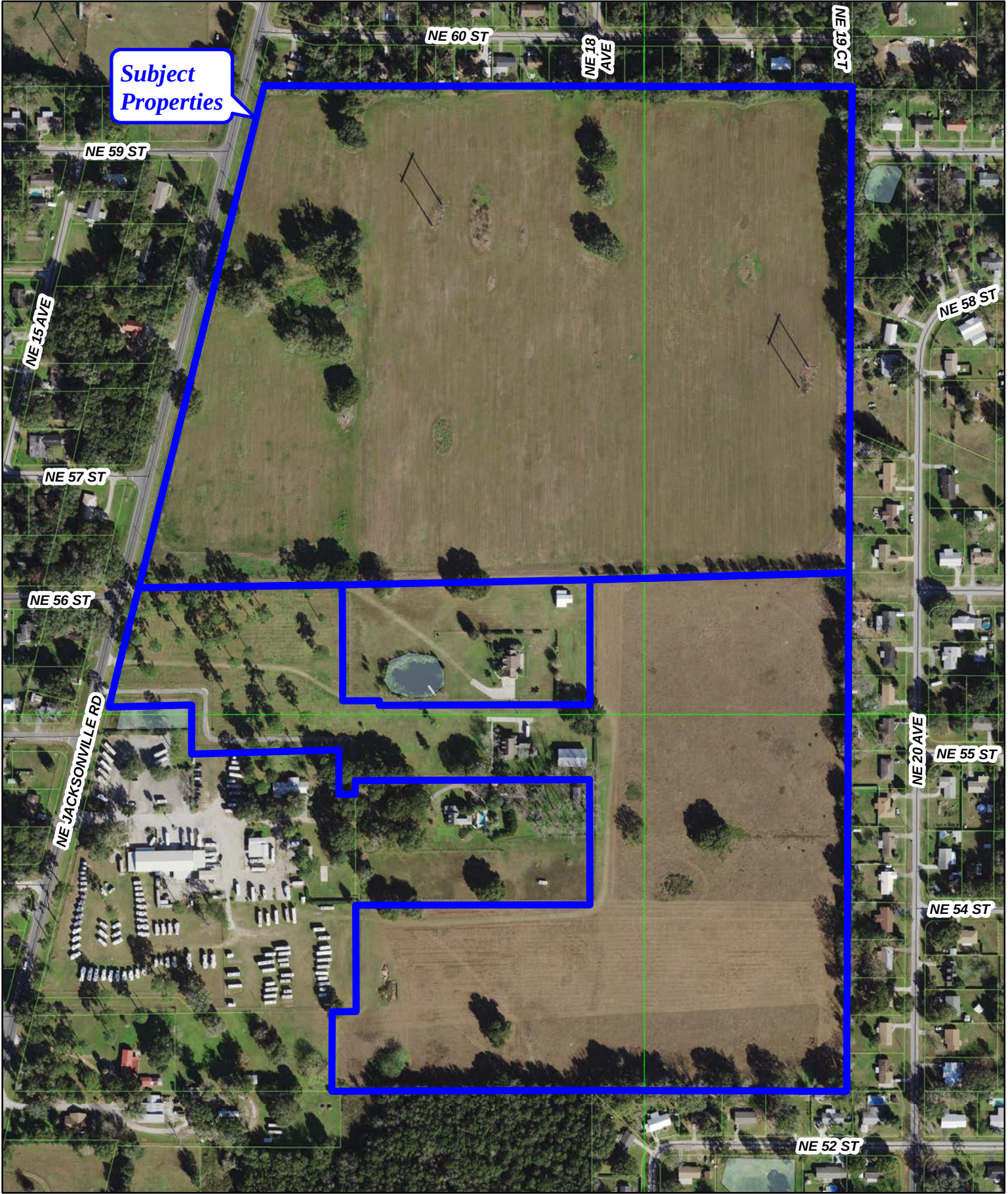
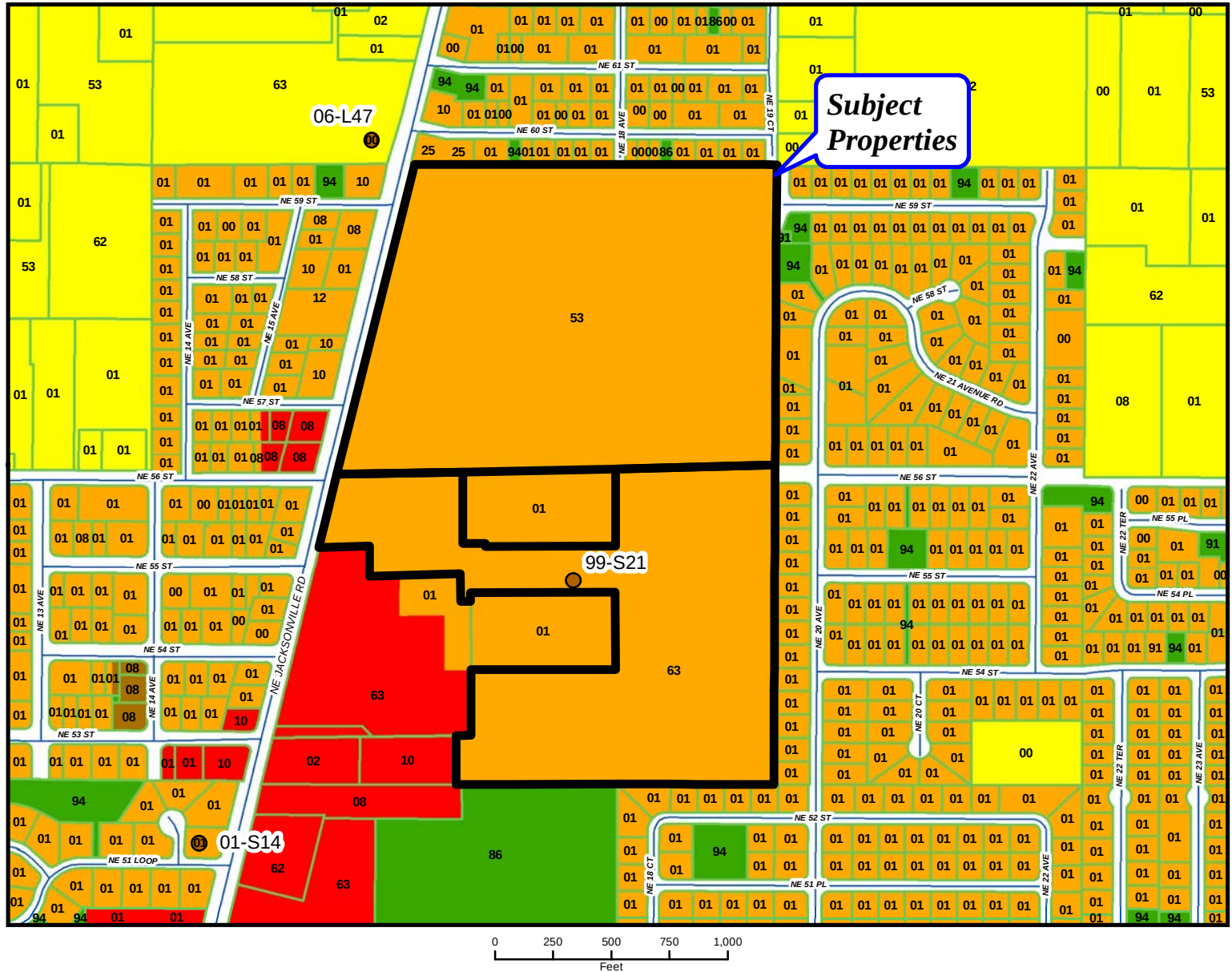




Use per MC Property Appraiser		OWNER(S): Harvey Vandeven	
01	Single Family Res	AGENT: Tillman and Associates Engineering, LLC.	
50-69/99	Agricultural		
00/10/40/70	Vacant		
71	Church	PARCEL(S): "Portion of" 14971-001-00, 14973-000-00	
02	Mobile Home		
06-07/11-39	Commercial		
41-49	Industrial	 All provided GIS data is to be considered a generalized spatial representation, which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific visual information, contact the appropriate county department or agency. The information is provided visual representation only and is not intended to be used as legal or official representation of legal boundaries. 	
83-98	Public		
82	Recreation		
03-05/08	Multi-Family		
77	Club/Lodge/Union Hall		

Legend

• All Amendments	Rural Land (1 du/10 ac)	Urban Residential (8 - 16 du/ac)	Employment Center (0 - 12 du/ac; FAR 2.0)
★ Policy 1.20	Low Residential (0 - 1 du/ac)	Rural Activity Center (0 - 2 du/ac; FAR 0.35)	Commerce District (N/A; FAR 2.0)
	Medium Residential (1 - 4 du/ac)	Rural Community (0 - 3 du/ac; FAR 0.70)	Public (N/A; FAR 1.0)
	High Residential (4 - 8 du/ac)	Commercial (0 - 6 du/ac; FAR 1.0)	Preservation (N/A; N/A)
	Farmland Preservation Area	Environmentally Sensitive Overlay Zone (ESOZ)	Municipality



**Marion County
Board of County Commissioners**

Growth Management ♦ Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2675
Fax: 352-438-2676

APPLICATION FOR ZONING CHANGE

Application No.: 220309Z

The undersigned hereby requests a zoning change of the Marion County Land Development Code, Article 4, Zoning, on the below described property and area, from R-1

to PUD, for the intended use of:

Residential Development

Legal description: (please attach a copy of the deed and location map)

Parcel account number(s): 14973-000-00 & portion of 14971-001-00

Property dimensions: _____ **Total acreage:** Approximately 80.33

Directions: Take NE Jacksonville Road / CR 200A north to subject property on R @ 5823 NE Jacksonville Rd.

The property owner must sign this application unless he has attached written authorization naming an agent to act on his/her behalf.

Harvey Vandeven

Property owner name (please print)

1240 SE 12th Court

Mailing address

Ocala, FL 34471

City, state, zip code

352-266-2834

Phone number (please include area code)

Email Address: harveyvandeven@gmail.com

Tillman and Associates Engineering- David Tillman

Applicant or agent name (please print)

1720 SE 16th Avenue, Bldg 100

Mailing address

Ocala, FL 34471

City, state, zip code

352-387-4540

Phone number (please include area code)

Permits@Tillmaneng.com

Signature

Signature

Please note: the zoning change will not become effective until 14 days after a final decision is made by the Marion County Board of County Commissioners. The owner, applicant or agent is encouraged to attend the public hearing where this application will be discussed. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is \$1,000.00, and is non-refundable. For more information, please contact the Zoning Division at 352-438-2675.

FOR OFFICE USE ONLY

RECEIVED BY: KW

DATE: 1/5/2022

ZONING MAP NO.: _____

Rev. 07/02/2019

LAND USE: _____

ZONING: _____

SEC/TWP/RGE: _____/_____/_____

Project: 2006060068

AR: 27854

"Meeting Needs by Exceeding Expectations"



To: Ms. Mary Elizabeth Burgess
 Director Growth Services
 Marion County
 2710 E. Silver Springs Blvd.
 Ocala, FL 34470

November 18, 2021

Memorandum

Project #: 64013.03

VHB, Inc.
 225 E. Robinson St., STE 300
 Orlando, FL 32801

Woodland Place
 Traffic Impact Assessment

Introduction

The purpose of this memorandum is to provide a traffic impact assessment for the proposed Woodland Place Property project. The project location is on the east side of CR 200A north of NE 49th Street. The proposed project is a single-family housing development. The property is approximately 52.36 acres. The site plan is attached.

