



Marion County

Board of County Commissioners

Workshop

Meeting Agenda

Tuesday, October 7, 2025

3:00 PM

McPherson Governmental
Campus Auditorium

Workshop for the Marion Oaks Manor Extension Project Development and Environmental Study

INTRODUCTION OF WORKSHOP BY CHAIRMAN KATHY BRYANT

PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP PRESENTATION

1. [Introduction to the Marion Oaks Manor Extension Project Development and Environment \(PD&E\) Study \(Budget Impact - None\)](#)

BOARD DISCUSSION AND CLOSING COMMENTS



Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2025-20822

Agenda Date: 10/7/2025

Agenda No.: 1.

SUBJECT:

Introduction to the Marion Oaks Manor Extension Project Development and Environment (PD&E) Study (Budget Impact - None)

INITIATOR:

Steven Cohoon, P.E., County Engineer

DEPARTMENT:

Office of the County Engineer

DESCRIPTION/BACKGROUND:

Marion County, in coordination with the Florida Department of Transportation (FDOT), is advancing the Marion Oaks Manor Extension project from the Preliminary Engineering Report (PER) phase into the Project Development and Environment (PD&E) Study phase. The Marion Oaks Manor Extension project is to create a 4-lane corridor by widening existing 2-lane roads, constructing new 4-lane roads and constructing a bridge over Interstate 75 (I-75). The new 4-lane corridor will connect SW 49th Avenue in Marion Oaks to South Highway 475. The PD&E process includes environmental analysis, engineering evaluations, public involvement, and coordination with state and federal agencies.

As part of the FDOT Public Involvement process, staff and the consultant team have prepared a presentation summarizing the study's purpose and need, alternatives analysis, environmental considerations, and next steps. These materials are proposed to be presented at a public meeting scheduled for Thursday, October 23, 2025, 5:30 to 7:00 PM at the Marion Oaks Community Center. Prior to this, staff wishes to share the materials with the Board and seek their input.

BUDGET/IMPACT:

None

RECOMMENDED ACTION:

Board discussion and direction regarding the Marion Oaks Manor Extension PD&E Study presentation materials.



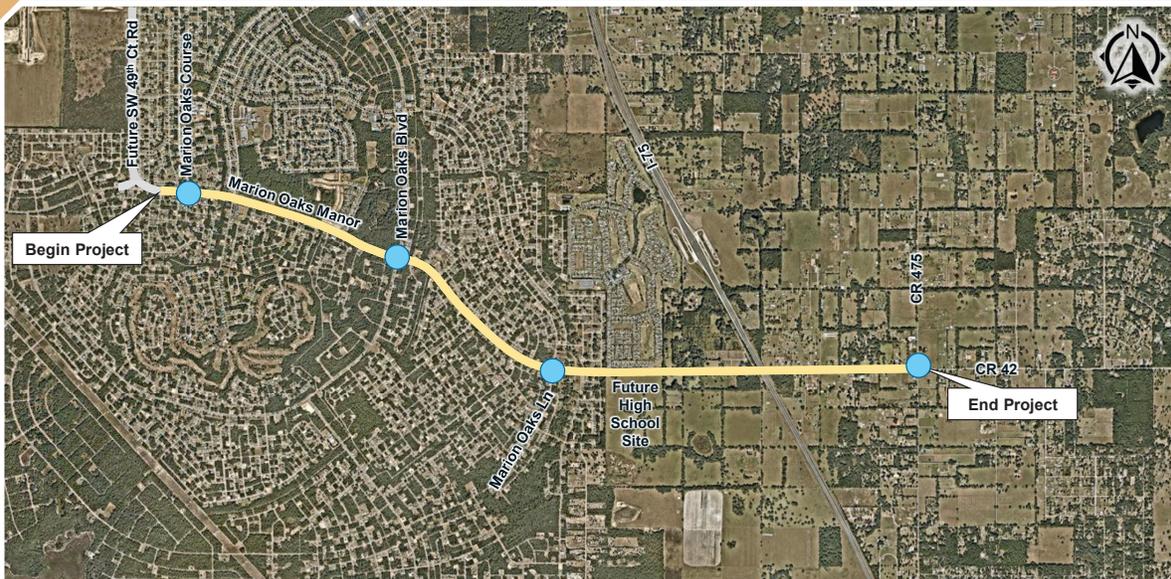
Marion Oaks Manor Extension Project Development & Environment (PD&E) Study

