



February 19, 2026

Marion County Growth Services
2710 East Silver Springs Blvd
Ocala, FL 34470

RE: Track and Card Room PUD Amendment with Master Plan

Dear Mr. Chuck Varidin,

Our client is submitting an amendment to previously approved PUD (191106Z). We are submitting a master plan for this application. This amendment will include changes to the conditions as provided in a separate document. Additionally, we will be adding language to clarify the uses allowed on this site. We note that commercial use is limited to 80,000 square feet. This does not include RV sites or recreational components. We are seeking to allow the following: Future Gaming Facility, Hotel, RV Park, Recreational Components, and limited to B-2 uses. This site is already zoned PUD with commercial land use. This land use was approved by a land use amendment (19-L06) in 2019. This is an established gaming facility since 2016 that was approved via special use permit 101205SU. The day-to-day operation of this facility has not been disruptive to the community. The changes and clarification we are seeking are minimal. They primarily consist of buffering modification, Construction Entrance/access, and ability to have pickleball courts and manufactured trailers. Please note that adjacent properties to the south, east and west will have no objections since it is under common ownership or affiliation with the project site. Pre-application was conducted on 12/11/2025.

Included in this packet are the following items:

- A signed application
- A copy of the recorded deeds as proof of ownership
- Sun Biz document
- Proposed amended conditions
- Survey
- Master Plan
- Zoning Map
- Land Use Map
- Location Map
- Traffic Statement Assessment
- Marion County Property Appraiser Cards
- Ecological Due Diligence Report – May 2025

Sincerely,

Tillman & Associates Engineering, LLC



**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

**PLANNED UNIT DEVELOPMENT (PUD)
PUD ZONING CHANGE OR PUD AMENDMENT – 2025**

Application Type: PUD REZONING / PUD AMENDMENT

PUD Submitted with Conceptual Plan OR Master Plan? (Choose one)

CONCEPTUAL PLAN / MASTER PLAN

*A PUD Zoning Change application must include a Conceptual Plan OR Master Plan that complies with applicable sections of LDC Division 2, Section 4.2.31, and Division 6.

The undersigned hereby requests a Zoning Change in accordance with Marion County Land Development Code, Articles 2 and 4, on the below described property and area from: PUD _____ (current Zoning) to **PUD** for the intended use of: Addition of 6 pickleball courts, 2 manufactured buildings, and modify conditions concerning buffers and construction access.

Parcel ID Number(s): 48476-001-00 and 48476-002-00

Property Address: 17996 S US HWY 301

Future Land Use(s): COMMERCIAL Total PUD Acreage: 65.51

Total Proposed Open Space Acreage: _____ Total Amenities Acreage: _____

Date of Required Pre-Application Meeting with Growth Services: 11 / 26 / 2025

Maximum Proposed Residential Units: SFR NA MF NA Density: NA

Maximum Non-Residential Acreage: COM 65.51 IND _____ OTHER _____

Traffic Methodology AR# * No AR *Traffic Statement provided with this submittal

Affordable Housing Project?* Yes / No If yes, indicate number of units: _____

* Contact Marion County Community Services for affordable housing projects before submitting an affordable housing PUD application.

Required Documents: Attach copies of the documents required for the PUD Zoning Change as required by LDC Section 4.2.31.F(2). A PUD Application Completeness Checklist is provided on pages 2-5 below.

*****See page 2-6 for PUD Application Completeness Checklist*****

*****See page 6 for Application Signature Page*****

PUD Zoning Change Application
Document Completeness Checklist – 2025

The County will not review a Zoning Change application for a PUD unless the Applicant provides a signed and complete application, application fee payment, all materials required for a standard Zoning Change, and all materials required for a PUD Zoning Change.

All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the last page, you acknowledge that all required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

A pre-application meeting is REQUIRED. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.

A PUD Rezoning/Amendment application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

(A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners	PUD Amendment that does NOT require Board of County Commissioners Approval
<p>BASE FEE: \$1,000.00 AND</p> <p>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</p> <p>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>	<p>BASE FEE: \$150.00 AND</p> <p>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</p> <p>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</p>
<p>Fee Calculation Method Example:</p> $ \begin{aligned} &(\text{Base Fee} - \$1,000 \text{ or } \$150.00) + (\$5.00 \times \text{ ______ } \text{ DUs}) + (\$5.00 \times \frac{65.51}{\text{ ______ }} \text{ Non-Res AC}) \\ &= \$ \underline{1,327.55} \text{ Total Fee} \end{aligned} $	

Payment complete? Yes / No

B) Standard Requirements:

The application **must** provide or identify:

1. A signed and complete application form accompanied by payment of the application fee.
 - a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card**¹. **Make checks payable to: Marion County Board of County Commissioners.**
 - b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. A Letter of Intent that describes:
 - a. The current use, zoning, and future land use designations of the subject property;
 - b. The rezoning request and the intended use;
 - c. Any concurrent applications (e.g., comprehensive plan amendment, special use permit, variance); and
 - d. Any proposed strategies to address potential land use compatibility/character conflicts with surrounding properties (e.g., modified buffers and landscaping, enhanced setbacks, building height step-downs, etc).
3. A copy of the most recent **recorded deed** conveying the property to the current owner.
 - a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company
4. A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended.
5. A location map that clearly:
 - a. Outlines the subject property; and
 - b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties
- NA 6. A Justification Statement that addresses:
 - a. Market demand and the necessity for the change;
 - b. Availability and potential need for improvements to public or private facilities and services;
 - c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;

¹ Payments using a credit card are subject to a surcharge.

- d. Agricultural activities and rural character of the area, if applicable;
 - e. Consistency with the Urban Growth Boundary, if applicable;
 - f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
 - g. Compatibility with current uses and land uses in the surrounding area;
 - h. Water Supply and Alternative Water Supply needs; and
 - i. Concurrency.
7. Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

C) PUD Conceptual/Master Plan Sheets Requirements:

The plan sheets **must be signed by a Florida licensed engineer** and provide or identify:

1. A cover sheet with the name of the proposed PUD centered at the top of the sheet along the long dimension of the cover sheet.
2. A vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
3. The boundaries of the subject property showing dimensions of all sides.
4. The acreage of the subject property along with a legal description of the property.
5. The existing future land use and zoning designations of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. The location and dimensions of any existing site improvements on the site.
7. A list of the proposed uses, number of residential units, and square footage of non-residential uses proposed for the development.
8. The proposed zoning and development standards in table format, including setbacks, floor area ratio, principle building height, accessory building height, parking calculation, etc.
9. The preliminary building lot typical illustration(s) with proposed setbacks and parking lot locations. (This information must address all possible principle and accessory structures for all uses.)
 - a. Residential lots: Typical drawing(s) of interior lot, corner lot, and cul-de-sac lot noting proposed setback requirements. The typical drawings will show a standard house size with anticipated accessory structure. Show parking location and calculation.
 - b. Non-residential lots: Lot typical drawing(s) for non-residential development components of the PUD.

- NA 10. The proposed phasing of the PUD, if applicable.
- a. Note: Phases must be identified on the plan set and discussed in the justification statement. For each phase, identify the type and number of residential units, square footage of commercial and/or industrial spaces, and any amenities to be included.
11. The proposed buffers, including:
- a. Descriptions and color rendering of buffering plan;
 - b. Detail drawing(s) of all proposed buffers including cross sections (transverse section and longitudinal section), aerial view, and view from adjacent properties;
 - c. Descriptions of any proposed modifications to standard buffer types outlined in LDC Sec. 6.8.6; and
 - d. Timing plan of implementation.
12. All proposed amenities and open spaces including:
- a. The location and area (square feet) of each amenity;
 - b. A breakdown list (square feet and percentage) for all Open Spaces and calculation per LDC Sec. 4.2.31.E.(7);
 - c. A breakdown list (square feet and percentage) for all Improved Open Space (IOS) and calculation per LDC Sec. 4.2.31.E.(7);
 - d. Renderings of amenities; and
 - e. Timing plan of implementation.
13. The legal ingress and egress access to the site.
- NA 14. The preliminary sidewalk locations including internal sidewalks, external sidewalk, and multi-modal facilities.
- NA 15. The proposed parallel and cross access locations.
- NA 16. The location and dimensions of any existing and proposed land or right of way dedication, and/or easements.
17. A traffic impact analysis methodology must be approved and submitted with this application in compliance with Land Development Code 2.12.29: The traffic impact analysis must be completed at least two weeks prior to a final determination by the Board of County Commissioners.
18. The location of 100-year floodplain and wetlands on the site.
19. The utility provider(s) and utility connection (water, sewer, and waste). For non-County utility providers, a letter of availability from the utility provider is required.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, landscapes, common areas, etc. will be coordinated during development and perpetually after the site is complete.

- 21. A set of architectural renderings or color photos detailing the design features and color pallet.
- 22. A Letter of Approval from Marion County Community Services stating the affordable housing program and units (only needed if applying as an affordable housing project).
- 23. 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).

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

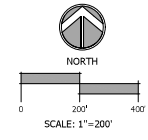
By signing below, you acknowledge that all required application materials must be submitted in full and according to the specified guidelines. Failure to provide complete and accurate information may result in your application being rejected and returned without further review.

Property Owner Name (print) Marion Gaming Management	Applicant or Agent Name (print) Tillman & Associates Engineering, LLC
Mailing Address 17996 S US HWY 301	Mailing Address 1720 SE 16th Avenue, STE 100
City, State, Zip Summerfield, FL 34491	City, State, Zip Ocala, FL 34471
Phone Number (include area code) 352-817-7522	Phone Number (include area code) 352-347-4540
E-Mail Address mendola.tony@gmail.com	E-Mail Address Permits@tillmaneng.com
Signature* 	Signature* 
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) Tony Mendola	Printed Name and Title of Authorized Signer (for corporate, trust & other entities) J. D. Tillman

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY			
Project No.:		Application Request No.:	
Rcvd by:		Code Case No.:	
Rcvd Date: / /	Time:	PZ Case No.:	

Please 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 must be present at all pertinent public hearings to represent this application. 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 applicant or agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.



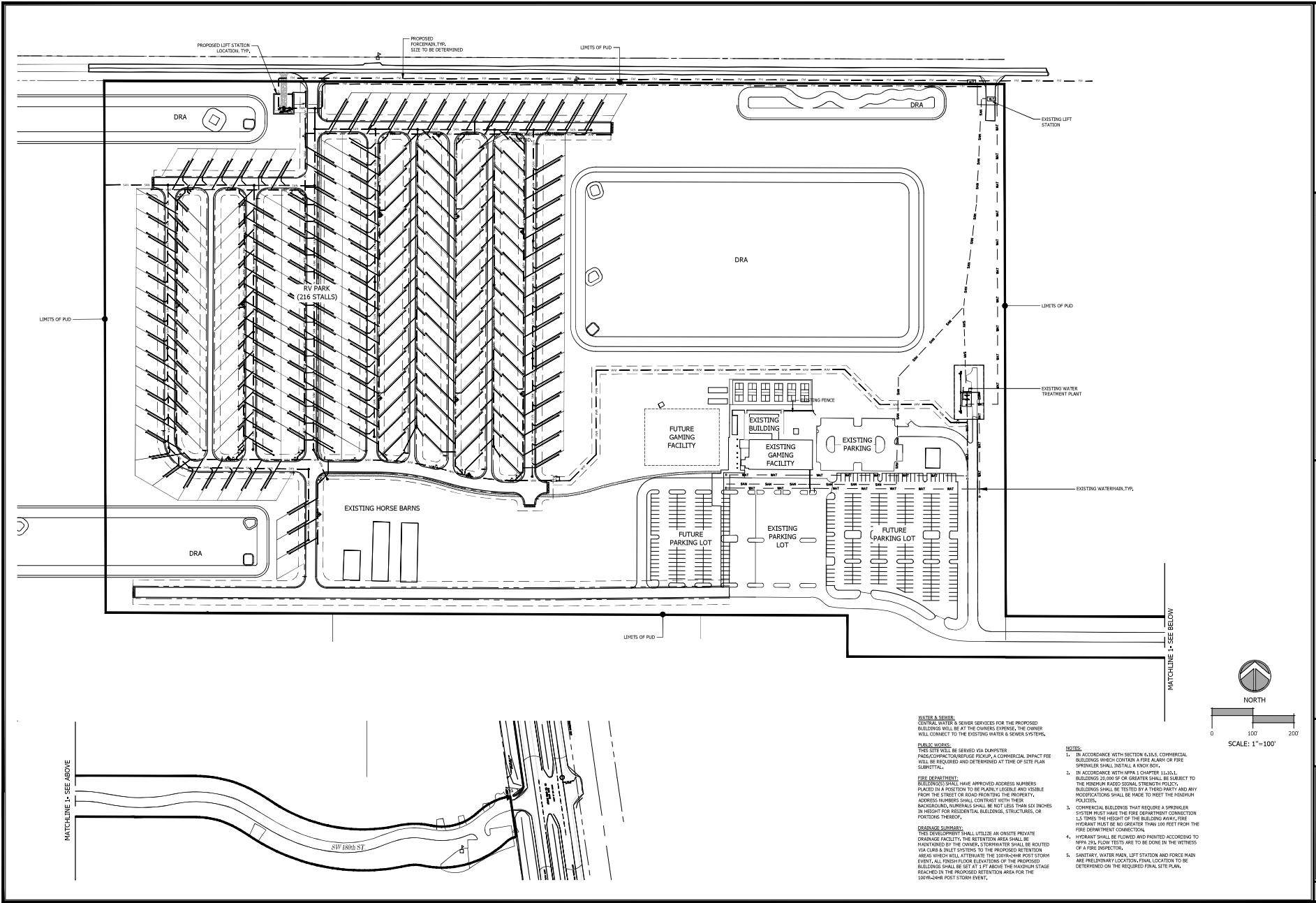
Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING • PLANNING • ARCHITECTURE • ENVIRONMENTAL
 1720 SE 16th Ave. #100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #8276

DATE	REVISIONS

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

DATE: 2/11/2026
 DRAWN BY: SM
 CHKD. BY: JMM
 JOB NO: 19-2066

02



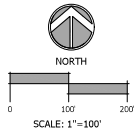
WATER & SEWER:
CENTRAL WATER & SEWER SERVICES FOR THE PROPOSED BUILDINGS WILL BE AT THE CORNERS CROSSING, THE OWNER WILL CONNECT TO THE EXISTING WATER & SEWER SYSTEMS.

PUBLIC WORKS:
THIS SITE WILL BE SERVED VIA DAMPSTER PAZS COMPACTOR/REFURGE PEOPLE, A COMMERCIAL IMPACT FEE WILL BE REQUIRED AND OBTAINED AT TIME OF SITE PLAN SUBMITTAL.

DEVELOPER NOTES:
BUILDINGS SHALL HAVE APPROVED ADDRESS NUMBERS PLACED IN A POSITION TO BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, NUMBERS SHALL BE NOT LESS THAN SIX INCHES IN HEIGHT FOR RESIDENTIAL BUILDINGS, STRUCTURES, OR PORTIONS THEREOF.

DRAINAGE SUMMARY:
THE DEVELOPER SHALL UTILIZE AN ON-SITE PRIVATE DRAINAGE FACILITY. THE RETENTION AREA SHALL BE MAINTAINED BY THE OWNER. DOWNWATER SHALL BE ROUTED VIA CURB & GUT SYSTEMS TO THE PROPOSED RETENTION AREA WHICH WILL ATTEND TO THE 100-YEAR FLOOD EVENT. ALL FINISH FLOOR ELEVATIONS OF THE PROPOSED BUILDING SHALL BE SET AT 1 FT ABOVE THE HIGHEST STAGE REACHED IN THE PROPOSED RETENTION AREA FOR THE 100-YEAR POST STORM EVENT.

- NOTES:**
1. IN ACCORDANCE WITH SECTION 635.0, COMMERCIAL BUILDINGS WHICH CONTAIN A FIRE ALARM OR FIRE SPROINKLER SHALL INSTALL A KNOX BOX.
 2. IN ACCORDANCE WITH NFPA 1 CHAPTER 11.10.1, BUILDINGS 20,000 SF OR GREATER SHALL BE SUBJECT TO THE RESPIRATOR RATIONING SYSTEMS POLICY. BUILDINGS SHALL BE TESTED BY A THIRD PARTY AND ANY MODIFICATIONS SHALL BE MADE TO MEET THE MINIMUM POLICIES.
 3. COMMERCIAL BUILDINGS THAT REQUIRE A SPROINKLER SYSTEM MUST HAVE THE FIRE DEPARTMENT CONNECTION 1.5 TIMES THE HEIGHT OF THE BUILDING AWAY. THE HYDRANT MUST BE NO GREATER THAN 100 FEET FROM THE FIRE DEPARTMENT CONNECTION.
 4. HYDRANT SHALL BE FLOWED AND PAINTED ACCORDING TO NFPA 25. FLOW TESTS ARE TO BE DONE IN THE WETNESS OF A FIRE INSPECTOR.
 5. SANITARY WATER MAIN, LIFT STATION AND FORCE MAIN ARE PRELIMINARY LOCATION. FINAL LOCATION TO BE DETERMINED ON THE ACQUIRED FINAL SITE PLAN.