Trip Generation Approved

The number of vehicle trips that will originate from, or are destined to, a development is dependent upon the type of land uses contained within that development. Trip rates used in this analysis are from the ITE publication, Trip Generation, 10th Edition, see attached. The property is currently zoned R-1. The maximum density permitted is four (4) dwelling units per acre. The subject properties are approximately 80.3 acres. Table 1 summarizes the approved development plan.

**Table 1 – Woodland
 Place Property
 Approved Development
 Plan**

AM Peak								
ITE Code	Land Use	Size / Units			Daily Trips	Total Trips		
						AM Peak		
						Total	Enter	Exit
210	Single Family Detached Housing	321 D.U.			3,041	233	58	175
				Totals:	3,041	233	58	175
PM Peak								
ITE Code	Land Use	Size / Units			Daily Trips	Total Trips		
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210	Single Family Detached Housing	321 D.U.			3,041	312	197	115
				Totals:	3,041	312	197	115

Notes:

Institute of Transportation (ITE) Trip Generation Manual 10th Edition

Trip Generation - Proposed

The proposed PUD is planned for 245 single family dwelling units. Table 2 summarizes the trip generation of the proposed project.

**Table 2 – Woodland
Place Property
Proposed Development
Plan**

AM Peak							
ITE Code	Land Use	Size / Units		Daily Trips	Total Trips		
					AM Peak		
					Total	Enter	Exit
210	Single Family Detached Housing	245 D.U.		2,372	179	45	134
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ITE Code	Land Use	Size / Units		Daily Trips	Total Trips		
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Institute of Transportation (ITE) Trip Generation Manual 10th Edition

Trip Generation Summary

The proposed project will result in a net decrease in 669 Daily trips, 54 AM Peak Hour trips (13 entering and 41 exiting), and 71 PM Peak Hour trips (45 entering and 26 exiting).

Roadway Capacity Assessment

A future condition roadway analysis is conducted to evaluate the adjacent roadway to the project and determine if the facility has capacity to accommodate the project. Twenty-four hour traffic counts were acquired from the Marion County 2021 Traffic Counts Report. Additional information from the FDOT Traffic Online was utilized to convert daily traffic information into PM peak hour information. Project trip impacts were added to the future background traffic to determine the total build-out future condition. The project Trip distribution was based on the surrounding roadway characteristics and local attraction and production uses. As shown in Table 3, CR 200A has capacity to accommodate the Woodland Place property project trips.

**Table 3 – Future
Roadway Condition
Analysis**

Road Name	From/To	No. Lanes	Area Type	Functional Class.	LOS Std.	Pk-Hr 2- Way Capacity	Annual Growth	PM Peak Hour 2-Way Background	Background V/C *	Background Pk-Hr Pk-Dir Vol		Project Impact Volume	PM Peak- Hour 2-Way Total	Total V/C	LOS
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CR 200A	NE49th St to NE63rd St	2	U	Arterial	D	1,440	4.90%	784	0.54	419	365	157	940	0.65	C

* Volume-to-Capacity

Source: 2021 FDOT Traffic Online - K Factor 9.0, D Factor 53.4
2021 Marion County Traffic Counts

Driveway Access Assessment

Access to the proposed property will be a full access driveway to CR 200A. Turning Movements were derived by converting daily traffic with the FDOT K and D data. Using historical count data, future background conditions were developed for the PM peak hour. Project traffic was added to the future background volumes and analyzed using Synchro software. The future volume derivation is provided as an attachment.

Turn Lane Need

A turn lane need analysis was conducted to determine the need for dedicated turn lanes at the project driveway. The speed limit on CR 200A is 45 mph. The National Cooperative Highway Research Program (NCHRP) Reports 457 was utilized as documentation to determine if a turn lane recommendation is met. The report determined that both, a dedicated right turn lane and dedicated left turn lane are recommended. The report data is provided as an attachment.

Driveway Analysis

As mentioned above, Synchro software was used to determine the driveway operation for the future PM peak hour condition. The analysis shows that the driveway operates at an acceptable level of service (LOS). Table 4 summarizes the operation of the driveway with respect to LOS, delay, and the volume to capacity (v/c) ratio.

**Table 4 – Future
Intersection Analysis
Summary**

Intersection	PM Peak Hour		
	Delay (sec/veh)	LOS	V/C
CR 200A at Project Entrance			
WBL/R	16.4	C	0.228
SBL	8.5	A	0.052

Intersection Queue Analysis

As mentioned above, dedicated turn lanes are recommended at the project entrance. The queue analysis is provided in Synchro Summary sheets by equating queue in percentage of vehicles. As the northbound right turn lane does not exhibit delay because of the free movement, no queue is detected. The queue for the southbound left turn lane is less

than one (1) vehicle, therefore rounded up to 25 feet, or one (1) vehicle. The exiting lane configuration at the project entrance is a single shared left/right lane. Using a design speed of 50mph, per the Florida Design Manual (FDM) section 212, the eastbound right turn lane is recommended to be 240 feet. The westbound left turn lane is recommended to be 265 feet.

Respectfully,
VHB, Inc.



Karl Krichbaum
Project Manager

Attachments:

Site Plan

ITE Trip Generation Summary Sheets

CFRPM Model Distribution

2021 Marion County Traffic Count

FDOT Traffic Online K and D factors

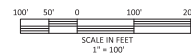
Future Volume Intersection Derivation

NCHRP 457 Figure 2-5

NCHRP 457 Figure 2-6

Synchro Future PM Summary Sheet

MARION COUNTY, FLORIDA



60' X 140' LOTS - (C)

02 of 02

Attachment B

Single-Family Detached Housing (210)

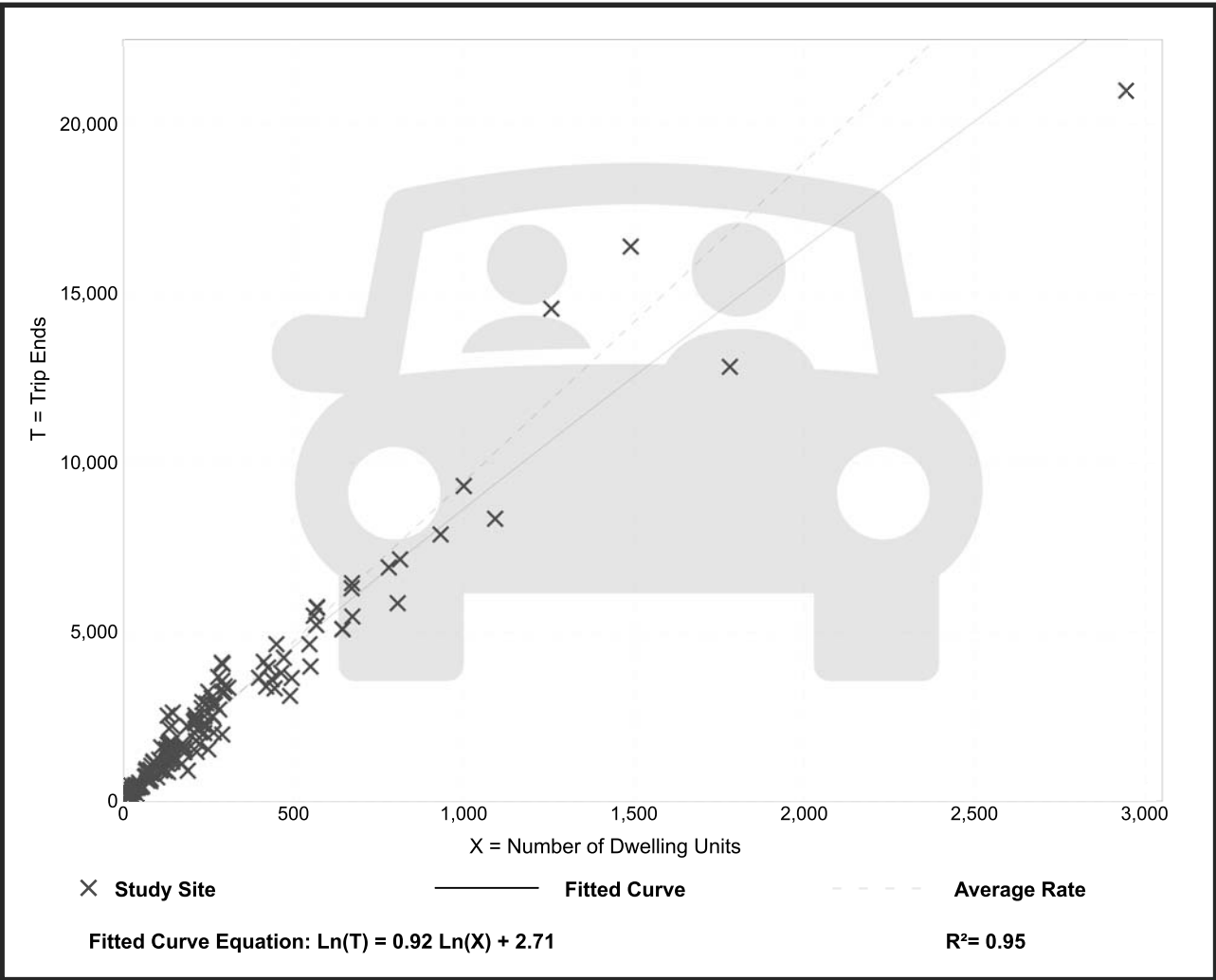
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Attachment B

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 173

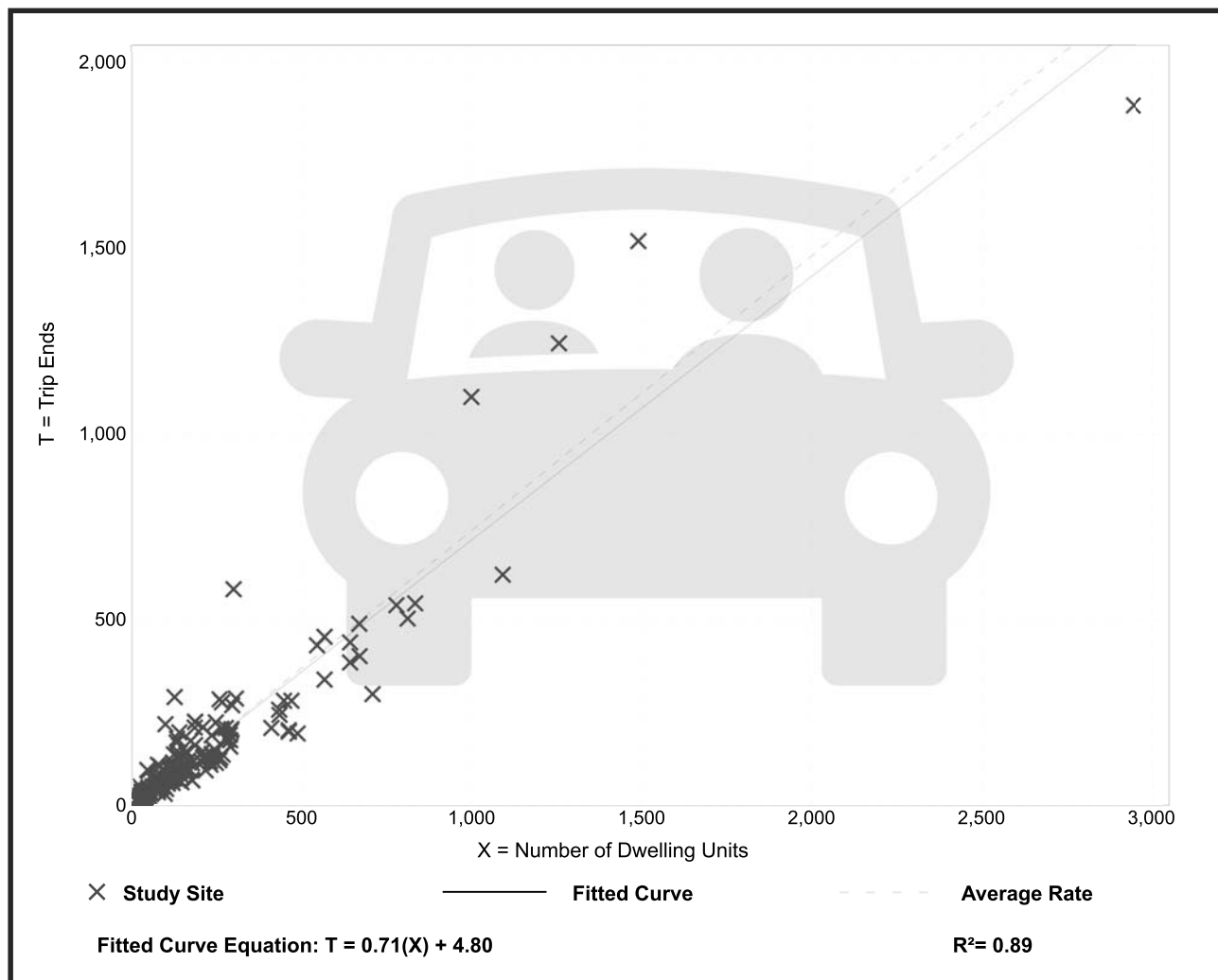
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Single-Family Detached Housing