Board of County Commissioners Workshop

October 7th, 2025



Project Location





Study Components



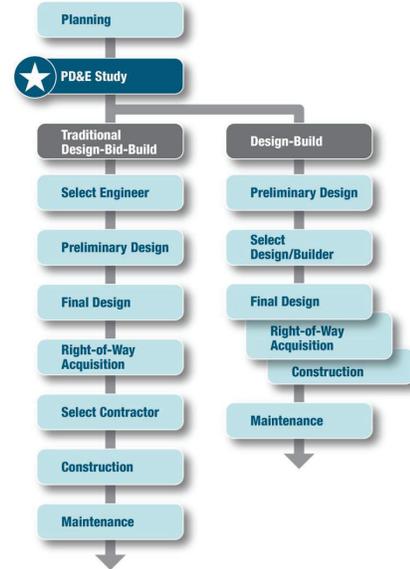
Public Involvement and Stakeholder Coordination



Engineering Considerations - Traffic, Drainage, Right-of-Way



Environmental Considerations - Natural Resources, Wetlands, Noise, Social Impacts, Contamination



Existing Conditions – SW 47th Avenue Road to SW 18th Avenue Road



Looking east at SW 47th Avenue Road



Looking west at Marion Oaks Drive



Existing Conditions – SW 18th Avenue Road to SW 15th Court



Looking west at SW 16th Court



Looking west at SW 16th Court



Existing Conditions – SW 15th Court to I-75



Looking east at SW 15th Court



Looking west at SW 20th Avenue Road



Existing Conditions – Frontage Roads at I-75



Looking west at western I-75 frontage road



Looking east at eastern I-75 frontage road

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Existing Conditions – I-75 to CR 475



Looking west, east of I-75



Looking west at CR 475

8



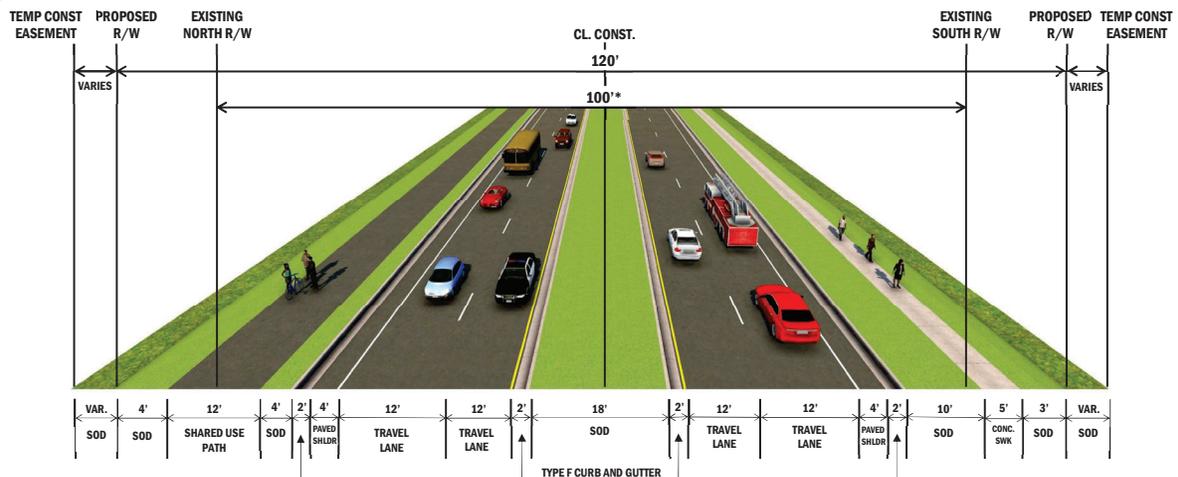
Project Need



- Provide a new connection between Marion Oaks and The Villages via an overpass over I-75
- Widen existing roadway to meet future traffic demands from overpass connection
- Shown as a Need in the 2045 LRTP