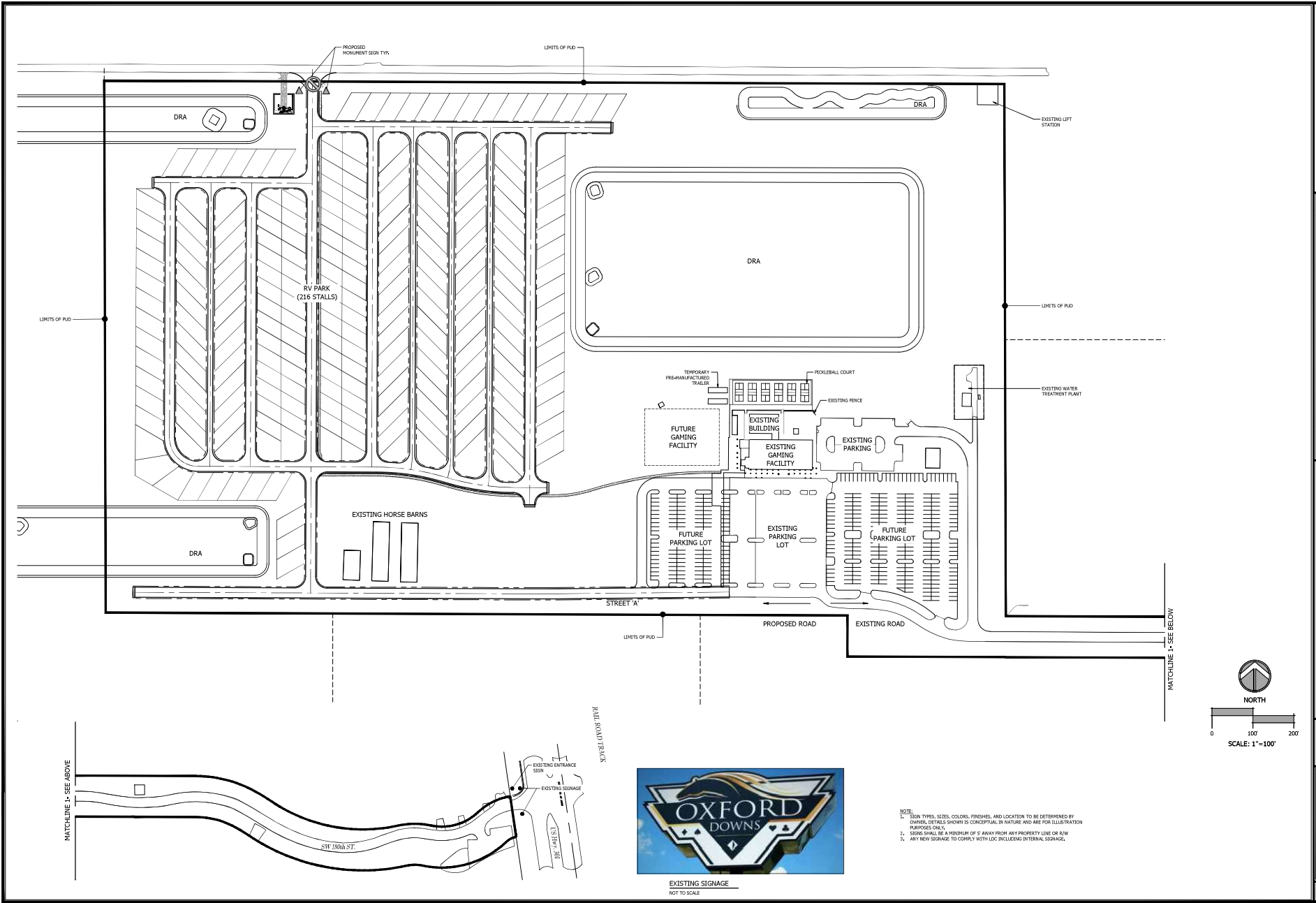


Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. 8th Fl., Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #82795

REVISIONS	DATE

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

DATE: 2/11/2026
DRAWN BY: SM
CHKD BY: JMM
JOB NO: 19-2066



Tillman & Associates
 ENGINEERING, LLC
 CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg. 100, Ocala, FL 34471
 Office: (352) 387-4540 Fax: (352) 387-4545
 CERTIFICATE OF AUTHORIZATION #82785

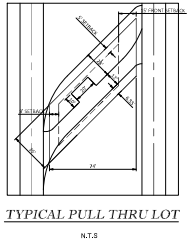
REVISIONS	DATE

SUMNER COUNTY RV
 VCARE CONSULTANTS, LLC
 SUMNER COUNTY, FLORIDA

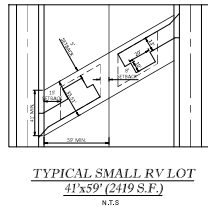
SIGNAGE PLAN

DATE: 2/10/2026
 DRAWN BY: JBA
 CHKD. BY: JDT
 JOB NO: 19-5032

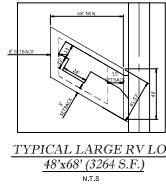
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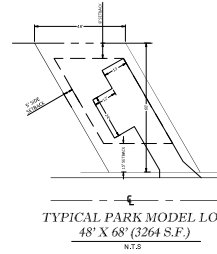
TYPICAL PULL THRU LOT
N.T.S



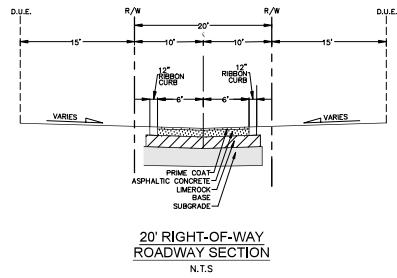
TYPICAL SMALL RV LOT
41'x59' (2419 S.F.)
N.T.S



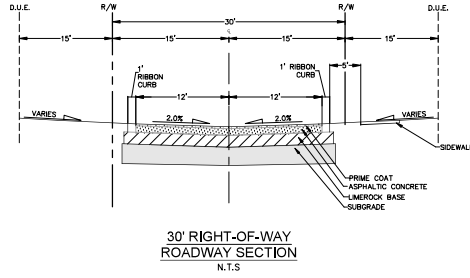
TYPICAL LARGE RV LOT
48'x68' (3264 S.F.)
N.T.S



TYPICAL PARK MODEL LOT
48' X 68' (3264 S.F.)
N.T.S



20' RIGHT-OF-WAY ROADWAY SECTION
N.T.S



30' RIGHT-OF-WAY ROADWAY SECTION
N.T.S

TABLE 2: PROPOSED DEVELOPMENT STANDARDS

STRUCTURE TYPE	MINIMUM LOT			MINIMUM SETBACKS			MAX HEIGHT
	WIDTH	DEPTH	AREA	FRONT	REAR	SIDE/CORNER	
COMP. PRINCIPAL	N/A	N/A	N/A	40'	25'	10'/15'	50'
ACCESSORY	N/A	N/A	N/A	40'	25'	5/5'	30'

SYMBOL STRUCTURE
A STRUCTURE ON A LOT OR PARCEL WHICH IS USED, ARRANGED, ADAPTED OR DESIGNED FOR THE PREDOMINANT OR PRIMARY USE FOR WHICH THE LOT OR PARCEL IS OR MAY BE USED, SUCH AS COMMERCIAL BUILDING, HOTEL, ETC.
ACCESSORY STRUCTURE
A SUBSIDIARY BUILDING OR STRUCTURE ON THE SAME LOT THAT IS DEVOTED TO THE PRINCIPAL STRUCTURE, SUCH AS OUTDOOR STORAGE, HOTOS.
1) ALL STRUCTURES, TYPES, USE, AND ORIENTATION SHALL BE SUBJECT TO THE "PLAINLY ACCESSIBLE" STANDARD APPLICABLE TO THEIR USE CONSISTENT WITH HANSON COUNTY'S MOOSE ORDINANCE.
2) RV LOT SETBACKS AS SHOWN IN TYPICAL DETAILS OUTLINED ON THIS SHEET.

Tilman & Associates
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1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #82795

REVISIONS	DATE

SUMNER COUNTY RV
VCARE CONSULTANTS, LLC.
SUMNER COUNTY, FLORIDA
**RV LOT AND
ROADWAY DETAILS**

DATE: 1/28/2026
DRAWN BY: JBA
CHKD. BY: JDT
JOB NO: 19-5032

Proposed amended conditions for 20191106Z

1. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.
2. The cardroom operation gaming floor area shall not exceed 26,000 SF of the clubhouse facility.
3. A modified Type "D" Buffer (minimum width of 15 feet, with a minimum of 5 trees and 18 shrubs per 100 LF) shall be extended around the northern and western boundary of the Approved Site. A modified Type "D" Buffer (minimum width of 15 feet, with a minimum of 5 trees per 100 LF) shall be provided along the southern and eastern boundary of the Approved Site. The southern, **western**, and eastern boundary buffer may defer planting if a letter from adjoin property owner to the Marion County Growth Services permits a deferral subject to future development of those properties.
4. Buffering of the southern, western and northern RV Park section shall be accomplished with a modified type "D" buffer with a minimum ~~6~~ **3**-foot berm topped with ~~6-foot opaque fencing~~ and (minimum width 25 feet, with a minimum of 5 trees and 18 shrubs per 100 LF). ~~The opaque fencing may be accomplished with vegetation.~~ This RV section buffering will replace the boundary buffering in #3 above in the areas boundary areas. **Southern and western may defer buffer installation if a letter from adjoin property owner to the Marion County Growth Services permits a deferral subject to future development of those properties.**
5. All project development shall be served by central potable water and central sanitary sewer services.
6. Lighting shall be limited to full cutoff fixtures as defined by IESNA, scaled and located to minimize glare and light diffusion to adjoining properties.
7. All on site speakers and public address systems shall be designed and installed to direct and maintain announcements, music, and general noise, etc. from the systems into the property, and no such system audio broadcast/speaker components shall be installed/mounted greater than 25' above ground level. The facility shall not be exempt from compliance with the Marion County Noise and Vibration Contral Ordinance and shall comply with the noise standards applicable as applicable to the surrounding agricultural lands and plainly audible.
8. Access to the property shall be limited to S. US 301 via a paved driveway apron, including obtaining approval and permitting by the Florida Department of

ATTACHMENT A - Original Application Packet (Feb 2026)

Transportation. Additional access may be provided to SE 177th Place subject to compliance with Marion County Land Development Regulations (e.g., access management requirements, emergency access only, driveway permit requirements, **temporary construction access**, etc.).

9. Prior to completion and approval of the final PUD Master Plan, or an equivalent, the project traffic study shall be completed to the satisfaction of the County Engineer. Phase traffic studies may be accepted subject to approval of the County Engineer; however all studies shall make adequate provision for the PUD's build-out to ensure all studies identify needed improvements and ensure that the development of initial PUD phases does not create conflicts and/or obstructions to future development phases. The traffic study shall also ensure adequate provision shall be made for the dedication of thoroughfare and major local collector right-of-way along with necessary supporting transportation system and/or access improvements, consistent with applicable County and State provisions.
10. Special Use Permit No. 20101205SU, Resolution No. 2010-R-637 (and original Special Use permit No. 20100405SU (Resolution No. 2010-R-243) are functionally repealed with the approval of the authorized uses contained within this PUD.



**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

ATTACHMENT A - Original Application Packet (Feb 2026)

February 28, 2020

Anthony M. Mendola
Marion Gaming Management, LLC.
17996 S. US Highway 301
Summerfield FL 34491

To Whom It May Concern:

We are sending this letter to inform you that the Board of County Commissioners approved your request for a land use change from Rural to Commercial on parcels 48476-001-00 and 48476-002-00 on February 18, 2020.

In addition, the Board of County Commissioners approved your request for a zoning change from A-2 (Improved Agriculture) to PUD (Planned Unit Development) on parcels 48476-001-00 and 48476-002-00 on February 18, 2020.

The Land Use and Zoning change will not be effective until the conclusion of the appeal period. (Approximately April 03, 2020)

Development conditions and concept plan are enclosed. When contacting the Planning and Zoning Division about this action, please refer to File Nos. 19-L06 and 191106Z.

Sincerely,

Samuel D. Martsolf
Marion County Growth Services Director

ss

Enclosures: Development conditions and concept plan

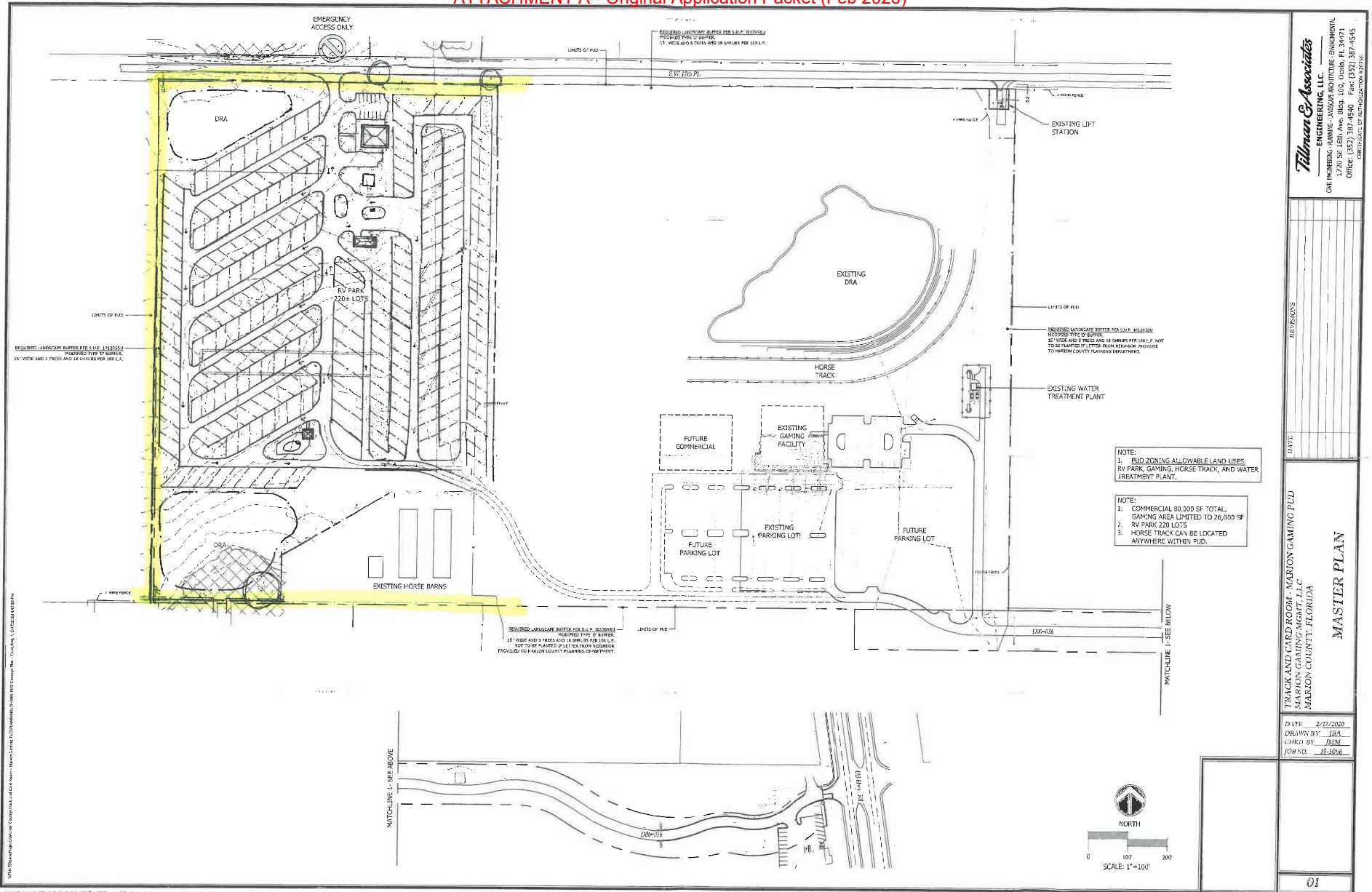
Cc: David Tillman, Tillman & Associates Engineering, I.L.C.

ATTACHMENT A - Original Application Packet (Feb 2026)

20191106Z - PUD CONDITIONS:

1. The final PUD Master Plan shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes notice provisions at the applicant's expense.
2. The cardroom operation gaming floor area shall not exceed 26,000 SF of the clubhouse facility.
3. A modified Type "D" Buffer (minimum width of 15 feet, with a minimum of 5 trees and 18 shrubs per 100 LF) shall be extended around the northern and western boundary of the Approved Site. A modified Type "D" Buffer (minimum width of 15 feet, with a minimum of 5 trees per 100 LF) shall be provided along the southern and eastern boundary of the Approved Site. The southern and eastern boundary buffer may defer planting if a letter from adjoin property owner to the Marion County Growth Services permits a deferral subject to future development of those properties.
4. Buffering of the southern, western and northern RV Park section shall be accomplished with a modified type "D" buffer with a minimum 6 foot berm topped with 6 foot opaque fencing and (minimum width 25 feet, with a minimum of 5 trees and 18 shrubs per 100 LF). The opaque fencing may be accomplished with vegetation. This RV section buffering will replace the boundary buffering in #3 above in the areas boundary areas.
5. All project development shall be served by central potable water and central sanitary sewer services.
6. Lighting shall be limited to full cutoff fixtures as defined by IESNA, scaled and located to minimize glare and light diffusion to adjoining properties.
7. All on-site speakers and public address systems shall be designed and installed to direct and maintain announcements, music, and general noise, etc. from the systems into the property, and no such system audio broadcast/speaker components shall be installed/mounted greater than 25' above ground level. The facility shall not be exempt from compliance with the Marion County Noise and Vibration Control Ordinance and shall comply with the noise standards applicable as applicable to the surrounding agricultural lands and plainly audible.
8. Access to the property shall be limited to S. US 301 via a paved driveway apron, including obtaining approval and permitting by the Florida Department of Transportation. Additional access may be provided to SE 177th Place subject to compliance with Marion County Land Development Regulations (e.g., access management requirements, emergency access only, driveway permit requirements, etc.).
9. Prior to completion and approval of the final PUD Master Plan, or an equivalent, the project traffic study shall be completed to the satisfaction of the County Engineer. Phase traffic studies may be accepted subject to approval of the County Engineer; however all studies shall make adequate provision for the PUD's buildout-out to ensure all studies identify needed improvements and ensure that the development of initial PUD phases does not create conflicts and/or obstructions to future development phases. The traffic study shall also ensure adequate provision shall be made for the dedication of thoroughfare and major local collector rights-of-way along with necessary supporting transportation system and/or access improvements, consistent with applicable County and State provisions.
10. Special Use Permit No. 20101205SU, Resolution No. 2010-R-637 (and original Special Use permit No. 20100405SU, Resolution No. 2010-R-243) are functionally repealed with the approval of the authorized uses contained within this PUD.

