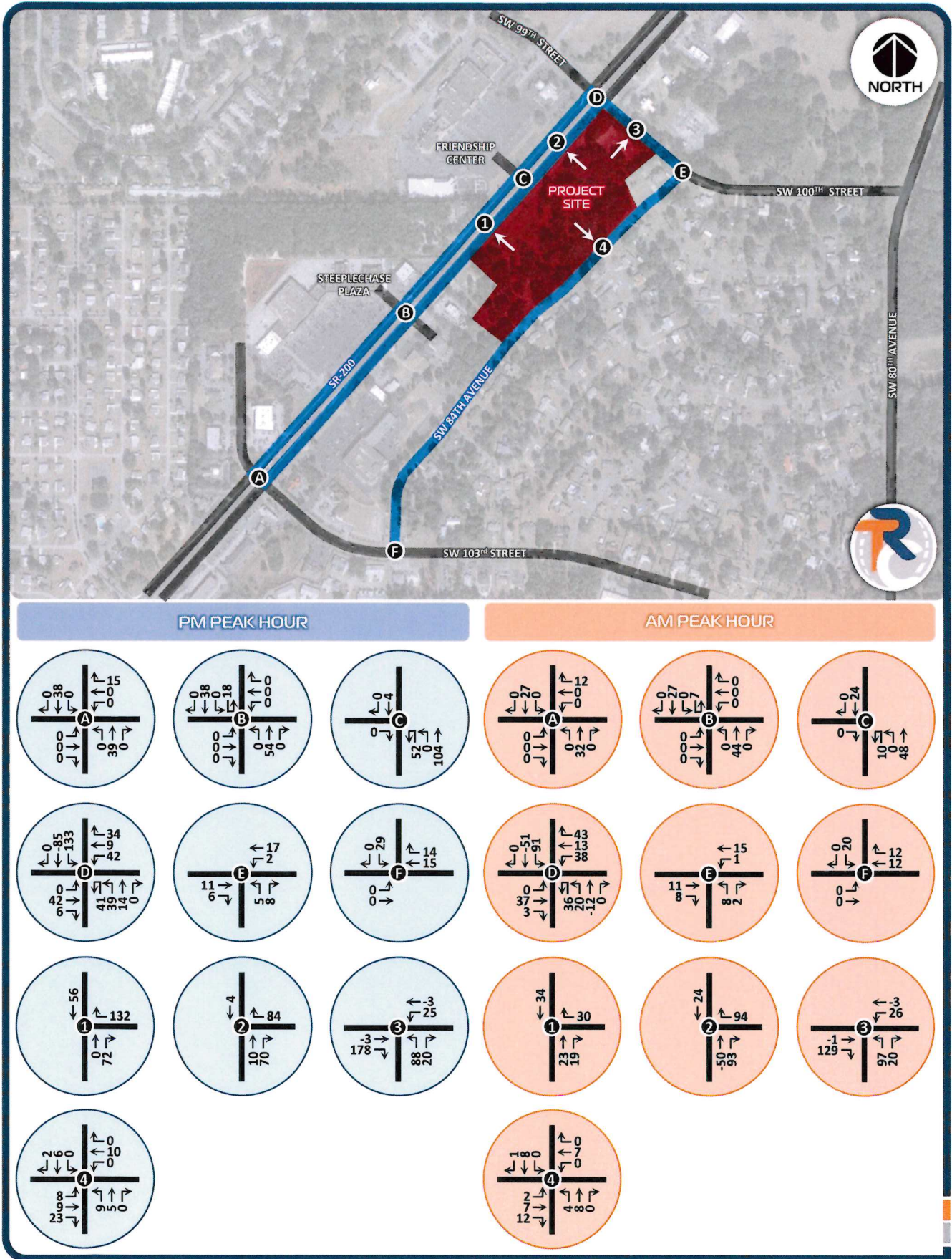
SPROUTS COMMERCIAL PLAZA
PROJECT TRAFFIC (NEW EXTERNAL TRIPS)

ATTACHMENT A



**SPROUTS COMMERCIAL PLAZA
PROJECT TRAFFIC (PASS-BY TRIPS)**

ATTACHMENT A



SPROUTS COMMERCIAL PLAZA
PROJECT TRAFFIC (TOTAL TRIPS: NEW EXTERNAL & PASS-BY)

**SPROUTS
COMMERCIAL PLAZA
TRAFFIC STUDY**

ATTACHMENT C

**TRAFFIC COUNT DATA
& ADJUSTMENT FACTORS**



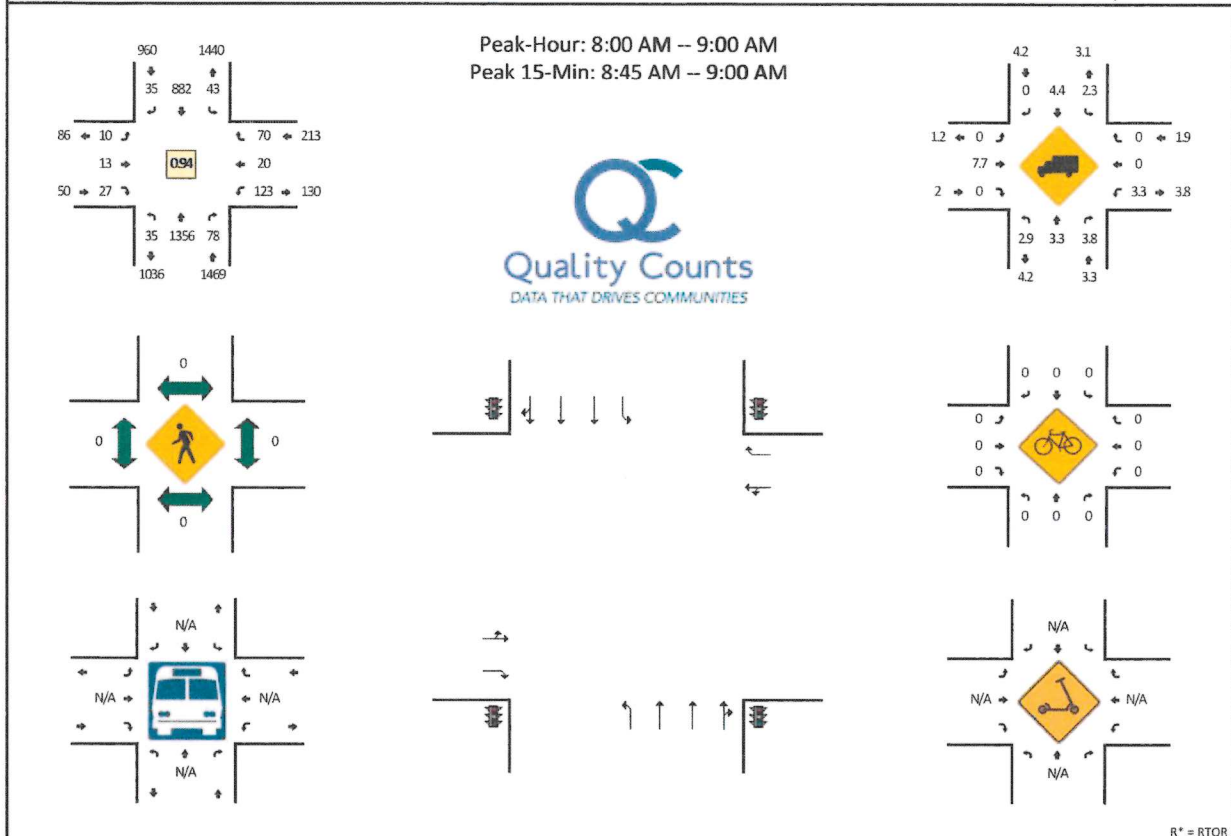
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SR-200 -- SW 103rd Street Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030801
DATE: Wed, Dec 7 2022



15-Min Count Period Beginning At	SR-200 (Northbound)					SR-200 (Southbound)					SW 103rd Street Rd (Eastbound)					SW 103rd Street Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	370	7	0	0	1	125	1	1	0	2	1	0	0	1	22	2	1	0	7	541	
7:15 AM	0	375	12	0	1	8	192	3	2	0	0	0	0	0	1	17	2	9	0	14	636	
7:30 AM	4	462	11	1	1	12	157	4	0	0	1	0	0	0	2	20	4	8	0	10	697	
7:45 AM	2	358	23	0	2	8	215	3	2	0	5	0	1	0	0	25	8	9	0	8	669	2543
8:00 AM	5	329	21	2	4	13	200	9	1	0	1	2	1	0	3	27	5	8	0	5	636	2638
8:15 AM	5	339	11	0	5	10	221	9	0	0	3	2	1	0	3	34	4	5	0	15	667	2669
8:30 AM	11	338	17	1	1	6	222	9	0	1	2	6	0	0	8	29	4	9	0	9	673	2645
8:45 AM	10	350	19	1	0	10	239	6	3	1	4	3	4	0	7	33	7	6	0	13	716	2692
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
All Vehicles	40	1400	76	4	0	40	956	28	12	4	16	12	44	0	28	132	28	76	0	52	2948	
Heavy Trucks	0	40	4			0	32	0			0	0	0			4	0	0			80	
Buses																					0	
Pedestrians	0					0					0					0					0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0	
Scoters																					0	

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

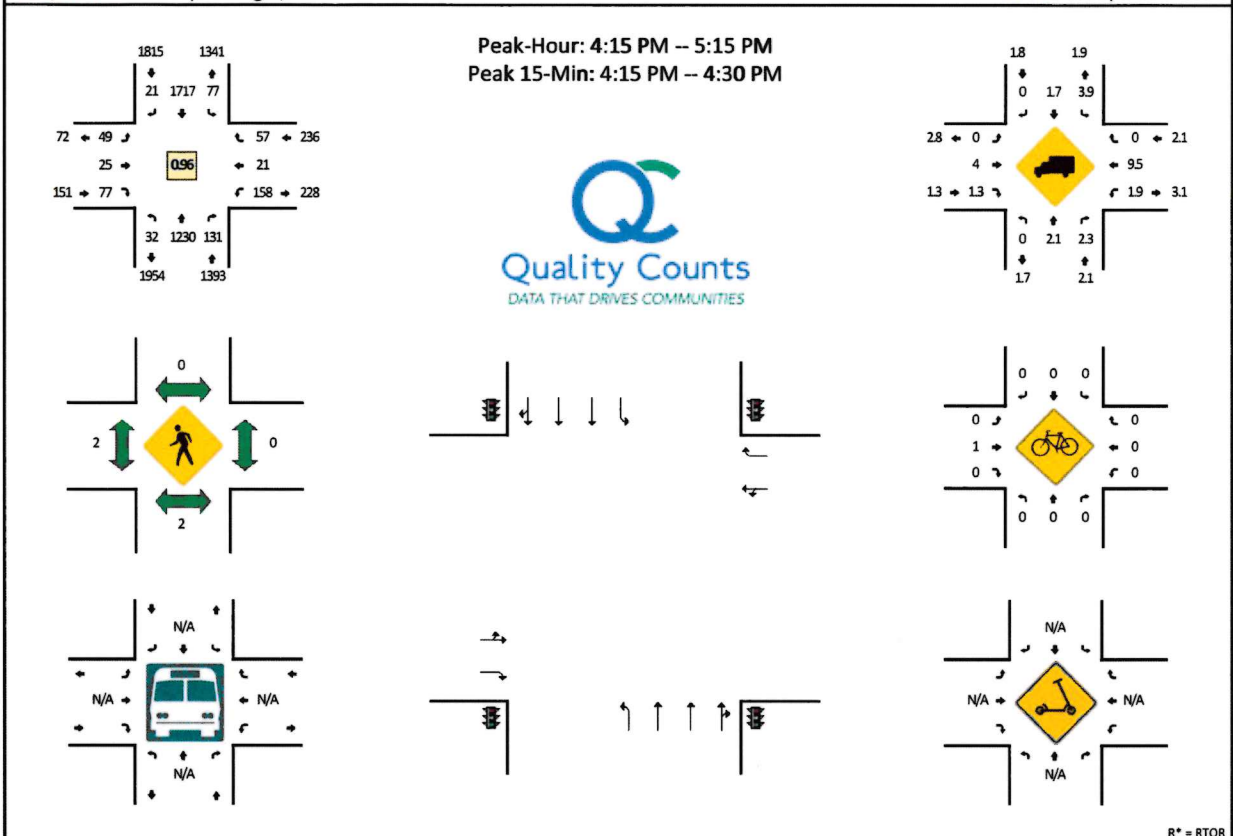
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SR-200 -- SW 103rd Street Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030802
DATE: Wed, Dec 7 2022



15-Min Count Period Beginning At	SR-200 (Northbound)					SR-200 (Southbound)					SW 103rd Street Rd (Eastbound)					SW 103rd Street Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	3	299	17	0	3	18	464	7	3	1	17	3	12	0	9	35	9	3	0	14	917	
4:15 PM	6	330	32	2	4	18	455	7	2	1	10	6	8	0	12	34	1	2	0	9	939	
4:30 PM	13	313	28	0	1	17	392	4	0	0	16	7	9	0	7	46	8	4	0	8	873	
4:45 PM	4	291	39	0	2	12	407	3	0	0	11	5	9	0	11	42	7	5	0	10	858	3587
5:00 PM	7	296	24	0	1	25	463	6	3	0	12	7	9	0	12	36	5	7	0	12	925	3595
5:15 PM	5	285	30	3	6	18	469	2	1	0	15	7	10	0	8	35	2	9	0	10	915	3571
5:30 PM	8	275	43	1	4	19	396	2	1	0	9	3	6	0	7	23	2	2	0	16	817	3515
5:45 PM	9	223	17	2	2	22	430	1	1	0	11	9	5	0	3	42	2	4	0	10	793	3450
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
All Vehicles	24	1320	144	8	16	72	1820	32	8	4	40	24	80	0	48	136	4	44	0	36	3860	
Heavy Trucks	0	24	8			4	28	0			0	0	0			4	0	0			68	
Buses																						
Pedestrians	0	0					0					4					0				4	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0	
Scoters																						

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

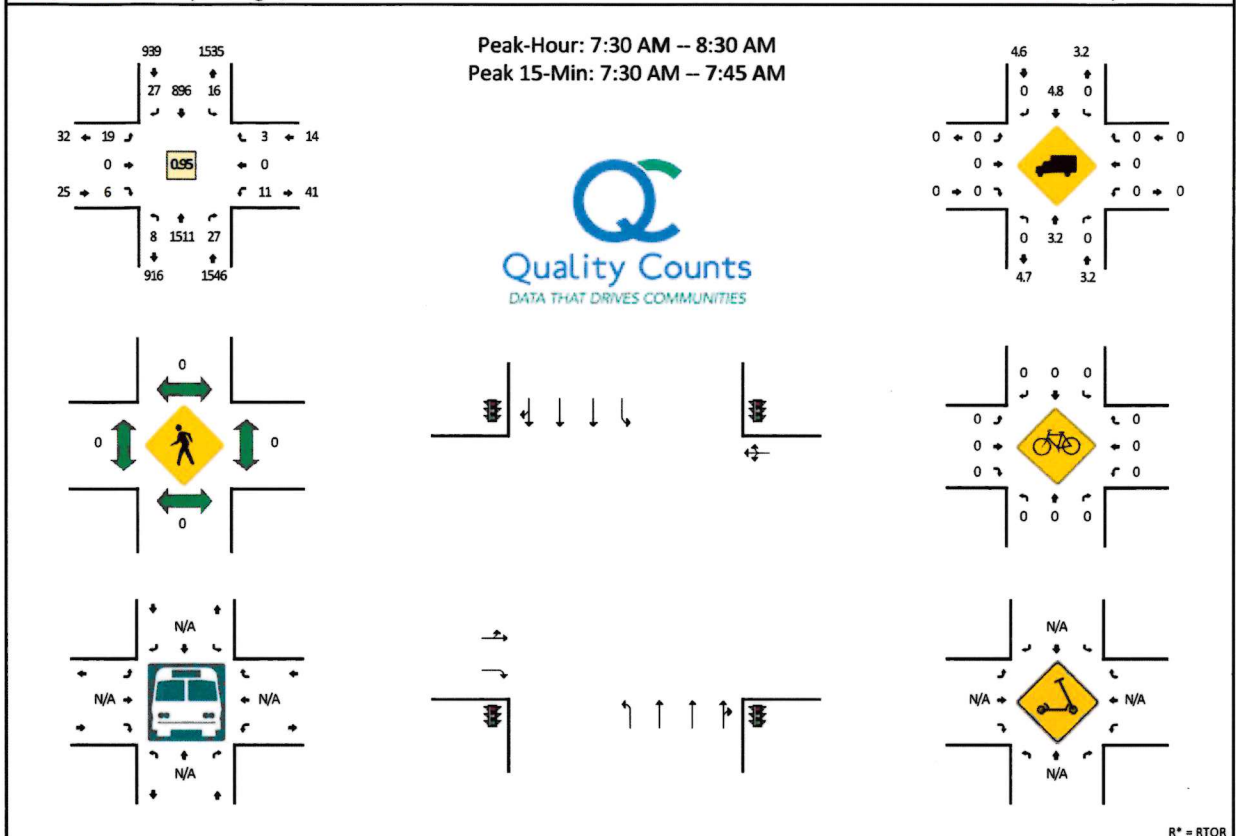
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SR-200 -- Steeplechase Plaza
 CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030803
 DATE: Wed, Dec 7 2022