Typical Section Alternative 1 – Center Widening

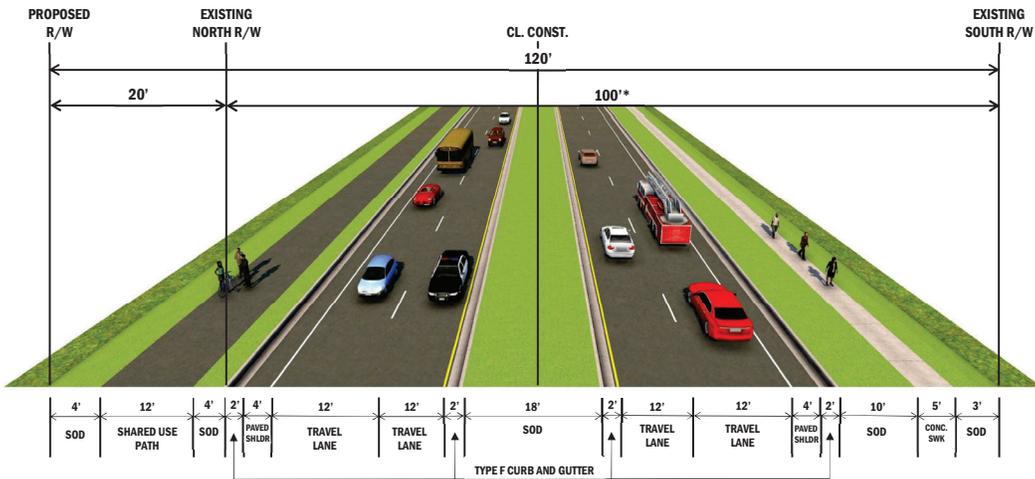


Typical Section Alt 1
From SW 49th Ct Rd to CR 475

*Existing R/W varies from 0'-100'



Typical Section Alternative 2 – Northern Widening

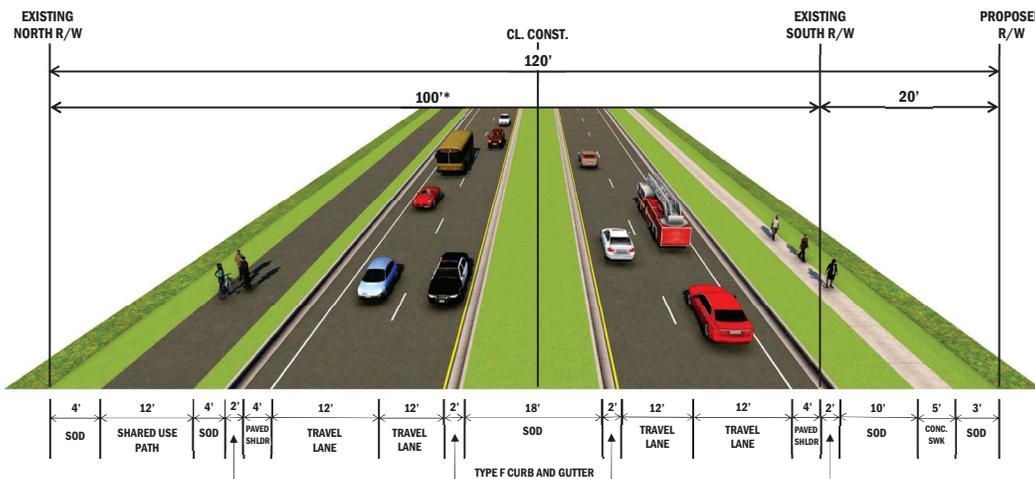


Typical Section Alt 2
From SW 49th Ct Rd to CR 475

*Existing R/W varies from 0'-100'