ATTACHMENT A - Original Application Packet (Feb 2026)



Tillman & Associates
 ENGINEERING, LLC
 CIVIL/MECHANICAL/ELECTRICAL/PLUMBING/MECHANICAL
 1770 SE 16th Ave, Bldg. 100, Ocala, FL 34471
 Office: (352) 307-4540 Fax: (352) 307-4545
 CERTIFICATE OF REGISTRATION #2226

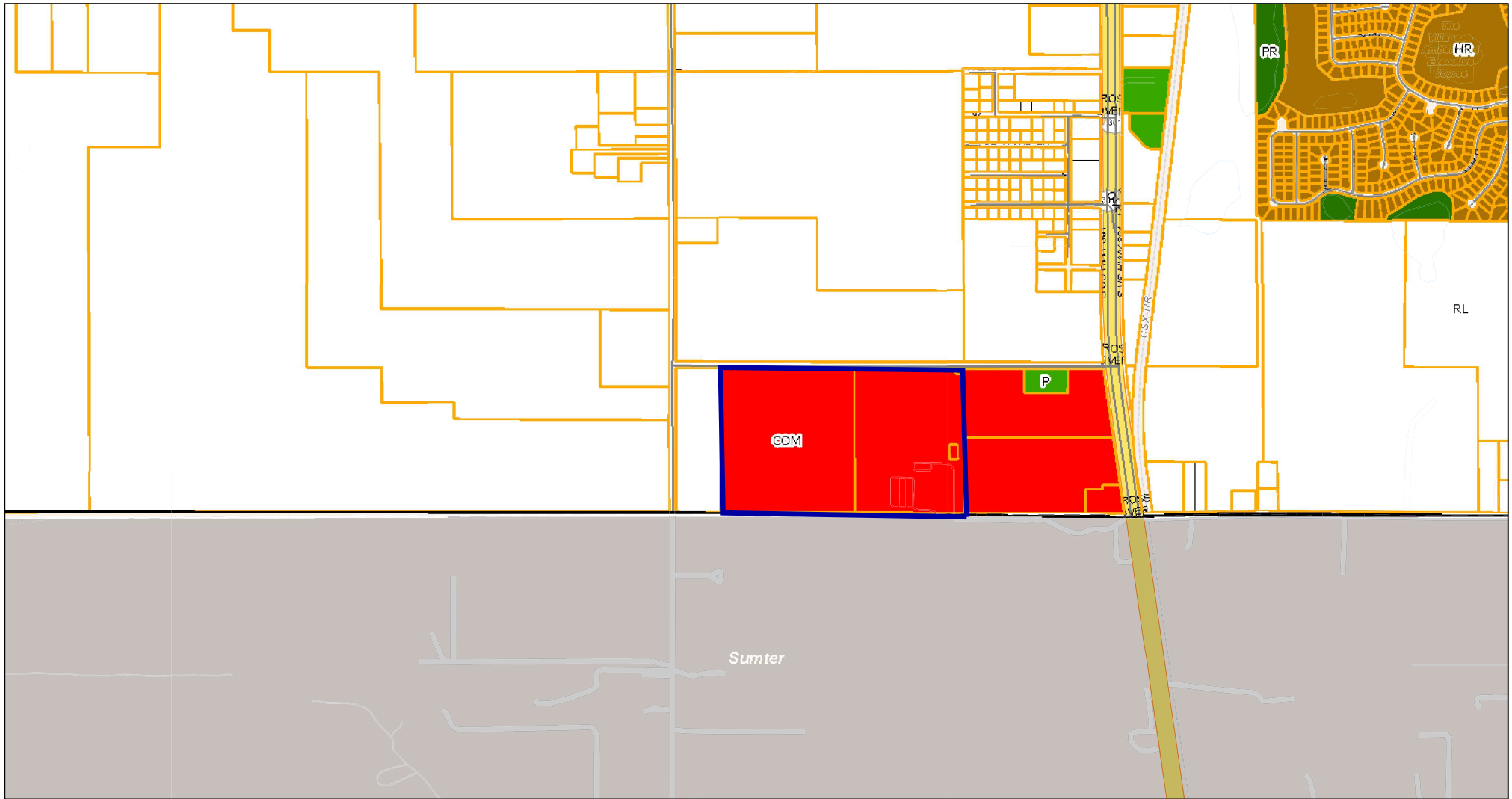
TRACK AND CARD ROOM - MARION GAMING FUD
 MARION GAMING MGMT, LLC
 MARION COUNTY, FLORIDA
MASTER PLAN

DATE: 2/17/2020
 DRAWN BY: JBA
 CHECKED BY: JBM
 JOB NO.: 19-2636

01

NOT VALID UNLESS SIGNED AND SEALED BY AUTHORIZED PROFESSIONAL

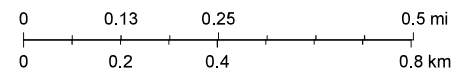
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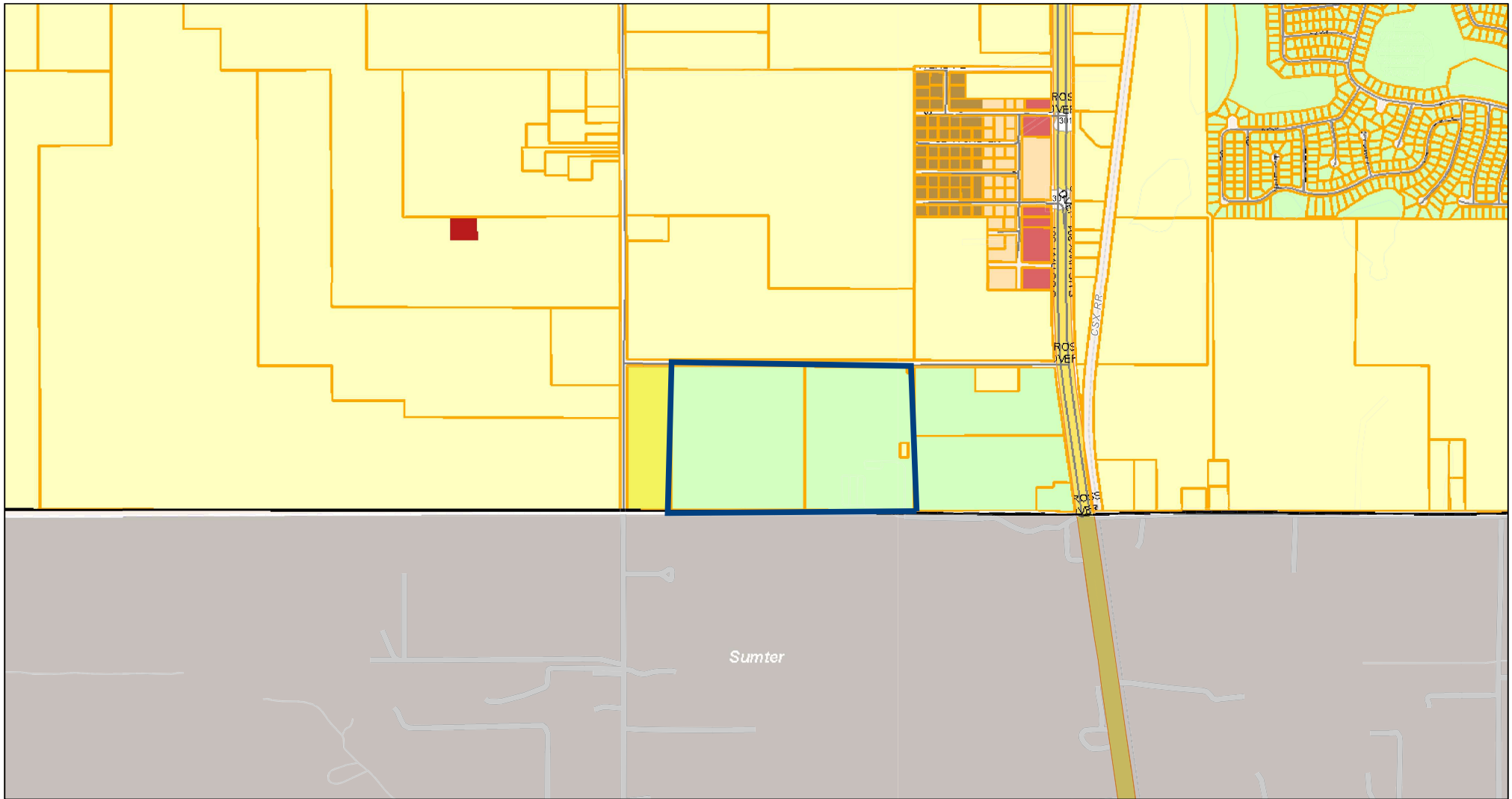
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- | | | |
|------------------|-----------------------------------|-------------------------|
| Marion County | Future Land Use | Public (N/A; FAR 1.0) |
| Florida Counties | Rural Land (1 du/10 ac) | Preservation (N/A; N/A) |
| Parcels | High Residential (4 - 8 du/ac) | Streets |
| | Commercial (0 - 8 du/ac; FAR 1.0) | |

1:11,857



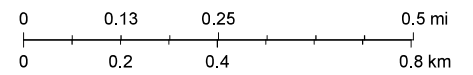
Marion County Property Appraiser, Marion County BOCC



2/12/2026, 1:31:29 PM

Marion County	Zoning Classification A-1	B-2	R-1
Florida Counties	A-2	B-4	R-4
Parcels	PUD	Streets	

1:11,857



Marion County Property Appraiser, Marion County BOCC

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

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



2025 Certified Assessment Roll

48476-001-00

Prime Key: 3779959

[MAP IT+](#)

Property Information

MARION GAMING MANAGEMENT
LLC
17996 S US HWY 301
SUMMERFIELD FL 34491-6305

Taxes / Assessments: \$1,666.11
Map ID: 239
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 53
Acres: 36.00

Current Value

Land Just Value	\$1,395,662		
Buildings	\$0		
Miscellaneous	\$85,769	Impact	
Total Just Value	\$1,481,431	Land Class Value	(\$1,385,870)
Total Assessed Value	\$95,561	Total Class Value	\$9,792
Exemptions	\$0	<u>Ex Codes:</u> 08	\$95,561
Total Taxable	\$95,561		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$1,395,662	\$0	\$85,769	\$1,481,431	\$95,561	\$0	\$95,561
2024	\$1,395,662	\$0	\$87,902	\$1,483,564	\$97,694	\$0	\$97,694
2023	\$1,568,160	\$0	\$82,801	\$1,650,961	\$92,845	\$0	\$92,845

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5976/1182	12/2013	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$1,159,800

Property Description

SEC 31 TWP 17 RGE 23
COM AT THE SE COR OF SW 1/4 OF SEC 31 TH N 89-46-41 W 990 FT TO THE POB TH CONT
N 89-46-41 W 1207.65 FT TH N 00-08-36 W 1298.35 FT TH S 89-47-13 E 1207.65 FT TH
S 00-08-36 E 1298.54 FT TO THE POB
Parent Parcel: 48476-000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		1,208.0	1,299.0	PUD	1,568,160.00	SF	1.0000	1.00	0.89	1.00	9,792	1,395,662
											Total Land - Class \$9,792	
											Total Land - Just \$1,395,662	

Neighborhood 9949
Mkt: 2 70

ATTACHMENT A - Original Application Packet (Feb 2026)

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
009 BARN HORSE	5,760.00	SF	40	2013	1	40.0	144.0	
009 BARN HORSE	5,760.00	SF	40	2013	1	40.0	144.0	
009 BARN HORSE	2,880.00	SF	40	2013	1	40.0	72.0	
159 PAV CONCRETE	600.00	SF	20	2013	3	0.0	0.0	
114 FENCE BOARD	6,330.00	LF	10	2013	3	0.0	0.0	
112 FENCE WIRE/BD	1,860.00	LF	10	2013	3	0.0	0.0	
114 FENCE BOARD	2,664.00	LF	10	2016	3	0.0	0.0	
							Total Value - \$85,769	

Appraiser Notes

OR 5984-1971
 OR 5984-1978
 OR 5984-1996
 OR 6231-0001

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
<u>Cost Summary.</u>			
Buildings R.C.N.	\$0	1/1/1900	
Total Depreciation	\$0		
Bldg - Just Value	\$0		
Misc - Just Value	\$85,769	3/27/2024	
Land - Just Value	\$1,395,662	3/20/2024	
Total Just Value	\$1,481,431	.	

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser



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

2025 Certified Assessment Roll

48476-002-00

[GOOGLE Street View](#)

Prime Key: 3820584

[MAP IT+](#)

Property Information

MARION GAMING MANAGEMENT
LLC
17996 S US HWY 301
SUMMERFIELD FL 34491-6305

Taxes / Assessments: \$34,933.30
Map ID: 239
Millage: 9001 - UNINCORPORATED

M.S.T.U.

PC: 53

Acres: 29.72

Situs: 17996 S US HWY 301
SUMMERFIELD

Current Value

Land Just Value	\$1,767,515		
Buildings	\$854,605		
Miscellaneous	\$243,283		
Total Just Value	\$2,865,403	Impact	
Total Assessed Value	\$1,986,550	Land Class Value	(\$878,853)
Exemptions	\$0	Total Class Value	\$1,113,076
Total Taxable	\$1,986,550	<u>Ex Codes:</u> 08	\$2,210,964
School Taxable	\$2,210,964		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	\$1,767,515	\$854,605	\$243,283	\$2,865,403	\$1,986,550	\$0	\$1,986,550
2024	\$1,767,515	\$840,825	\$252,557	\$2,860,897	\$1,806,375	\$0	\$1,806,375
2023	\$1,848,972	\$844,946	\$114,353	\$2,808,271	\$1,476,632	\$0	\$1,476,632

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
5984/1969	01/2014	07 WARRANTY	2 V-SALES VERIFICATION	U	V	\$845,000

Property Description

SEC 31 TWP 17 RGE 23
E 990 FT OF SE 1/4 OF SW 1/4
EXC RD ROW
EXC COM AT THE SE COR OF SW 1/4 OF SEC 31 TH N 89-46-41 W 68 FT TH
N 00-08-36 W 480.27 FT TO THE POB TH S 89-51-24 W 56 FT TH
N 00-08-36 W 132 FT TH N 89-51-24 E 72 FT TH S 00-08-36 E 132 FT TH
S 89-51-24 W 16 FT TO THE POB
EXC COM AT THE NE COR OF S 1/2 OF SW 1/4 OF SEC 31 TH S 00-08-36 E

ATTACHMENT A - Original Application Packet (Feb 2026)

30 FT TH N 89-47-13 W 15.75 FT TO THE POB TH S 00-08-36 E 50.75 FT TH
 N 89-47-13 W 50 FT TH N 00-08-36 W 50.75 FT TH S 89-47-13 E 50 FT TO
 THE POB

Parent Parcel: 48476-000-01

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
5302		990.0	748.0	PUD	740,520.00	SF	1.0000	1.00	0.89	1.00	4,624	659,063
3730		990.0	572.0	PUD	554,226.00	SF	2.0000	1.00	1.00	1.00	1,108,452	1,108,452
Neighborhood 9949											Total Land - Class \$1,113,076	
Mkt: 2 70											Total Land - Just \$1,767,515	

Traverse

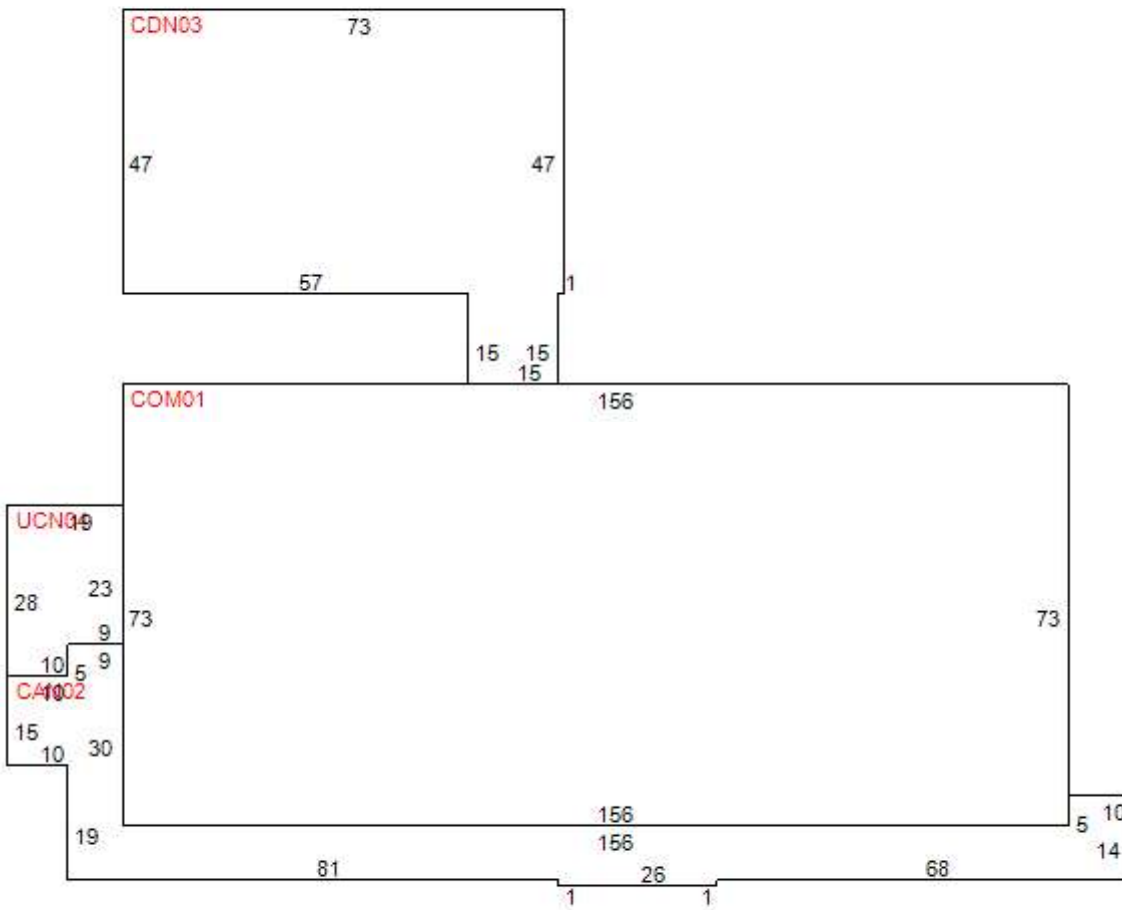
Building 1 of 1

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CAN02=U5R10D14L68D1L26U1L81U19L10U15R10U5R9D30R156.U73L84

CDN03=U15R1U47L73D47R57D15R15.L72D43

UCN04=U23L19D28R10U5R9.