R* = RTOR

15-Min Count Period Beginning At	SR-200 (Northbound)					SR-200 (Southbound)					Steeplechase Plaza (Eastbound)					Steeplechase Plaza (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	390	5	0	0	4	132	1	0	0	1	0	0	0	0	0	0	0	0	1	534	
7:15 AM	0	384	12	1	0	4	222	3	1	0	1	0	0	0	1	0	1	0	0	1	631	
7:30 AM	4	462	5	0	0	3	180	5	0	0	5	0	0	0	0	1	0	0	0	0	665	
7:45 AM	0	371	13	0	1	5	241	5	0	1	6	0	1	0	1	5	0	0	0	2	652	2482
8:00 AM	0	319	1	2	1	4	229	3	1	0	4	0	0	0	1	3	0	0	0	0	568	2516
8:15 AM	1	359	6	1	0	2	246	12	1	1	4	0	0	0	3	2	0	1	0	0	639	2524
8:30 AM	2	328	5	3	0	4	250	12	0	1	13	0	2	0	2	3	0	1	0	0	626	2485
8:45 AM	3	353	8	1	0	9	265	22	1	3	10	0	0	0	3	4	0	0	0	0	682	2515
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	16	1848	20	0	0	12	720	20	0	0	20	0	0	0	0	4	0	0	0	0		2660
Heavy Trucks	0	48	0	0	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	84	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scooters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

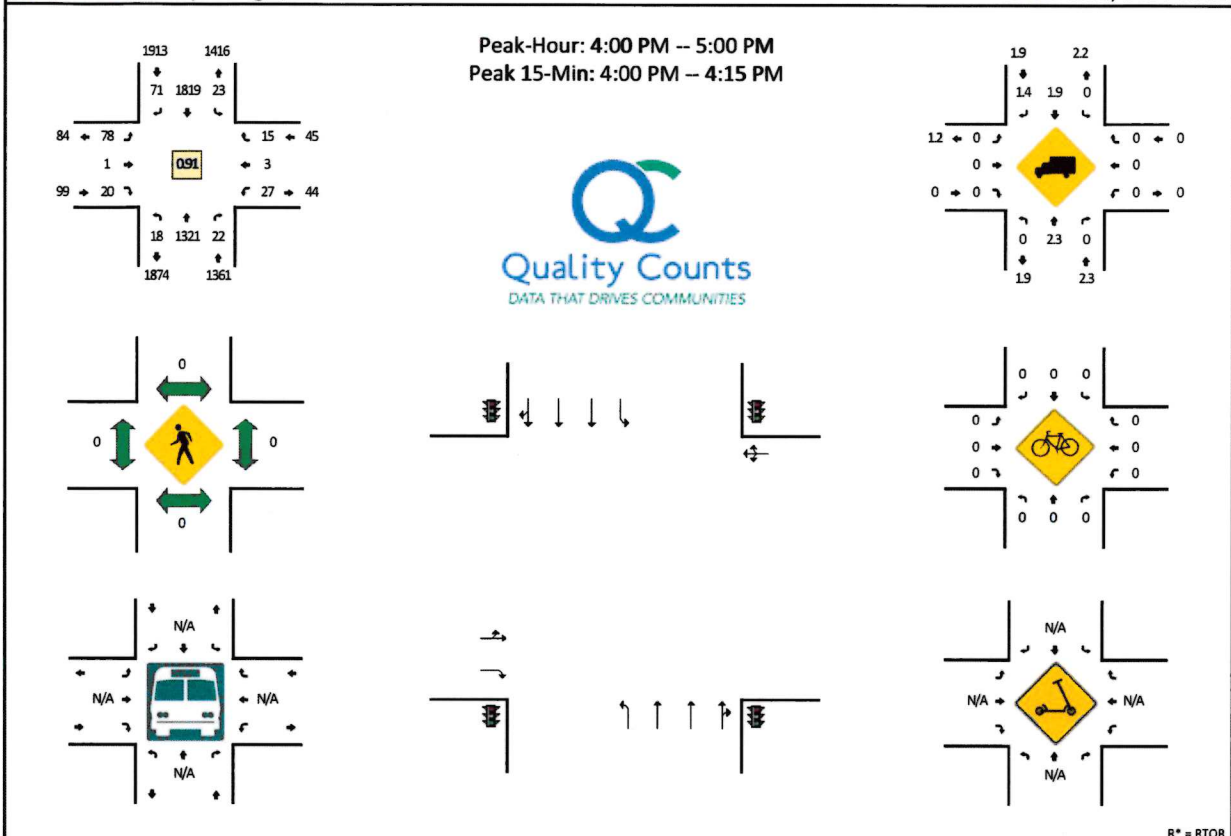
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SR-200 -- Steeplechase Plaza
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030804
DATE: Wed, Dec 7 2022



15-Min Count Period Beginning At	SR-200 (Northbound)					SR-200 (Southbound)					Steeplechase Plaza (Eastbound)					Steeplechase Plaza (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	1	341	4	4	0	5	516	29	0	0	21	0	7	0	2	8	1	2	0	1	942	
4:15 PM	5	337	6	2	0	2	457	13	1	1	17	0	2	0	2	10	0	1	0	1	857	
4:30 PM	3	332	4	1	1	9	416	11	0	2	22	1	1	0	1	5	2	1	0	3	815	
4:45 PM	1	311	7	1	0	5	430	15	1	0	18	0	3	0	2	4	0	2	0	4	804	3418
5:00 PM	3	324	3	0	0	7	493	11	7	0	15	1	3	0	2	2	0	0	0	4	875	3351
5:15 PM	1	311	7	3	0	5	470	19	4	0	13	1	2	0	5	4	0	0	0	0	845	3339
5:30 PM	3	305	5	1	0	7	440	12	1	0	18	0	3	0	5	2	0	1	0	7	810	3334
5:45 PM	2	236	8	1	0	2	419	13	2	0	18	0	5	0	3	10	0	0	0	2	721	3251
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
All Vehicles	4	1364	16	16	0	20	2064	116	0	0	84	0	36	0	8	32	4	12	0	4	3780	
Heavy Trucks	0	24	0			0	48	4			0	0	0			0	0	0			76	
Buses																					0	
Pedestrians	0	0	0			0	0	0			0	0	0			0	0	0			0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0	
Scoters																					0	

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

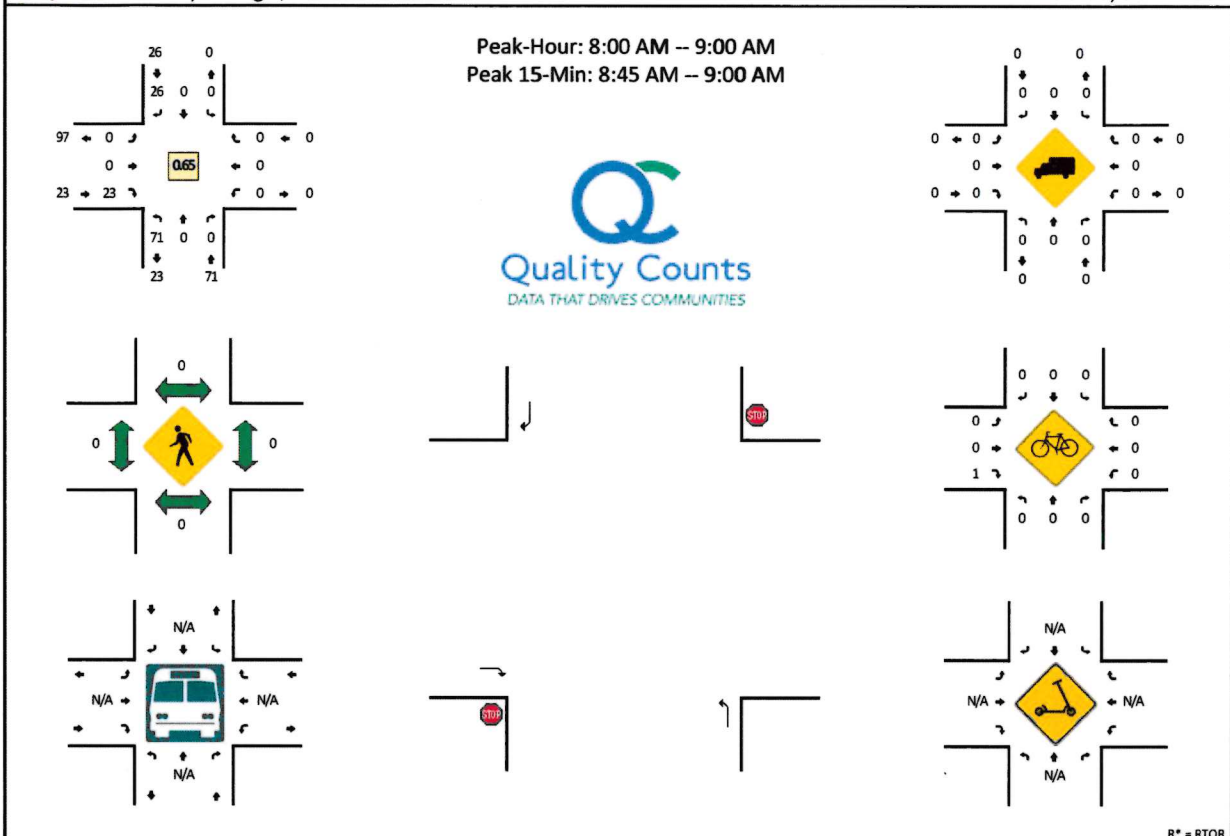
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SR-200 -- Friendship Center
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030805
DATE: Wed, Dec 7 2022



15-Min Count Period Beginning At	SR-200 (Northbound)					SR-200 (Southbound)					Friendship Center (Eastbound)					Friendship Center (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	5	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	6	
7:15 AM	11	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	0	0	13	
7:30 AM	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	
7:45 AM	11	0	0	0	0	0	0	8	0	0	0	0	3	0	0	0	0	0	0	0	22	54
8:00 AM	11	0	0	0	0	0	0	2	0	0	0	0	2	0	0	0	0	0	0	0	15	63
8:15 AM	20	0	0	0	0	0	0	4	0	0	0	0	6	0	0	0	0	0	0	0	30	80
8:30 AM	11	0	0	0	0	0	0	9	0	0	0	0	9	0	0	0	0	0	0	0	29	96
8:45 AM	29	0	0	0	0	0	0	11	0	0	0	0	6	0	0	0	0	0	0	0	46	120
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	116	0	0	0	0	0	0	44	0	0	0	0	24	0	0	0	0	0	0	0		184
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses																						
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters																						

Comments: Dir I/O

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

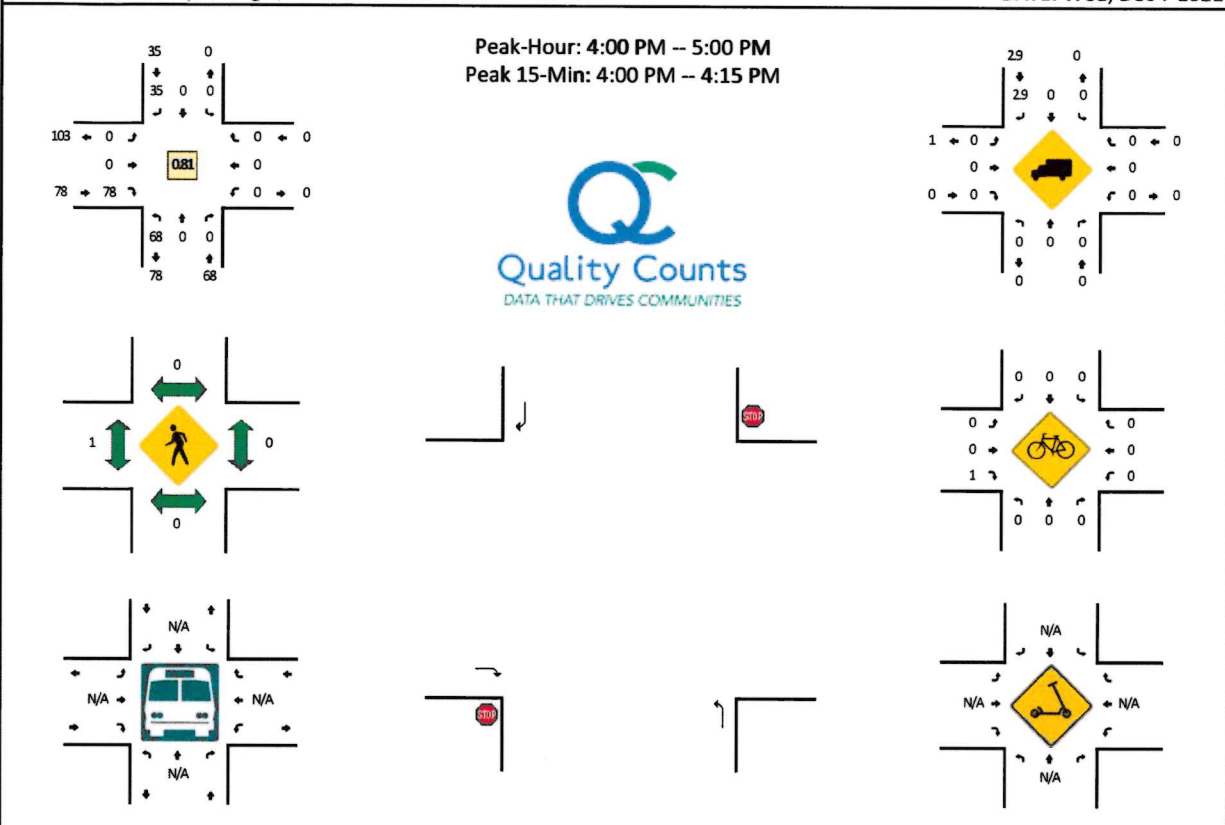
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SR-200 -- Friendship Center
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030806
DATE: Wed, Dec 7 2022



15-Min Count Period Beginning At	SR-200 (Northbound)					SR-200 (Southbound)					Friendship Center (Eastbound)					Friendship Center (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	16	0	0	0	0	0	0	13	0	0	0	0	27	0	0	0	0	0	0	0	56	
4:15 PM	15	0	0	0	0	0	0	7	0	0	0	0	15	0	0	0	0	0	0	0	37	
4:30 PM	20	0	0	0	0	0	0	7	0	0	0	0	19	0	0	0	0	0	0	0	46	
4:45 PM	17	0	0	0	0	0	0	8	0	0	0	0	17	0	0	0	0	0	0	0	42	181
5:00 PM	14	0	0	0	0	0	0	14	0	0	0	0	21	0	0	0	0	0	0	0	49	174
5:15 PM	9	0	0	0	0	0	0	4	0	0	0	0	17	0	0	0	0	0	0	0	30	167
5:30 PM	14	0	0	0	0	0	0	9	0	0	0	0	12	0	0	0	0	0	0	0	35	156
5:45 PM	12	0	0	0	0	0	0	6	0	0	0	0	21	0	0	0	0	0	0	0	39	153
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
All Vehicles	64	0	0	0	0	0	0	52	0	0	0	0	108	0	0	0	0	0	0	0	224	
Heavy Trucks	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	4	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments: Dir I/O