Typical Section Alternative 3 – Southern Widening

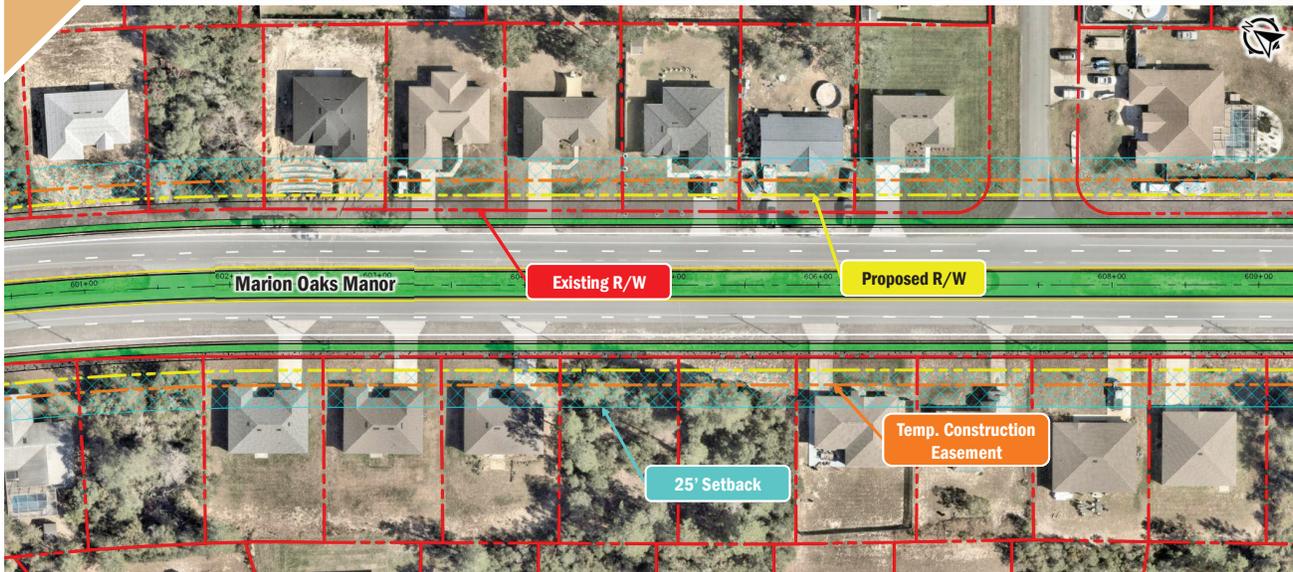


Typical Section Alt 3
From SW 49th Ct Rd to CR 475

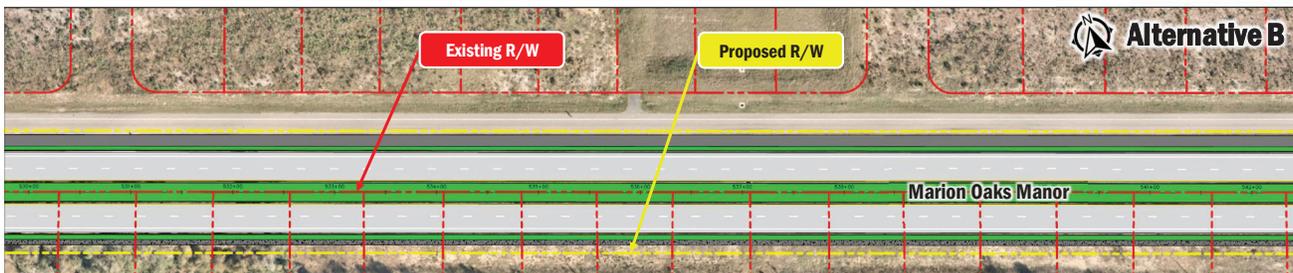
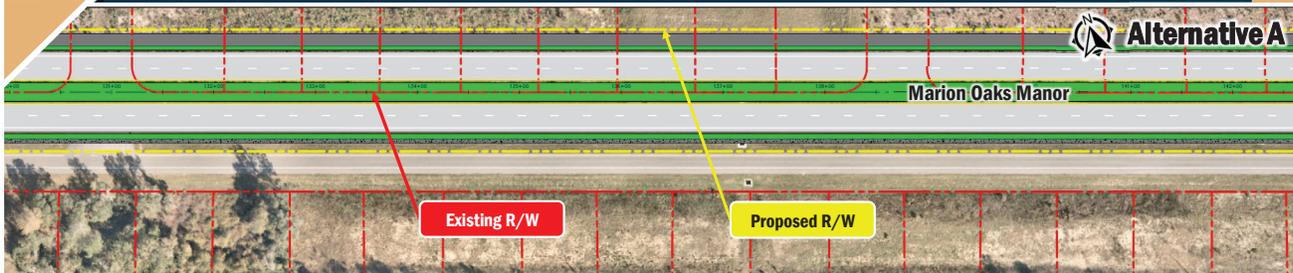
*Existing R/W varies from 0'-100'