Building Characteristics

ATTACHMENT A - Original Application Packet (Feb 2026)

Structure	2 - STUD FRAME WOODMTL	Year Built 2016
Effective Age	1 - 00-04 YRS	Physical Deterioration 0%
Condition	3	Obsolescence: Functional 0%
Quality Grade	600 - AVERAGE	Obsolescence: Locational 0%
Inspected on	3/26/2024 by 117	Base Perimeter 458

Exterior Wall 39 HARDEE BOARD

Section	Wall Height	Stories	Year Built	Basement %	Ground Flr Area	Interior Finish	Sprinkler	A/C
1	11.0	1.00	2016	0	11,388	F37 RACE TRACK	100 %	Y
2	11.0	1.00	2016	0	2,071	CAN CANOPY-ATTACHD	100 %	N
3	9.0	1.00	2017	0	3,656	CDN CANOPY-DETACHD	100 %	N
4	10.0	1.00	2023	0	487	UCN CANOPY UNFIN	100 %	N

Section: 1

Elevator Shafts: 0	Aprtments: 0	Kitchens: 1	4 Fixture Baths: 4	2 Fixture Baths: 0
Elevator Landings: 0	Escalators: 0	Fireplaces: 0	3 Fixture Baths: 0	Extra Fixtures: 26

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width	
259 WELL 04-12IN	1.00	UT	99	2014	5	0.0	0.0	
114 FENCE BOARD	990.00	LF	10	2013	3	0.0	0.0	
114 FENCE BOARD	112.00	LF	10	2016	4	0.0	0.0	
114 FENCE BOARD	1,744.00	LF	10	2016	3	0.0	0.0	
144 PAVING ASPHALT	107,232.00	SF	5	2016	3	0.0	0.0	
159 PAV CONCRETE	182.00	SF	20	2016	5	0.0	0.0	
250 WALLS MASONRY	186.00	SF	50	2016	3	0.0	0.0	
159 PAV CONCRETE	1,311.00	SF	20	2016	3	0.0	0.0	
UOP PORCH-OPEN-UNF	231.00	SF	40	2018	3	21.0	11.0	
066 FARM BLDG METL	1,680.00	SF	20	2020	5	48.0	35.0	
159 PAV CONCRETE	984.00	SF	20	2020	3	0.0	0.0	
248 PICKLE BALL COURT	6.00	UT	15	2023	3	0.0	0.0	
247 TENNIS CT LIGH	10.00	UT	25	2023	3	0.0	0.0	
156 PAVING BRICK	19,170.00	SF	20	2023	5	0.0	0.0	
184 RETAIN WALL	960.00	SF	50	2023	3	0.0	0.0	
115 FENCE ALUMINUM	755.00	LF	20	2023	3	0.0	0.0	
114 FENCE BOARD	32.00	LF	10	2023	4	0.0	0.0	
Total Value - \$243,283								

Appraiser Notes

PICKLE N' POKER AT OXFORD DOWNS

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
2018111520	11/27/2018	1/2/2019	INSTALLING A UNDER SINK GREASE TRAP
2018031241	3/1/2018	11/6/2018	INSTALL 12X14X8 WALK IN COOLER/FREEZER COMBINATION W/ALL REF
2016081905	8/1/2016	3/1/2017	TIKI HUT STRUCTURE
2015090803	9/8/2015	6/22/2016	POKER ROOM

Cost Summary

Buildings R.C.N.	\$890,213	3/27/2024	Bldg Nbr	RCN	Depreciation	Depreciated
Total Depreciation	(\$35,608)		1	\$890,213	(\$35,608)	\$854,605

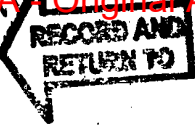
ATTACHMENT A - Original Application Packet (Feb 2026)

Bldg - Just Value	\$854,605	
Misc - Just Value	\$243,283	3/27/2024
Land - Just Value	\$1,767,515	3/20/2024
Total Just Value	\$2,865,403	.

Record: \$

27

Klein



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO

DATE: 12/26/2013 04:21:23 PM

FILE #: 2013131328 OR BK 05976 PGS 1182-1184

This Instrument Prepared by:
Steven H. Gray/jmd (12-2186)
GRAY, ACKERMAN & HAINES, P.A.
125 NE 1st Avenue - Ste. 1
Ocala, Florida 34470

REC 27.00 DEED DS 8,118.60

PROPERTY APPRAISER'S PID NO: 48476-000-00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

WARRANTY DEED (STATUTORY FORM- SECTION 689.02, F.S.)

This Indenture, made this 26th day of December, 2013 between **THOMAS J. LANE AND ROBERTA W. LANE, INDIVIDUALLY AND AS TRUSTEES OF THE LANE TRUST AGREEMENT, UNDER AGREEMENT DATED AUGUST 27, 2002, A FLORIDA TRUST**, whose post office address is 4201 SE Highway 42, Summerfield, FL 34491 (hereinafter "Grantor"), and **MARION GAMING MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose address is 2117 SW 7th Avenue, Ocala FL 34471 (hereinafter "Grantee").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF S.W. 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 31, N.89°46'41"W., A DISTANCE OF 990.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3371, PAGE 1376 OF THE PUBLIC RECORDS MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.89°46'41"W., A DISTANCE OF 1207.65 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°08'36"W., A DISTANCE OF 1298.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.E. 177TH PLACE (60 FOOT RIGHT OF WAY ESTABLISHED BY MONUMENTATION), SAID POINT BEING 30 FEET SOUTH OF AS MEASURED PERPENDICULARLY TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 31; THENCE ALONG SAID RIGHT OF WAY LINE, S.89°47'13"E., A DISTANCE OF 1207.65 FEET TO THE EAST BOUNDARY OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3371, PAGE 1376; THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY, S.00°08'36"E., A DISTANCE OF 1298.54 FEET TO THE POINT OF BEGINNING. SAID LANDS CONTAINING 36.00 ACRES, MORE OR LESS.

The land described herein is not the homestead of the grantors, and neither the grantor nor anyone for whose support either grantor is responsible resides on or adjacent to said land.

SUBJECT TO:

1. Easement recorded in OR Book 2523, Page 1037 and Assignment in OR Book 2579, Page 55, both of the Public Records of Marion County, Florida.

ATTACHMENT A - Original Application Packet (Feb 2026)

- 2. Less road right of way for SE 177th Place.
- 3. Ad valorem and real estate taxes for the calendar year 2014 and all subsequent years.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context required.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed and delivered in our presence as witnesses:

Witness #1

L.K. Edwards
Signature

L.K. Edwards
Print Witness #1 Name

Witness #2

David S. Romanik
Signature

David S. Romanik
Print Witness #2 Name

AS TO GRANTOR:

Thomas J Lane

THOMAS J. LANE, INDIVIDUALLY AND AS TRUSTEE OF THE LANE TRUST AGREEMENT, UNDER AGREEMENT DATED AUGUST 27, 2002, A FLORIDA TRUST

Signed and delivered in our presence as witnesses:

Witness #1

L.K. Edwards
Signature

L.K. Edwards
Print Witness #1 Name

Witness #2

David S. Romanik
Signature

David S. Romanik
Print Witness #2 Name

AS TO GRANTOR:

Roberta W Lane

ROBERTA W. LANE, INDIVIDUALLY AND AS TRUSTEE OF THE LANE TRUST AGREEMENT, UNDER AGREEMENT DATED AUGUST 27, 2002, A FLORIDA TRUST

STATE OF FLORIDA
COUNTY OF MARION

The foregoing WARRANTY DEED was acknowledged before me by **THOMAS J. LANE, INDIVIDUALLY AND AS TRUSTEE OF THE LANE TRUST AGREEMENT, UNDER AGREEMENT DATED AUGUST 27, 2002, A FLORIDA TRUST**, who is:

Personally known by me, OR
 Produced FL DR LLC as identification.

Dated: this 26TH day of December, 2013.



Print Name: _____
Notary Public, State of FLORIDA
Commission number _____
Commission expires _____

STATE OF FLORIDA
COUNTY OF MARION

The foregoing WARRANTY DEED was acknowledged before me by **ROBERTA W. LANE, INDIVIDUALLY AND AS TRUSTEE OF THE LANE TRUST AGREEMENT, UNDER AGREEMENT DATED AUGUST 27, 2002, A FLORIDA TRUST**, who is:

Personally known by me, OR
 Produced FL DR LLC as identification.

Dated: this 26th day of December, 2013.



Print Name: _____
Notary Public, State of FLORIDA
Commission number _____
Commission expires _____

18,500
5915.00 DS

ATTACHMENT A - Original Application Packet (Feb 2026)

This Instrument Prepared by:
Steven H. Gray/jmd (12-2186)
GRAY, ACKERMAN & HAINES, P.A.
125 NE 1st Avenue - Ste. 1
Ocala, Florida 34470



DAVID R ELLSPERMANN CLERK & COMPTROLLER MARION CO
DATE: 01/16/2014 02:00:19 PM
FILE #: 2014004306 OR BK 05984 PGS 1969-1970

PROPERTY APPRAISER'S PID NO: 48476-000-01

REC 18.50 DEED DS 5,915.00

-----[SPACE ABOVE THIS LINE FOR RECORDING DATA]-----

WARRANTY DEED (STATUTORY FORM- SECTION 689.02, F.S.)

This Indenture, made this 3rd day of January, 2014 between **LARRY R. BROWN**, joined by his wife, **DEBORAH L. BROWN**, whose post office address is 13992 N US Highway 301, Oxford, FL 34484-2336 (hereinafter "*Grantor*"), and **MARION GAMING MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, whose post office address is 125 NE First Avenue, Suite 1, Ocala, FL 34470 (hereinafter "*Grantee*").

WITNESSETH that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Marion County, Florida, to-wit:

The East 990 feet of the Southeast 1/4 of the Southwest 1/4 of Section 31, Township 17 South, Range 23 East, MARION County, Florida, EXCEPT road right of way.

SUBJECT TO restrictions, reservations and easements of record, if any, and ad valorem and real estate taxes for the calendar year 2014 and all subsequent years.

And said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context required.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

ATTACHMENT A - Original Application Packet (Feb 2026)

Signed and delivered in our presence as witnesses:

AS TO GRANTOR:

Witness #1:

[Signature]
Signature

FRANCOIS KEEN
Print Witness #1 Name

Witness #2

[Signature]
Signature

Joanne M DeGraff
Print Witness #2 Name

[Signature]
LARRY R. BROWN

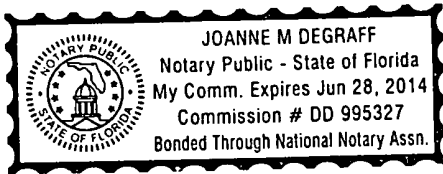
Deborah L. Brown
DEBORAH L. BROWN

STATE OF FLORIDA
COUNTY OF Marion

The foregoing WARRANTY DEED was acknowledged before me by LARRY R. BROWN joined by his wife, DEBORAH L. BROWN, who is:

 Personally known by me, OR
1 Produced dr. license as identification.

Dated: this 3 day of January, 2014.



[Signature]
Print Name: _____
Notary Public, State of FLORIDA
Commission number _____
Commission expires _____

SECTION 6, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

SCHEDULE B-2 ITEMS:

ABSTRACT INFORMATION WAS PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT FILE NO. 9966-9504565. THE FOLLOWING NOTES CORRESPOND TO SCHEDULE B SECTION 2 ITEMS:

- ITEM 10: EASEMENT GRANTED TO SUMTER ELECTRIC COOPERATIVE AS RECORDED IN O.R. BOOK 2523, PAGE 1037 DOES NOT AFFECT SUBJECT PROPERTY AND IS NOT DEPICTED HEREIN.
- ITEM 11: AFFIDAVIT AS RECORDED IN O.R. BOOK 5976, PAGE 1175 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.
- ITEM 12: AGREEMENT AS RECORDED IN O.R. BOOK 2579, PAGE 55 CANNOT DETERMINE IF AGREEMENT AFFECTS SUBJECT PROPERTY. SAID AGREEMENT REFERS TO EASEMENTS THAT WERE RECORDED IN OLDER OFFICIAL RECORDS BOOK THAT WERE NOT PROVIDED AS PART OF THE SUPPLIED SEARCH PACKAGE.
- ITEM 13: AFFIDAVIT AS RECORDED IN O.R. BOOK 5984, PAGE 1971 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREIN.
- ITEM 14: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT AS RECORDED IN O.R. BOOK 5984, PAGE 2001 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREIN.
- ITEM 15: ASSIGNMENT OF EASEMENT AS RECORDED IN O.R. BOOK 6005, PAGE 1086 CANNOT DETERMINE IF AGREEMENT AFFECTS SUBJECT PROPERTY. SAID AGREEMENT REFERS TO EASEMENTS THAT WERE RECORDED IN OLDER OFFICIAL RECORDS BOOK THAT WERE NOT PROVIDED AS PART OF THE SUPPLIED SEARCH PACKAGE.
- ITEM 16: DEVELOPERS AGREEMENT AS RECORDED IN O.R. BOOK 6030, PAGE 1574 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.
- ITEM 17: NOTICE OF ENVIRONMENTAL RESOURCE PERMIT GIVEN BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AS RECORDED IN O.R. BOOK 6103, PAGE 637 AFFECTS SUBJECT PROPERTY (PARCELS 2 & 3), IS BLANKET IN NATURE AND IS NOT DEPICTED HEREIN.
- ITEM 18: AGREEMENT AS RECORDED IN O.R. BOOK 6231, PAGE 1 AFFECTS SUBJECT PROPERTY, IS NOT SURVEY RELATED AND IS NOT DEPICTED HEREIN.
- ITEM 19: ACCESS EASEMENT AS RECORDED IN O.R. BOOK 6380, PAGE 683, AFFECTS SUBJECT PROPERTY, AND IS DEPICTED HEREIN.
- ITEM 20: EASEMENT AS RECORDED IN O.R. BOOK 2003, PAGE 118 DOES NOT AFFECT SUBJECT PROPERTY, AND IS NOT DEPICTED HEREIN.
- ITEM 21: AFFIDAVIT AS RECORDED IN O.R. BOOK 2003, PAGE 121 DOES NOT AFFECT SUBJECT PROPERTY, AND IS NOT DEPICTED HEREIN.
- ITEM 22: SUBORDINATION OF UTILITY INTEREST AS RECORDED IN O.R. BOOK 2003, PAGE 121 DOES NOT AFFECT SUBJECT PROPERTY, AND IS NOT DEPICTED HEREIN.
- ITEM 23: EASEMENTS, COVENANTS AND RESTRICTIONS AGREEMENT AS RECORDED IN O.R. BOOK 2725, PAGE 24 AFFECTS SUBJECT PROPERTY, IS BLANKET IN NATURE AND IS NOT DEPICTED HEREIN.
- ITEM 24: EASEMENT AS RECORDED IN O.R. BOOK 3096, PAGE 560, AFFECTS SUBJECT PROPERTY, AND IS DEPICTED HEREIN AND IS THE SAME DOCUMENT AS RECORDED IN ITEM 19.
- ITEM 25: RIGHT OF WAY MONUMENTATION MAP-S.R. 35 (U.S. 301) FROM SOUTH OF PALM AVENUE TO THE SUMTER/MARION COUNTY LINE LINE RECORDED IN RIGHT OF WAY BOOK NO. 4 PAGES 151-163 IS ADJACENT TO PARCEL 3, DOES NOT AFFECT AND THE RIGHT OF WAY LINE ESTABLISHED BY MONUMENTATION IS SHOWN HEREON.
- ITEM 26: COUNTY ROAD NO. 102 MAINTAINED RIGHT OF WAY RECORDED IN RIGHT OF WAY BOOK NO. 4 PAGES 221-225 DOES NOT AFFECT SUBJECT PARCEL, SAID ROAD RIGHT OF WAY LIES EAST OF U.S. 301 AND IS NOT DEPICTED HEREON.

DESCRIPTION:

PER TITLE COMMITMENT FILE NO. 9966-9504565, ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FOR LOAN CLOSING EXPERTS, LLC, ISSUING OFFICE FILE NO. ICE2102477L, BEARING A COMMITMENT DATE OF JULY 20, 2021.

PARCEL 1:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF S.W. 1/4 OF SAID SECTION 31; THENCE ALONG THE SOUTH BOUNDARY OF THE S.W. 1/4 OF SAID SECTION 31, N.89°46'41"W, A DISTANCE OF 990.00 FEET TO THE SOUTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3371, PAGE 1376 OF THE PUBLIC RECORDS MARION COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH BOUNDARY, N.89°46'41"W, A DISTANCE OF 1207.65 FEET; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°08'39"W, A DISTANCE OF 1298.35 FEET TO THE SOUTH RIGHT OF WAY LINE OF S.E. 177TH PLACE, A 1200' RIGHT OF WAY ESTABLISHED BY MONUMENTATION; SAID POINT BEING 30 FEET SOUTH OF AS MEASURED PERPENDICULARLY TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE S.W. 1/4 OF SAID SECTION 31; THENCE ALONG SAID RIGHT OF WAY LINE, S.89°47'13"E, A DISTANCE OF 1207.65 FEET TO THE EAST BOUNDARY OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3371, PAGE 1375; THENCE DEPARTING SAID RIGHT OF WAY LINE, ALONG SAID EAST BOUNDARY, S.00°08'36"E, A DISTANCE OF 1298.44 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

THE EAST 950 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, EXCEPT ROAD RIGHT OF WAY.