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

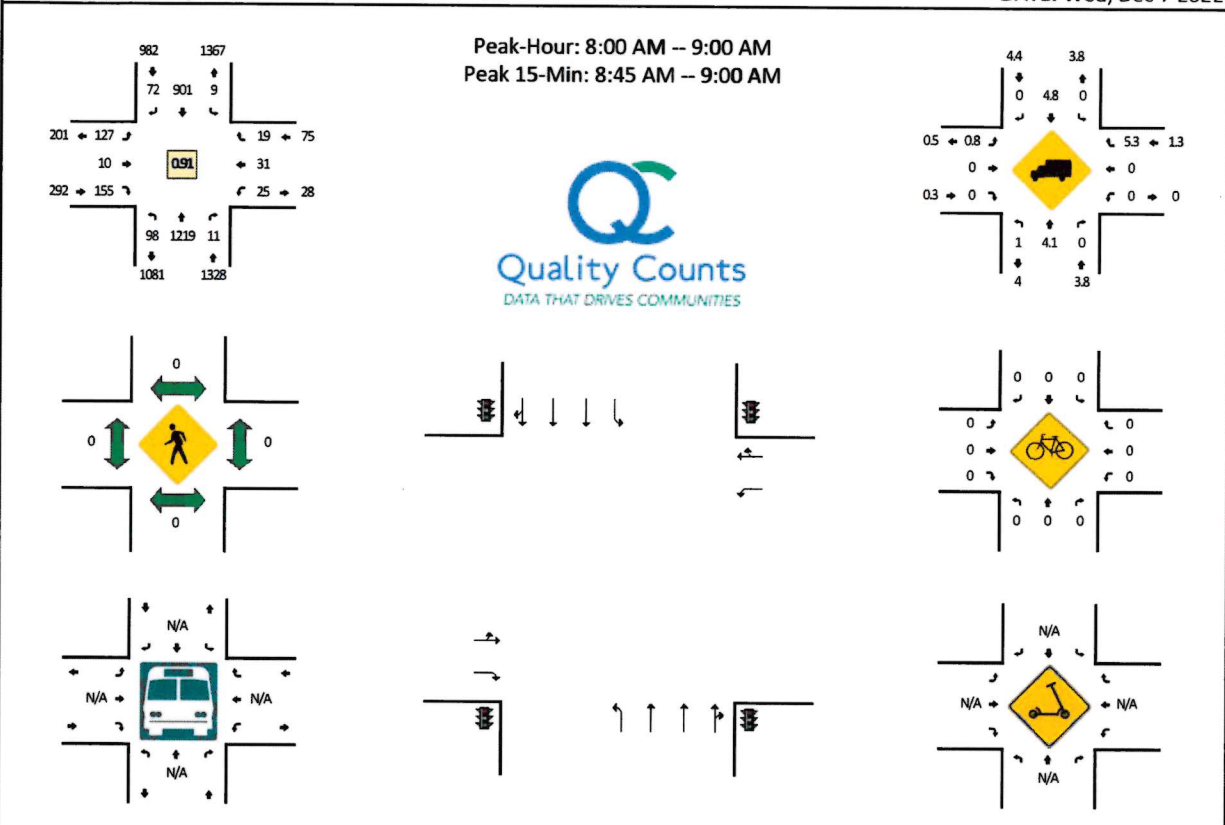
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SR-200 -- SW 100th St
CITY/STATE: On Top of the World, FL

QC JOB #: 16030807
DATE: Wed, Dec 7 2022



15-Min Count Period Beginning At	SR-200 (Northbound)					SR-200 (Southbound)					SW 100th St (Eastbound)					SW 100th St (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	4	343	3	0	0	0	123	4	0	2	22	0	5	0	11	3	2	3	0	0	525	
7:15 AM	14	348	1	0	0	0	197	14	0	1	21	0	4	0	16	4	10	2	0	6	638	
7:30 AM	18	435	1	0	0	0	169	5	0	2	21	2	3	0	11	5	4	4	0	1	681	
7:45 AM	17	337	1	0	0	2	209	29	0	0	23	4	4	0	36	8	11	3	0	2	686	2530
8:00 AM	23	311	2	0	0	1	193	8	1	2	23	1	7	0	33	5	7	2	0	2	621	2626
8:15 AM	24	315	3	0	0	2	225	19	0	5	29	1	3	0	30	4	7	3	0	1	671	2659
8:30 AM	20	292	1	0	1	0	229	12	0	1	36	3	13	0	25	7	8	3	0	1	652	2630
8:45 AM	31	301	4	0	0	4	254	20	1	5	39	5	8	0	36	9	9	3	0	4	733	2677
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	124	1204	16	0	0	16	1016	100	4	20	156	20	176	0	144	36	36	28	0	16	3112	
Heavy Trucks	0	48	0	0	0	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	84	
Buses																						
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scooters																						

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

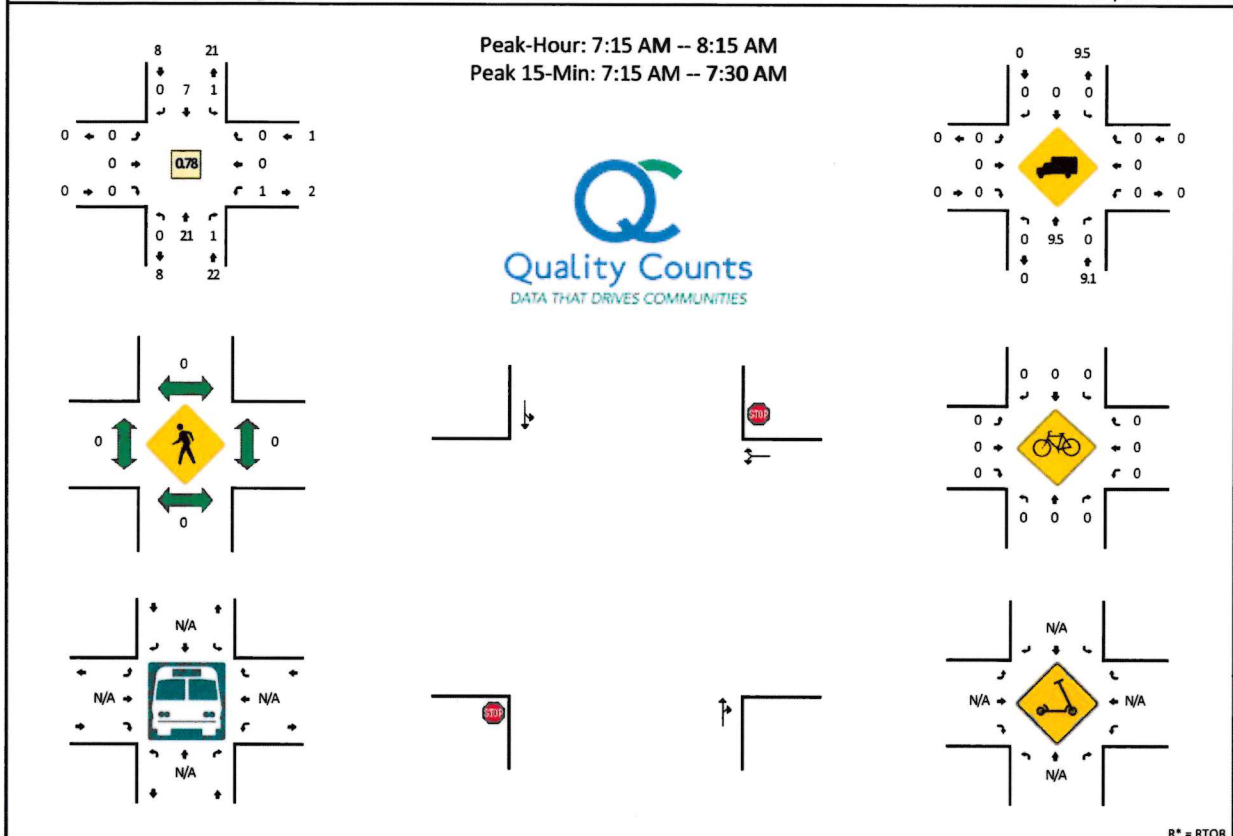
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW 84th Avenue Rd -- SW 100th Street Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030809
DATE: Wed, Dec 7 2022



R* = RTOR

15-Min Count Period Beginning At	SW 84th Avenue Rd (Northbound)					SW 84th Avenue Rd (Southbound)					SW 100th Street Rd (Eastbound)					SW 100th Street Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	5	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	7	
7:15 AM	0	8	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	0	0	0	10	
7:30 AM	0	5	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
7:45 AM	0	4	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	5	30
8:00 AM	0	4	1	0	0	1	2	0	0	0	0	0	0	0	0	0	0	0	0	0	8	31
8:15 AM	0	3	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	1	0	0	6	27
8:30 AM	0	2	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	5	24
8:45 AM	0	3	0	0	0	0	1	0	0	0	0	0	0	0	0	1	0	2	0	0	7	26
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	32	0	0	0	0	4	0	0	0	0	0	0	0	0	4	0	0	0	0		40
Heavy Trucks	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Buses																						
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters																						

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

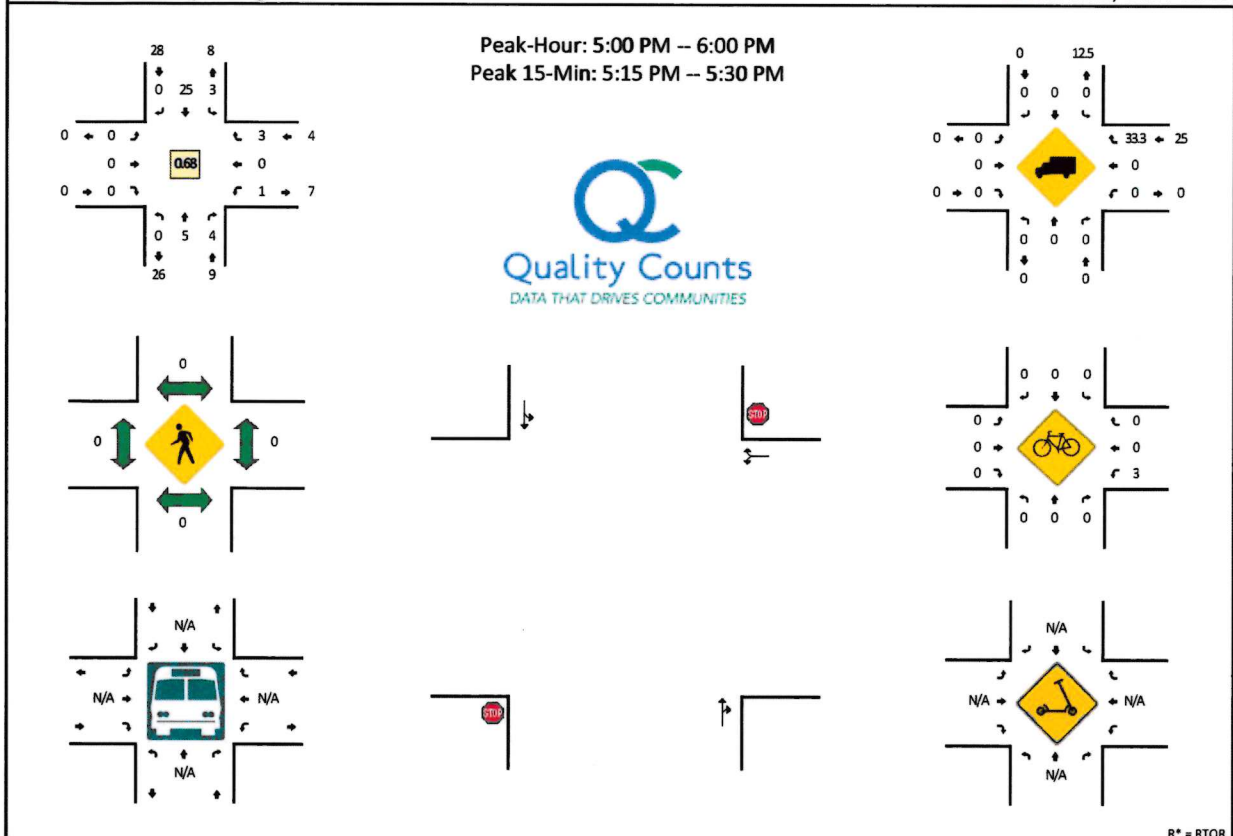
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW 84th Avenue Rd -- SW 100th Street Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030810
DATE: Wed, Dec 7 2022



R* = RTOR

15-Min Count Period Beginning At	SW 84th Avenue Rd (Northbound)					SW 84th Avenue Rd (Southbound)					SW 100th Street Rd (Eastbound)					SW 100th Street Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	2	0	0	0	1	5	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
4:15 PM	0	3	0	0	0	0	3	0	0	0	0	0	0	0	0	1	0	0	0	0	7	
4:30 PM	0	1	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	6	
4:45 PM	0	4	0	0	0	1	6	0	0	0	0	0	0	0	0	0	0	0	0	0	11	32
5:00 PM	0	0	0	0	0	1	4	0	0	0	0	0	0	0	0	1	0	0	0	0	6	30
5:15 PM	0	2	3	0	0	1	9	0	0	0	0	0	0	0	0	0	0	0	0	0	15	38
5:30 PM	0	2	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	2	0	0	7	39
5:45 PM	0	1	1	0	0	1	9	0	0	0	0	0	0	0	0	0	0	1	0	0	13	41

Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	
All Vehicles	0	8	12	0	0	4	36	0	0	0	0	0	0	0	0	0	0	0	0	0	60
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	8
Scooters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

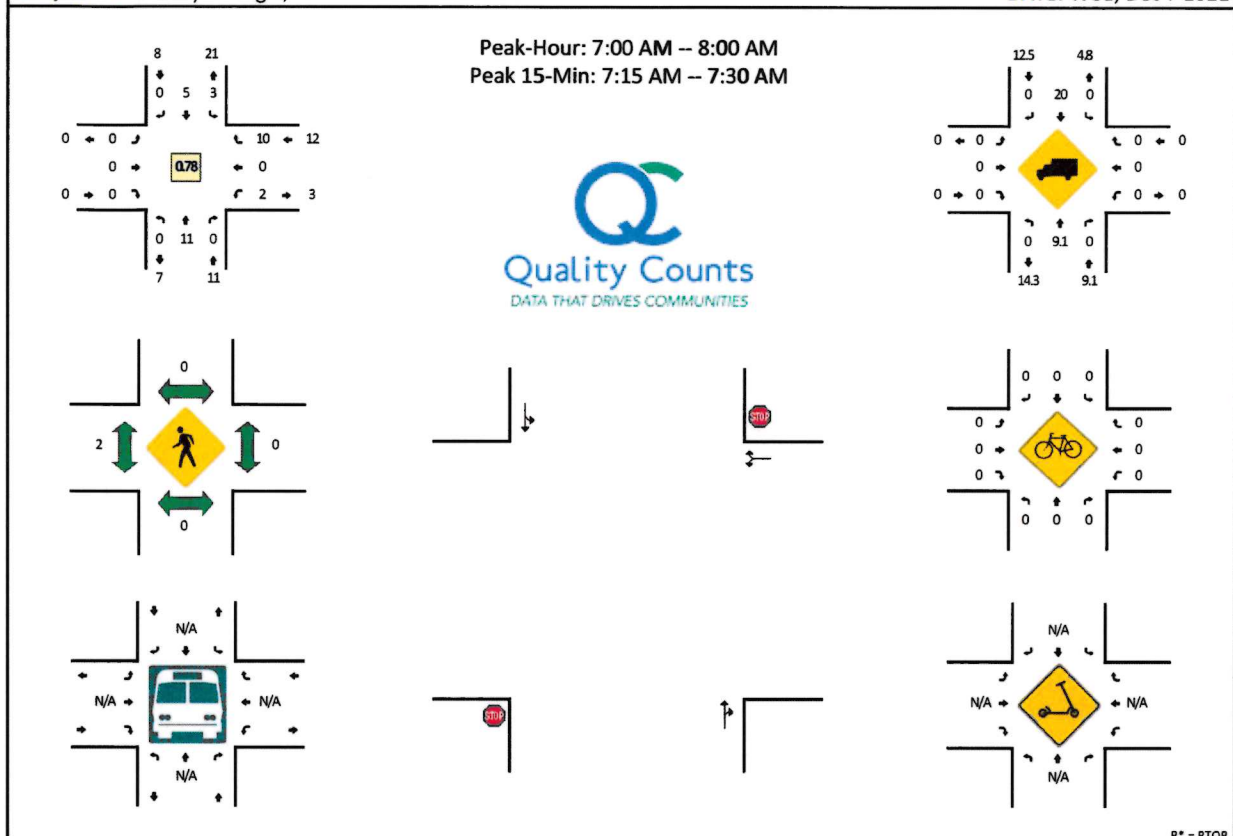
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW 84th Avenue Rd -- SW 100th Lane Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030811
DATE: Wed, Dec 7 2022