Typical Section Alternative 1 – Center Widening



Build Alternatives - East of Marion Oaks Drive





Marion Oaks Course Intersection



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Marion Oaks Boulevard Intersection



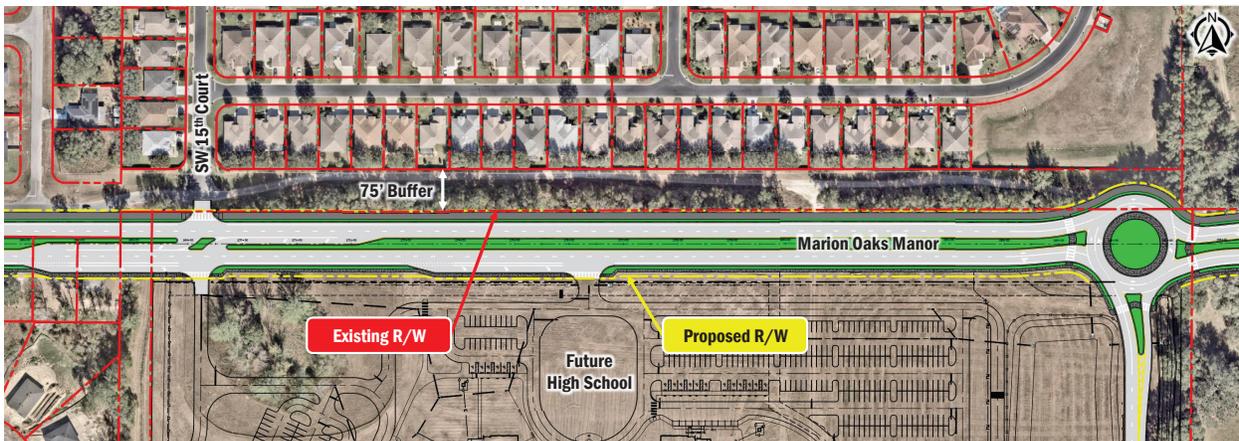
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Marion Oaks Lane Intersection