(210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 190

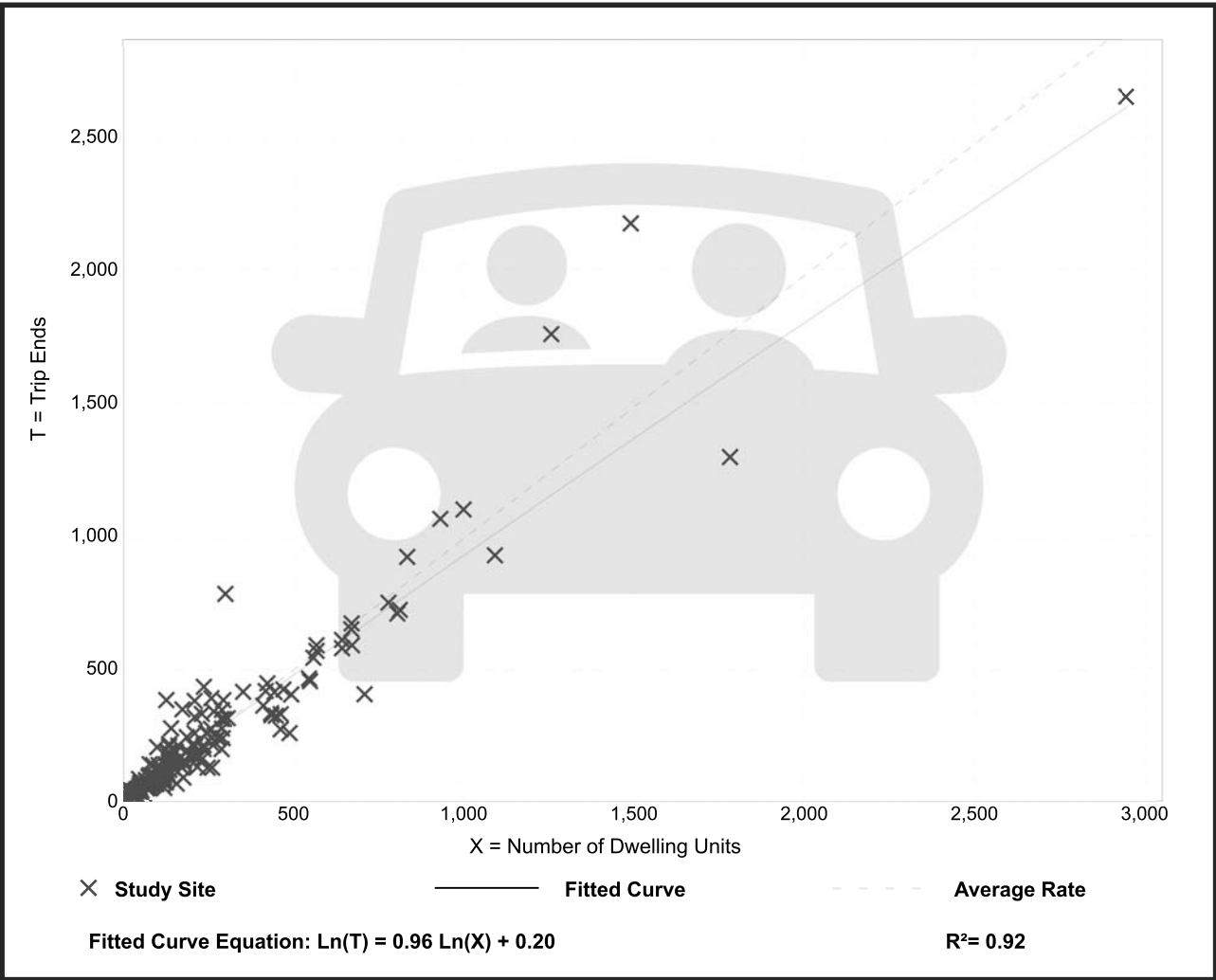
Avg. Num. of Dwelling Units: 242

Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Attachment B

Location	Source	Count Type	2016	2017	2018	2019	2020	Ave Annual Growth Rate (%)
Baseline Extension								
SE 110th St to US 441	MC	2	5,700	5,500	5,600	5,700	4,700	-4.4%
CR 25								
E of SR 35	MC	2	13,600	12,200	12,000	11,700	11,000	-5.1%
W of SR 35	MC	2	12,100	11,100	10,900	10,900	10,100	-4.4%
E of SE 110th St Road	MC	2	9,600	11,100	11,600	11,900	11,400	4.6%
E of SE 108th Terrace Road	FDOT	3	7,400	7,500	7,700	5,500	NC	-8.2%
W of CR 464	MC	2	5,900	6,200	6,500	6,300	6,300	1.7%
E of CR 464	MC	2	7,400	7,400	7,900	7,900	7,900	1.7%
S of CR 42	MC	2	8,700	10,600	11,000	11,300	11,200	6.9%
CR 25A								
S of CR 316	MC	2	2,500	2,000	2,300	2,300	2,400	-0.2%
N of SR 326	MC	2	7,800	8,600	8,800	8,700	6,500	-3.5%
S of NW 63rd Street	MC	2	4,500	4,900	4,700	5,000	6,100	8.3%
CR/SR 35								
N of SR 326	MC	2	2,300	2,600	2,600	2,500	2,800	5.3%
S of SR 326	MC	2	4,700	5,000	5,300	5,100	5,800	5.6%
N of SR 40	MC	2	8,200	8,300	8,600	NC	5,600	-10%
CR 40								
E of CR 336	MC	2	9,100	8,500	9,200	NC	2,500	-23.7%
W of US 41	MC	2	3,300	3,200	3,500	3,800	5,000	11.6%
CR 42								
E of CR 475	MC	2	3,900	4,200	4,500	4,800	5,100	6.9%
E of US 301	MC	2	13,100	14,300	15,900	15,700	14,100	2.2%
W of US 441	MC	2	18,100	20,900	22,600	8,800	8,400	-10.5%
E of US 441	MC	2	8,900	9,600	10,200	10,300	10,700	4.7%
W of CR 25	FDOT	3	6,900	9,700	9,900	10,100	9,500	9.7%
W of SE 182nd Ave Rd	MC	2	6,800	7,000	7,500	7,100	10,100	11.8%
E of CR 450	MC	1	3,500	3,700	4,000	4,600	4,700	7.7%
CR 200A								
S of CR 316	MC	2	4,600	4,500	4,500	4,600	8,000	18.5%
S of CR 329	MC	2	5,600	4,800	5,400	5,500	7,100	7.3%
N of SR 326	MC	2	8,900	9,800	10,000	10,000	2,700	-15.2%
S of SR 326	MC	2	6,500	6,200	6,200	6,300	6,100	-1.5%
N of NE 49th Street	MC	2	6,900	7,700	7,900	7,500	8,300	4.9%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 7047 - SR200A - SR25, 1.82 MILES NORTH OF NE 35TH STREET (HPMS)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
----	-----		-----		-----	-----	-----	-----	
2020	6700	C	N	3200	S	3500	9.00	53.40	7.90
2019	6400	S	N	3000	S	3400	9.00	53.80	3.10
2018	6300	F	N	3000	S	3300	9.00	54.30	3.10
2017	6200	C	N	3000	S	3200	9.00	55.50	3.10
2016	6800	S	N	3200	S	3600	9.00	56.10	6.30
2015	6600	F	N	3100	S	3500	9.00	56.30	6.30
2014	6400	C	N	3000	S	3400	9.00	56.80	6.30
2013	5700	F	N	2700	S	3000	9.00	56.70	4.10
2012	5700	C	N	2700	S	3000	9.00	56.70	4.10
2011	8900	S	N	4200	S	4700	9.00	56.00	7.60
2010	8900	F	N	4200	S	4700	10.14	57.07	8.00
2009	9100	C	N	4300	S	4800	10.04	59.21	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Attachment B

Woodland Place

PM Peak 2022 Intersection Analysis Summary

SR 326 at Project Entrance			Existing	Background (Growth)	Accepted Background	Project			PM
						In / Out	Dist.	Traffic	Total
EB									
Rate	Left	0	0	0				0	
4.90%	Thru	0	0	0				0	
	Right	0	0	0				0	
WB									
Rate	Left	0	0	0	Out	65.00%	58	58	
4.90%	Thru	0	0	0				0	
	Right	0	0	0	Out	35.00%	31	31	
NB									
Rate	Left	0	0	0			0	0	
4.90%	Thru	350	18	368			0	368	
	Right	0	0	0	I	65.00%	99	99	
SB									
Rate	Left	0	0	0	I	35.00%	53	53	
4.90%	Thru	261	13	274				274	
	Right	0	0	0				0	