15-Min Count Period Beginning At	SW 84th Avenue Rd (Northbound)					SW 84th Avenue Rd (Southbound)					SW 100th Lane Rd (Eastbound)					SW 100th Lane Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	1	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	4	0	0	7	
7:15 AM	0	6	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	10	
7:30 AM	0	1	0	0	0	2	1	0	0	0	0	0	0	0	0	0	0	4	0	0	8	
7:45 AM	0	3	0	0	0	1	0	0	0	0	0	0	0	0	0	2	0	0	0	0	6	31
8:00 AM	0	3	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	2	0	0	7	31
8:15 AM	0	1	0	0	0	1	1	0	0	0	0	0	0	0	0	0	0	2	0	0	5	26
8:30 AM	0	1	1	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	0	4	22
8:45 AM	0	2	0	0	0	1	1	0	0	0	0	0	0	0	0	1	0	1	0	0	6	22
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	24	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	8	0	0	40	
Heavy Trucks	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

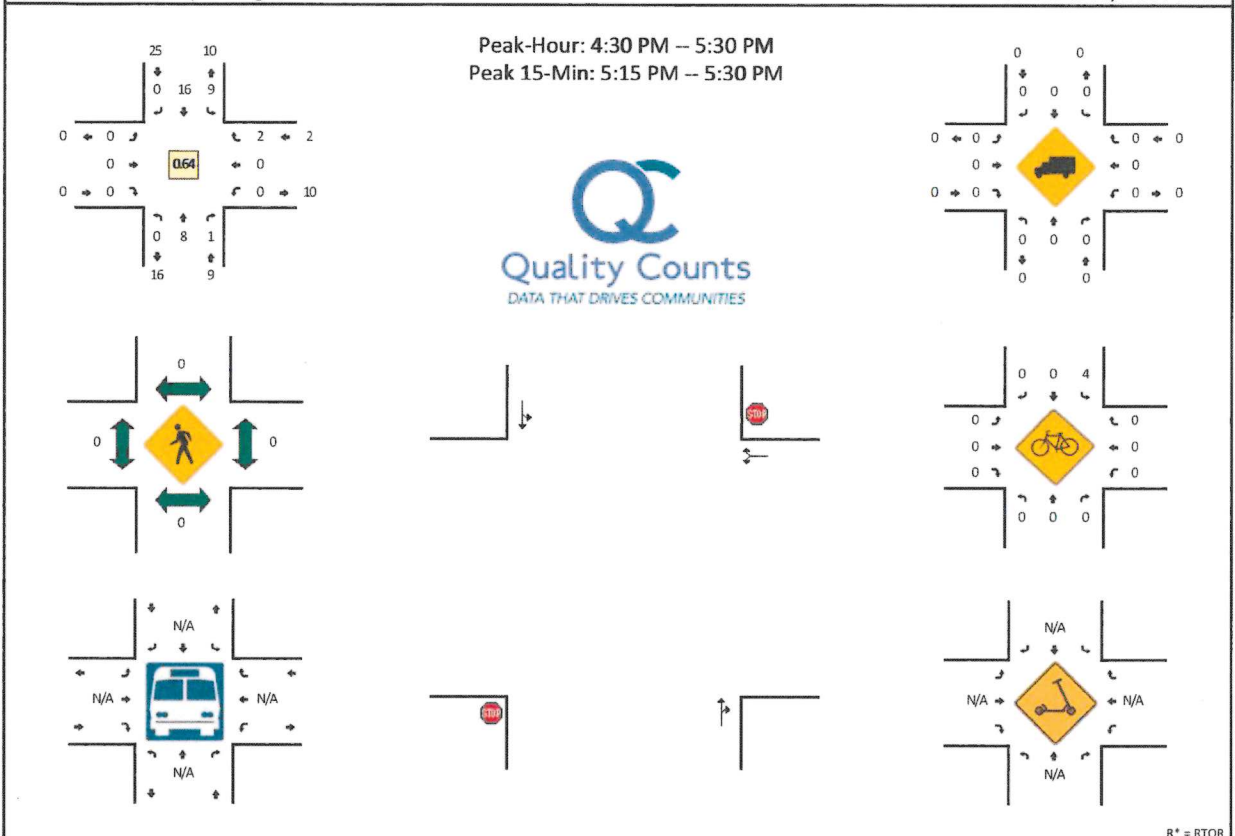
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW 84th Avenue Rd -- SW 100th Lane Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030812
DATE: Wed, Dec 7 2022



R* = RTOR

15-Min Count Period Beginning At	SW 84th Avenue Rd (Northbound)					SW 84th Avenue Rd (Southbound)					SW 100th Lane Rd (Eastbound)					SW 100th Lane Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	2	0	0	0	2	3	0	0	0	0	0	0	0	0	2	0	0	0	0	9	
4:15 PM	0	2	1	0	0	2	2	0	0	0	0	0	0	0	0	0	0	1	0	0	8	
4:30 PM	0	1	1	0	0	2	3	0	0	0	0	0	0	0	0	0	0	0	0	0	7	
4:45 PM	0	2	0	0	0	2	4	0	0	0	0	0	0	0	0	0	0	2	0	0	10	34
5:00 PM	0	0	0	0	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0	0	5	30
5:15 PM	0	5	0	0	0	4	5	0	0	0	0	0	0	0	0	0	0	0	0	0	14	36
5:30 PM	0	1	1	0	0	2	1	0	0	0	0	0	0	0	0	0	0	1	0	0	6	35
5:45 PM	0	2	0	0	0	6	3	0	0	0	0	0	0	0	0	0	0	0	0	0	11	36
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
All Vehicles	0	20	0	0	0	16	20	0	0	0	0	0	0	0	0	0	0	0	0	0	56	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

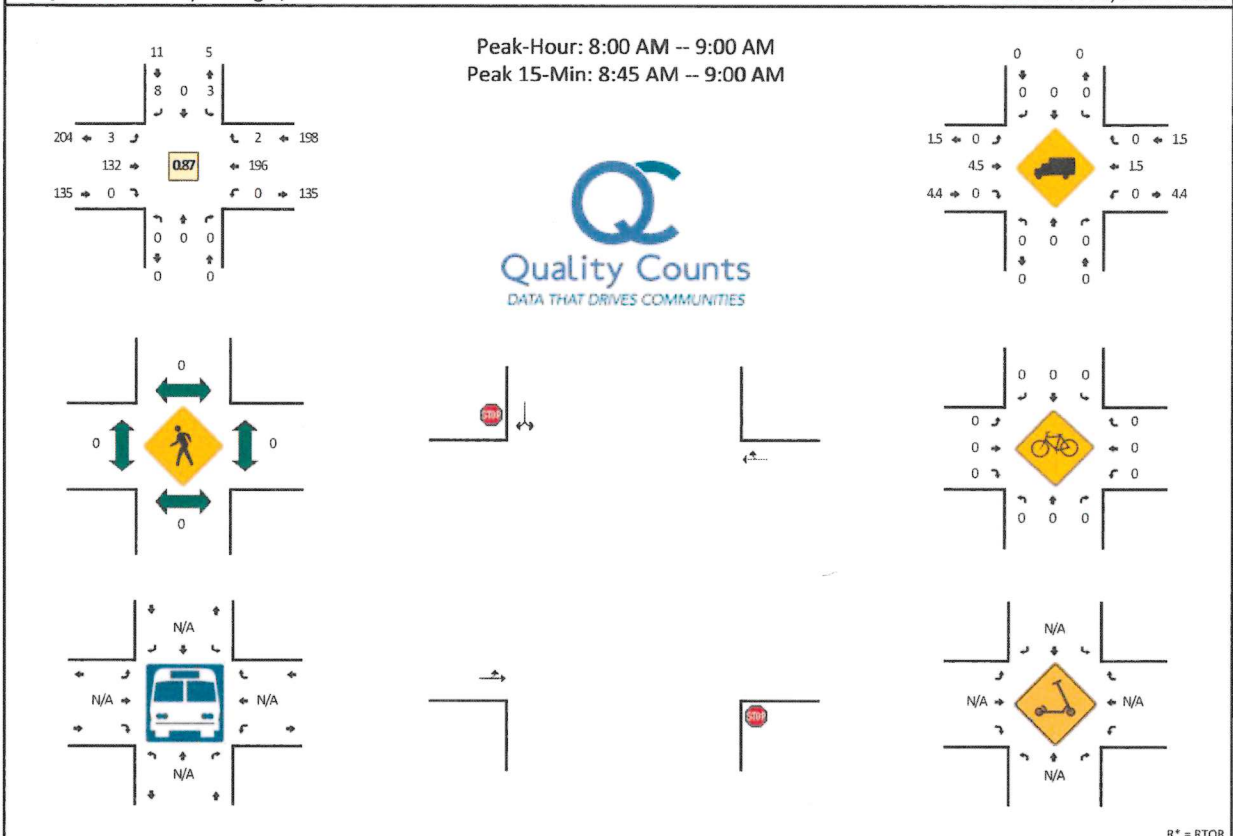
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW 84th Avenue Rd -- SW 103rd Street Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030813
DATE: Wed, Dec 7 2022



R* = RTOR

15-Min Count Period Beginning At	SW 84th Avenue Rd (Northbound)					SW 84th Avenue Rd (Southbound)					SW 103rd Street Rd (Eastbound)					SW 103rd Street Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
7:00 AM	0	0	0	0	0	3	0	1	0	0	0	13	0	0	0	0	27	1	0	0	45	
7:15 AM	0	0	0	0	0	0	0	3	0	0	4	25	0	0	0	0	30	0	0	0	62	
7:30 AM	0	0	0	0	0	0	0	3	0	0	1	27	0	0	0	0	40	1	0	0	72	
7:45 AM	0	0	0	0	0	0	0	2	0	0	1	30	0	0	0	0	42	0	0	0	75	254
8:00 AM	0	0	0	0	0	0	0	3	0	0	1	42	0	0	0	0	47	0	0	0	93	302
8:15 AM	0	0	0	0	0	1	0	2	0	0	0	27	0	0	0	0	38	1	0	0	69	309
8:30 AM	0	0	0	0	0	1	0	1	0	0	1	34	0	0	0	0	45	1	0	0	83	320
8:45 AM	0	0	0	0	0	1	0	2	0	0	1	29	0	0	0	0	66	0	0	0	99	344
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
All Vehicles	0	0	0	0	0	4	0	8	0	0	4	116	0	0	0	0	264	0	0	0	396	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	4	0	0	0	0	4	0	0	0	8	
Buses																						
Pedestrians	0					0					0					0					0	
Bicycles	0	0	0			0	0	0			0	0	0			0	0	0			0	
Scoters																						

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

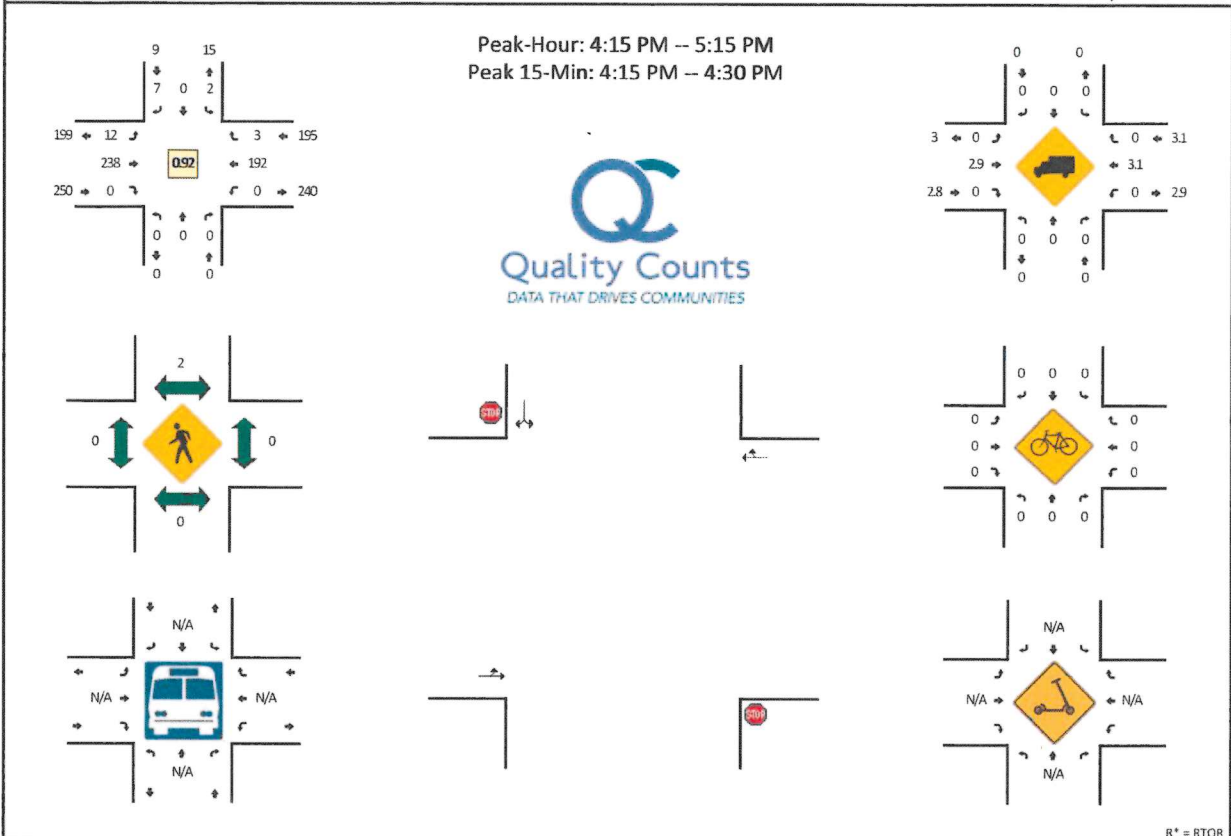
ATTACHMENT A

Type of peak hour being reported: Intersection Peak

Method for determining peak hour: Total Entering Volume

LOCATION: SW 84th Avenue Rd -- SW 103rd Street Rd
CITY/STATE: Liberty Triangle, FL

QC JOB #: 16030814
DATE: Wed, Dec 7 2022



R* = RTOR

15-Min Count Period Beginning At	SW 84th Avenue Rd (Northbound)					SW 84th Avenue Rd (Southbound)					SW 103rd Street Rd (Eastbound)					SW 103rd Street Rd (Westbound)					Total	Hourly Totals
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
4:00 PM	0	0	0	0	0	2	0	2	0	0	0	43	0	0	0	0	35	0	0	0	82	
4:15 PM	0	0	0	0	0	2	0	0	0	0	5	65	0	0	0	0	50	1	0	0	123	
4:30 PM	0	0	0	0	0	0	0	1	0	0	2	57	0	0	0	0	56	0	0	0	116	
4:45 PM	0	0	0	0	0	0	0	4	0	0	3	57	0	0	0	0	48	2	0	0	114	435
5:00 PM	0	0	0	0	0	0	0	2	0	0	2	59	0	0	0	0	38	0	0	0	101	454
5:15 PM	0	0	0	0	0	0	0	1	0	0	5	60	0	0	0	0	47	1	0	0	114	445
5:30 PM	0	0	0	0	0	0	0	2	0	0	4	60	0	0	0	0	45	0	0	0	111	440
5:45 PM	0	0	0	0	0	1	0	2	0	0	2	38	0	0	0	0	36	0	0	0	79	405
Peak 15-Min Flowrates	Northbound					Southbound					Eastbound					Westbound					Total	
	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*	Left	Thru	Right	U	R*		
All Vehicles	0	0	0	0	0	8	0	0	0	0	20	260	0	0	0	0	200	4	0	0	492	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	12	0	0	0	0	4	0	0	0	16	
Buses	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Scoters	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