PARCEL 3:

A PARCEL OF LAND LYING IN A PORTION OF SECTION 6, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE S.W. 1/4 OF SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 31, S.89°46'04"E, 583.60 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 28°41'07", AND A CHORD BEARING AND DISTANCE OF S.75°25'30", 148.63 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 150.20 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 597.00 FEET, A CENTRAL ANGLE OF 04°55'39", AND A CHORD BEARING AND DISTANCE OF S.89°50'08", 47.89 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.90 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 42°04'07", AND A CHORD BEARING AND DISTANCE OF S.79°11'22"E, 313.03 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 321.62 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 197.00 FEET, A CENTRAL ANGLE OF 23°50'08" AND A CHORD BEARING AND DISTANCE OF N.89°44'39"E, 81.70 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 82.30 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 128.00 FEET, A CENTRAL ANGLE OF 55°00'26", AND A CHORD BEARING AND DISTANCE OF N.74°12'30"E, 118.22 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 122.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 197.00 FEET, A CENTRAL ANGLE OF 23°50'08" AND A CHORD BEARING AND DISTANCE OF S.74°12'30"W, 210.58 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 218.88 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 97.00 FEET, A CENTRAL ANGLE OF 23°56'08", AND A CHORD BEARING AND DISTANCE OF S.89°44'39"W, 40.23 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 40.52 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 46°04'07", AND A CHORD BEARING AND DISTANCE OF N.79°11'22"W, 391.28 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 402.02 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 457.00 FEET, A CENTRAL ANGLE OF 04°55'39", AND A CHORD BEARING AND DISTANCE OF S.89°45'41"W, 39.29 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.30 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 28°41'07", AND A CHORD BEARING AND DISTANCE OF N.75°25'30", 99.09 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 100.13 FEET TO A POINT OF TANGENCY; THENCE N.89°46'41"W, 681.58 FEET; THENCE S.89°45'41"W, 386.10 FEET; THENCE N.00°13'19"E, 100.00 FEET TO THE AFORESAID SOUTH BOUNDARY OF SECTION 31; THENCE ALONG SAID SOUTH BOUNDARY, S.89°46'41"E, 386.11 FEET TO THE POINT OF BEGINNING.

NOTES:

1. DATE OF FIELD SURVEY: MARCH 18, 2024.
2. SUBJECT TO RIGHTS OF WAY, RESTRICTIONS, EASEMENTS AND RESERVATIONS OF RECORD.
3. UNLESS OTHERWISE SHOWN, UNDERGROUND IMPROVEMENTS NOT LOCATED.
4. PUBLIC RECORDS NOT SEARCHED BY R.M. BARRINEAU & ASSOCIATES, INC.
5. BEARINGS AND STATE PLANE COORDINATES ARE ASSUMED BASED ON FLORIDA WEST GRID NAD-83 COORDINATES (EPOCH=2002.0000), BASED ON TRIMBLE VIRTUAL REFERENCE STATION NETWORK.
6. ORIENTATION FOR THE IMPROVEMENTS SHOWN HEREON SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.
7. ADDITIONS OR DELETIONS TO SURVEY MAPS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THIS SURVEY DEPICTS THE PROPERTY AS IT EXISTED ON THE SURVEY DATE, NOT NECESSARILY THE SIGNATURE DATE.
9. THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE BENEFIT OF THE PARTY(IES) NAMED HEREON, AND SHALL NOT BE REPLICATED OR RELIED UPON BY ANY OTHER INDIVIDUAL OR ENTITY WITHOUT AUTHORIZATION FROM R.M. BARRINEAU & ASSOCIATES, INC.
10. RIGHT-OF-WAY FOR STATE ROAD NO. 35 (S.E. 58TH AVENUE) IS BASED ON FLORIDA DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAPS, SECTION 18010 & SECTION 30500.

CERTIFIED TO:

1. CENTRAL FLORIDA GAMING, LLC
2. MARION GAMING MANAGEMENT, LLC
3. SOUTH MARION REAL ESTATE HOLDINGS, LLC
4. FIRST FEDERAL BANK
5. LOAN CLOSING EXPERTS, LLC
6. QUINAIROS, PRIETO, WOOD & BOYER, P.A.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.050-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.021, FLORIDA STATUTES AND THAT THE SURVEY IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE.

6/3/2024
SIGNATURE DATE
TRAVIS P. BARRINEAU, P.E.M. - LS 6897
OF R.M. BARRINEAU & ASSOCIATES, INC.
TRAVIS@RMBARRINEAU.COM
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED TEXT, OF A FLORIDA LICENSED SURVEYOR AND MAPPER

DATE	17/11/21
BY	
REVISIONS	
T.P.B.	
1. ADDRESS B-H ITEMS 25 & 26	
DATE	

SCALE	
APPROVED:	
CHECKED:	
REMOVED:	
REVISIONS	
DATE	

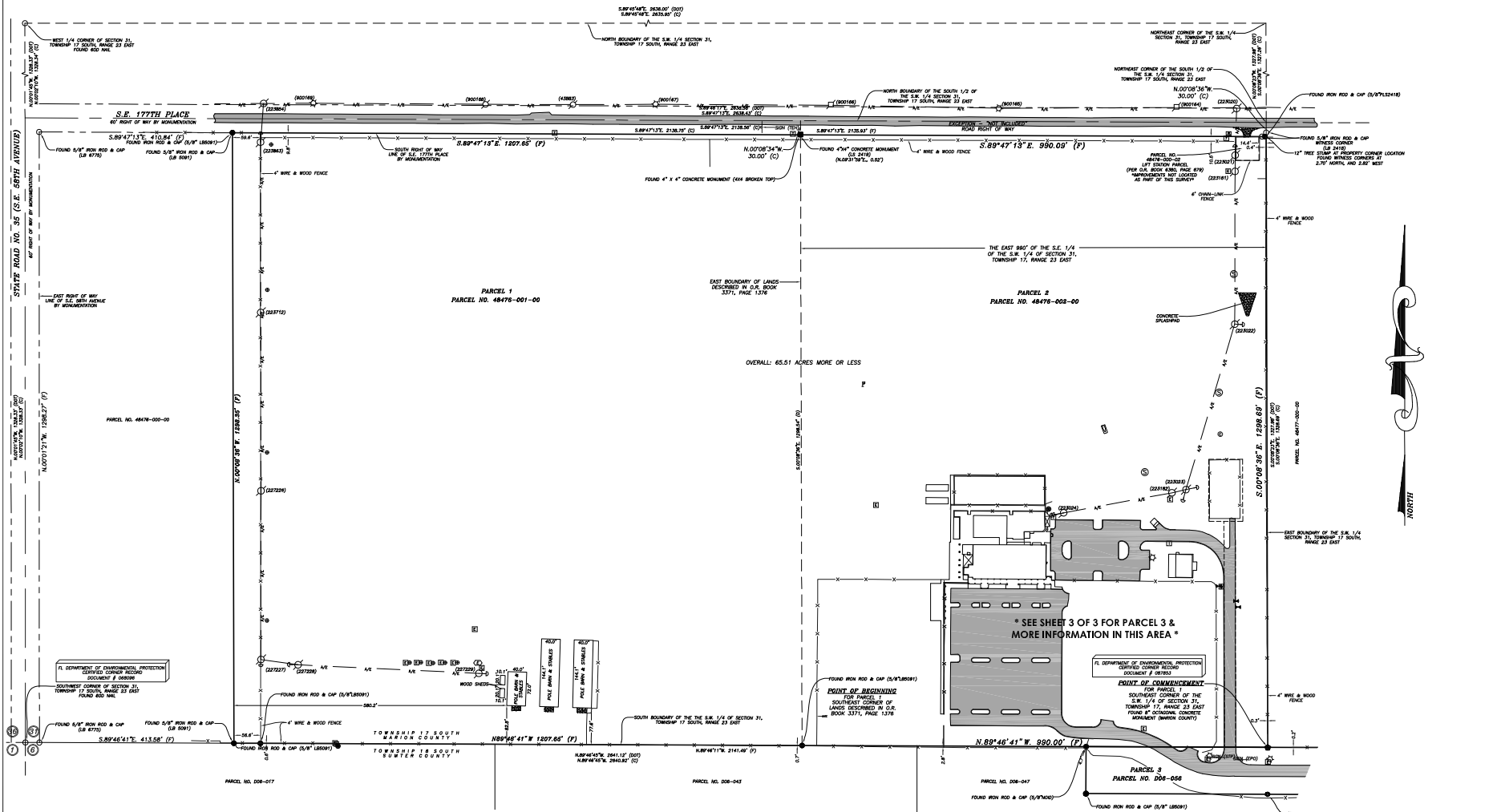
R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
10000 N. BARRINEAU BLVD., SUITE 1000, MARION COUNTY, FLORIDA 32046
PH: 352-249-1111 FAX: 352-249-1112
WWW.RMBARRINEAU.COM

**BOUNDARY SURVEY FOR:
CENTRAL FLORIDA GAMING, LLC**

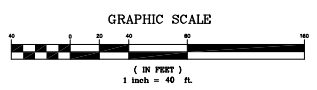
REFERENCES:	
F.B. 650, PCS 1-8	
DATE: 6/3/2024	

J.O.# 132050P
DWG.# 132050UP

SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



- LEGEND** UNLESS OTHERWISE NOTED
- ☐ = CENTERLINE OF RIGHT OF WAY
 - 37 = SECTION NUMBER
 - = FOUND 4" x 4" CONCRETE MONUMENT
 - = SET 4" x 4" CONCRETE MONUMENT - LB 5091
 - = FOUND 5/8" IRON ROD & CAP - LB 6775
 - = FOUND GROUND NAIL
 - = SET 5/8" IRON ROD & CAP - LB 5091
 - (F) = FIELD MEASUREMENT
 - (D) = DEED DIMENSION
 - (DOT) = PER DEPARTMENT OF TRANSPORTATION
 - (C) = RIGHT OF WAY MAP
 - (CAL) = CALCULATED DIMENSION
 - Δ = DRAINAGE MANHOLE
 - = STORM DRAINAGE GRATE
 - = CURB INLET GRATE
 - = YARD DRAIN
 - = SANITARY MANHOLE
 - = SANITARY CLEANOUT
 - = SEWER VALVE
 - = GREASE MANHOLE
 - = WOOD POWER POLE
 - = METAL LIGHT POLE
 - = CONCRETE POWER POLE
 - = ELECTRIC TRANSFORMER
 - = ELECTRIC BOX
 - = ELECTRIC METER
 - = GUY ANCHOR
 - = SPOT/GROUND LIGHT
 - = TELEPHONE BOX
 - = TELEPHONE CABLE MARKER
 - = TELEPHONE MANHOLE
 - = CABLE BOX
 - = SATELLITE DISH
 - = FIBER OPTIC CABLE MARKER
 - = FIRE HYDRANT
 - = WATER VALVE
 - = WATER METER
 - = BACKFLOW PREVENTOR
 - = IRRIGATION CONTROL VALVE
 - = HOSE BIBB
 - = WELL
 - = GAS METER
 - = GAS VALVE
 - = GAS LINE MARKER
 - = AIR CONDITIONER PAD
 - = METAL REFLECTOR POST
 - = BOLLARD
 - = MAILBOX
 - = SIGN
 - = TRAFFIC SIGNAL CONTROL BOX
 - = CONCRETE TRAFFIC SIGNAL BOX
 - = TRAFFIC SIGNALIZATION MAST ARM
 - = FLAG POLE
 - PVC.C = POLYVINYL CHLORIDE
 - R.C.P. = REINFORCED CONCRETE PIPE
 - C.M.P. = CORRUGATED METAL PIPE
 - H.D.P.E. = HIGH DENSITY POLYETHYLENE
 - AE = AERIAL ELECTRIC
 - - - = BROKEN LINE, NOT DRAWN TO SCALE
 - = DENOTES CONCRETE
 - = DENOTES ASPHALT
 - = MONITORING WELL
 - = GAS METER
 - = GAS VALVE
 - = GAS LINE MARKER
 - = AIR CONDITIONER PAD
 - = METAL REFLECTOR POST
 - = BOLLARD
 - = MAILBOX
 - = SIGN
 - = TRAFFIC SIGNAL CONTROL BOX
 - = CONCRETE TRAFFIC SIGNAL BOX
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 - C.M.P. = CORRUGATED METAL PIPE
 - H.D.P.E. = HIGH DENSITY POLYETHYLENE
 - AE = AERIAL ELECTRIC
 - - - = BROKEN LINE, NOT DRAWN TO SCALE
 - = DENOTES CONCRETE
 - = DENOTES ASPHALT



SHEET 2 OF 3 ONE IS NOT COMPLETE
WITHOUT THE OTHERS
SEE SHEET 1 OF 3 FOR
DESCRIPTION, NOTES & SURVEYOR'S CERTIFICATION

NO.	REVISIONS	DATE
1.	ADDRESS B - 11/25/26	11/25/26

SCALE:	T.P.B.	T.F.B.
1" = 100'		

R.M. BARRINEAU AND ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
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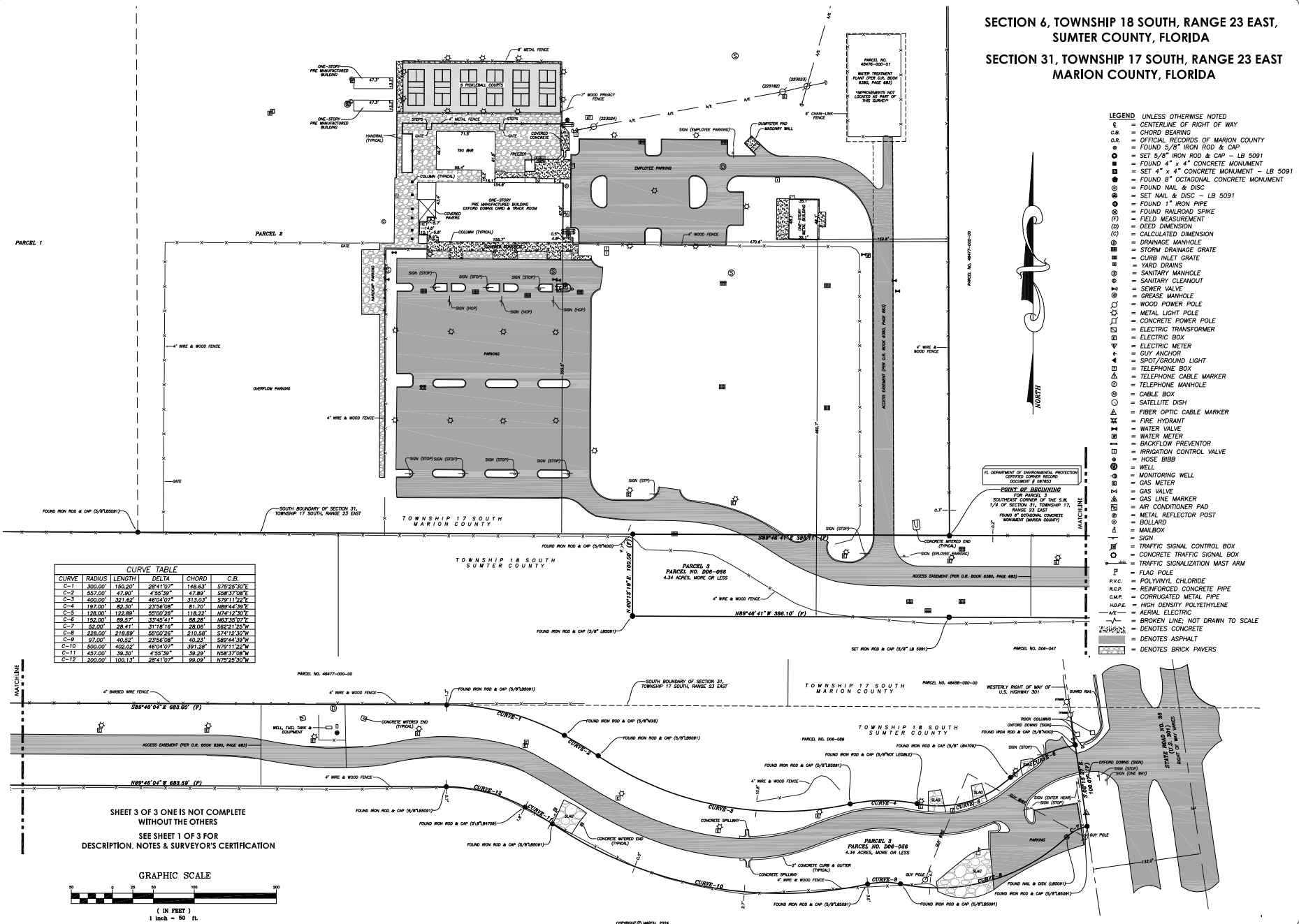
**BOUNDARY SURVEY FOR:
CENTRAL FLORIDA GAMING, LLC**

REFERENCES:
F.S. 680, 685, 1-6

J.O.# 13205UP
DWG.# 13205UP
SHT 2 OF 3

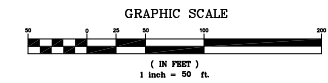
FILE: 331-177-923

SECTION 6, TOWNSHIP 18 SOUTH, RANGE 23 EAST,
SUMTER COUNTY, FLORIDA
SECTION 31, TOWNSHIP 17 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA