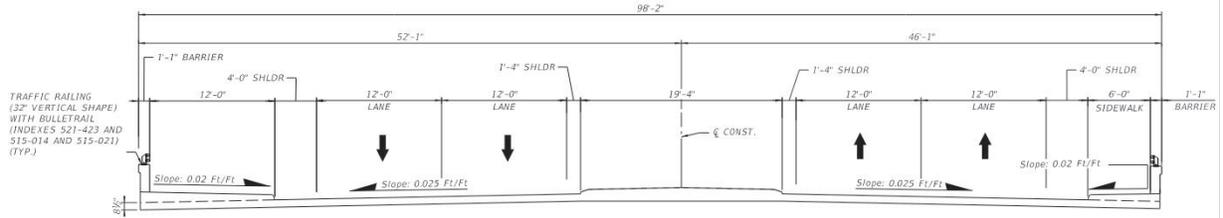


School Access





I-75 Overpass

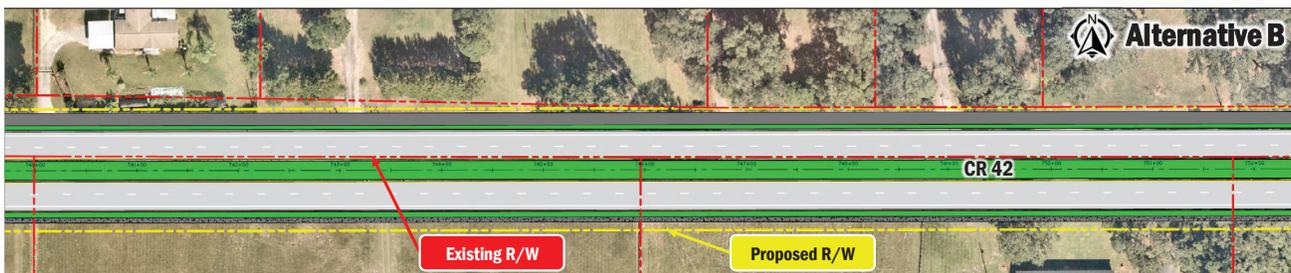


Connection to Interstate Frontage Roads Examples

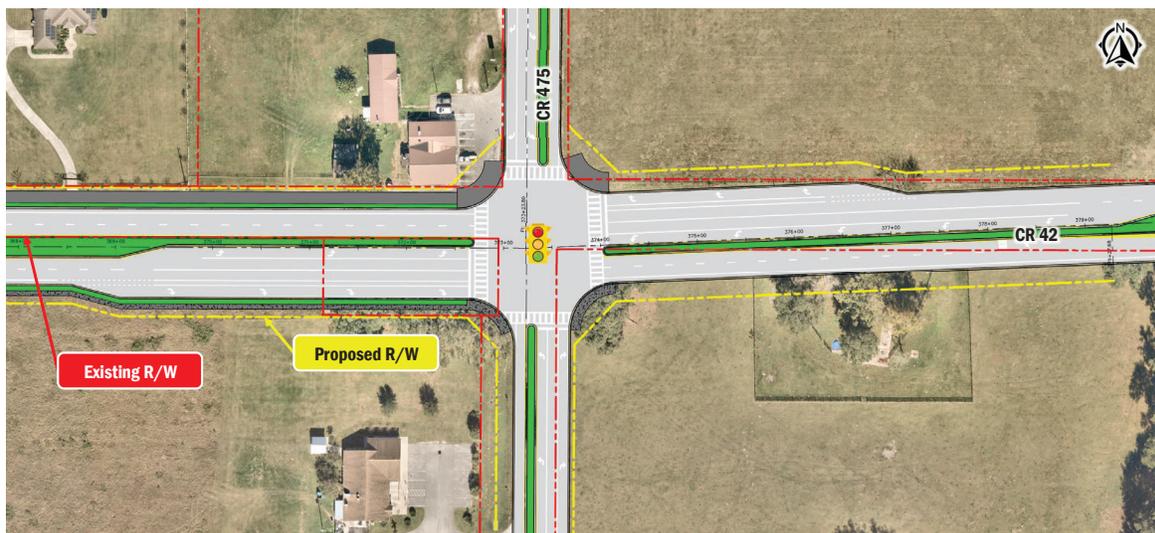




Build Alternatives - East of I-75



CR 475 Intersection





Drainage



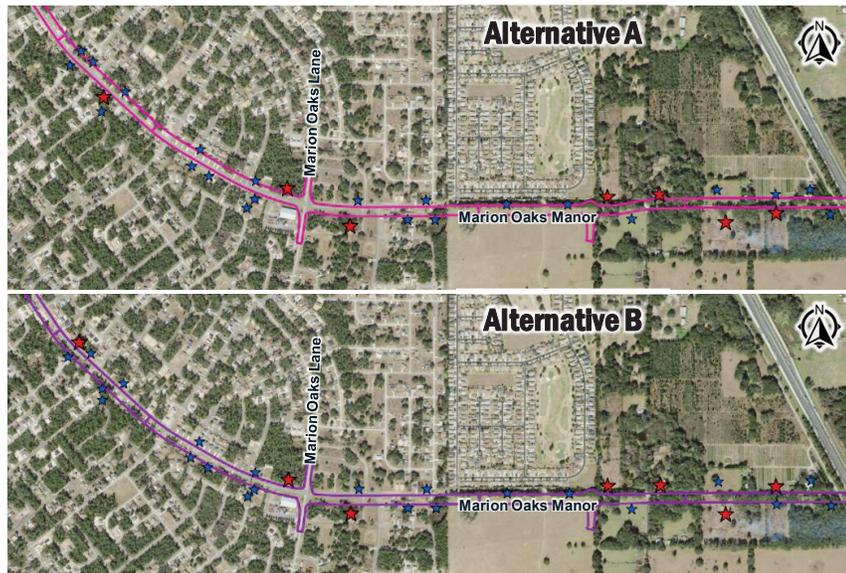
Legend

- ★ = Preferred DRA Location
- ★ = Alternative DRA Location