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

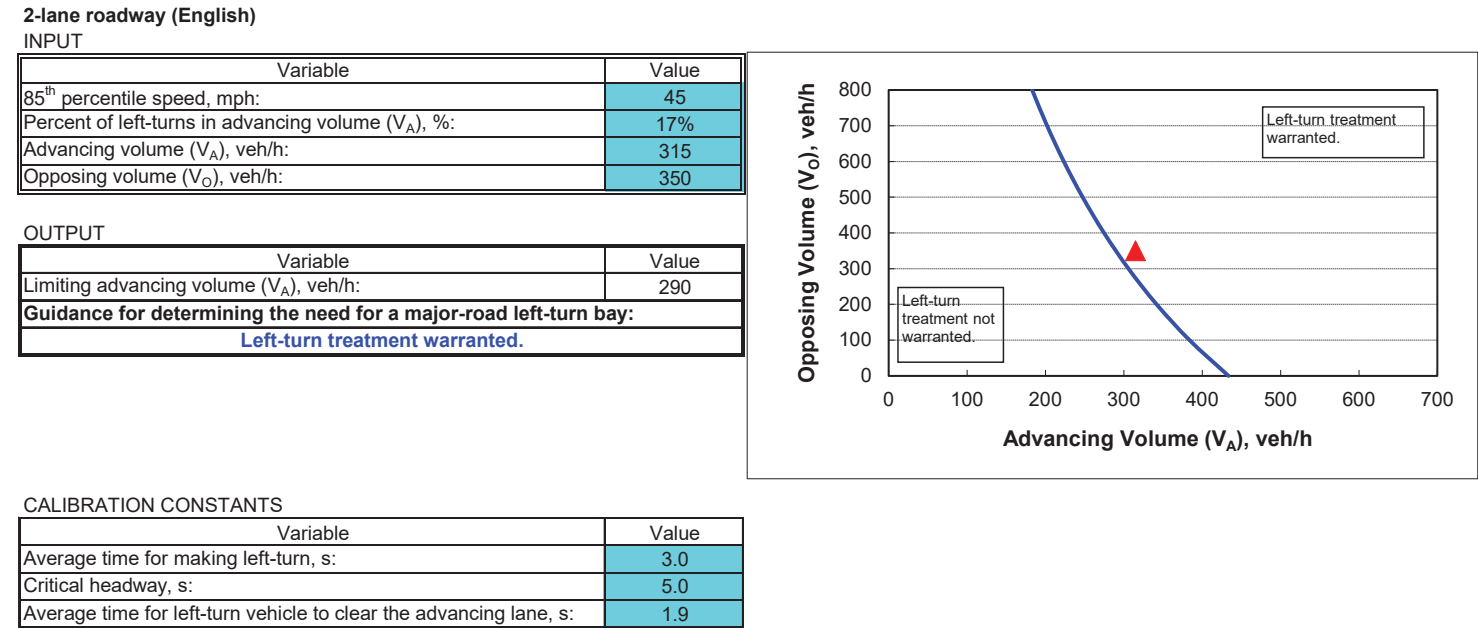


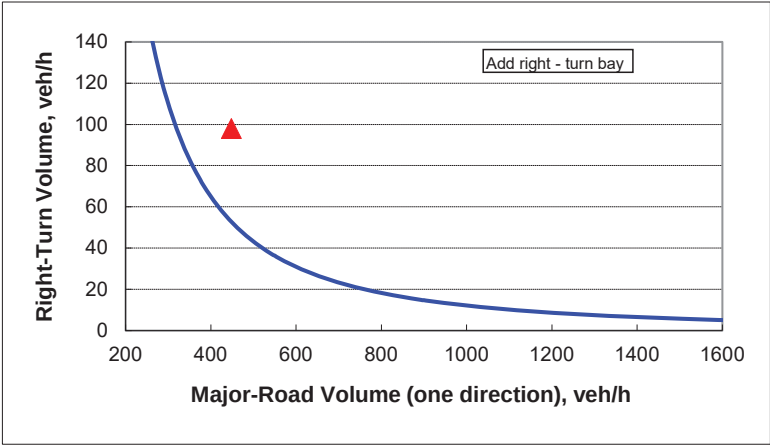
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	448
Right-turn volume, veh/h:	98

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	53
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



HCM 6th TWSC
4: CR 200A & Project Entrance

PM Future
11/17/2021

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	58	31	368	99	53	274
Future Vol, veh/h	58	31	368	99	53	274
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	240	265	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	96	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	61	33	387	103	56	288
Major/Minor	Minor1	Major1	Major2			
Conflicting Flow All	787	387	0	0	490	0
Stage 1	387	-	-	-	-	-
Stage 2	400	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	360	661	-	-	1073	-
Stage 1	686	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	341	661	-	-	1073	-
Mov Cap-2 Maneuver	341	-	-	-	-	-
Stage 1	650	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Approach	WB	NB	SB			
HCM Control Delay, s	16.4	0	1.4			
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	410	1073	-	
HCM Lane V/C Ratio	-	-	0.228	0.052	-	
HCM Control Delay (s)	-	-	16.4	8.5	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	0.9	0.2	-	



To: Ms. Mary Elizabeth Burgess
 Director Growth Services
 Marion County
 2710 E. Silver Springs Blvd.
 Ocala, FL 34470

November 18, 2021

Memorandum

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Institute of Transportation (ITE) Trip Generation Manual 10th Edition

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Institute of Transportation (ITE) Trip Generation Manual 10th Edition

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										NB/EB	SB/WB				
CR 200A	NE49th St to NE63rd St	2	U	Arterial	D	1,440	4.90%	784	0.54	419	365	157	940	0.65	C

* Volume-to-Capacity

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Access to the proposed property will be a full access driveway to CR 200A. Turning Movements were derived by converting daily traffic with the FDOT K and D data. Using historical count data, future background conditions were developed for the PM peak hour. Project traffic was added to the future background volumes and analyzed using Synchro software. The future volume derivation is provided as an attachment.

Turn Lane Need

A turn lane need analysis was conducted to determine the need for dedicated turn lanes at the project driveway. The speed limit on CR 200A is 45 mph. The National Cooperative Highway Research Program (NCHRP) Reports 457 was utilized as documentation to determine if a turn lane recommendation is met. The report determined that both, a dedicated right turn lane and dedicated left turn lane are recommended. The report data is provided as an attachment.

Driveway Analysis

As mentioned above, Synchro software was used to determine the driveway operation for the future PM peak hour condition. The analysis shows that the driveway operates at an acceptable level of service (LOS). Table 4 summarizes the operation of the driveway with respect to LOS, delay, and the volume to capacity (v/c) ratio.

**Table 4 – Future
Intersection Analysis
Summary**

Intersection	PM Peak Hour		
	Delay (sec/veh)	LOS	V/C
CR 200A at Project Entrance			
WBL/R	16.4	C	0.228
SBL	8.5	A	0.052

Intersection Queue Analysis

As mentioned above, dedicated turn lanes are recommended at the project entrance. The queue analysis is provided in Synchro Summary sheets by equating queue in percentage of vehicles. As the northbound right turn lane does not exhibit delay because of the free movement, no queue is detected. The queue for the southbound left turn lane is less

than one (1) vehicle, therefore rounded up to 25 feet, or one (1) vehicle. The exiting lane configuration at the project entrance is a single shared left/right lane. Using a design speed of 50mph, per the Florida Design Manual (FDM) section 212, the eastbound right turn lane is recommended to be 240 feet. The westbound left turn lane is recommended to be 265 feet.

Respectfully,
VHB, Inc.



Karl Krichbaum
Project Manager

Attachments:

Site Plan

ITE Trip Generation Summary Sheets

CFRPM Model Distribution

2021 Marion County Traffic Count

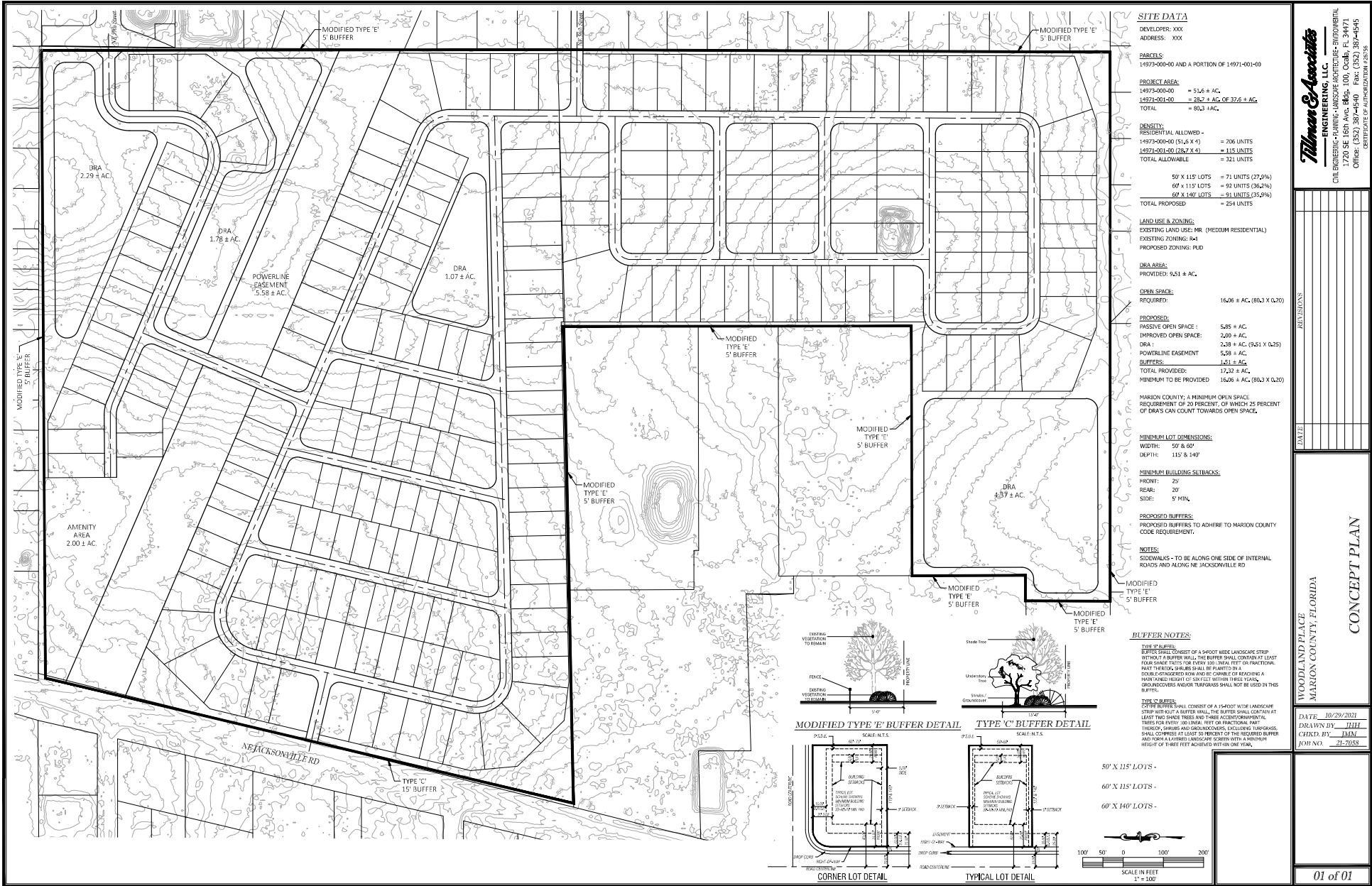
FDOT Traffic Online K and D factors

Future Volume Intersection Derivation

NCHRP 457 Figure 2-5

NCHRP 457 Figure 2-6

Synchro Future PM Summary Sheet



SITE DATA	
DEVELOPER: XXX	
ADDRESS: XXX	
PARCELS:	
14973-000-00 AND A PORTION OF 14971-001-00	
PROJECT AREA:	
14973-000-00	= 51.6 ± AC
14971-001-00	= 28.7 ± AC OF 37.6 ± AC
TOTAL	= 80.3 ± AC
DENSITY:	
RESIDENTIAL ALLOWED -	
14973-000-00 (51.6 X 4)	= 706 UNITS
14971-001-00 (28.7 X 4)	= 115 UNITS
TOTAL ALLOWABLE	= 821 UNITS
50' X 115' LOTS	
60' X 115' LOTS	= 92 UNITS (36.2%)
60' X 140' LOTS	= 51 UNITS (35.2%)
TOTAL PROPOSED	= 234 UNITS
LAND USE & ZONING:	
EXISTING LAND USE: MR (MEDIUM RESIDENTIAL)	
EXISTING ZONING: R-4	
PROPOSED ZONING: PUD	
DRA AREA:	
PROVIDED: 9.51 ± AC	
OPEN SPACE:	
REQUIRED:	16.06 ± AC (80.3 X 0.20)
PROPOSED:	
PASSIVE OPEN SPACE:	5.85 ± AC
IMPROVED OPEN SPACE:	2.00 ± AC
DRA:	2.38 ± AC (9.51 X 0.25)
POWERLINE EASEMENT	5.58 ± AC
BUFFERS:	1.51 ± AC
TOTAL PROVIDED:	17.32 ± AC
MINIMUM TO BE PROVIDED:	16.06 ± AC (80.3 X 0.20)
MARION COUNTY: A MINIMUM OPEN SPACE REQUIREMENT OF 20 PERCENT, OF WHICH 25 PERCENT OF DRA'S CAN COUNT TOWARDS OPEN SPACE.	
MINIMUM LOT DIMENSIONS:	
WIDTH:	50' & 60'
DEPTH:	115' & 140'
MINIMUM BUILDING SETBACKS:	
FRONT:	25'
REAR:	20'
SIDE:	5' MIN.
PROPOSED BUFFERS:	
PROPOSED BUFFERS TO ADHERE TO MARION COUNTY CODE REQUIREMENT.	
NOTES:	
SIDEWALKS - TO BE ALONG ONE SIDE OF INTERNAL ROADS AND ALONG NE JACKSONVILLE RD	

BUFFER NOTES:	
TYPE 'E' BUFFER:	
BUFFER SHALL CONSIST OF A 5-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100' LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE PLANTED IN A DOUBLE-RANKED ROW AND BE CAPABLE OF REACHING A MAIN CANELED HEIGHT OF 10' IN 10 YEARS WITHIN THREE YEARS. GRASSCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.	
TYPE 'C' BUFFER:	
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 ACCELEROMETERED TREES FOR EVERY 100' LINEAL FEET OR FRACTIONAL PART THEREOF. TREES SHALL BE PLANTED IN A DOUBLE-RANKED ROW AND BE CAPABLE OF REACHING A MAIN CANELED HEIGHT OF 10' IN 10 YEARS WITHIN THREE YEARS. GRASSCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER.	