- LEGEND**
- UNLESS OTHERWISE NOTED
 - CENTERLINE OF RIGHT OF WAY
 - CHORD BEARING
 - OFFICIAL RECORDS OF MARION COUNTY
 - FOUND 5/8" IRON ROD & CAP
 - SET 5/8" IRON ROD & CAP - LB 5091
 - FOUND 4" x 4" CONCRETE MONUMENT
 - SET 4" x 4" CONCRETE MONUMENT - LB 5091
 - FOUND 8" OCTAGONAL CONCRETE MONUMENT
 - FOUND NAIL & DISC
 - SET NAIL & DISC - LB 5091
 - FOUND 1" IRON PIPE
 - FOUND RAILROAD SPIKE
 - FIELD MEASUREMENT
 - DEED DIMENSION
 - CALCULATED DIMENSION
 - DRAINAGE MANHOLE
 - STORM DRAINAGE GRATE
 - CURB INLET GRATE
 - YARD DRAINS
 - SANITARY MANHOLE
 - SANITARY CLEANOUT
 - SEWER VALVE
 - GROUND MANHOLE
 - WOOD POWER POLE
 - METAL LIGHT POLE
 - CONCRETE POWER POLE
 - ELECTRIC TRANSFORMER
 - ELECTRIC BOX
 - ELECTRIC METER
 - GUY ANCHOR
 - SPOT/GROUND LIGHT
 - TELEPHONE BOX
 - TELEPHONE CABLE MARKER
 - TELEPHONE MANHOLE
 - CABLE BOX
 - SATELLITE DISH
 - FIBER OPTIC CABLE MARKER
 - FIRE HYDRANT
 - WATER VALVE
 - WATER METER
 - IRRIGATION CONTROL VALVE
 - HOSE BIBB
 - WELL
 - MOUNTING WELL
 - GAS METER
 - GAS VALVE
 - GAS LINE MARKER
 - AIR CONDITIONER PAD
 - METAL REFLECTOR POST
 - BOLLARD
 - MAILBOX
 - SIGN
 - TRAFFIC SIGNAL CONTROL BOX
 - CONCRETE TRAFFIC SIGNAL BOX
 - TRAFFIC SIGNALIZATION MAST ARM
 - FLAG POLE
 - POLYVINYL CHLORIDE
 - REINFORCED CONCRETE PIPE
 - CORRUGATED METAL PIPE
 - HDPE
 - HIGH DENSITY POLYETHYLENE
 - AERIAL ELECTRIC
 - BROKEN LINE; NOT DRAWN TO SCALE
 - DENOTES CONCRETE
 - DENOTES ASPHALT
 - DENOTES BRICK PAVERS

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	C.B.
C-1	300.00'	150.00'	28°41'07"	148.63'
C-2	457.00'	47.80'	4°56'38"	47.89'
C-3	400.00'	321.62'	48°04'07"	313.63'
C-4	197.00'	62.30'	23°04'58"	61.29'
C-5	128.00'	122.89'	58°30'28"	118.22'
C-6	150.00'	88.27'	33°46'41"	86.28'
C-7	350.00'	58.41'	31°18'16"	58.06'
C-8	228.00'	218.89'	48°30'28"	210.46'
C-9	97.00'	40.92'	23°04'58"	40.23'
C-10	500.00'	402.02'	48°04'07"	391.28'
C-11	457.00'	38.30'	4°56'38"	38.29'
C-12	200.00'	100.13'	28°41'07"	99.09'



R.M. BARRINEAU AND ASSOCIATES
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TEL: (301) 251-1100 FAX: (301) 251-1101 WWW: rmbarrineau.com

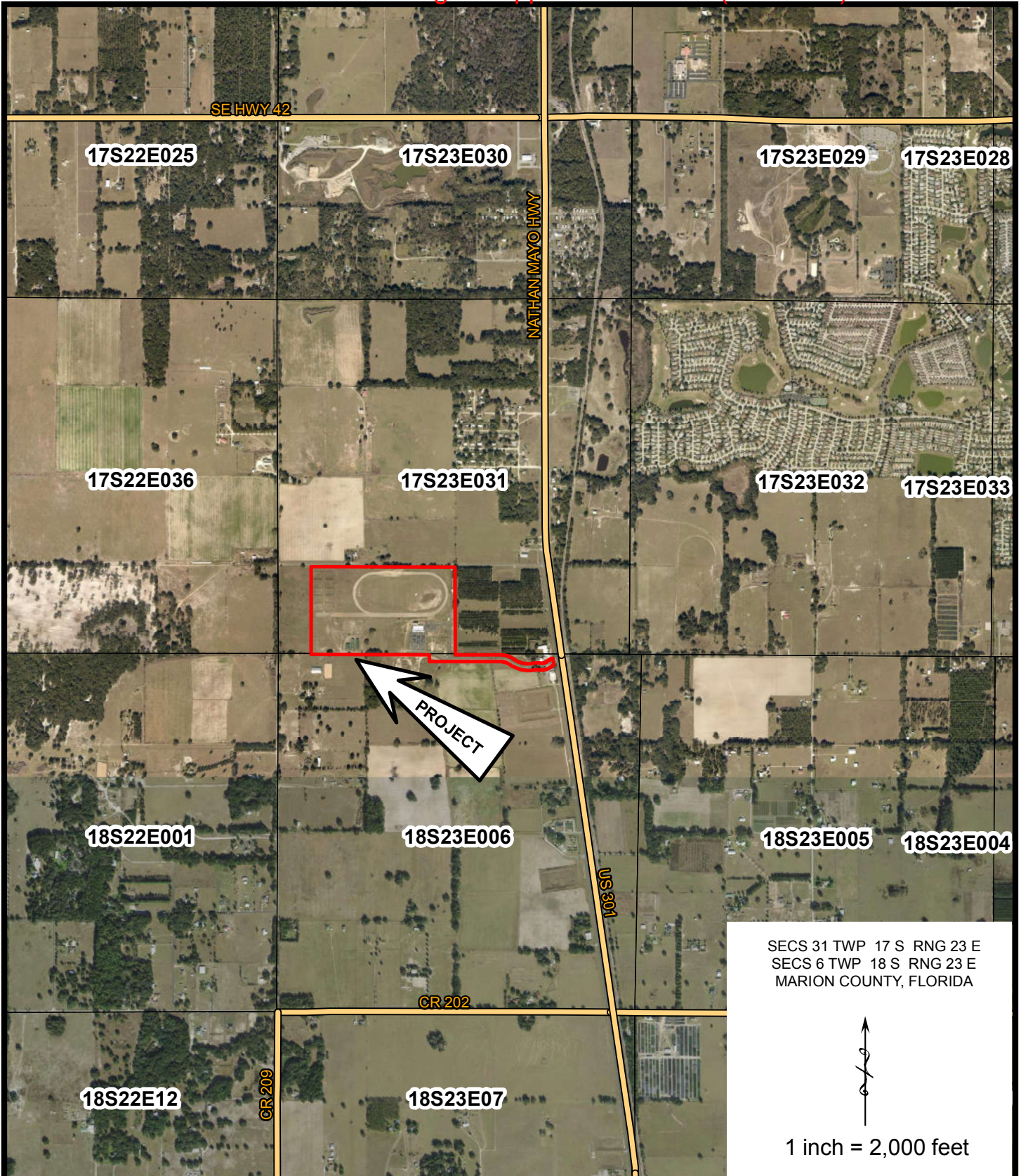
**BOUNDARY SURVEY FOR:
CENTRAL FLORIDA GAMING, LLC**

REVISIONS:

NO.	DATE	BY
1.	11/17/2021	BY

ADDRESS: B-11, ITEMS 25 & 26
SCALE: 1" = 50'

J.O.G.# 13204LP
DWG.# 13205LP P3
SHT 3 OF 3



SECS 31 TWP 17 S RNG 23 E
 SECS 6 TWP 18 S RNG 23 E
 MARION COUNTY, FLORIDA



1 inch = 2,000 feet

Tillman & Associates
 ENGINEERING, LLC.

**Track and Card
 Marion Gaming PUD
 Marion County
 Aerial Location
 Map**

DATE	9/4/2019
DRAWN BY	JBA
CHKD. BY	JBA
JOB NO.	19-5066
SHT.	1 OF 1

**TRACK AND CARD ROOM RV
MARION COUNTY, FLORIDA**

ECOLOGICAL DUE DILIGENCE

MAY 2025



ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Prepared for:
C/O Kevin Atchley
Tony Mendola
Marion Gaming Management LLC
2117 SW 7th Avenue
Ocala, FL 34471

Prepared by:
Modica & Associates
302 Mohawk Road
Clermont, FL 34715

PHONE 352.394.2000 FAX 352.394.1159
302 MOHAWK ROAD, CLERMONT, FLORIDA 34715
www.MODICAANDASSOCIATES.COM

**TRACK AND CARD ROOM RV
MARION COUNTY, FLORIDA
ECOLOGICAL DUE DILIGENCE**

May 12, 2025

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- Exhibit A FNAI Tracking List
- Exhibit B iPac Tracking List



**TRACK AND CARD ROOM RV
MARION COUNTY, FLORIDA
ECOLOGICAL DUE DILIGENCE**

1.0 INTRODUCTION

Modica & Associates conducted ecological due diligence on the 57.04± acre Track and Card Room RV property (“Project Site”) on May 7, 2025. The Project Site is generally located south of SE 177th Place and north of SE 100th street within unincorporated Marion County, Florida. The Project Site lies within the two parcels identified by the Marion County Property Appraiser with Parcel Identification Numbers 48476-001-00 and 48476-002-00. The Project Site is specifically located in Section 31, Township 17 South, Range 23 East in Marion County, Florida (**Figures 1 & 2**).

The intent of the ecological due diligence was to evaluate the existing conditions of the property, on-site habitats, vegetative communities, and to identify the presence, or potential for presence, of protected wildlife species. These findings reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

2.0 PROJECT SITE CONDITIONS

Prior to inspecting the Project Site, published literature and publicly available ArcView™ GIS data layers were reviewed to obtain an understanding of site topography, soils, vegetation, and anticipated / documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- Aerial Photographic Imagery, ESRI Online Basemap Options;
- Google Earth Aerial Imagery, 1994-Present;
- U.S. Department of Agriculture (USDA) *Soil Survey of Marion County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Marion County;
- *Florida’s Endangered and Threatened Species*, December 2018, FWC;
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation;
- ArcView™ shapefiles containing the following wildlife occurrence records:
 - FWS 2021 bald eagle survey results (eaglenesting.shp)
 - USFWS wildlife observation database (Wildobs2006.shp)
- Florida Association of Environmental Soil Scientists. 2000. *Hydric Soils of Florida Handbook*, Third Edition;
- Audubon Florida EagleWatch Nest Map
(<https://audubon.maps.arcgis.com/home/item.html?id=3c31a9a817e443ceaf842a4b120646f7>).

Modica & Associates staff conducted a field inspection of the Project Site on May 7, 2025. The property was traversed via pedestrian and vehicular transects for the purpose of identifying any listed wildlife species and to map the onsite land uses and vegetative communities. The findings of the survey are discussed in greater detail below.

2.1 Soils

According to the *Soil Survey of Marion County, Florida*, prepared by the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), two (2) soil types occur within the Subject Parcel's boundaries (**Figure 3**). These following soil types and descriptions are excerpts from the SCS *Soil Survey of Marion County, Florida*.

Arredondo sand, 0 to 5 percent slopes (#9) is a nearly level to gently sloping, well-drained soil that occurs as both small and large areas in the upland. This soil occurs as broad rolling areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 65 inches, moderately rapid from 65 to 70 inches, and moderate below.

Kendrick loamy sand, 0 to 5 percent slopes (#44) is a nearly level, well drained soil that occurs as small areas in the uplands. The water table is at a depth of more than 72 inches. Runoff is slow, and the hazard of erosion is slight. Permeability is rapid in the upper 26 inches and moderate from 26 to 83 inches.

2.2 Land Use Types & Vegetative Communities

The Project Site currently supports one land use and vegetative community within its boundaries (**Figure 4**). The land use and vegetative community was identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The site consists solely of uplands; there are no wetlands or surface waters on the property. The following provides a brief description of the land use and vegetative community identified on the site:

251 – Horse Farm

The project site consists mostly of an open field with low-growing herbaceous vegetation growing throughout. Much of the ground is covered by species such as bahia grass (*Paspalum notatum*), Mexican clover (*Richardia scabra*), and dogfennel (*Eupatorium capillifolium*). A horse stable exists in the southern portion of the site and a track is present in the north. There is sparse canopy cover by live oaks (*Quercus virginiana*), scattered throughout the property.

2.3 Wildlife

A qualitative review of the Project Site was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish & Wildlife Service (USFWS) or the Florida Fish & Wildlife Conservation Commission (FWC). To assist in documenting the potential for protected species on the Project Site, the Florida Natural Areas Inventory Tracking List for Marion County was obtained and reviewed (**Exhibit A**). In addition, the USFWS Information for Planning and Consultation (IPaC) website was reviewed to determine which species listed under the Endangered Species Act may be found within this portion of Florida. Using this information, a survey of the site was conducted to determine the need and if a formal survey for any particular wildlife species should be conducted.

The review included direct observations, as well as evidence of a particular species' presence such as tracks, scat, and bird calls. The following is a list of those wildlife species identified during the evaluation of the site.

BIRDS

American crow (*Corvus brachyrhynchos*)
Turkey vulture (*Cathartes aura*)
Red-tailed hawk (*Buteo jamaicensis*)
American Kestrel (*Falco sparverius*)

REPTILES

Brown Anole (*Anolis sagrei*)

MAMMALS

Pocket gopher (*Geomyidae pinetis*)
Gopher tortoise (*Gopherus polyphemus*)

One listed species of wildlife, the gopher tortoise, was documented on the Project Site during the May 7, 2025 site inspection. Information regarding the requirements for species of wildlife with potential for presence on the Project Site is provided in Section 4 below.

2.4 Listed Flora

A survey was conducted to document the presence of any protected plant species within the Project Site. This floral species survey was conducted in conjunction with the assessment on May 7, 2025.

No plant species listed by either the Florida Department of Agriculture (FDA) or USFWS were observed on the site during the survey.

3.0 REGULATORY AGENCY PERMITTING

The Project Site lies within the jurisdiction of the St. Johns River Water Management District (SJRWMD) and Marion County (County). Regulatory requirements for each agency are outlined below. The Project Site does not contain any wetlands or surface waters, and therefore will not be regulated by the Florida Department of Environmental Protection (FDEP) under the State 404 Program.

3.1 St. Johns River Water Management District (SJRWMD)

The SJRWMD administers regulatory authority for proposed developments through the Environmental Resource Permitting (ERP) program. Development of the Subject Parcel will require an ERP application to be submitted for stormwater management and environmental regulatory review.

A review of Florida's Water Permitting Portal revealed that the Project Site lies within a project area for which there has been a previous ERP issued by SJRWMD. On June 18, 2014, SJRWMD issued ERP Permit Number 136772-2, permitting construction of a water management system for a track and card room. This permit expired on June 18, 2019. An ERP modification will be required to authorize site development, including infrastructure and a stormwater management system.

Because the Project Site does not contain any jurisdictional wetlands or surface waters, this report should be sufficient to facilitate the environmental review component of the ERP process.

3.2 Marion County

The Marion County Comprehensive Plan and Land Development Code (LDC) sets forth protective regulations for certain areas and natural resources within the County. The Project Site does not contain jurisdictional wetlands or surface waters. The site also does not contain protected wildlife species.

Article 6, Division 5 of Marion County's LDC provides for the requirement of an Environmental Assessment for Listed Species (EALS) to support various applications. An EALS must be submitted to the Office of the County Engineer to be reviewed concurrently with a corresponding development review application. This report will likely be sufficient to support the development review application for Marion County.

4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING

A qualitative review of the site was conducted to determine if any wildlife species using the property are listed as protected by the USFWS or the FWC. Surveys were performed by conducting pedestrian transects across 30% of each community type.

It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude other listed species from inhabiting the project site in the future.

4.1 Gopher Tortoise

The gopher tortoise is listed by the FWC as “Threatened”. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures, and citrus groves.

Modica & Associates conducted a comprehensive (100%) survey for gopher tortoises on May 7, 2025. Two (2) potentially occupied gopher tortoise burrows were observed during the survey of the Project Site (**Figure 5**). Given the continuous maintenance conducted on the site. The FWC’s *Gopher Tortoise Permitting Guidelines* (“Guidelines”, April 2008, rev. July 2020) state that a gopher tortoise survey is only valid for a period of 90 days.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. It is recommended that a comprehensive (100%) tortoise survey be conducted within 90 days of anticipated start of construction. Prior to construction a permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development.

4.2 American Bald Eagle

In addition to the on-site evaluation for wildlife, the FWC’s *Historical Eagle Nest Locator* website, and Audubon Florida’s EagleWatch Nest Map were used to see if any documented eagle nests are located within or near the Project Site. The closest eagle nest (Nest ID # MR-187) is located more than 2 miles east of the property (**Figure 6**). The associated management zones do not extend onto or near the Project Site. Therefore, project development should not have any adverse impact on eagle breeding or nesting activities. No coordination with USFWS is recommended for the presence of this species.

4.3 Burrowing Owl

The burrowing owl is listed by the FWC as a “Threatened” species. Burrowing owls are commonly found in open areas that have short groundcover. No burrowing owls or burrows were documented during the site inspection conducted by Modica & Associates on May 7, 2025; however, the Project Site may contain suitable habitat. The comprehensive survey recommended for gopher tortoises would also be comprehensive for the burrowing owl. This survey should be conducted at least 90 to 120 days prior to anticipated start of construction to verify that owls are not present on the Project Site.