Comments:

Report generated on 12/15/2022 3:34 PM

SOURCE: Quality Counts, LLC (<http://www.qualitycounts.net>) 1-877-580-2212

ATTACHMENT A

2021 PEAK SEASON FACTOR CATEGORY REPORT - REPORT TYPE: ALL
 CATEGORY: 3600 MARION COUNTYWIDE

WEEK	DATES	SF	MOCF: 0.98 PSCF
1	01/01/2021 - 01/02/2021	0.98	1.00
2	01/03/2021 - 01/09/2021	1.04	1.06
3	01/10/2021 - 01/16/2021	1.10	1.12
4	01/17/2021 - 01/23/2021	1.09	1.11
5	01/24/2021 - 01/30/2021	1.08	1.10
6	01/31/2021 - 02/06/2021	1.07	1.09
7	02/07/2021 - 02/13/2021	1.06	1.08
8	02/14/2021 - 02/20/2021	1.06	1.08
9	02/21/2021 - 02/27/2021	1.03	1.05
10	02/28/2021 - 03/06/2021	1.01	1.03
11	03/07/2021 - 03/13/2021	0.99	1.01
*12	03/14/2021 - 03/20/2021	0.96	0.98
*13	03/21/2021 - 03/27/2021	0.96	0.98
*14	03/28/2021 - 04/03/2021	0.96	0.98
*15	04/04/2021 - 04/10/2021	0.96	0.98
*16	04/11/2021 - 04/17/2021	0.96	0.98
*17	04/18/2021 - 04/24/2021	0.97	0.99
*18	04/25/2021 - 05/01/2021	0.98	1.00
*19	05/02/2021 - 05/08/2021	0.99	1.01
*20	05/09/2021 - 05/15/2021	1.01	1.03
*21	05/16/2021 - 05/22/2021	1.00	1.02
*22	05/23/2021 - 05/29/2021	0.99	1.01
*23	05/30/2021 - 06/05/2021	0.98	1.00
*24	06/06/2021 - 06/12/2021	0.97	0.99
25	06/13/2021 - 06/19/2021	0.97	0.99
26	06/20/2021 - 06/26/2021	0.98	1.00
27	06/27/2021 - 07/03/2021	0.98	1.00
28	07/04/2021 - 07/10/2021	0.99	1.01
29	07/11/2021 - 07/17/2021	1.00	1.02
30	07/18/2021 - 07/24/2021	1.01	1.03
31	07/25/2021 - 07/31/2021	1.01	1.03
32	08/01/2021 - 08/07/2021	1.02	1.04
33	08/08/2021 - 08/14/2021	1.03	1.05
34	08/15/2021 - 08/21/2021	1.04	1.06
35	08/22/2021 - 08/28/2021	1.03	1.05
36	08/29/2021 - 09/04/2021	1.03	1.05
37	09/05/2021 - 09/11/2021	1.03	1.05
38	09/12/2021 - 09/18/2021	1.03	1.05
39	09/19/2021 - 09/25/2021	1.02	1.04
40	09/26/2021 - 10/02/2021	1.01	1.03
41	10/03/2021 - 10/09/2021	1.00	1.02
42	10/10/2021 - 10/16/2021	0.98	1.00
43	10/17/2021 - 10/23/2021	0.98	1.00
44	10/24/2021 - 10/30/2021	0.98	1.00
45	10/31/2021 - 11/06/2021	0.97	0.99
46	11/07/2021 - 11/13/2021	0.97	0.99
47	11/14/2021 - 11/20/2021	0.97	0.99
48	11/21/2021 - 11/27/2021	0.97	0.99
49	11/28/2021 - 12/04/2021	0.97	0.99
50	12/05/2021 - 12/11/2021	0.98	1.00
51	12/12/2021 - 12/18/2021	0.98	1.00
52	12/19/2021 - 12/25/2021	1.04	1.06
53	12/26/2021 - 12/31/2021	1.10	1.12

* PEAK SEASON

SPROUTS
COMMERCIAL PLAZA
TRAFFIC STUDY

ATTACHMENT D

HISTORICAL TRAFFIC VOLUME GROWTH



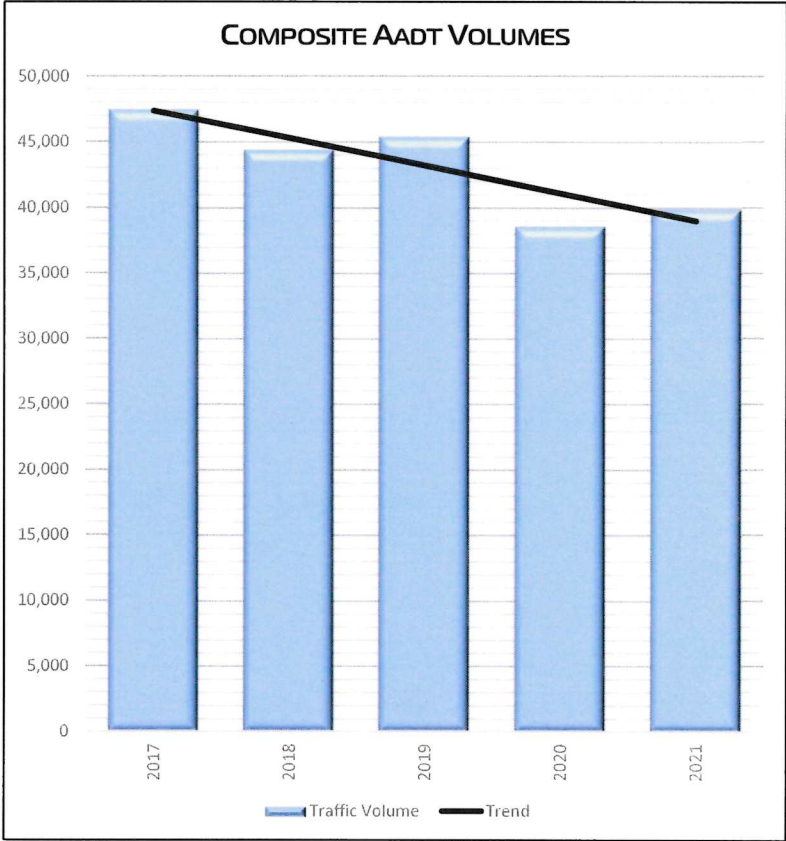
SPROUTS COMMERCIAL PLAZA

Growth Rate Calculations

Year	Location A	Location B	Location C	Location D	Total	Linear Trend
2021	31,000	5,000	3,900	--	39,900	38,960
2020	30,000	4,900	3,700	--	38,600	41,060
2019	36,000	5,700	3,700	--	45,400	43,160
2018	35,000	5,700	3,700	--	44,400	45,260
2017	38,000	5,700	3,800	--	47,500	47,360
2016	--	--	--	--	--	--
2015	--	--	--	--	--	--
2014	--	--	--	--	--	--
2013	--	--	--	--	--	--
2012	--	--	--	--	--	--

5 Year Annual Growth Rate >>> -4.4%

SOURCE
 Location A: FDOT Count Station 36-0473 (SR-200, NE of CR-484)
 Location B: FDOT Count Station 36-8049 (SW 103rd Street, E of SR-200)
 Location A: FDOT Count Station 36-8135 (SW 80th Ave, SW of 100th Street)
 Location D: N/A



ATTACHMENT D - 1 of 4



ATTACHMENT A

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 0473 - ON SR-200, 0.985 MI. NE OF CR-484 (RVL)

YEAR	AADT		DIRECTION 1	DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR
----	-----		-----	-----	-----	-----	-----
2021	31000 F	N	14500	S 16500	9.00	53.20	5.80
2020	30000 C	N	14000	S 16000	9.00	53.40	5.80
2019	36000 F	N	18000	S 18000	9.00	53.80	6.90
2018	35000 C	N	17500	S 17500	9.00	54.30	3.40
2017	38000 C	N	17500	S 20500	9.00	55.50	3.50
2016	34000 C	N	17000	S 17000	9.00	56.10	3.50
2015	33000 C	N	16500	S 16500	9.00	56.30	3.60
2014	31000 C	N	15500	S 15500	9.00	56.80	3.10
2013	30500 C	N	15000	S 15500	9.00	56.70	5.10
2012	31500 C	N	16000	S 15500	9.00	56.70	3.10
2011	30500 C	N	15500	S 15000	9.00	56.00	3.80
2010	32000 C	N	16000	S 16000	10.14	57.07	4.80
2009	32500 C	N	16000	S 16500	10.04	59.21	4.20
2008	32500 C	N	16000	S 16500	9.73	57.40	5.00
2007	34000 C	N	17000	S 17000	9.71	57.95	6.30
2006	33000 C	N	16500	S 16500	9.74	53.95	6.30

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

ATTACHMENT A

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 8049 - SW 103RD ST RD, 250 FT E OF SR-200 - OFF SYSTEM HPMS '19

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
2021	5000 F	E	2400	W	2600	9.00	53.20	3.00
2020	4900 C	E	2400	W	2500	9.00	53.40	3.00
2019	5700 S	E	2800	W	2900	9.00	53.80	8.00
2018	5700 F	E	2800	W	2900	9.00	54.30	7.90
2017	5700 C	E	2800	W	2900	9.00	55.50	7.40
2016	6100 R	E	3100	W	3000	9.00	56.10	7.60
2015	5900 T	E	3000	W	2900	9.00	56.30	7.80
2014	5700 S	E	2900	W	2800	9.00	56.80	7.10
2013	5700 F	E	2900	W	2800	9.00	56.70	8.40
2012	5700 C	E	2900	W	2800	9.00	56.70	6.30
2011	5600 C	E	0	W	0	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

ATTACHMENT A

FLORIDA DEPARTMENT OF TRANSPORTATION
 TRANSPORTATION STATISTICS OFFICE
 2021 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 8135 - SW 80TH AVE, 250' S OF SW 100TH ST - OFF SYSTEM

YEAR	AADT	DIRECTION 1		DIRECTION 2		*K FACTOR	D FACTOR	T FACTOR
----	-----	-----	-----	-----	-----	-----	-----	-----
2021	3900 C	N	1900	S	2000	9.00	53.20	8.50
2020	3700 S	N	1700	S	2000	9.00	53.40	8.50
2019	3700 F	N	1700	S	2000	9.00	53.80	8.00
2018	3700 C	N	1700	S	2000	9.00	54.30	7.90
2017	3800 T	N	1800	S	2000	9.00	55.50	7.40
2016	3600 S	N	1700	S	1900	9.00	56.10	7.60
2015	3400 F	N	1600	S	1800	9.00	56.30	7.80
2014	3200 C	N	1500	S	1700	9.00	56.80	7.10

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

SPROUTS
COMMERCIAL PLAZA
TRAFFIC STUDY

ATTACHMENT E
INTERSECTION ANALYSIS



ATTACHMENT A

HCM Signalized Intersection Capacity Analysis
1: SR-200 & SW 103rd Street

Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	13	28	127	21	84	36	1429	80	44	935	36
Future Volume (vph)	10	13	28	127	21	84	36	1429	80	44	935	36
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0		6.0	6.0	6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00	1.00	1.00	0.91		1.00	0.91	
Fr't		1.00	0.85		1.00	0.85	1.00	0.99		1.00	0.99	
Flt Protected		0.98	1.00		0.96	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1779	1615		1776	1615	1752	4993		1770	4967	
Flt Permitted		0.85	1.00		0.74	1.00	0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1548	1615		1367	1615	1752	4993		1770	4967	
Peak-hour factor, PHF	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94
Adj. Flow (vph)	11	14	30	135	22	89	38	1520	85	47	995	38
RTOR Reduction (vph)	0	0	26	0	0	76	0	2	0	0	1	0
Lane Group Flow (vph)	0	25	4	0	157	13	38	1603	0	47	1032	0
Heavy Vehicles (%)	0%	8%	0%	3%	0%	0%	3%	3%	4%	2%	4%	0%
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Prot	NA		Prot	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8		8						
Actuated Green, G (s)		26.3	26.3		26.3	26.3	8.2	126.8		8.9	127.5	
Effective Green, g (s)		26.3	26.3		26.3	26.3	8.2	126.8		8.9	127.5	
Actuated g/C Ratio		0.15	0.15		0.15	0.15	0.05	0.70		0.05	0.71	
Clearance Time (s)		6.0	6.0		6.0	6.0	6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0	3.0		3.0	3.0	3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		226	235		199	235	79	3517		87	3518	
v/s Ratio Prot							0.02	c0.32		c0.03	0.21	
v/s Ratio Perm		0.02	0.00		c0.11	0.01						
v/c Ratio		0.11	0.02		0.79	0.06	0.48	0.46		0.54	0.29	
Uniform Delay, d1		66.7	65.8		74.2	66.2	83.8	11.6		83.6	9.7	
Progression Factor		1.00	1.00		1.00	1.00	1.00	1.00		0.95	0.82	
Incremental Delay, d2		0.2	0.0		18.5	0.1	4.6	0.4		6.6	0.2	
Delay (s)		66.9	65.8		92.6	66.3	88.4	12.0		86.0	8.1	
Level of Service		E	E		F	E	F	B		F	A	
Approach Delay (s)		66.3			83.1			13.8			11.5	
Approach LOS		E			F			B			B	
Intersection Summary												
HCM 2000 Control Delay			19.6				HCM 2000 Level of Service				B	
HCM 2000 Volume to Capacity ratio			0.51									
Actuated Cycle Length (s)			180.0				Sum of lost time (s)				18.0	
Intersection Capacity Utilization			61.4%				ICU Level of Service				B	
Analysis Period (min)			15									
c Critical Lane Group												

ATTACHMENT A

HCM Signalized Intersection Capacity Analysis
2: SR-200 & Steeplechase Plaza

Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	20	0	6	11	0	3	8	1600	28	23	950	28
Future Volume (vph)	20	0	6	11	0	3	8	1600	28	23	950	28
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.91		1.00	0.91	
Flt		1.00	0.85		0.97		1.00	1.00		1.00	1.00	
Flt Protected		0.95	1.00		0.96		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1805	1615		1778		1805	5026		1805	4926	
Flt Permitted		0.75	1.00		0.75		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1421	1615		1395		1805	5026		1805	4926	
Peak-hour factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Adj. Flow (vph)	21	0	6	12	0	3	8	1684	29	24	1000	29
RTOR Reduction (vph)	0	0	6	0	15	0	0	0	0	0	1	0
Lane Group Flow (vph)	0	21	0	0	0	0	8	1713	0	24	1028	0
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	3%	0%	0%	5%	0%
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8								
Actuated Green, G (s)		5.8	5.8		5.8		2.9	150.7		5.5	153.3	
Effective Green, g (s)		5.8	5.8		5.8		2.9	150.7		5.5	153.3	
Actuated g/C Ratio		0.03	0.03		0.03		0.02	0.84		0.03	0.85	
Clearance Time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		45	52		44		29	4207		55	4195	
v/s Ratio Prot							0.00	c0.34		c0.01	c0.21	
v/s Ratio Perm		c0.01	0.00		0.00							
v/c Ratio		0.47	0.00		0.01		0.28	0.41		0.44	0.25	
Uniform Delay, d1		85.6	84.3		84.3		87.5	3.6		85.7	2.5	
Progression Factor		1.00	1.00		1.00		1.29	0.08		0.98	0.72	
Incremental Delay, d2		7.5	0.0		0.1		4.8	0.3		5.3	0.1	
Delay (s)		93.0	84.3		84.4		117.7	0.6		89.1	1.9	
Level of Service		F	F		F		F	A		F	A	
Approach Delay (s)		91.1			84.4			1.1			3.9	
Approach LOS		F			F			A			A	
Intersection Summary												
HCM 2000 Control Delay			3.5				HCM 2000 Level of Service				A	
HCM 2000 Volume to Capacity ratio			0.41									
Actuated Cycle Length (s)			180.0				Sum of lost time (s)			18.0		
Intersection Capacity Utilization			49.0%				ICU Level of Service			A		
Analysis Period (min)			15									
c Critical Lane Group												