Tillman & Associates

ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - BIOGEOGRAPHICAL

1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471

Office: (352) 387-4540 Fax: (352) 387-4545

CERTIFICATE OF AUTHORIZATION #20506

REVISIONS	
DATE	

WOODLAND PLACE
MARION COUNTY, FLORIDA

CONCEPT PLAN

DATE: 10/29/2021
DRAWN BY: JHH
CHKD. BY: JMM
JOB NO: 21-7053

01 of 01

Single-Family Detached Housing (210)

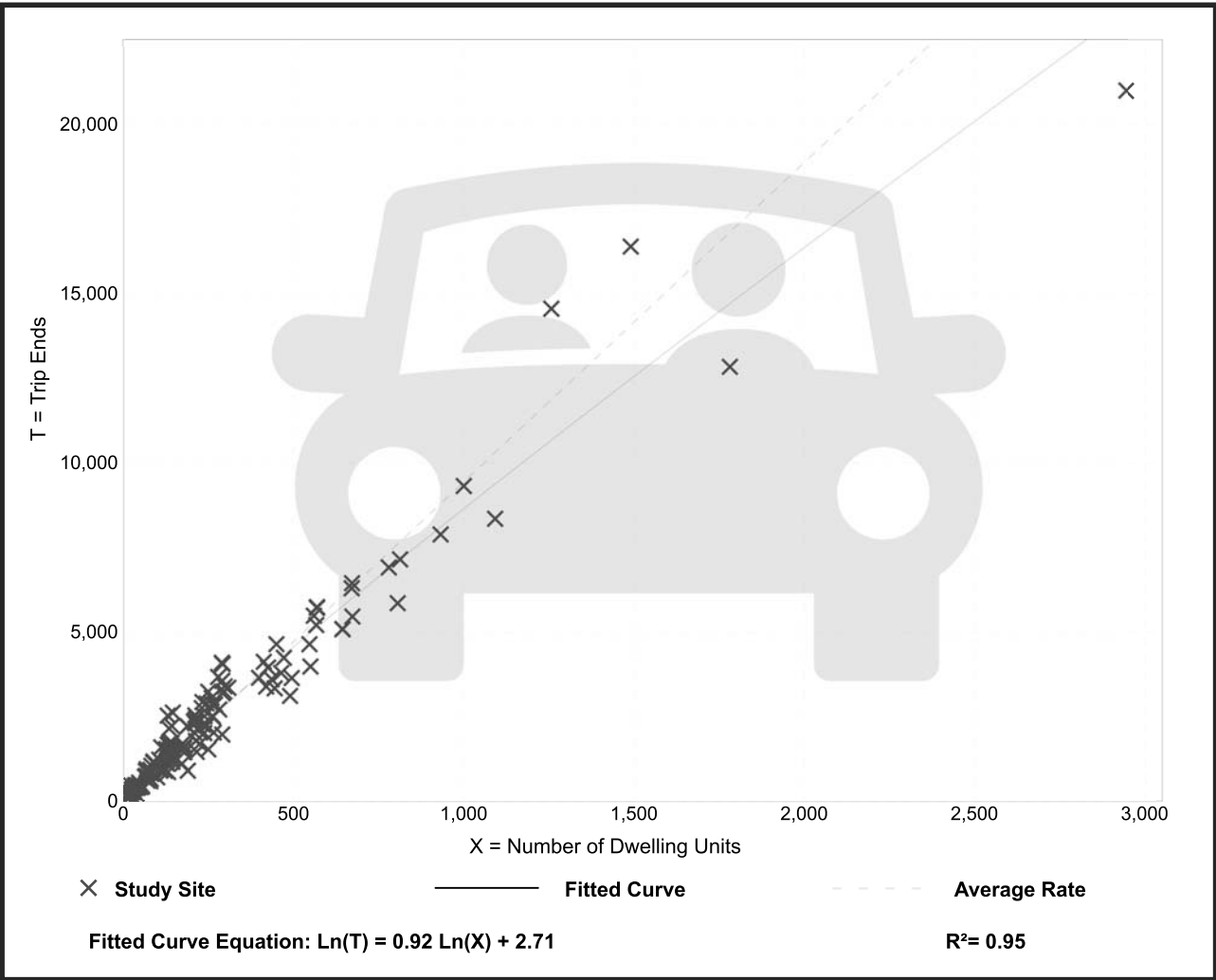
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 159
Avg. Num. of Dwelling Units: 264
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

Attachment B

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

**On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.**

Setting/Location: General Urban/Suburban

Number of Studies: 173

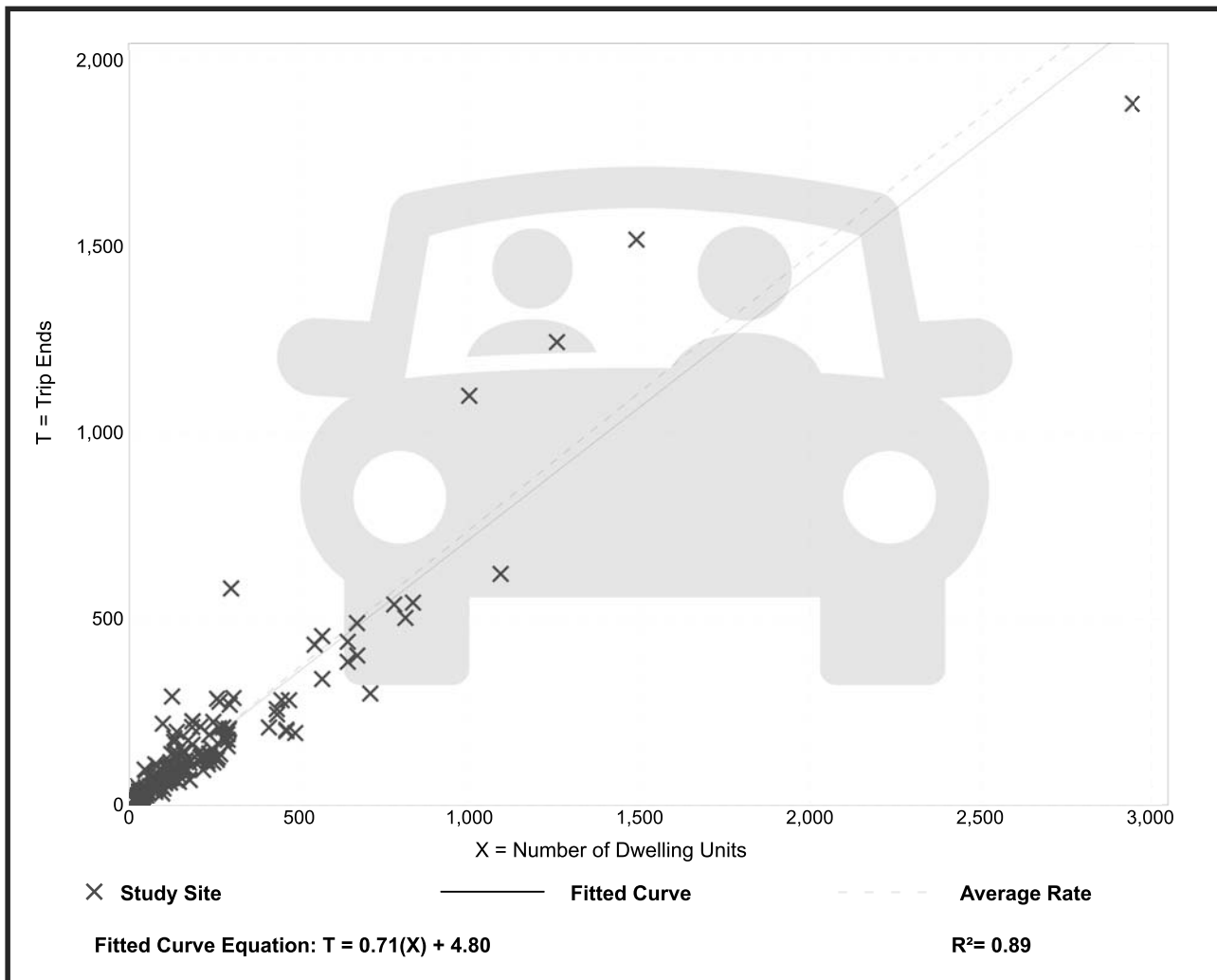
Avg. Num. of Dwelling Units: 219

Directional Distribution: 25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.74	0.33 - 2.27	0.27

Data Plot and Equation



Trip Gen Manual, 10th Ed + Supplement • Institute of Transportation Engineers

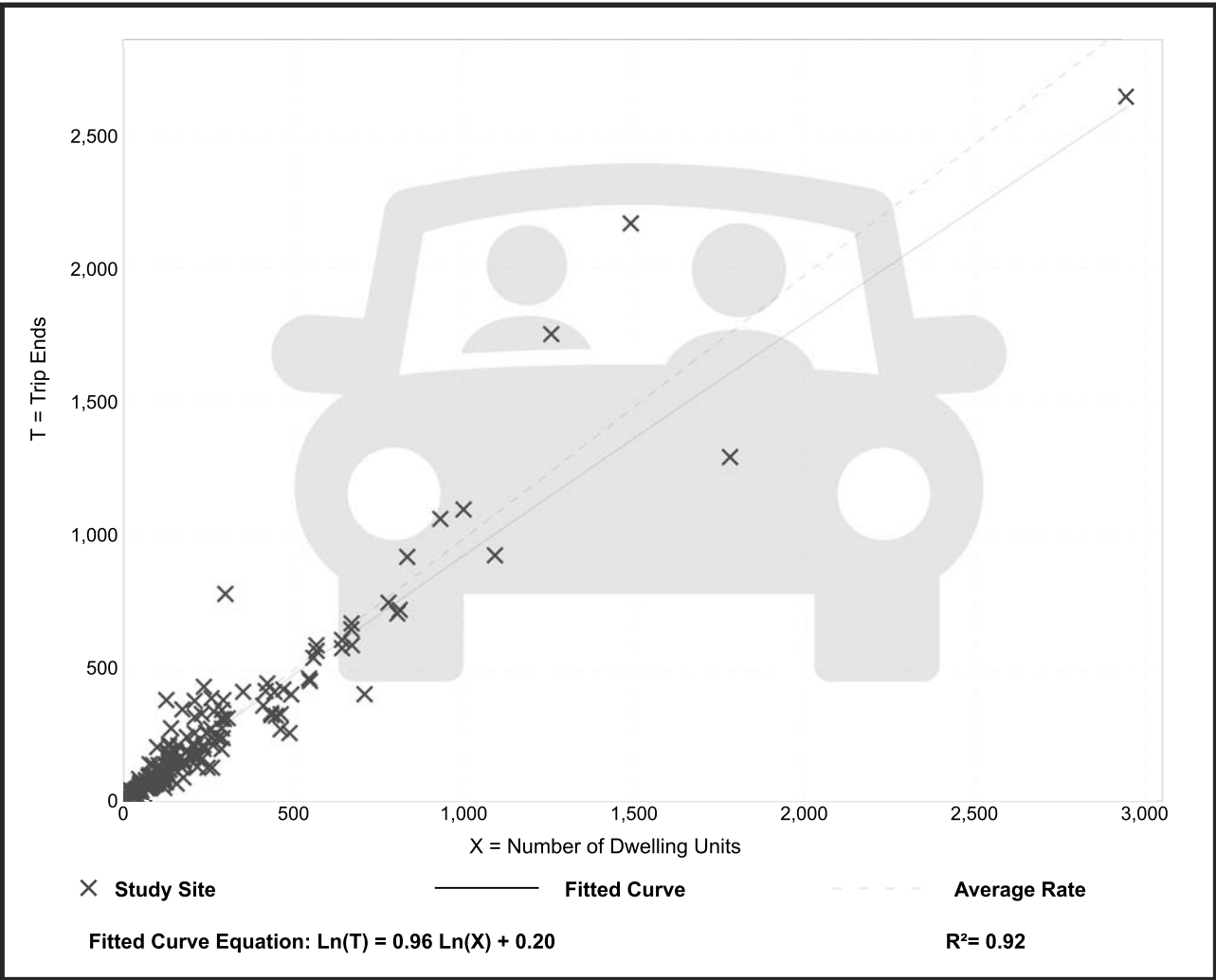
Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. Num. of Dwelling Units: 242
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.44 - 2.98	0.31