4.4 American Kestrel

The Southeastern American kestrel (*Falco sparverius paulus*) is listed as “Threatened” by the FWC. This American Kestrel subspecies is a permanent and non-migratory resident of Florida. The population of Southeastern American Kestrels in Central Florida has decreased by 82% from 1940’s to 1980’s (Stys, 1993). The population decline is due to loss of habitat caused by clearing of woodlands for agriculture and residential development. Cleared areas have reduced suitable nesting and foraging sites.

Two American Kestrel subspecies inhabit Florida at different times of the year. The Southeastern American Kestrel is a year-round resident and is the population protected by FWC efforts. The northern subspecies (*Falco sparverius sparverius*) winters in Florida between the months of September and April. The only way to reliably differentiate the Southeastern American Kestrel from its northern counterpart is based on the time of the sighting; if it is observed in Florida between the months of April and June then it can be determined to be the protected Southeastern American Kestrel.

The American Kestrel (*Falco sparverius*) is the smallest of the falcon species and is approximately the size of a robin. It grows to a length of 9 to 12 inches (Stys, 1993). They are colorful birds and there is a color difference between the male and female. Both sexes have reddish and blue crowns. The males have blue wings and cinnamon backs and tails. They have dark spots on a white breast. The females have a cinnamon body color with dark streaks. They have a light tan breast with vertical brown streaks. They have long, pointed wings when seen in flight and will hover. It is common to see them sitting on electrical wires, poles, and fences.

Kestrels prefer open habitats so they can hunt small terrestrial animals. Southeastern American Kestrels typically nest in cavities excavated by woodpeckers and in artificial objects such as power poles, nesting boxes and buildings. They have a clutch of 3 to 5 eggs (Stys, 1993). The eggs are pinkish to beige having with Reddish-brown speckles and dark brown spots. They usually have one brood a year. Egg incubation is 28 to 31 days, and the young fledge at 28 to 31 days of age.

No kestrels were observed during the May 7, 2025 site visit. The Project Site may contain suitable foraging habitat; however, it does not contain suitable nesting habitat. Formal surveys for the Southeastern American Kestrel are not anticipated to be required.

4.5 Sand Skink

The sand skink (*Plestiodon reynoldsi*) is state and federally listed as a “Threatened” species. The sand skink is a small nearly legless lizard that spends its entire lifecycle beneath the surface of the sandy soils that are characteristic of Central Florida’s sandy ridges. Its presence on a property is detected by observing the sinusoidal

tracks left in the sand due to the unique way this species moves through the substrate.

A portion of the Project Site is located within the USFWS Sand Skink Consultation Area. Although much of the project site is underlain by soils conducive to the presence of this species, the top layer of soil is covered in densely rooted grasses that render them “un-swimmable”. It is recommended that M&A initiate consultation with the USFWS to obtain an exemption from sand skink survey.

4.6 Eastern Indigo Snake

The Eastern indigo snake (*Drymarchon couperi*) is listed as “Threatened” by the USFWS. Indigo snakes are thick-bodied, glossy black snakes with iridescent blue highlights. Adult indigo snakes may be between 60 and 74 inches long (USFWS, 2016c). The USFWS’s *Standard Protection Measures for the Eastern Indigo Snake* (“Standard Protection Measures”; USFWS, 2004c) will be followed during project construction. The Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos. These educational documents have been prepared by USFWS and are readily available for use by the landowner.

Recent discussions with USFWS staff from the South Florida Ecological Services Office indicate that if a snake’s presence on a property is “reasonably certain to occur”, consultation will be required. The USFWS is defining “reasonably certain to occur” as recorded or known primary evidence of a snake’s presence on or near a property (i.e. documented observation of an indigo snake, snake shed).

The Project Site is generally surrounded by single-family residential land uses, with industrial land uses existing and under construction within the Commerce Park development area. Although the presence of an indigo snake is not anticipated, it is recommended that the Standard Protection Measures be implemented during construction activities.

5.0 SUMMARY

Modica & Associates conducted ecological due diligence on the 57.04± acre Track and Card Room RV property (“Project Site”) on May 7, 2025. The Project Site is generally located south of SE 177th Place and north of SE 100th street within unincorporated Marion County, Florida. The Project Site lies within the two parcels identified by the Marion County Property Appraiser with Parcel Identification Numbers 48476-001-00 and 48476-002-00.

The intent of the ecological due diligence was to conduct a preliminary evaluation of the property to document existing conditions and the presence, or potential for presence of protected species of wildlife or other ecological constraints that could affect the cost of acquisition or development of the property. No protected species of wildlife were

ATTACHMENT A - Original Application Packet (Feb 2026)

documented on the Project Site during the May 7, 2025 site inspection. The findings presented in this report reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

Development of the Project Site will require permitting through the SJRWMD and Marion County. It will be necessary to apply for an ERP through SJRWMD to authorize site design with associated infrastructure and stormwater management. Additionally, Marion County requires an EALS to support various building applications. As the site does not contain any wetlands or surface waters, this report should be sufficient to satisfy both the ERP application and development approvals through Marion County.

The Project Site occurs within the Consultation Area of several federally listed species. State-protected species for consideration include the American kestrel, Florida scrub-jay, sand skink, burrowing owl, and gopher tortoise. Two (2) potentially occupied gopher tortoise burrows were observed during the May 7, 2025 comprehensive survey. A relocation permit from FWC will be required to relocate the onsite gopher tortoise population prior to construction.

Kestrels were observed during the May 7, 2025 site visit; however, it is impossible to determine if the kestrel observed onsite belongs to the protected Southeastern American Kestrel subspecies. Additionally, the Project Site does not contain suitable nesting habitat. Formal surveys for the southeastern American kestrel are not anticipated to be required.

A portion of the Project Site lies within the Consultation Area for the Florida Sand Skink. However, onsite conditions are not suitable for the presence of sand skinks. It is recommended that M&A initiate technical assistance with the USFWS to obtain an exemption from sand skink survey.

It is recommended that the Standard Protection Measures for the eastern indigo snake be implemented during construction activities. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos.

No other listed species of wildlife were identified on the property, nor does the Project Site appear to provide suitable habitat for other listed species at the time. However, it should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

This ecological assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials in association with the project site.

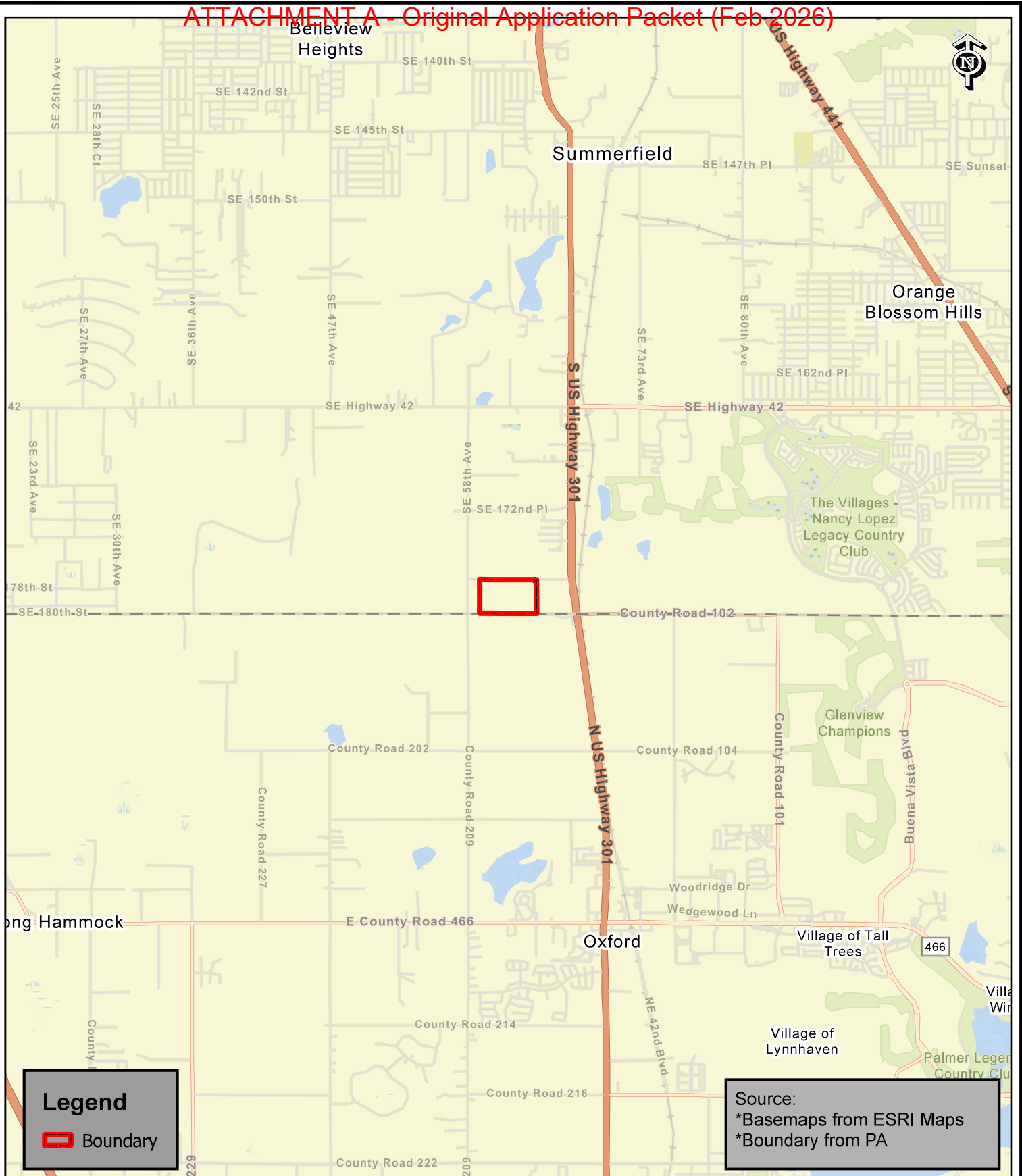
6.0 REFERENCES

Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (<http://wildflorida.org/eagle/eaglenests>)


Florida Fish and Wildlife Conservation Commission, Florida's Endangered Species, Threatened Species, and Species of Special Concern, January 2016.

United States Department of Agriculture: Soil Conservation Service. 1990. Soil Survey of Marion County, Florida.

FIGURES



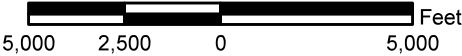
Legend

 Boundary

Source:

- *Basemaps from ESRI Maps
- *Boundary from PA


Tack & Card Room RV
 F1 - Location Map
 Section 31, T17S, R23E
 Marion County, Florida



MODICA & ASSOCIATES
 302 Mohawk Road
 Clermont, Florida 34715
 P: (352) 394-2000
 F: (352) 394-1159
 Email: Environmental@Modica.cc
 www.ModicaAndAssociates.com



Legend

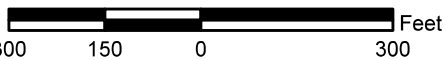
 Boundary

Source:

- *Basemaps from ESRI Maps
- *Boundary from PA

Tack & Card Room RV

Figure 2- Aerial Map
Section 31, T17S, R23E
Marion County, Florida



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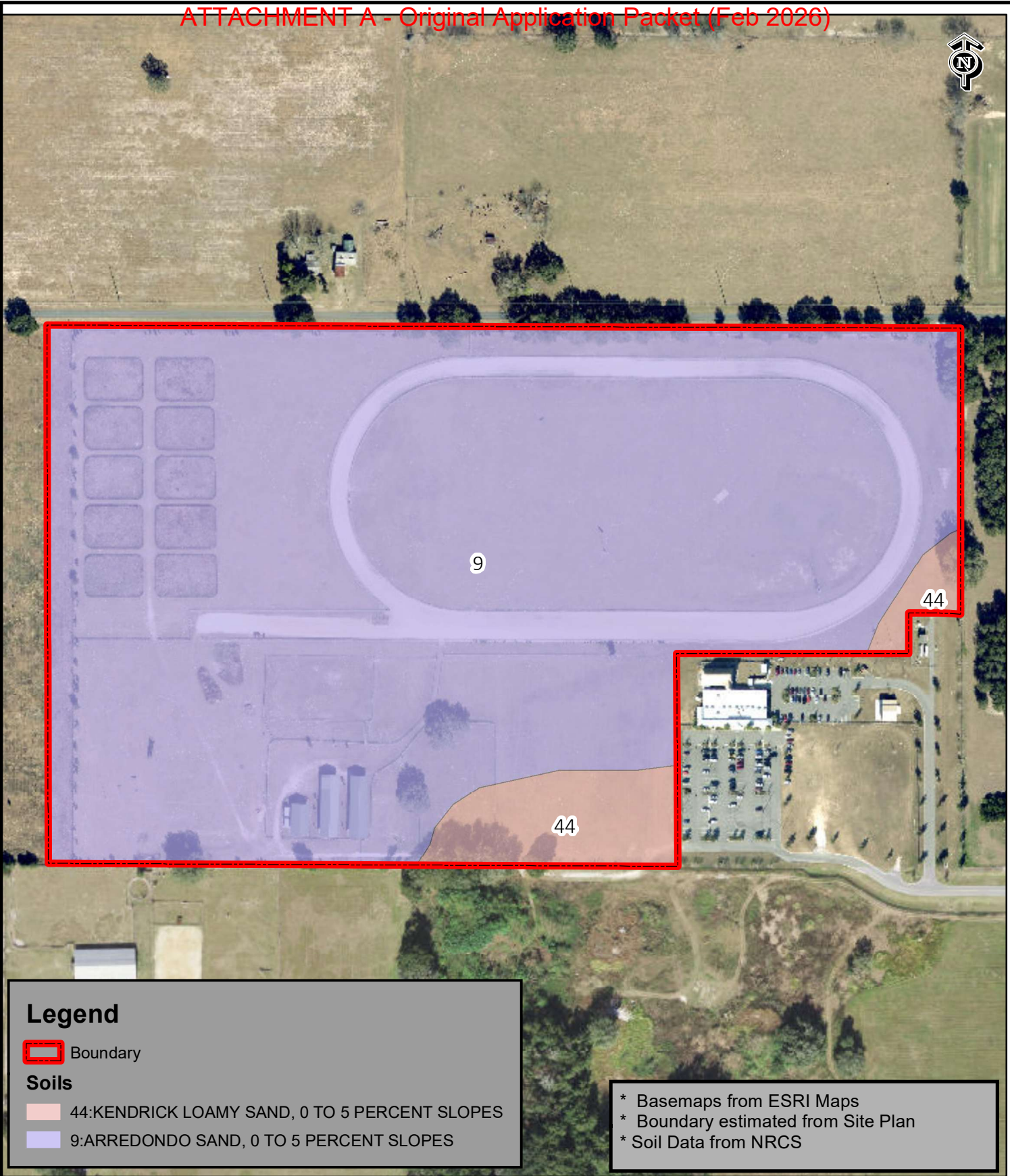
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Clermont, Florida 34715

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Email: Environmental@Modica.cc

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Legend

Boundary

Soils

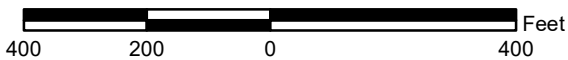
44:KENDRICK LOAMY SAND, 0 TO 5 PERCENT SLOPES

9:ARREDONDO SAND, 0 TO 5 PERCENT SLOPES

- * Basemaps from ESRI Maps
- * Boundary estimated from Site Plan
- * Soil Data from NRCS

Track & Card Room RV

Figure 3 - Soil Map
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Legend

 Boundary

Land Use

 251-Horse Farms

* Basemaps from ESRI Maps
 * Boundary estimated from Site Plan

Track & Card Room RV


Figure 4 - Land Use Map
 Section 31, T17S, R21E
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Legend

 Boundary

Burrows

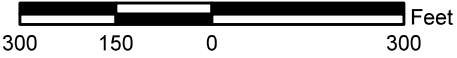
 Mammal (1)

 Potentially Occupied (2)

Source:

- *Basemaps from ESRI Maps
- *Boundary from PA
- *100% GT Survey conducted May 7, 2025 (Brady Bailo, Alex Nico, Erin Schwartz)

Tack & Card Room RV
 Figure 5 - Gopher Tortoise Burrow Map
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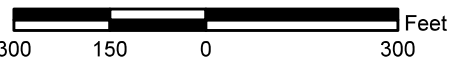
Legend