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
3: SR-200 & Friendship Center

Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic























Movement	EBL	EBR	NBL	NBT	SBT	SBR		
Lane Configurations								
Traffic Volume (veh/h)	0	24	83	1522	1061	27		
Future Volume (Veh/h)	0	24	83	1522	1061	27		
Sign Control	Stop			Free	Free			
Grade	0%			0%	0%			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95		
Hourly flow rate (vph)	0	25	87	1602	1117	28		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type								
				None	None			
Median storage (veh)								
Upstream signal (ft)								
				1000	700			
pX, platoon unblocked	0.95	0.92	0.92					
vC, conflicting volume	1839	386	1145					
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1177	12	840					
tC, single (s)	6.8	6.9	4.1					
tC, 2 stage (s)								
tF (s)	3.5	3.3	2.2					
p0 queue free %	100	97	88					
cM capacity (veh/h)	157	982	737					
Direction, Lane #	EB 1	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3
Volume Total	25	87	534	534	534	447	447	251
Volume Left	0	87	0	0	0	0	0	0
Volume Right	25	0	0	0	0	0	0	28
cSH	982	737	1700	1700	1700	1700	1700	1700
Volume to Capacity	0.03	0.12	0.31	0.31	0.31	0.26	0.26	0.15
Queue Length 95th (ft)	2	10	0	0	0	0	0	0
Control Delay (s)	8.8	10.5	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	A	B						
Approach Delay (s)	8.8	0.5				0.0		
Approach LOS	A							
Intersection Summary								
Average Delay			0.4					
Intersection Capacity Utilization			32.7%		ICU Level of Service			A
Analysis Period (min)			15					

ATTACHMENT A

HCM Signalized Intersection Capacity Analysis
4: SR-200 & SW 100th Street

Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	131	47	163	64	45	63	157	1244	11	100	877	74
Future Volume (vph)	131	47	163	64	45	63	157	1244	11	100	877	74
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00	1.00	1.00		1.00	0.91		1.00	0.91	
Frt		1.00	0.85	1.00	0.91		1.00	1.00		1.00	0.99	
Flt Protected		0.96	1.00	0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1819	1615	1805	1684		1787	4983		1805	4901	
Flt Permitted		0.62	1.00	0.41	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1165	1615	774	1684		1787	4983		1805	4901	
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	144	52	179	70	49	69	173	1367	12	110	964	81
RTOR Reduction (vph)	0	0	146	0	29	0	0	0	0	0	5	0
Lane Group Flow (vph)	0	196	33	70	89	0	173	1379	0	110	1040	0
Heavy Vehicles (%)	1%	0%	0%	0%	0%	5%	1%	4%	0%	0%	5%	0%
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8								
Actuated Green, G (s)		33.3	33.3	33.3	33.3		21.2	112.4		16.3	107.5	
Effective Green, g (s)		33.3	33.3	33.3	33.3		21.2	112.4		16.3	107.5	
Actuated g/C Ratio		0.18	0.18	0.18	0.18		0.12	0.62		0.09	0.60	
Clearance Time (s)		6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		215	298	143	311		210	3111		163	2926	
v/s Ratio Prot					0.05		c0.10	c0.28		0.06	0.21	
v/s Ratio Perm		c0.17	0.02	0.09								
v/c Ratio		0.91	0.11	0.49	0.29		0.82	0.44		0.67	0.36	
Uniform Delay, d1		71.9	61.0	65.7	63.1		77.6	17.6		79.3	18.5	
Progression Factor		1.00	1.00	1.00	1.00		1.32	0.55		1.00	1.00	
Incremental Delay, d2		37.9	0.2	2.6	0.5		21.4	0.4		10.5	0.3	
Delay (s)		109.8	61.2	68.4	63.6		123.9	10.1		89.8	18.9	
Level of Service		F	E	E	E		F	B		F	B	
Approach Delay (s)		86.6			65.4		22.8				25.6	
Approach LOS		F			E		C				C	
Intersection Summary												
HCM 2000 Control Delay			33.6				HCM 2000 Level of Service			C		
HCM 2000 Volume to Capacity ratio			0.59									
Actuated Cycle Length (s)			180.0				Sum of lost time (s)			18.0		
Intersection Capacity Utilization			61.2%				ICU Level of Service			B		
Analysis Period (min)			15									
c Critical Lane Group												

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
5: SW 103rd Street & SW 84th Avenue

Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations		↔	↔		↔	
Traffic Volume (veh/h)	3	136	214	14	23	8
Future Volume (Veh/h)	3	136	214	14	23	8
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.87	0.87	0.87	0.87	0.87	0.87
Hourly flow rate (vph)	3	156	246	16	26	9
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)		800				
pX, platoon unblocked						
vC, conflicting volume	262				416	254
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	262				416	254
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				96	99
cM capacity (veh/h)	1314				596	790
Direction, Lane #						
	EB 1	WB 1	SB 1			
Volume Total	159	262	35			
Volume Left	3	0	26			
Volume Right	0	16	9			
cSH	1314	1700	636			
Volume to Capacity	0.00	0.15	0.06			
Queue Length 95th (ft)	0	0	4			
Control Delay (s)	0.2	0.0	11.0			
Lane LOS	A		B			
Approach Delay (s)	0.2	0.0	11.0			
Approach LOS			B			
Intersection Summary						
Average Delay			0.9			
Intersection Capacity Utilization			22.1%		ICU Level of Service	A
Analysis Period (min)			15			

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
6: SW 84th Avenue & SW 100th Street

Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↗			↖	↗	
Traffic Volume (veh/h)	33	9	2	22	9	2
Future Volume (Veh/h)	33	9	2	22	9	2
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78
Hourly flow rate (vph)	42	12	3	28	12	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh						
Upstream signal (ft)	800					
pX, platoon unblocked						
vC, conflicting volume			54		82	48
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			54		82	48
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		99	100
cM capacity (veh/h)			1564		923	1027
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	54	31	15			
Volume Left	0	3	12			
Volume Right	12	0	3			
cSH	1700	1564	942			
Volume to Capacity	0.03	0.00	0.02			
Queue Length 95th (ft)	0	0	1			
Control Delay (s)	0.0	0.7	8.9			
Lane LOS		A	A			
Approach Delay (s)	0.0	0.7	8.9			
Approach LOS			A			
Intersection Summary						
Average Delay			1.6			
Intersection Capacity Utilization		13.3%		ICU Level of Service	A	
Analysis Period (min)			15			

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
100: SR-200 & Project Driveway #1

Sprouts Commercial Plaza
 AM Peak Hour Post-Development Traffic



Movement	WBL	WBR	NBT	NBR	SBL	SBT			
Lane Configurations		↗	↑↑↑	↖		↑↑↑			
Traffic Volume (veh/h)	0	30	1602	19	0	1001			
Future Volume (Veh/h)	0	30	1602	19	0	1001			
Sign Control	Stop		Free			Free			
Grade	0%		0%			0%			
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95			
Hourly flow rate (vph)	0	32	1686	20	0	1054			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type	None			None					
Median storage veh									
Upstream signal (ft)	500			1200					
pX, platoon unblocked	0.94	0.92			0.92				
vC, conflicting volume	2037	562			1706				
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	1571	204			1452				
tC, single (s)	6.8	6.9			4.1				
tC, 2 stage (s)									
tF (s)	3.5	3.3			2.2				
p0 queue free %	100	96			100				
cM capacity (veh/h)	97	741			433				
Direction, Lane #	WB 1	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3	
Volume Total	32	562	562	562	20	351	351	351	
Volume Left	0	0	0	0	0	0	0	0	
Volume Right	32	0	0	0	20	0	0	0	
cSH	741	1700	1700	1700	1700	1700	1700	1700	
Volume to Capacity	0.04	0.33	0.33	0.33	0.01	0.21	0.21	0.21	
Queue Length 95th (ft)	3	0	0	0	0	0	0	0	
Control Delay (s)	10.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	
Lane LOS	B								
Approach Delay (s)	10.1	0.0					0.0		
Approach LOS	B								
Intersection Summary									
Average Delay			0.1						
Intersection Capacity Utilization			41.0%	ICU Level of Service	A				
Analysis Period (min)			15						

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
200: SR-200 & Project Driveway #2

Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic



Movement	WBL	WBR	NBT	NBR	SBL	SBT		
Lane Configurations		↗	↑↑↑	↘		↑↑↑		
Traffic Volume (veh/h)	0	94	1318	93	0	1311		
Future Volume (Veh/h)	0	94	1318	93	0	1311		
Sign Control	Stop		Free			Free		
Grade	0%		0%			0%		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		
Hourly flow rate (vph)	0	103	1448	102	0	1441		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type			None			None		
Median storage (veh)								
Upstream signal (ft)						350		
pX, platoon unblocked	0.90							
vC, conflicting volume	1928	483			1550			
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1629	483			1550			
tC, single (s)	6.8	6.9			4.1			
tC, 2 stage (s)								
tF (s)	3.5	3.3			2.2			
p0 queue free %	100	81			100			
cM capacity (veh/h)	85	535			433			
Direction, Lane #	WB 1	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3
Volume Total	103	483	483	483	102	480	480	480
Volume Left	0	0	0	0	0	0	0	0
Volume Right	103	0	0	0	102	0	0	0
cSH	535	1700	1700	1700	1700	1700	1700	1700
Volume to Capacity	0.19	0.28	0.28	0.28	0.06	0.28	0.28	0.28
Queue Length 95th (ft)	18	0	0	0	0	0	0	0
Control Delay (s)	13.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	B							
Approach Delay (s)	13.3	0.0				0.0		
Approach LOS	B							
Intersection Summary								
Average Delay			0.4					
Intersection Capacity Utilization			38.0%		ICU Level of Service			A
Analysis Period (min)			15					

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
300: Project Driveway #3 & SW 100th Street

Sprouts Commercial Plaza
 AM Peak Hour Post-Development Traffic



















Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↑		↑	↑	
Traffic Volume (veh/h)	26	129	26	22	97	20
Future Volume (Veh/h)	26	129	26	22	97	20
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91
Hourly flow rate (vph)	29	142	29	24	107	22
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage veh						
Upstream signal (ft)	400					
pX, platoon unblocked						
vC, conflicting volume			171		111	29
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			171		111	29
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		88	98
cM capacity (veh/h)			1418		873	1052
Direction, Lane #	EB 1	EB 2	WB 1	NB 1		
Volume Total	29	142	53	129		
Volume Left	0	0	29	107		
Volume Right	0	142	0	22		
cSH	1700	1700	1418	899		
Volume to Capacity	0.02	0.08	0.02	0.14		
Queue Length 95th (ft)	0	0	2	13		
Control Delay (s)	0.0	0.0	4.2	9.7		
Lane LOS			A	A		
Approach Delay (s)	0.0		4.2	9.7		
Approach LOS				A		
Intersection Summary						
Average Delay			4.2			
Intersection Capacity Utilization			22.5%	ICU Level of Service	A	
Analysis Period (min)			15			

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
400: SW 84th Avenue & Project Driveway #4





















Sprouts Commercial Plaza
AM Peak Hour Post-Development Traffic

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	2	7	12	2	7	10	4	19	0	3	13	1
Future Volume (Veh/h)	2	7	12	2	7	10	4	19	0	3	13	1
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78	0.78
Hourly flow rate (vph)	3	9	15	3	9	13	5	24	0	4	17	1
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	77	60	18	79	60	24	18			24		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	77	60	18	79	60	24	18			24		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	100	99	99	100	99	99	100			100		
cM capacity (veh/h)	895	831	1067	890	830	1058	1612			1604		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	27	25	29	22								
Volume Left	3	3	5	4								
Volume Right	15	13	0	1								
cSH	956	944	1612	1604								
Volume to Capacity	0.03	0.03	0.00	0.00								
Queue Length 95th (ft)	2	2	0	0								
Control Delay (s)	8.9	8.9	1.3	1.3								
Lane LOS	A	A	A	A								
Approach Delay (s)	8.9	8.9	1.3	1.3								
Approach LOS	A	A										
Intersection Summary												
Average Delay			5.1									
Intersection Capacity Utilization			13.3%		ICU Level of Service					A		
Analysis Period (min)			15									

ATTACHMENT A

HCM Signalized Intersection Capacity Analysis
1: SR-200 & SW 103rd Street




















Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic

													
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR	
Lane Configurations													
Traffic Volume (vph)	50	26	79	163	22	74	33	1306	135	79	1807	22	
Future Volume (vph)	50	26	79	163	22	74	33	1306	135	79	1807	22	
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	
Total Lost time (s)		6.0	6.0		6.0	6.0	6.0	6.0		6.0	6.0		
Lane Util. Factor		1.00	1.00		1.00	1.00	1.00	0.91		1.00	0.91		
Fr't		1.00	0.85		1.00	0.85	1.00	0.99		1.00	1.00		
Flt Protected		0.97	1.00		0.96	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (prot)		1815	1599		1768	1615	1805	5014		1736	5077		
Flt Permitted		0.47	1.00		0.68	1.00	0.95	1.00		0.95	1.00		
Satd. Flow (perm)		876	1599		1254	1615	1805	5014		1736	5077		
Peak-hour factor, PHF	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	0.96	
Adj. Flow (vph)	52	27	82	170	23	77	34	1360	141	82	1882	23	
RTOR Reduction (vph)	0	0	67	0	0	63	0	5	0	0	0	0	
Lane Group Flow (vph)	0	79	15	0	193	14	34	1496	0	82	1905	0	
Heavy Vehicles (%)	0%	4%	1%	2%	10%	0%	0%	2%	2%	4%	2%	0%	
Turn Type	Perm	NA	Perm	Perm	NA	Perm	Prot	NA		Prot	NA		
Protected Phases		4			8		5	2		1	6		
Permitted Phases	4		4	8		8							
Actuated Green, G (s)		32.7	32.7		32.7	32.7	7.7	115.5		13.8	121.6		
Effective Green, g (s)		32.7	32.7		32.7	32.7	7.7	115.5		13.8	121.6		
Actuated g/C Ratio		0.18	0.18		0.18	0.18	0.04	0.64		0.08	0.68		
Clearance Time (s)		6.0	6.0		6.0	6.0	6.0	6.0		6.0	6.0		
Vehicle Extension (s)		3.0	3.0		3.0	3.0	3.0	3.0		3.0	3.0		
Lane Grp Cap (vph)		159	290		227	293	77	3217		133	3429		
v/s Ratio Prot							0.02	0.30		c0.05	c0.38		
v/s Ratio Perm		0.09	0.01		c0.15	0.01							
v/c Ratio		0.50	0.05		0.85	0.05	0.44	0.47		0.62	0.56		
Uniform Delay, d1		66.3	60.8		71.3	60.8	84.1	16.5		80.5	15.2		
Progression Factor		1.00	1.00		1.00	1.00	1.00	1.00		0.91	0.85		
Incremental Delay, d2		2.4	0.1		25.0	0.1	4.0	0.5		7.1	0.6		
Delay (s)		68.7	60.9		96.2	60.9	88.1	17.0		80.1	13.4		
Level of Service		E	E		F	E	F	B		F	B		
Approach Delay (s)		64.7			86.2			18.5			16.2		
Approach LOS		E			F			B			B		
Intersection Summary													
HCM 2000 Control Delay			23.9									HCM 2000 Level of Service	C
HCM 2000 Volume to Capacity ratio			0.63										
Actuated Cycle Length (s)			180.0									Sum of lost time (s)	18.0
Intersection Capacity Utilization			71.4%									ICU Level of Service	C
Analysis Period (min)			15										
c Critical Lane Group													