Data Plot and Equation



Attachment B

Location	Source	Count Type	2016	2017	2018	2019	2020	Ave Annual Growth Rate (%)
Baseline Extension								
SE 110th St to US 441	MC	2	5,700	5,500	5,600	5,700	4,700	-4.4%
CR 25								
E of SR 35	MC	2	13,600	12,200	12,000	11,700	11,000	-5.1%
W of SR 35	MC	2	12,100	11,100	10,900	10,900	10,100	-4.4%
E of SE 110th St Road	MC	2	9,600	11,100	11,600	11,900	11,400	4.6%
E of SE 108th Terrace Road	FDOT	3	7,400	7,500	7,700	5,500	NC	-8.2%
W of CR 464	MC	2	5,900	6,200	6,500	6,300	6,300	1.7%
E of CR 464	MC	2	7,400	7,400	7,900	7,900	7,900	1.7%
S of CR 42	MC	2	8,700	10,600	11,000	11,300	11,200	6.9%
CR 25A								
S of CR 316	MC	2	2,500	2,000	2,300	2,300	2,400	-0.2%
N of SR 326	MC	2	7,800	8,600	8,800	8,700	6,500	-3.5%
S of NW 63rd Street	MC	2	4,500	4,900	4,700	5,000	6,100	8.3%
CR/SR 35								
N of SR 326	MC	2	2,300	2,600	2,600	2,500	2,800	5.3%
S of SR 326	MC	2	4,700	5,000	5,300	5,100	5,800	5.6%
N of SR 40	MC	2	8,200	8,300	8,600	NC	5,600	-10%
CR 40								
E of CR 336	MC	2	9,100	8,500	9,200	NC	2,500	-23.7%
W of US 41	MC	2	3,300	3,200	3,500	3,800	5,000	11.6%
CR 42								
E of CR 475	MC	2	3,900	4,200	4,500	4,800	5,100	6.9%
E of US 301	MC	2	13,100	14,300	15,900	15,700	14,100	2.2%
W of US 441	MC	2	18,100	20,900	22,600	8,800	8,400	-10.5%
E of US 441	MC	2	8,900	9,600	10,200	10,300	10,700	4.7%
W of CR 25	FDOT	3	6,900	9,700	9,900	10,100	9,500	9.7%
W of SE 182nd Ave Rd	MC	2	6,800	7,000	7,500	7,100	10,100	11.8%
E of CR 450	MC	1	3,500	3,700	4,000	4,600	4,700	7.7%
CR 200A								
S of CR 316	MC	2	4,600	4,500	4,500	4,600	8,000	18.5%
S of CR 329	MC	2	5,600	4,800	5,400	5,500	7,100	7.3%
N of SR 326	MC	2	8,900	9,800	10,000	10,000	2,700	-15.2%
S of SR 326	MC	2	6,500	6,200	6,200	6,300	6,100	-1.5%
N of NE 49th Street	MC	2	6,900	7,700	7,900	7,500	8,300	4.9%

FLORIDA DEPARTMENT OF TRANSPORTATION
TRANSPORTATION STATISTICS OFFICE
2020 HISTORICAL AADT REPORT

COUNTY: 36 - MARION

SITE: 7047 - SR200A - SR25, 1.82 MILES NORTH OF NE 35TH STREET (HPMS)

YEAR	AADT		DIRECTION 1		DIRECTION 2	*K FACTOR	D FACTOR	T FACTOR	
----	-----		-----		-----	-----	-----	-----	
2020	6700	C	N	3200	S	3500	9.00	53.40	7.90
2019	6400	S	N	3000	S	3400	9.00	53.80	3.10
2018	6300	F	N	3000	S	3300	9.00	54.30	3.10
2017	6200	C	N	3000	S	3200	9.00	55.50	3.10
2016	6800	S	N	3200	S	3600	9.00	56.10	6.30
2015	6600	F	N	3100	S	3500	9.00	56.30	6.30
2014	6400	C	N	3000	S	3400	9.00	56.80	6.30
2013	5700	F	N	2700	S	3000	9.00	56.70	4.10
2012	5700	C	N	2700	S	3000	9.00	56.70	4.10
2011	8900	S	N	4200	S	4700	9.00	56.00	7.60
2010	8900	F	N	4200	S	4700	10.14	57.07	8.00
2009	9100	C	N	4300	S	4800	10.04	59.21	8.60

AADT FLAGS: C = COMPUTED; E = MANUAL ESTIMATE; F = FIRST YEAR ESTIMATE
S = SECOND YEAR ESTIMATE; T = THIRD YEAR ESTIMATE; R = FOURTH YEAR ESTIMATE
V = FIFTH YEAR ESTIMATE; 6 = SIXTH YEAR ESTIMATE; X = UNKNOWN
*K FACTOR: STARTING WITH YEAR 2011 IS STANDARDK, PRIOR YEARS ARE K30 VALUES

Woodland Place*PM Peak 2022 Intersection Analysis Summary*

SR 326 at Project Entrance			Existing	Background (Growth)	Accepted Background	Project			PM
						In / Out	Dist.	Traffic	Total
EB									
Rate	Left	0	0	0				0	
4.90%	Thru	0	0	0				0	
	Right	0	0	0				0	
WB									
Rate	Left	0	0	0	Out	65.00%	58	58	
4.90%	Thru	0	0	0				0	
	Right	0	0	0	Out	35.00%	31	31	
NB									
Rate	Left	0	0	0			0	0	
4.90%	Thru	350	18	368			0	368	
	Right	0	0	0	I	65.00%	99	99	
SB									
Rate	Left	0	0	0	I	35.00%	53	53	
4.90%	Thru	261	13	274				274	
	Right	0	0	0				0	

Figure 2 - 5. Guideline for determining the need for a major-road left-turn bay at a two-way stop-controlled intersection.

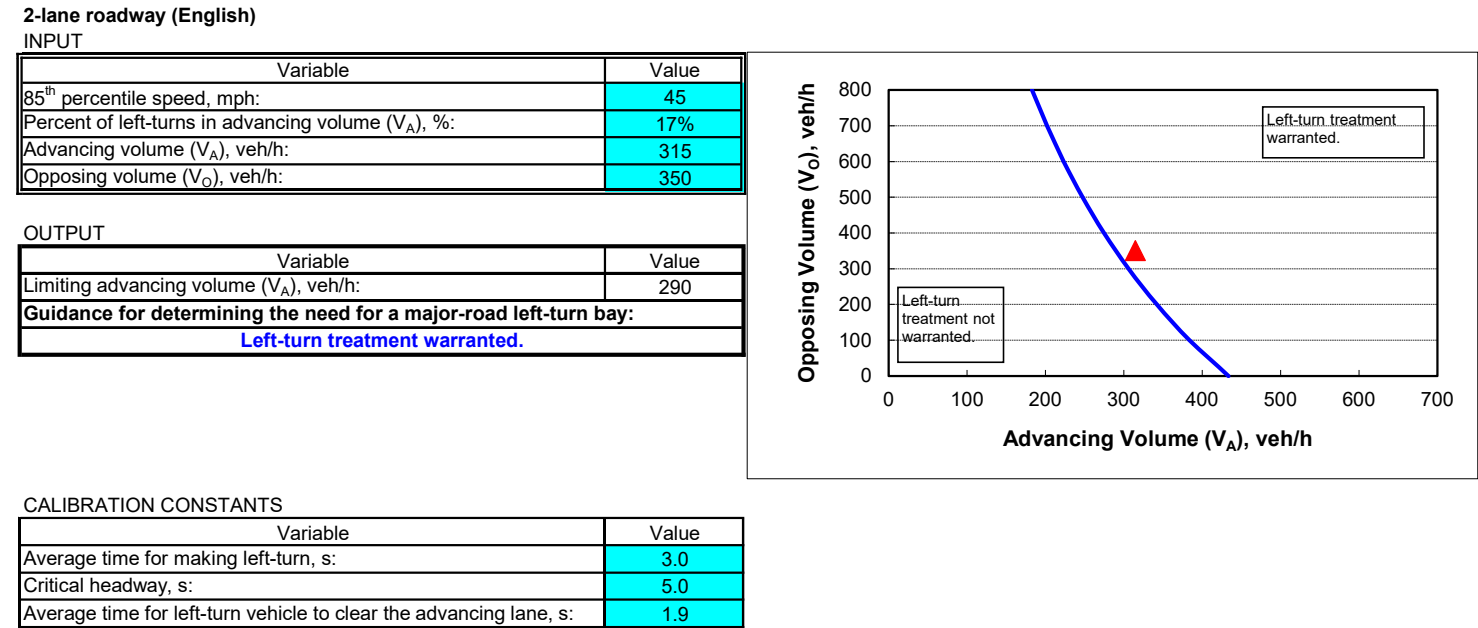


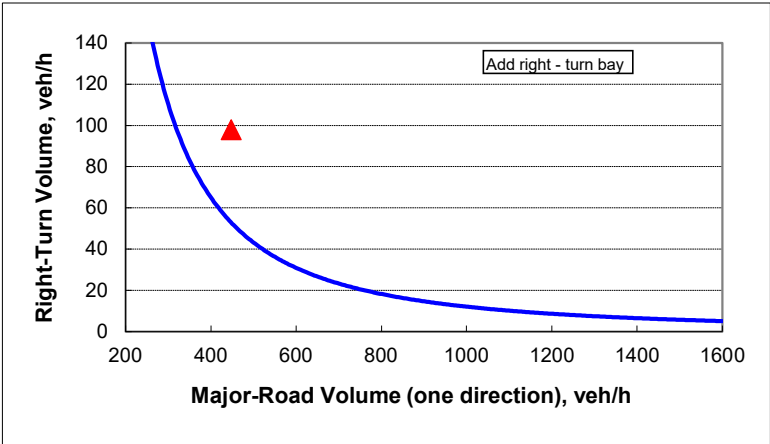
Figure 2 - 6. Guideline for determining the need for a major-road right-turn bay at a two-way stop-controlled intersection.