DRA = Drainage Retention Area



Drainage



Legend

- ★ = Preferred DRA Location
- ★ = Alternative DRA Location

DRA = Drainage Retention Area



Drainage



Drainage Retention Area Landscaping



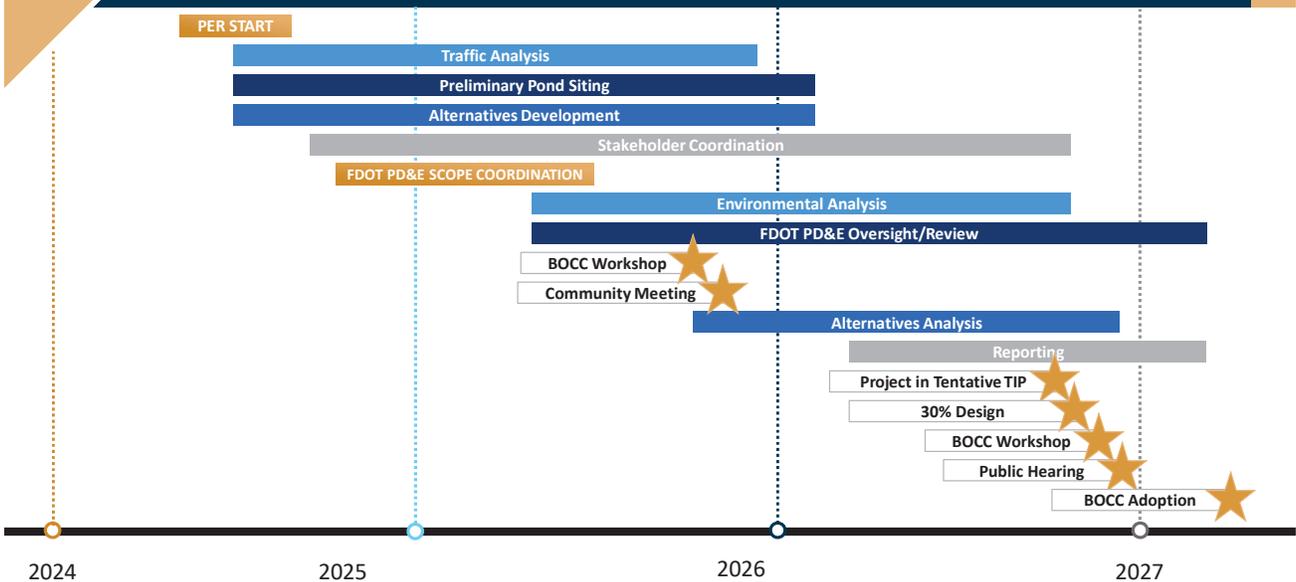


Alternatives Evaluation

- Natural and Physical Environmental Impacts
- Social and Cultural Impacts
- Engineering Impacts
- Property Impacts
- Public Input
- Costs