ATTACHMENT A

HCM Signalized Intersection Capacity Analysis
2: SR-200 & Steeplechase Plaza

Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	80	1	21	28	3	15	19	1415	23	42	1912	73
Future Volume (vph)	80	1	21	28	3	15	19	1415	23	42	1912	73
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00		1.00		1.00	0.91		1.00	0.91	
Frt		1.00	0.85		0.96		1.00	1.00		1.00	0.99	
Flt Protected		0.95	1.00		0.97		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1810	1615		1763		1805	5075		1805	5059	
Flt Permitted		0.71	1.00		0.65		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1356	1615		1180		1805	5075		1805	5059	
Peak-hour factor, PHF	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Adj. Flow (vph)	88	1	23	31	3	16	21	1555	25	46	2101	80
RTOR Reduction (vph)	0	0	21	0	10	0	0	0	0	0	1	0
Lane Group Flow (vph)	0	89	2	0	40	0	21	1580	0	46	2180	0
Heavy Vehicles (%)	0%	0%	0%	0%	0%	0%	0%	2%	0%	0%	2%	1%
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8								
Actuated Green, G (s)		17.1	17.1		17.1		5.2	136.2		8.7	139.7	
Effective Green, g (s)		17.1	17.1		17.1		5.2	136.2		8.7	139.7	
Actuated g/C Ratio		0.10	0.10		0.10		0.03	0.76		0.05	0.78	
Clearance Time (s)		6.0	6.0		6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0	3.0		3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		128	153		112		52	3840		87	3926	
v/s Ratio Prot							0.01	0.31		c0.03	c0.43	
v/s Ratio Perm		c0.07	0.00		0.03							
v/c Ratio		0.70	0.01		0.36		0.40	0.41		0.53	0.56	
Uniform Delay, d1		78.9	73.8		76.3		85.9	7.7		83.6	7.9	
Progression Factor		1.00	1.00		1.00		1.31	0.18		1.03	0.40	
Incremental Delay, d2		15.1	0.0		2.0		4.7	0.3		4.7	0.5	
Delay (s)		94.1	73.8		78.3		117.6	1.7		90.7	3.7	
Level of Service		F	E		E		F	A		F	A	
Approach Delay (s)		89.9			78.3			3.2			5.5	
Approach LOS		F			E			A			A	
Intersection Summary												
HCM 2000 Control Delay			7.8				HCM 2000 Level of Service			A		
HCM 2000 Volume to Capacity ratio			0.58									
Actuated Cycle Length (s)			180.0				Sum of lost time (s)			18.0		
Intersection Capacity Utilization			65.2%				ICU Level of Service			C		
Analysis Period (min)			15									
c Critical Lane Group												

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
3: SR-200 & Friendship Center

Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic























Movement	EBL	EBR	NBL	NBT	SBT	SBR			
Lane Configurations									
Traffic Volume (veh/h)	0	80	122	1524	1942	36			
Future Volume (Veh/h)	0	80	122	1524	1942	36			
Sign Control	Stop			Free	Free				
Grade	0%			0%	0%				
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91			
Hourly flow rate (vph)	0	88	134	1675	2134	40			
Pedestrians									
Lane Width (ft)									
Walking Speed (ft/s)									
Percent Blockage									
Right turn flare (veh)									
Median type				None	None				
Median storage (veh)									
Upstream signal (ft)				1000	700				
pX, platoon unblocked	0.79	0.74	0.74						
vC, conflicting volume	2980	731	2174						
vC1, stage 1 conf vol									
vC2, stage 2 conf vol									
vCu, unblocked vol	1745	0	1369						
tC, single (s)	6.8	6.9	4.1						
tC, 2 stage (s)									
tF (s)	3.5	3.3	2.2						
p0 queue free %	100	89	64						
cM capacity (veh/h)	40	811	377						
Direction, Lane #	EB 1	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3	
Volume Total	88	134	558	558	558	854	854	467	
Volume Left	0	134	0	0	0	0	0	0	
Volume Right	88	0	0	0	0	0	0	40	
cSH	811	377	1700	1700	1700	1700	1700	1700	
Volume to Capacity	0.11	0.36	0.33	0.33	0.33	0.50	0.50	0.27	
Queue Length 95th (ft)	9	39	0	0	0	0	0	0	
Control Delay (s)	10.0	19.7	0.0	0.0	0.0	0.0	0.0	0.0	
Lane LOS	A	C							
Approach Delay (s)	10.0	1.5					0.0		
Approach LOS	A								
Intersection Summary									
Average Delay			0.9						
Intersection Capacity Utilization			51.7%	ICU Level of Service	A				
Analysis Period (min)			15						

ATTACHMENT A

HCM Signalized Intersection Capacity Analysis
4: SR-200 & SW 100th Street

Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	156	71	193	73	35	41	244	1221	12	169	1627	101
Future Volume (vph)	156	71	193	73	35	41	244	1221	12	169	1627	101
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Total Lost time (s)		6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0	
Lane Util. Factor		1.00	1.00	1.00	1.00		1.00	0.91		1.00	0.91	
Fr _t		1.00	0.85	1.00	0.92		1.00	1.00		1.00	0.99	
Fl _t Protected		0.97	1.00	0.95	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (prot)		1837	1599	1805	1747		1805	5030		1805	5093	
Fl _t Permitted		0.72	1.00	0.32	1.00		0.95	1.00		0.95	1.00	
Satd. Flow (perm)		1376	1599	604	1747		1805	5030		1805	5093	
Peak-hour factor, PHF	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93
Adj. Flow (vph)	168	76	208	78	38	44	262	1313	13	182	1749	109
RTOR Reduction (vph)	0	0	167	0	24	0	0	0	0	0	4	0
Lane Group Flow (vph)	0	244	41	78	58	0	262	1326	0	182	1854	0
Heavy Vehicles (%)	0%	0%	1%	0%	0%	0%	0%	3%	0%	0%	1%	0%
Turn Type	Perm	NA	Perm	Perm	NA		Prot	NA		Prot	NA	
Protected Phases		4			8		5	2		1	6	
Permitted Phases	4		4	8								
Actuated Green, G (s)		35.1	35.1	35.1	35.1		27.9	105.1		21.8	99.0	
Effective Green, g (s)		35.1	35.1	35.1	35.1		27.9	105.1		21.8	99.0	
Actuated g/C Ratio		0.20	0.20	0.20	0.20		0.15	0.58		0.12	0.55	
Clearance Time (s)		6.0	6.0	6.0	6.0		6.0	6.0		6.0	6.0	
Vehicle Extension (s)		3.0	3.0	3.0	3.0		3.0	3.0		3.0	3.0	
Lane Grp Cap (vph)		268	311	117	340		279	2936		218	2801	
v/s Ratio Prot					0.03		c0.15	0.26		0.10	c0.36	
v/s Ratio Perm		c0.18	0.03	0.13								
v/c Ratio		0.91	0.13	0.67	0.17		0.94	0.45		0.83	0.66	
Uniform Delay, d ₁		70.9	59.8	67.0	60.3		75.2	21.2		77.3	28.7	
Progression Factor		1.00	1.00	1.00	1.00		1.26	0.61		1.00	1.00	
Incremental Delay, d ₂		32.4	0.2	13.4	0.2		36.4	0.5		23.2	1.2	
Delay (s)		103.3	60.0	80.5	60.6		131.5	13.4		100.5	29.9	
Level of Service		F	E	F	E		F	B		F	C	
Approach Delay (s)		83.4			70.3			32.9			36.2	
Approach LOS		F			E			C			D	
Intersection Summary												
HCM 2000 Control Delay			41.3				HCM 2000 Level of Service				D	
HCM 2000 Volume to Capacity ratio			0.76									
Actuated Cycle Length (s)			180.0				Sum of lost time (s)			18.0		
Intersection Capacity Utilization			81.2%				ICU Level of Service			D		
Analysis Period (min)			15									
c Critical Lane Group												

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
5: SW 103rd Street & SW 84th Avenue

Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	12	245	213	17	31	7
Future Volume (Veh/h)	12	245	213	17	31	7
Sign Control		Free	Free		Stop	
Grade		0%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	13	266	232	18	34	8
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh						
Upstream signal (ft)		800				
pX, platoon unblocked						
vC, conflicting volume	250				533	241
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	250				533	241
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	99				93	99
cM capacity (veh/h)	1327				506	803
Direction, Lane #	EB 1	WB 1	SB 1			
Volume Total	279	250	42			
Volume Left	13	0	34			
Volume Right	0	18	8			
cSH	1327	1700	544			
Volume to Capacity	0.01	0.15	0.08			
Queue Length 95th (ft)	1	0	6			
Control Delay (s)	0.4	0.0	12.2			
Lane LOS	A		B			
Approach Delay (s)	0.4	0.0	12.2			
Approach LOS			B			
Intersection Summary						
Average Delay			1.1			
Intersection Capacity Utilization		32.7%		ICU Level of Service		A
Analysis Period (min)			15			

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
6: SW 84th Avenue & SW 100th Street

Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic



Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↩			↩	↩	
Traffic Volume (veh/h)	16	10	5	43	6	11
Future Volume (Veh/h)	16	10	5	43	6	11
Sign Control	Free		Free		Stop	
Grade	0%		0%		0%	
Peak Hour Factor	0.68	0.68	0.68	0.68	0.68	0.67
Hourly flow rate (vph)	24	15	7	63	9	16
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage veh						
Upstream signal (ft)	800					
pX, platoon unblocked						
vC, conflicting volume			39		108	32
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			39		108	32
tC, single (s)			4.1		6.4	6.5
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.6
p0 queue free %			100		99	98
cM capacity (veh/h)			1584		890	960
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	39	70	25			
Volume Left	0	7	9			
Volume Right	15	0	16			
cSH	1700	1584	934			
Volume to Capacity	0.02	0.00	0.03			
Queue Length 95th (ft)	0	0	2			
Control Delay (s)	0.0	0.8	9.0			
Lane LOS		A	A			
Approach Delay (s)	0.0	0.8	9.0			
Approach LOS			A			
Intersection Summary						
Average Delay			2.1			
Intersection Capacity Utilization			16.4%	ICU Level of Service	A	
Analysis Period (min)	15					

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
100: SR-200 & Project Driveway #1

Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic



Movement	WBL	WBR	NBT	NBR	SBL	SBT		
Lane Configurations		↗	↑↑↑	↖		↑↑↑		
Traffic Volume (veh/h)	0	132	1456	72	0	2026		
Future Volume (Veh/h)	0	132	1456	72	0	2026		
Sign Control	Stop		Free			Free		
Grade	0%		0%			0%		
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91		
Hourly flow rate (vph)	0	145	1600	79	0	2226		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type	None				None			
Median storage (veh)								
Upstream signal (ft)	500				1200			
pX, platoon unblocked	0.80	0.89			0.89			
vC, conflicting volume	2342	533			1679			
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	896	57			1340			
tC, single (s)	6.8	6.9			4.1			
tC, 2 stage (s)								
tF (s)	3.5	3.3			2.2			
p0 queue free %	100	84			100			
cM capacity (veh/h)	227	896			465			
Direction, Lane #	WB 1	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3
Volume Total	145	533	533	533	79	742	742	742
Volume Left	0	0	0	0	0	0	0	0
Volume Right	145	0	0	0	79	0	0	0
cSH	896	1700	1700	1700	1700	1700	1700	1700
Volume to Capacity	0.16	0.31	0.31	0.31	0.05	0.44	0.44	0.44
Queue Length 95th (ft)	14	0	0	0	0	0	0	0
Control Delay (s)	9.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	A							
Approach Delay (s)	9.8	0.0				0.0		
Approach LOS	A							
Intersection Summary								
Average Delay		0.4						
Intersection Capacity Utilization		43.0%		ICU Level of Service		A		
Analysis Period (min)		15						

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
200: SR-200 & Project Driveway #2

Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic



Movement	WBL	WBR	NBT	NBR	SBL	SBT		
Lane Configurations		↗	↑↑↑	↖		↑↑↑		
Traffic Volume (veh/h)	0	84	1393	70	0	1911		
Future Volume (Veh/h)	0	84	1393	70	0	1911		
Sign Control	Stop		Free			Free		
Grade	0%		0%			0%		
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93		
Hourly flow rate (vph)	0	90	1498	75	0	2055		
Pedestrians								
Lane Width (ft)								
Walking Speed (ft/s)								
Percent Blockage								
Right turn flare (veh)								
Median type								
Median storage (veh)								
Upstream signal (ft)								
pX, platoon unblocked	0.74					350		
vC, conflicting volume	2183	499			1573			
vC1, stage 1 conf vol								
vC2, stage 2 conf vol								
vCu, unblocked vol	1379	499			1573			
tC, single (s)	6.8	6.9			4.1			
tC, 2 stage (s)								
tF (s)	3.5	3.3			2.2			
p0 queue free %	100	83			100			
cM capacity (veh/h)	103	522			425			
Direction, Lane #	WB 1	NB 1	NB 2	NB 3	NB 4	SB 1	SB 2	SB 3
Volume Total	90	499	499	499	75	685	685	685
Volume Left	0	0	0	0	0	0	0	0
Volume Right	90	0	0	0	75	0	0	0
cSH	522	1700	1700	1700	1700	1700	1700	1700
Volume to Capacity	0.17	0.29	0.29	0.29	0.04	0.40	0.40	0.40
Queue Length 95th (ft)	15	0	0	0	0	0	0	0
Control Delay (s)	13.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS	B							
Approach Delay (s)	13.3	0.0				0.0		
Approach LOS	B							
Intersection Summary								
Average Delay			0.3					
Intersection Capacity Utilization			40.3%		ICU Level of Service			A
Analysis Period (min)			15					

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
300: Project Driveway #3 & SW 100th Street













Sprouts Commercial Plaza
PM Peak Hour Post-Development Traffic

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↑	↗		↖	↗	
Traffic Volume (veh/h)	40	178	25	16	88	20
Future Volume (Veh/h)	40	178	25	16	88	20
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.93	0.93	0.93	0.93	0.93	0.93
Hourly flow rate (vph)	43	191	27	17	95	22
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None		None			
Median storage veh						
Upstream signal (ft)	400					
pX, platoon unblocked						
vC, conflicting volume			234		114	43
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			234		114	43
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			98		89	98
cM capacity (veh/h)			1345		869	1033
Direction, Lane #	EB 1	EB 2	WB 1	NB 1		
Volume Total	43	191	44	117		
Volume Left	0	0	27	95		
Volume Right	0	191	0	22		
cSH	1700	1700	1345	896		
Volume to Capacity	0.03	0.11	0.02	0.13		
Queue Length 95th (ft)	0	0	2	11		
Control Delay (s)	0.0	0.0	4.8	9.6		
Lane LOS			A	A		
Approach Delay (s)	0.0		4.8	9.6		
Approach LOS				A		
Intersection Summary						
Average Delay			3.4			
Intersection Capacity Utilization			21.7%	ICU Level of Service	A	
Analysis Period (min)			15			

ATTACHMENT A

HCM Unsignalized Intersection Capacity Analysis
400: SW 84th Avenue & Project Driveway #4

Sprouts Commercial Plaza
 PM Peak Hour Post-Development Traffic

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↔			↔			↔			↔	
Traffic Volume (veh/h)	8	9	23	0	10	2	9	13	1	9	22	2
Future Volume (Veh/h)	8	9	23	0	10	2	9	13	1	9	22	2
Sign Control		Stop			Stop			Free			Free	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64
Hourly flow rate (vph)	12	14	36	0	16	3	14	20	2	14	34	3
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type												
Median storage veh												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	124	114	36	156	114	21	37			22		
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	124	114	36	156	114	21	37			22		
tC, single (s)	7.1	6.5	6.2	7.1	6.5	6.2	4.1			4.1		
tC, 2 stage (s)												
tF (s)	3.5	4.0	3.3	3.5	4.0	3.3	2.2			2.2		
p0 queue free %	99	98	97	100	98	100	99			99		
cM capacity (veh/h)	828	767	1043	766	766	1062	1587			1607		
Direction, Lane #	EB 1	WB 1	NB 1	SB 1								
Volume Total	62	19	36	51								
Volume Left	12	0	14	14								
Volume Right	36	3	2	3								
cSH	922	802	1587	1607								
Volume to Capacity	0.07	0.02	0.01	0.01								
Queue Length 95th (ft)	5	2	1	1								
Control Delay (s)	9.2	9.6	2.9	2.0								
Lane LOS	A	A	A	A								
Approach Delay (s)	9.2	9.6	2.9	2.0								
Approach LOS	A	A										
Intersection Summary												
Average Delay			5.7									
Intersection Capacity Utilization			19.0%		ICU Level of Service					A		
Analysis Period (min)			15									