-  Boundary
-  Transects

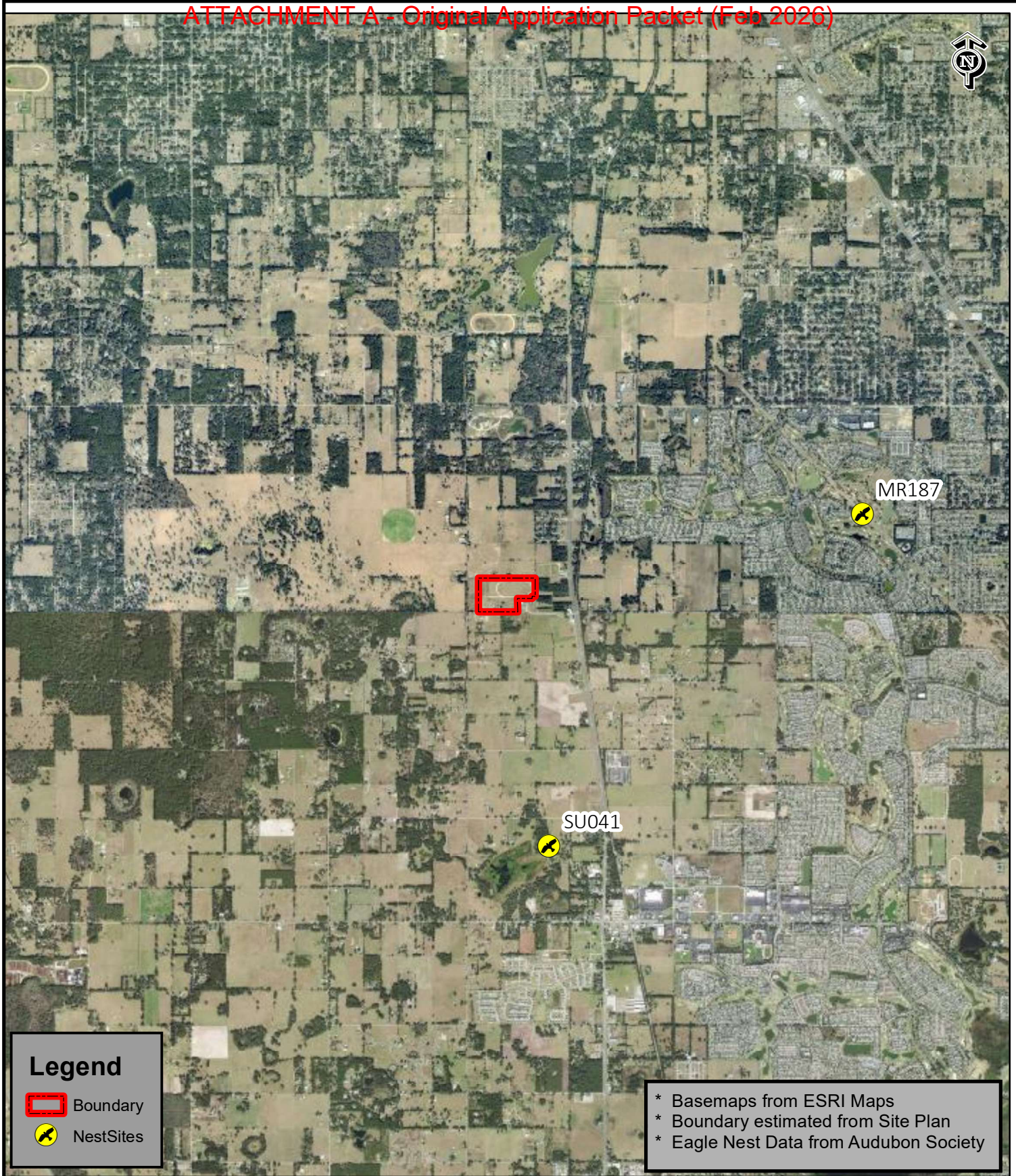
Source:
 *Basemaps from ESRI Maps
 *Boundary from PA

Tack & Card Room RV



Figure 7 - Transect Map
 Section 31, T17S, R23E
 Marion County, Florida



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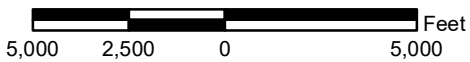
Legend

-  Boundary
-  NestSites

- * Basemaps from ESRI Maps
- * Boundary estimated from Site Plan
- * Eagle Nest Data from Audubon Society

Track & Card Room RV

Figure 6 - Eagle Nest Map
Section 31, T17S, R21E
Marion County, Florida



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EXHIBIT A



About FNAI

Species & Natural
Communities

Conservation Lands

Services

Data, Maps & Publications

Fishes	<i>Ameiurus brunneus</i>	Snail Bullhead	G4	S4?		N
Fishes	<i>Cyprinodon variegatus hubbsi</i>	Lake Eustis Pupfish	G5T2Q	S2		N
Fishes	<i>Enneacanthus chaetodon</i>	Blackbanded Sunfish	G3G4	S1S3		N
Fishes	<i>Etheostoma olmstedii</i>	Tessellated Darter	G5	S1		ST
Fishes	<i>Pteronotropis welaka</i>	Bluenose Shiner	G3G4	S3S4		ST
Amphibians	<i>Ambystoma cingulatum</i>	Frosted Flatwoods Salamander	G2	S1	T	FT
Amphibians	<i>Ambystoma tigrinum</i>	Eastern Tiger Salamander	G5	S3		N
Amphibians	<i>Desmognathus auriculatus</i>	Holbrook's Southern Dusky Salamander	G3	S1		N
Amphibians	<i>Lithobates capito</i>	Gopher Frog	G2G3	S3		N
Amphibians	<i>Notophthalmus perstriatus</i>	Striped Newt	G2G3	S2		C
Reptiles	<i>Alligator mississippiensis</i>	American Alligator	G5	S4	SAT	FT(S/A)
Reptiles	<i>Clemmys guttata</i>	Spotted Turtle	G5	S2S3		N
Reptiles	<i>Crotalus adamanteus</i>	Eastern Diamondback Rattlesnake	G3	S3		N
Reptiles	<i>Drymarchon couperi</i>	Eastern Indigo Snake	G3	S2?	T	FT
Reptiles	<i>Gopherus polyphemus</i>	Gopher Tortoise	G3	S3	C	ST
Reptiles	<i>Heterodon simus</i>	Southern Hognose Snake	G2	S2S3		N
Reptiles	<i>Lampropeltis extenuata</i>	Short-tailed Snake	G3	S3		ST
Reptiles	<i>Lampropeltis floridana</i>	Florida Kingsnake	G2	S2		N
Reptiles	<i>Pituophis melanoleucus</i>	Pine Snake	G4	S3		ST
Reptiles	<i>Plestiodon reynoldsi</i>	Sand Skink	G3	S3	T	FT



About FNAI

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Birds	<i>pratensis</i>	Florida Sandhill Crane	G5T2	S2		ST
Birds	<i>Aphelocoma coerulescens</i>	Florida Scrub-Jay	G1G2	S1S2	T	FT
Birds	<i>Aramus guarauna</i>	Limpkin	G5	S3		N
Birds	<i>Athene cunicularia floridana</i>	Florida Burrowing Owl	G4T3	S3		ST
Birds	<i>Buteo brachyurus</i>	Short-tailed Hawk	G4G5	S1		N
Birds	<i>Dryobates borealis</i>	Red-cockaded Woodpecker	G3	S2	E, PT	FE
Birds	<i>Dryobates villosus</i>	Hairy Woodpecker	G5	S3		N
Birds	<i>Egretta caerulea</i>	Little Blue Heron	G5	S4		ST
Birds	<i>Egretta thula</i>	Snowy Egret	G5	S3		N
Birds	<i>Egretta tricolor</i>	Tricolored Heron	G5	S4		ST
Birds	<i>Elanoides forficatus</i>	Swallow-tailed Kite	G5	S2		N
Birds	<i>Eudocimus albus</i>	White Ibis	G5	S4		N
Birds	<i>Falco sparverius paulus</i>	Southeastern American Kestrel	G5T4	S3		ST
Birds	<i>Haliaeetus leucocephalus</i>	Bald Eagle	G5	S3		N
Birds	<i>Mycteria americana</i>	Wood Stork	G4	S2	T	FT
Birds	<i>Nycticorax nycticorax</i>	Black-crowned Night-heron	G5	S3		N
Birds	<i>Pandion haliaetus</i>	Osprey	G5	S3S4		N
Birds	<i>Peucaea aestivalis</i>	Bachman's Sparrow	G3	S3		N
Birds	<i>Rostrhamus sociabilis</i>	Snail Kite	G4G5	S2	E	FE
Mammals	<i>Mustela frenata olivacea</i>	Southeastern Weasel	G5T4	S3?		N
Mammals	<i>Mustela frenata peninsulae</i>	Florida Long-tailed Weasel	G5T3?	S3?		N



About FNAI

Species & Natural
Communities

Conservation Lands

Services

Data, Maps & Publications

Mammals	<i>Sciurus niger niger</i> 🐿️	Southeastern Fox Squirrel	G5T5	S3		N
Mammals	<i>Trichechus manatus latirostris</i> 🐠	Florida Manatee	G2G3T2	S2S3	T	N
Mammals	<i>Ursus americanus floridanus</i> 🐻	Florida Black Bear	G5T4	S4		N

Download Complete Tracking List

[Printable Complete Tracking List - Current](#)

[Explanations and Definitions of Rank and Status](#)

Tracking List Archives

A collection of previous Tracking List Element Change Reports and Complete Tracking Lists by year. Select a report year with the boxes and click the "Show Report" button to view the report.

Show Report

Show Report



FLORIDA STATE UNIVERSITY



EXHIBIT B

IPaC resource list

This has (US

Migratory bird information is currently unavailable. We are aware of the problem and working on a solution. In the meantime, you can obtain similar project-specific bird occurrence results using the [AKN RAIL tool](#).

below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Marion and Sumter counties, Florida



Local office

Florida Ecological Services Field Office

☎ (352) 448-9151

📠 (772) 562-4288

✉ fw4flesregs@fws.gov

777 37th St **ATTACHMENT A - Original Application Packet (Feb 2026)**

Suite D-101

Vero Beach, FL 32960-3559

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

-
1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
 2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

ATTACHMENT A - Original Application Packet (Feb 2026)

The following species are potentially affected by activities in this location:

Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite <i>Rostrhamus sociabilis plumbeus</i> Wherever found There is final critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/7713	Endangered
Whooping Crane <i>Grus americana</i> No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/758	EXPN

Reptiles

NAME	STATUS
Eastern Indigo Snake <i>Drymarchon couperi</i> Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/646	Threatened

Insects

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> Wherever found There is proposed critical habitat for this species. Your location does not overlap the critical habitat. https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

Flowering Plants

NAME	STATUS
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Lewton's Polygala *Polygala lewtonii*

Endangered

No critical habitat has been designated for this species.

<https://ecos.fws.gov/ecp/species/6688>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their nests, should follow appropriate regulations and implement required avoidance and minimization measures, as described in the various links on this page.

The [data](#) in this location indicates that no eagles have been observed in this area. This does not mean eagles are not present in your project area, especially if the area is difficult to survey. Please review the 'Steps to Take When No Results Are Returned' section of the [Supplemental Information on Migratory Birds and Eagles document](#) to determine if your project is in a poorly surveyed area. If it is, you may need to rely on other resources to determine if eagles may be present (e.g. your local FWS field office, state surveys, your own surveys).

Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds
<https://www.fws.gov/library/collections/avoiding-and-minimizing-incident-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
<https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf>
- Supplemental Information for Migratory Birds and Eagles in IPaC
<https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden->

Bald and Golden Eagle information is not available at this time

Bald & Golden Eagles FAQs

What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are an eagle ([Bald and Golden Eagle Protection Act](#) requirements may apply).

Proper interpretation and use of your eagle report

On the graphs provided, please look carefully at the survey effort (indicated by the black vertical line) and for the existence of the "no data" indicator (a red horizontal line). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort line or no data line (red horizontal) means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list and associated information help you know what to look for to confirm presence and helps guide you in knowing when to implement avoidance and minimization measures to eliminate or reduce potential impacts from your project activities or get the appropriate permits should presence be confirmed.

How do I know if eagles are breeding, wintering, or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating, or resident), you may query your location using the [RAIL Tool](#) and view the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If an eagle on your IPaC migratory bird species list has a breeding season associated with it (indicated by yellow vertical bars on the phenology graph in your "IPaC PROBABILITY OF PRESENCE SUMMARY" at the top of your results list), there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

Interpreting the Probability of Presence Graphs

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. A taller bar indicates a higher probability of species presence. The survey effort can be used to establish a level of confidence in the presence score.

How is the probability of presence score calculated? The calculation is done in three steps:

The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.

TECHNICAL MEMORANDUM

January 28, 2026

Project# 31479

To: Tony Mendola

Jacks Over Nines, LLC

17996 S. US Highway 301

Summerfield, FL 34491

From: Kok Wan Mah, PE

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

RE: Track & Card RV Park Traffic Statement

Traffic Statement

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

Figure 1. Site Location



TRIP GENERATION

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

Table 1. Trip Generation

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

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

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

Table 2. Roadway Analysis

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

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

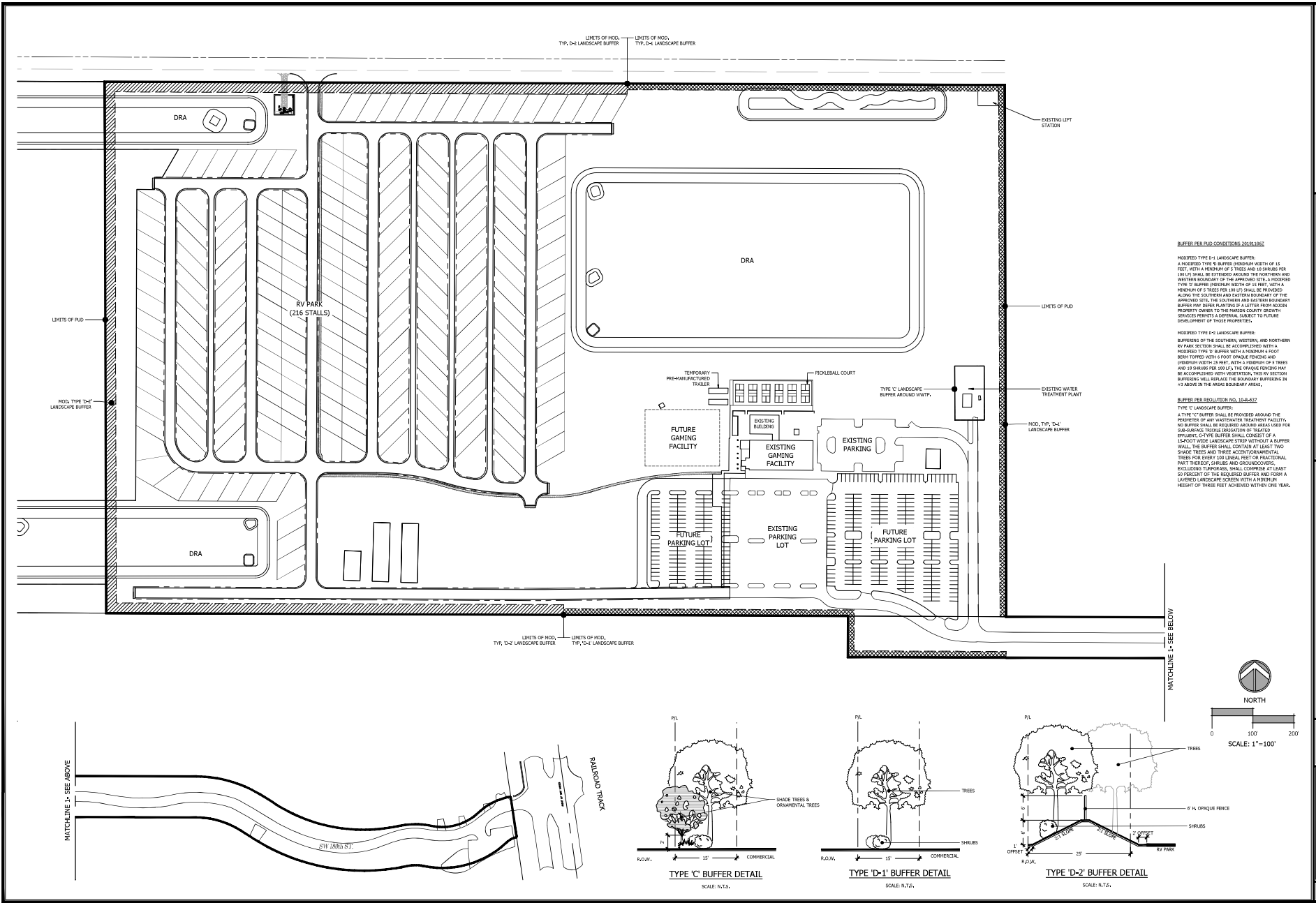
SITE PLAN

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

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

CONCLUSION

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



BUFFER PER PLAN CONDITIONS 20251025

MODIFIED TYPE D-1 LANDSCAPE BUFFER:
A MODIFIED TYPE D-1 BUFFER (MINIMUM WIDTH OF 15 FEET, WITH A MINIMUM OF 5 TREES AND 18 SHRUBS PER 100 LF) SHALL BE PROVIDED AROUND THE NORTHERN AND WESTERN BOUNDARY OF THE APPROVED SITE. A MODIFIED TYPE 'C' BUFFER (MINIMUM WIDTH OF 15 FEET, WITH A MINIMUM OF 5 TREES PER 100 LF) SHALL BE PROVIDED ALONG THE SOUTHERN AND EASTERN BOUNDARY OF THE APPROVED SITE. THE SOUTHERN AND EASTERN BOUNDARY BUFFER MAY BEER PLANTING OF A LETTER FROM A LOCAL PROPERTY OWNER TO THE MARION COUNTY GROWTH SERVICES PERISTS A GENERAL SUBJECT TO FUTURE DEVELOPMENT OF THOSE PROPERTIES.

MODIFIED TYPE D-2 LANDSCAPE BUFFER:
BUFFERING OF THE SOUTHERN, WESTERN, AND NORTHERN RV PARK SECTION SHALL BE ACCOMPLISHED WITH A MODIFIED TYPE 'D' BUFFER WITH A MINIMUM 4 FOOT BENT TOPPED WITH A FOOT OPAQUE FENCING AND CORNER WITH 10 FEET WITH A MINIMUM 4 FEET AND 10 SHRUBS PER 100 LF. THE OPAQUE FENCING MAY BE ACCOMPLISHED WITH VEGETATION. THIS RV SECTION BUFFERING WILL REPLACE THE BOUNDARY BUFFERING IN -15 ABOVE IN THE AREA BOUNDARY AREAS.

BUFFER PER REGULATION NO. 19-2066-37

TYPE 'C' LANDSCAPE BUFFER:
A TYPE 'C' BUFFER SHALL BE PROVIDED AROUND THE PERIMETER OF ANY INTERIOR TREATMENT FACILITY. NO BUFFER SHALL BE REQUIRED AROUND AREAS USED FOR SHORT-TERM TRUCK STORAGE OF TRUCKS (EPIFLUENT). TYPE 'C' BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE DECIDUOUS ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND ORNAMENTALS, EXCLUDING TURFPASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

Tillman & Associates
ENGINEERING, LLC
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CERTIFICATE OF AUTHORIZATION #82785

REVISIONS	DATE

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

DATE: 1/16/2026
DRAWN BY: SM
CHKD. BY: JMM
JOB NO: 19-2066

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