Schedule and Next Steps

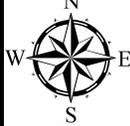




Marion Oaks Manor Extension Project Development & Environment (PD&E) Study

Board of County Commissioners Workshop

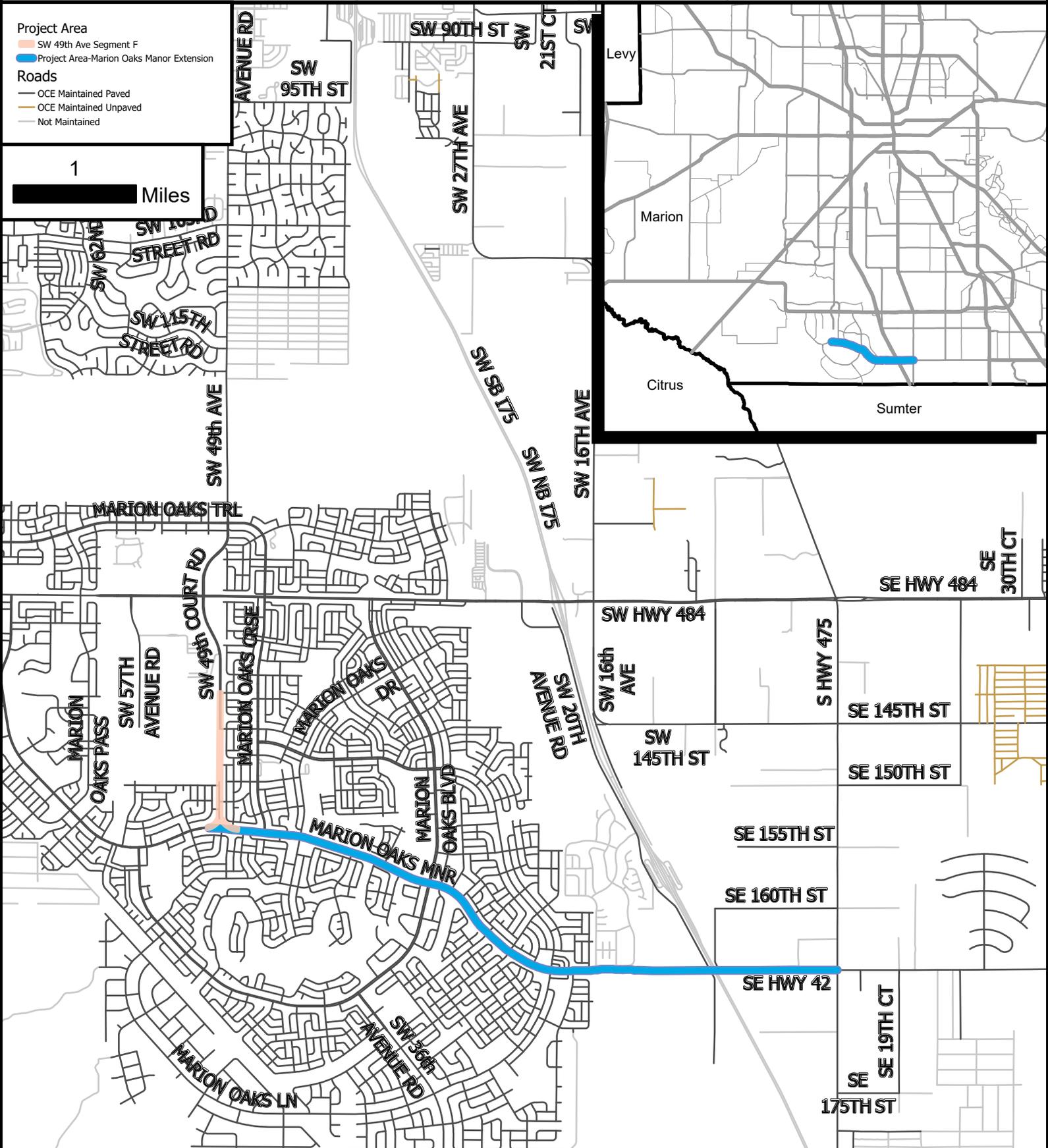
October 7th, 2025



Marion Oaks Manor Extension (From SW 49th Ave to S HWY 475) Project # TIP77250C (STC073890)

- Project Area**
- SW 49th Ave Segment F
 - Project Area-Marion Oaks Manor Extension
- Roads**
- OCE Maintained Paved
 - OCE Maintained Unpaved
 - Not Maintained

1 Miles



Pathway:
\\mcbcc1\dfs\GIS_TR\Clay.Gibson\PDFs

Technician: CG
Printed: 09/30/2025

Marion County Office of the County Engineer
Asset Management Section
412 S.E. 25th Avenue
Ocala, FL 34471