INPUT

Roadway geometry:	2-lane roadway
Variable	Value
Major-road speed, mph:	45
Major-road volume (one direction), veh/h:	448
Right-turn volume, veh/h:	98

OUTPUT

Variable	Value
Limiting right-turn volume, veh/h:	53
Guidance for determining the need for a major-road right-turn bay for a 2-lane roadway:	
Add right-turn bay.	



HCM 6th TWSC
4: CR 200A & Project Entrance

PM Future
11/17/2021

Intersection						
Int Delay, s/veh	2.2					
Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	58	31	368	99	53	274
Future Vol, veh/h	58	31	368	99	53	274
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	240	265	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	95	95	95	96	95	95
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	61	33	387	103	56	288
Major/Minor	Minor1	Major1		Major2		
Conflicting Flow All	787	387	0	0	490	0
Stage 1	387	-	-	-	-	-
Stage 2	400	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	360	661	-	-	1073	-
Stage 1	686	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	341	661	-	-	1073	-
Mov Cap-2 Maneuver	341	-	-	-	-	-
Stage 1	650	-	-	-	-	-
Stage 2	677	-	-	-	-	-
Approach	WB	NB		SB		
HCM Control Delay, s	16.4	0		1.4		
HCM LOS	C					
Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT		
Capacity (veh/h)	-	-	410	1073	-	
HCM Lane V/C Ratio	-	-	0.228	0.052	-	
HCM Control Delay (s)	-	-	16.4	8.5	-	
HCM Lane LOS	-	-	C	A	-	
HCM 95th %tile Q(veh)	-	-	0.9	0.2	-	



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

FEBRUARY 1, 2022

TILLMAN & ASSOCIATES ENGINEERING
DAVID TILLMAN
1720 SE 16TH AVENUE BLDG 100
OCALA, FL 34471

SUBJECT: REZONING TO PUD COMMENTS LETTER

PROJECT NAME: WOODRIDGE PLACE SUBDIVISION

PROJECT #2006060068 APPLICATION #27854 PARCEL #14973-000-00 & 14971-001-00

Dear David:

This letter is in regard to your recent Conceptual Plan submittal for the above referenced project. During the process of reviewing the plans for sufficiency, some items were found which must be addressed. Your plan will be scheduled for review and recommendation for the rezoning by the Development Review Committee prior to meeting with the Planning/Zoning Commission.

1. DEPARTMENT: DOH - ENVIRONMENTAL HEALTH
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: n/a
2. DEPARTMENT: ENGDRN - STORMWATER REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: INFO. Stormwater is not opposed to the rezoning. The applicant proposes to rezone from R-1 to PUD for the intended purpose of residential development. The parcels included in this concept plan are currently zoned R1/B4 and are a total of 87.43 acres in size. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. This site will be required to have a stormwater management system and the applicant proposes 6 DRAs. There are several County Flood Prone Areas across the project site. Please ensure LDC 6.13 is met with the Major Site Plan.
3. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet
STATUS OF REVIEW: INFO
REMARKS: 1/12/22 - add owner's phone number

Attachment B

4. DEPARTMENT: ENGIN - DEVELOPMENT REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan
STATUS OF REVIEW: INFO
REMARKS: 1/12/22 - no phasing shown
5. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: This development is expected to generate over 300 peak hour trips. A detailed operational traffic study is required prior to any further plan approvals after the rezoning. A detailed traffic methodology is required to be approved prior to conducting the traffic study. It is likely turn lanes are needed on NE Jacksonville Road. It appears as though there is sufficient capacity on NE Jacksonville Road to meet the adopted LOS standards.
6. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(15) - Proposed parallel access locations
STATUS OF REVIEW: INFO
REMARKS: A connection to the north at NE 18th Avenue or NE 19th Court needs to be provided.
7. DEPARTMENT: ENGTRF - TRAFFIC REVIEW
REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication
STATUS OF REVIEW: INFO
REMARKS: NE Jacksonville Road has approximately 107 feet of right-of-way. The standard right-of-way width for an arterial roadway is 120 feet. A right-of-way dedication of approximately 13 feet is needed.
8. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: Approved
9. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: 6.18.2 - Fire Flow/Fire Hydrant
6.18.2 - Fire Flow/Fire Hydrant
STATUS OF REVIEW: INFO
REMARKS: To be addressed with future improvement plans
10. DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW
REVIEW ITEM: NFPA 1 Chapter 18.2.3 Fire Dept Access Roads
STATUS OF REVIEW: INFO
REMARKS: To be addressed with future improvement plans
11. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?
STATUS OF REVIEW: INFO
REMARKS: Staff understands the applicant is seeking approval for up to 321 single-family detached housing units, although the concept illustration indicates 240 units.

Attachment B

12. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Proposed PUD Uses are consistent with surrounding Land Use Designations?
STATUS OF REVIEW: INFO
REMARKS: Staff notes the applicant proposes a C-Type buffer along NE Jacksonville Road and an E-Type buffer along all other boundaries, including the south boundary shared with Marion County owner property.
13. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Developer's Agreement for LUA/Zoning completed?
STATUS OF REVIEW: INFO
REMARKS: A Developer's Agreement is not on file for the site, but may be necessary due to required infrastructure improvements.
14. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.4.L(6) Gross/wetland/floodplain acreage listed?
STATUS OF REVIEW: INFO
REMARKS: Flood prone areas are present on site and will need to be appropriately addressed with the site's development.
15. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 6.12.12 - Sidewalks Internal/External Provided?
STATUS OF REVIEW: INFO
REMARKS: Staff understands sidewalks are proposed along NE Jacksonville Road and along one side of the internal roadways.
The plan is not clear on how interconnectivity to abutting subdivisions will be accommodated as the plan references "gating" - further explanation will be required.
16. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: 2.12.5/1.8.2.F - Is Concurrency Approval or Deferral Elected?
STATUS OF REVIEW: INFO
REMARKS: Subsequent plans will be subject to compliance with Marion County Concurrency Management System requirements.
17. DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW
REVIEW ITEM: Special Planning Items:
STATUS OF REVIEW: INFO
REMARKS: 1) The Concept Plan references "gates" but does not indicate gates or a potential "gate design" particularly along NE Jacksonville Road. Please explain.
2) No connectivity to and/or between the subdivision to the north is indicated, particularly at the northeast corner where this project will join two other subdivisions, and some interconnectivity may already be occurring. Both subdivisions are publicly dedicated, and complete connectivity is required unless an alternative design is approved, and staff cannot support no interconnectivity, particularly to the north.
18. DEPARTMENT: UTIL - MARION COUNTY UTILITIES
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED - Marion County Utilities service area. Final ERC count of development will determine connection points (if required) to existing utilities provided by MCU. Within Silver Springs primary springs protection zone.

Attachment B

19. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(5) - Identify the Future Land Use and Existing Zoning of the subject property as well as all properties immediately adjacent to the subject property.
STATUS OF REVIEW: INFO
REMARKS:
20. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.
STATUS OF REVIEW: INFO
REMARKS: The corner lot detail lists a minimum 65' width but the dimensions table lists a minimum 60' width. Please clarify.
21. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).
STATUS OF REVIEW: INFO
REMARKS: See prior remark.
22. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.
STATUS OF REVIEW: INFO
REMARKS: No phasing is currently indicated on the plan.
23. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.
STATUS OF REVIEW: INFO
REMARKS: Staff notes a C-Type buffer is shown along NE Jacksonville Road with a MODIFIED (10' wide in lieu of 5') E-Type buffer along all other boundaries, including along the Marion County owned property to the south where a C-Type buffer is ordinarily required. Further discussion regarding this buffer adjustment with Marion County Parks & Recreation appears to be required.
24. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(12) - Identify access to the site.
STATUS OF REVIEW: INFO
REMARKS: The plan references gating, however interconnectivity with abutting neighborhoods is a Comp Plan directive and a key concern, at NE 56th Court and at the northeast corner of the site to accommodate connection with this project and the two adjoining projects.
25. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site.
STATUS OF REVIEW: INFO
REMARKS: Subsequent plans will need to identify and address flood prone areas on site.
26. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.
STATUS OF REVIEW: INFO
REMARKS: Staff notes amenity facilities are indicated. The approval of final amenity plans may be a specific condition of any PUD approval.

Attachment B

27. DEPARTMENT: ZONE - ZONING DEPARTMENT
REVIEW ITEM: 4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.
STATUS OF REVIEW: INFO
REMARKS: No architectural renderings for proposed residences were provided; please provided the appropriate renderings, particularly if units are intended to include 2-story models.
28. DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: All trees to be shown and trees 30" DBH and larger to be assessed for tree mitigation plan
29. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: Rezoning to PUD with conceptual plan
STATUS OF REVIEW: INFO
REMARKS: APPROVED
30. DEPARTMENT: 911 - 911 MANAGEMENT
REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale
STATUS OF REVIEW: INFO
REMARKS: APPROVED

If you have any questions, please feel free to contact me at (352) 671-8682 or carla.sansone@marionfl.org.

Sincerely,



Carla Sansone
Development Review Coordinator

CONTACT INFORMATION FOR PLAN REVIEWERS

Department / Division	Point of Contact	Phone Number	Email
911 - 911 Management	Rotation	(352) 671-8460	N/A
DOH - Environmental Health	Dan Dooley	(352) 622-7744	Daniel.Dooley@flhealth.gov
ENGDRN - Stormwater	Joss Nageon de Lestang	(352) 671-8686	Jocelyn.Nageondelestang@marionfl.org
ENGIN - Development Review	Carla Sansone	(352) 671-8682	Carla.Sansone@marionfl.org
ENGPJ - Engineering Construction	Bert Yancey	(352) 671-8683	Bert.Yancey@marionfl.org
ENRAA - Right-of-Way Acquisition	Cheryl Weaver	(352) 671-8679	Cheryl.Weaver@marionfl.org
ENGSR - Survey	Gerry Gowen	(352) 671-8686	Gerald.Gowen@marionfl.org
ENGTRF - Traffic	Chris Zeigler	(352) 671-8686	Christopher.Zeigler@marionfl.org
FRMSH - Fire Marshal	Ken McCann	(352) 291-8000	Ken.McCann@marionfl.org
LSCAPE - Landscaping (Parks)	Susan Heyen	(352) 671-8556	Susan.Heyen@marionfl.org
LUCURR - Planning	Chris Rison	(352) 438-2675	Christopher.Rison@marionfl.org
UTIL - Utilities	Carrie Hyde	(352) 307-6168	Carrie.Hyde@marionfl.org
ZONE - Zoning	Rotation	(352) 438-2675	N/A



**Marion County
Board of County Commissioners**

Growth Services

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

January 10, 2023

Harvey Vandeven
1240 SE 12th Court
Ocala FL 34471

RE: PUD Rezoning Case Application No. 220309Z
Application Request No. 27854

To Whom It May Concern:

We are sending this letter to inform you that your request for zoning change from R-1 (Single-Family Dwelling) to PUD (Planned Unit Development) regarding the Woodridge Place Development project on parcels 14973-000-00 and 14971-001-00 was approved by the Board of County Commissioners on March 15, 2022.

Zoning Ordinance 22-10, Development conditions and Concept Plan are enclosed.

When contacting the Growth Services Department's Planning and Zoning Division about this action, please refer to file no. 220309Z.

Sincerely,

A blue ink signature of Earl R. Hahn, consisting of several loops and a final horizontal stroke.

Earl R. Hahn, AICP
Growth Services Director

ss

Enclosure: Ordinance No. 22-10, Development Conditions and Concept Plan

cc: David Tillman, Tillman & Associates Engineering, LLC.