SPROUTS
COMMERCIAL PLAZA
TRAFFIC STUDY

ATTACHMENT F

FDOT GENERALIZED CAPACITY VALUES



TABLE 7 Generalized **Peak Hour Directional** Volumes for Florida's Urbanized Areas

January 2020

INTERRUPTED FLOW FACILITIES						UNINTERRUPTED FLOW FACILITIES					
STATE SIGNALIZED ARTERIALS						FREEWAYS					
Class I (40 mph or higher posted speed limit)						Core Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	830	880	**	2	2,230	3,100	3,740	4,080	
2	Divided	*	1,910	2,000	**	3	3,280	4,570	5,620	6,130	
3	Divided	*	2,940	3,020	**	4	4,310	6,030	7,490	8,170	
4	Divided	*	3,970	4,040	**	5	5,390	7,430	9,370	10,220	
						6	6,380	8,990	11,510	12,760	
Class II (35 mph or slower posted speed limit)						Urbanized					
Lanes	Median	B	C	D	E	Lanes	B	C	D	E	
1	Undivided	*	370	750	800	2	2,270	3,100	3,890	4,230	
2	Divided	*	730	1,630	1,700	3	3,410	4,650	5,780	6,340	
3	Divided	*	1,170	2,520	2,560	4	4,550	6,200	7,680	8,460	
4	Divided	*	1,610	3,390	3,420	5	5,690	7,760	9,520	10,570	
Non-State Signalized Roadway Adjustments (Alter corresponding state volumes by the indicated percent.)						Freeway Adjustments					
Non-State Signalized Roadways - 10%						Auxiliary Lane + 1,000 Ramp Metering + 5%					
Median & Turn Lane Adjustments						UNINTERRUPTED FLOW HIGHWAYS					
Lanes	Median	Exclusive Left Lanes	Exclusive Right Lanes	Adjustment Factors		Lanes	Median	B	C	D	E
1	Divided	Yes	No	+5%		1	Undivided	580	890	1,200	1,610
1	Undivided	No	No	-20%		2	Divided	1,800	2,600	3,280	3,730
Multi	Undivided	Yes	No	-5%		3	Divided	2,700	3,900	4,920	5,600
Multi	Undivided	No	No	-25%		Uninterrupted Flow Highway Adjustments					
-	-	-	Yes	+ 5%		Lanes	Median	Exclusive left lanes	Adjustment factors		
One-Way Facility Adjustment Multiply the corresponding directional volumes in this table by 1.2						1	Divided	Yes	+5%		
BICYCLE MODE² (Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						Multi	Undivided	Yes	-5%		
Paved Shoulder/Bicycle Lane Coverage						Multi	Undivided	No	-25%		
0-49%						¹ Values shown are presented as peak hour directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Calculations are based on planning applications of the HCM and the Transit Capacity and Quality of Service Manual.					
50-84%						² Level of service for the bicycle and pedestrian modes in this table is based on number of vehicles, not number of bicyclists or pedestrians using the facility.					
85-100%						³ Buses per hour shown are only for the peak hour in the single direction of the higher traffic flow.					
PEDESTRIAN MODE ²						* Cannot be achieved using table input value defaults.					
(Multiply vehicle volumes shown below by number of directional roadway lanes to determine two-way maximum service volumes.)						** Not applicable for that level of service letter grade. For the automobile mode, volumes greater than level of service D become F because intersection capacities have been reached. For the bicycle mode, the level of service letter grade (including F) is not achievable because there is no maximum vehicle volume threshold using table input value defaults.					
Sidewalk Coverage						Source: Florida Department of Transportation Systems Implementation Office https://www.fdot.gov/planning/systems/					
0-49%											
50-84%											
85-100%											
BUS MODE (Scheduled Fixed Route)³ (Buses in peak hour in peak direction)											
Sidewalk Coverage											
0-84%											
85-100%											

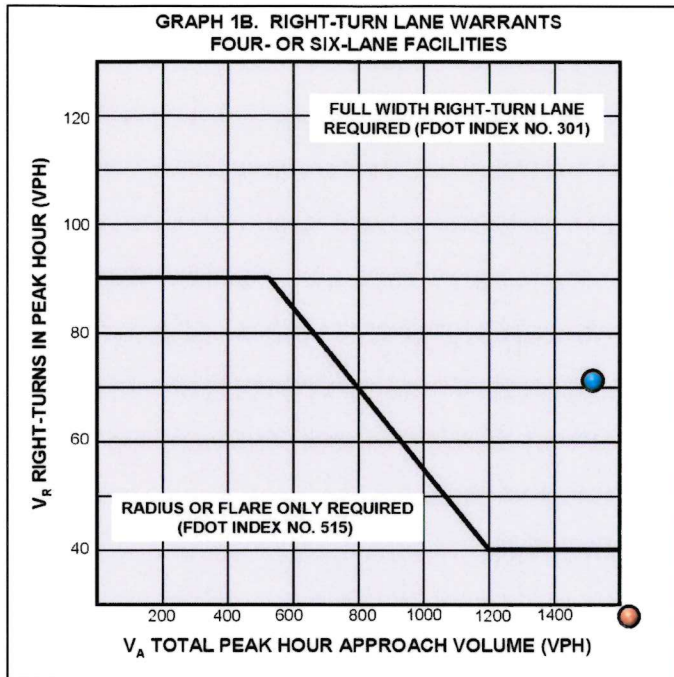
**SPROUTS
COMMERCIAL PLAZA
TRAFFIC STUDY**

ATTACHMENT G

**SITE ACCESS TURN LANE
WARRANT EVALUATION**



LOCATION: PROJECT SITE DRIVEWAY #1 (SR-200)



SOURCE: ADAPTED FROM NCHRP No. 279

Right Turn Lane Warrant

NORTHBOUND RIGHT TURN LANE

- **AM PEAK HOUR**
Right Turn Volume: 19 vph
Approach Volume: 1621 vph
- **PM PEAK HOUR**
Right Turn Volume: 72 vph
Approach Volume: 1528 vph

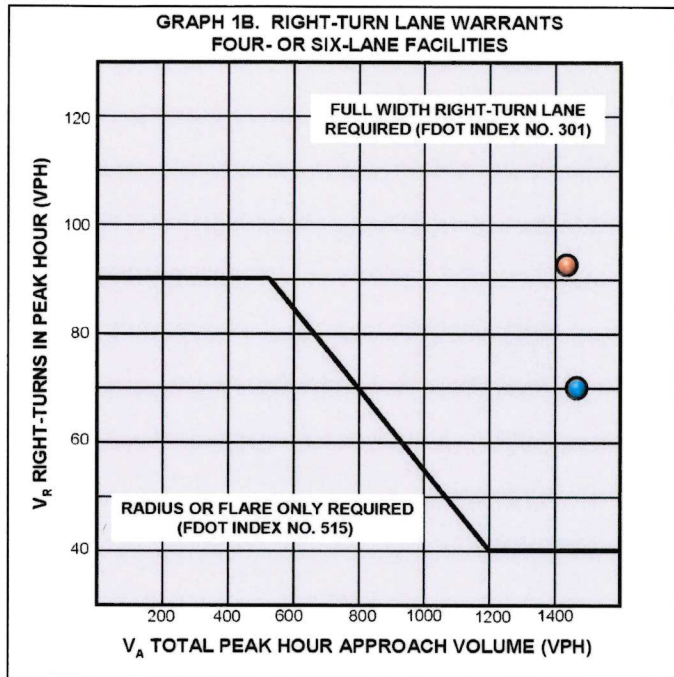
RESULT: WARRANTED

Left Turn Lane Warrant

SOUTHBOUND LEFT TURN LANE

NOT APPLICABLE

LOCATION: PROJECT SITE DRIVEWAY #2 (SR-200)



SOURCE: ADAPTED FROM NCHRP No. 279

Right Turn Lane Warrant

NORTHBOUND RIGHT TURN LANE

- **AM PEAK HOUR**
Right Turn Volume: 93 vph
Approach Volume: 1411 vph
- **PM PEAK HOUR**
Right Turn Volume: 70 vph
Approach Volume: 1463 vph

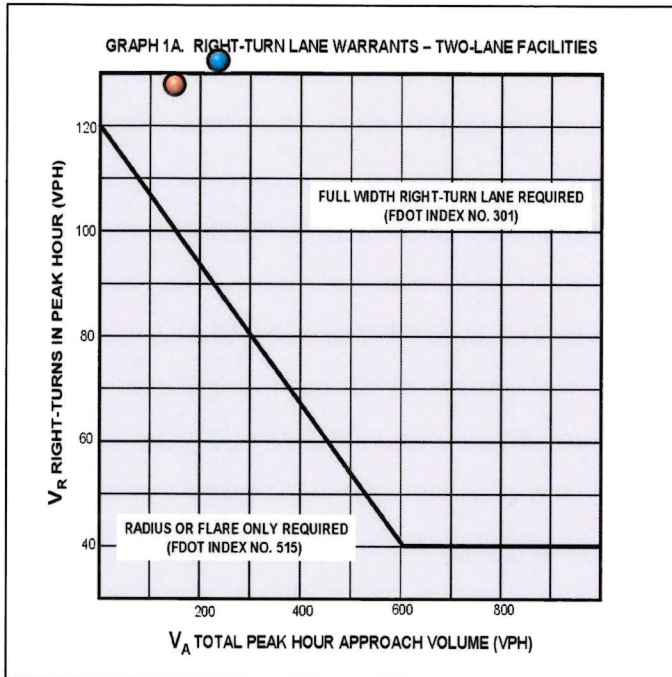
RESULT: WARRANTED

Left Turn Lane Warrant

SOUTHBOUND LEFT TURN LANE

NOT APPLICABLE

LOCATION: PROJECT SITE DRIVEWAY #3 (SW 100TH STREET)



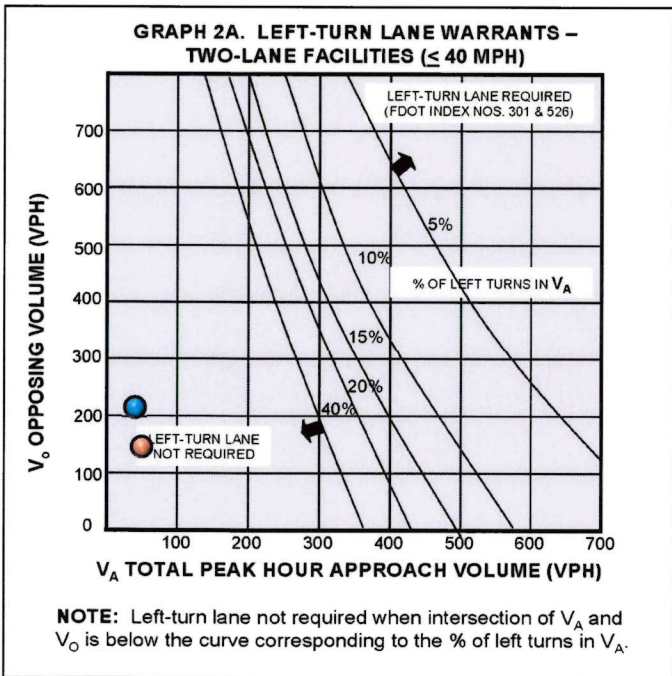
SOURCE: ADAPTED FROM NCHRP No. 279

Right Turn Lane Warrant

EASTBOUND RIGHT TURN LANE

- AM PEAK HOUR**
Right Turn Volume: 129 vph
Approach Volume: 155 vph
- PM PEAK HOUR**
Right Turn Volume: 178 vph
Approach Volume: 218 vph

RESULT: WARRANTED



SOURCE: ADAPTED FROM NCHRP No. 279

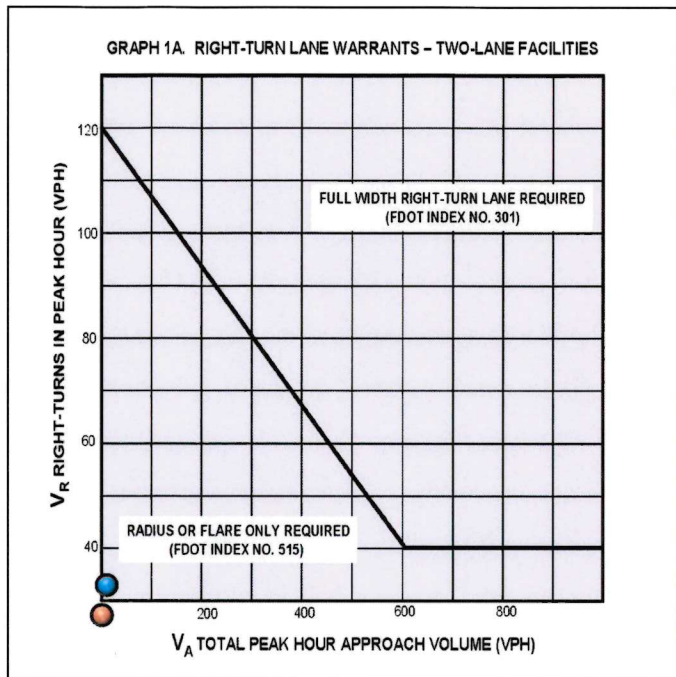
Left Turn Lane Warrant

WESTBOUND LEFT TURN LANE

- AM PEAK HOUR**
Left Turn Volume: 26 vph
Approaching Volume: 48 vph
Opposing Volume: 155 vph
- PM PEAK HOUR**
Left Turn Volume: 25 vph
Approaching Volume: 41 vph
Opposing Volume: 218 vph

RESULT: NOT WARRANTED

LOCATION: PROJECT SITE DRIVEWAY #4 (SW 84TH AVENUE)



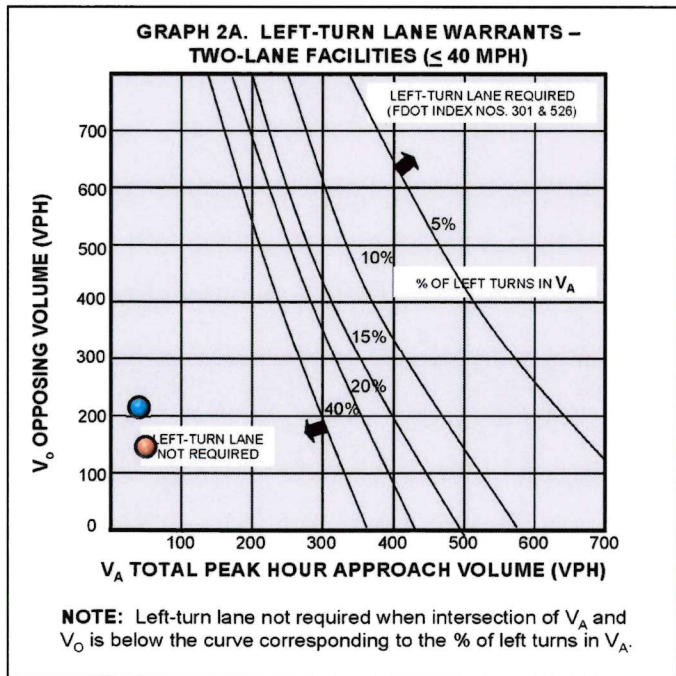
SOURCE: ADAPTED FROM NCHRP No. 279

Right Turn Lane Warrant

SOUTHBOUND RIGHT TURN LANE

- **AM PEAK HOUR**
Right Turn Volume: 1 vph
Approach Volume: 17 vph
- **PM PEAK HOUR**
Right Turn Volume: 2 vph
Approach Volume: 33 vph

RESULT: NOT WARRANTED



NOTE: Left-turn lane not required when intersection of V_A and V_O is below the curve corresponding to the % of left turns in V_A .

SOURCE: ADAPTED FROM NCHRP No. 279

Left Turn Lane Warrant

NORTHBOUND LEFT TURN LANE

- **AM PEAK HOUR**
Left Turn Volume: 26 vph
Approaching Volume: 48 vph
Opposing Volume: 155 vph
- **PM PEAK HOUR**
Left Turn Volume: 25 vph
Approaching Volume: 41 vph
Opposing Volume: 218 vph

RESULT: NOT WARRANTED