ORDINANCE NO. 22-10

**AN ORDINANCE OF THE BOARD OF
COUNTY COMMISSIONERS OF MARION
COUNTY, FLORIDA, APPROVING
REZONING AND SPECIAL USE PERMIT
APPLICATIONS AND AUTHORIZING
IDENTIFICATION ON THE OFFICIAL
ZONING MAP; PROVIDING FOR AN
EFFECTIVE DATE.**

WHEREAS, the Board of County Commissioners of Marion County, Florida (Board), is responsible for and has established the zoning of parcels of property in the unincorporated area of Marion County as reflected on the official Zoning Map, and

WHEREAS, property owner(s) have submitted petition(s) for rezoning and/or special use permits and such applications identify the property by metes and bounds description or by the Marion County Property Appraiser parcel number and such identifications of property are hereby incorporated into this ordinance by reference, and

WHEREAS, the Board has considered the recommendations of the Marion County Planning and Zoning Commission and has conducted the necessary public hearing and has approved the applications contained in this ordinance. Now therefore,

BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida:

SECTION 1. REZONING APPROVALS. The Board hereby approves the below-listed applications for Rezoning and Special Use Permits. NOTE: The terms and conditions of Board approvals of Special Use Permits are stated in the Board Resolution corresponding to each Special Use Permit Petition shown below.

1. **AGENDA ITEM #15.1.1. 220209SU** – Family of God Fellowship, Inc. His House for Her, Inc. – Renee Arnett, 3937 SE 39th Circle, Ocala, FL 34480, request a Modification of a Special Use Permit (060114SU/06-R-67), Articles 2 and 4, of the Marion County Land Development Code, to allow the continued construction and operation of six (6) residential buildings to house a maximum of nine (9) women in each residence (8 residents and 1 supervisor); one (1) administration building; and use the existing buildings for supportive services (church and multi-use building), in an R-1 (Single-Family Dwelling) zone, on an approximate 12.73 Acre Parcel, on Parcel Account Number 9009-0000-05.
Subject to all terms and conditions of Resolution 22-R-089 attached hereto and incorporated herein by reference.

2. **AGENDA ITEM #15.1.3. 220303Z** – Richard O. and Patricia A. Smith, 6425 SE 158th Court, Ocklawaha, FL 34480, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from B-2 (Community Business) to R-4 (Residential Mixed Use), for all permitted uses, on an approximate 2.02 Acre Parcel, on Parcel Account Number 39430-18-017.
3. **AGENDA ITEM #15.1.4. 220306Z** - Paul and Anna Thomas, 14560 NE 112th Court, Ft. McCoy, FL 32134, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-1 (Single-Family Residential) to R-4 (Residential Mixed Use), for all permitted uses, on an approximate .28 Acre portion of 1.14 Acre Parcel, on Parcel Account Number 09534-003-18.
4. **AGENDA ITEM #15.2.4. 220114SU** – Alvin L. and Glenda S. Thomas, Caroline Searles, 9151 SE 180th Avenue, Ocklawaha, FL 32179, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, for the placement of a proposed 250' Self-Support Telecommunication Tower and a 100'x100' Lease Area for Associated Equipment (with AT&T being the anchor tenant), in an A-1 (General Agriculture) zone, on an approximate 10,000 square foot portion of a 10.0 Acre Parcel, on Parcel Account Number 39710-000-00.

Subject to all terms and conditions of Resolution 22-R-090 attached hereto and incorporated herein by reference.

5. **AGENDA ITEM #15.1.5. 220310Z** – Family Life Assembly of God, Inc., Rev. Charles D. Hill, 4325 SW 95th Street, Ocala, FL 34476, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from A-1 (General Agriculture) to R-E (Residential Estate), for all permitted uses, on an approximate 9.73 Acre Parcel, on Parcel Account Number 35699-008-01.
6. **AGENDA ITEM #15.1.6. 220311SU**– Family Life Assembly of God, Inc., Rev. Charles D. Hill, 4325 SW 95th Street, Ocala, FL 34476, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow a daycare and after school care for grades Kindergarten through Sixth, with a maximum of 120 children, in an R-E (Residential Estate) zone, on an approximate 9.73 Acre Parcel, on Parcel Account Number 35699-008-01.

Subject to all terms and conditions of Resolution 22-R-091 attached hereto and incorporated herein by reference.

7. **AGENDA ITEM #15.2.1. 220302SU**– Carlos L. Hernandez and Yaneisy Pedroso Navarro, 13471 SW 53rd Street, Ocala, FL 34481, request a Special Use Permit, Articles 2 and 4, of the Marion County Land Development Code, to allow the parking of commercial vehicles (1 tractor and 1 flatbed trailer), in an R-1 (Single-Family Dwelling) zone, on an approximate 1.0 Acre Parcel, on Parcel Account Number 3495-165-105.

Subject to all terms and conditions of Resolution 22-R-092 attached hereto and incorporated herein by reference.

8. **AGENDA ITEM #15.2.3. 220301Z** – The Gary L. Phelps Living. Trust, Gary L. Phelps, TR, 590 NE 63rd Street; Albert P. and Lori J. Fecht, 612 NE 63rd Street; Wesley Allen and Jessica J. McCubbin, 450 NE 63rd Street; Judith A. Viveiros, 500 Ne 63rd Street, Ronald K. and Deborah L. Reddish, 444 NE 63rd Street; James C. and Johnna L. Agin, 360 NE 63rd Street; and Winfield Clinton Terry III and Patricia R. Voss, 330 NE 63rd Street, all in Ocala , FL 34479, request a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-1 (Single-Family Dwelling) to R-E (Residential Estate), for all permitted uses, on an approximate 20.56 Acre Tract, on Parcel Account Numbers 15137-000-00, 15137-000-02, 15137-001-00, 15137-001-01, 15137-001-02, 15138-000-00, 15138-002-00, 15138-003-00 and 15169-000-00.
9. **AGENDA ITEM #15.2.7. 220308Z** – Rainey Investments, LLC., James I. Rainey, 9925 SE 58th Avenue, Belleview, FL 34420, request a Modification of a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-1 (Single-Family Residential) and PUD (Planned Unit Development) to PUD (Planned Unit Development), for a proposed Development with 269 Single Family Dwelling lots and a 250-Unit Townhome - within 50 buildings (Total development not to exceed 628 units), on an approximate 127.91 Acre Tract, on Parcel Account Numbers 9006-000-03 and 37506-000-00.
10. **AGENDA ITEM #15.2.8. 220309Z** – Harvey W. Vandeven, 1240 SE 12th Court, Ocala, FL 34471, requests a Zoning Change, Articles 2 and 4, of the Marion County Land Development Code, from R-1 (Single-Family Residential) to PUD (Planned Unit Development), for a proposed 240-Unit Residential Development - not to exceed 321 units (Woodridge Place), on an approximate 80.30 Acre Tract, on Parcel Account Numbers 14973-000-00 and 14971-001-00.

SECTION 2. Authorizing identification of the official zoning map.

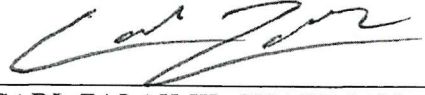
SECTION 3. EFFECTIVE DATE. A certified copy of this Ordinance as enacted shall be filed by the Clerk of the Board with the Office of the Secretary of State of the State of Florida within ten (10) days after enactment, and this Ordinance shall take effect in accordance with Section 125.66(2), Florida Statutes.

DULY ADOPTED in regular session this 15th day of MARCH 2022.

ATTEST:


GREGORY C. HARRELL, CLERK

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


CARL ZALAK III, CHAIRMAN

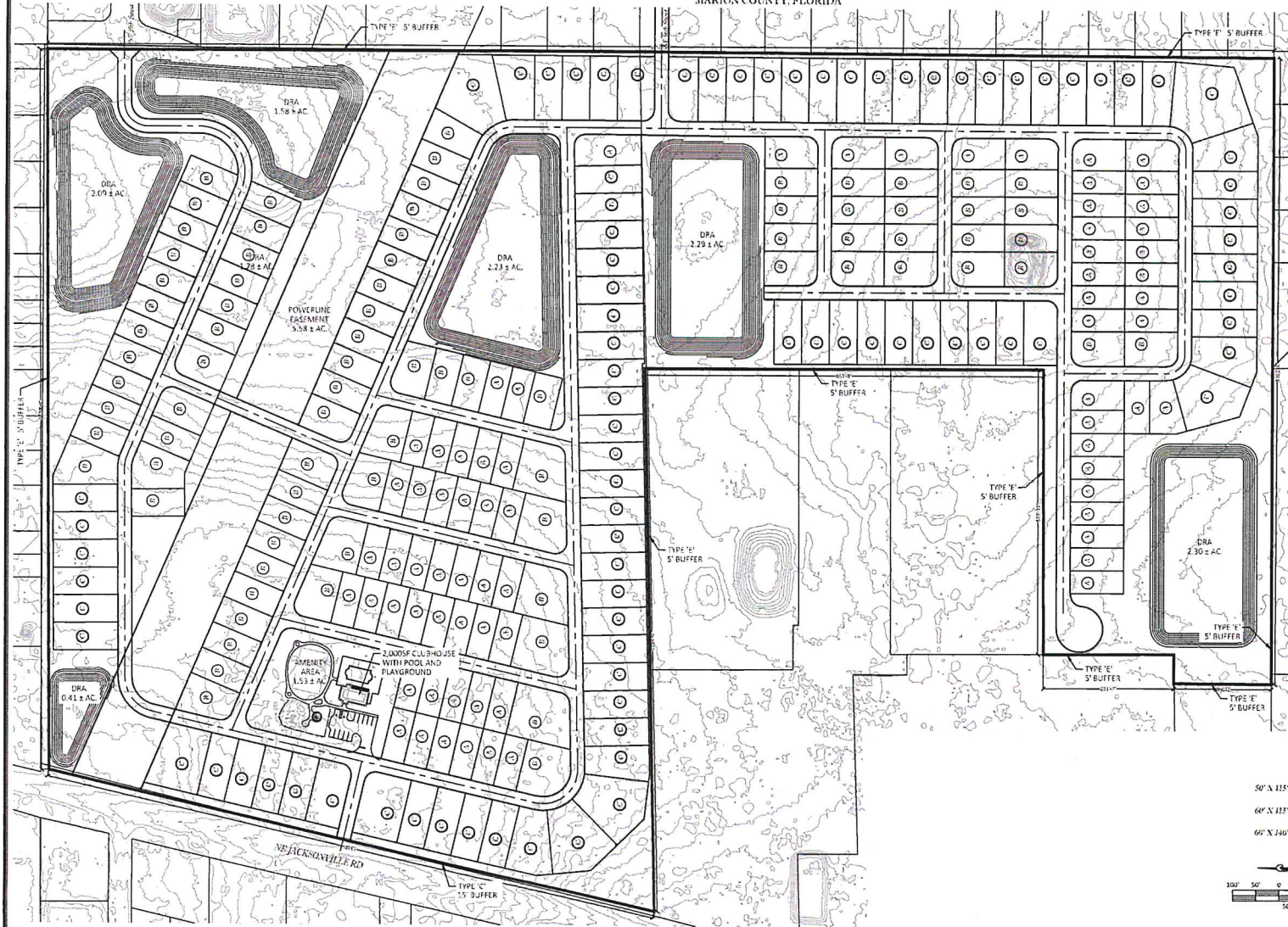
RECEIVED NOTICE FROM SECRETARY OF STATE ON MARCH
23, 2022 ADVISING ORDINANCE WAS FILED ON MARCH
23, 2022.

220309Z (Woodridge Place) Development Conditions:

1. The PUD shall be developed consistent with the PUD Application and PUD Concept Plan Set (1/18/2022; attached) and the development conditions for this approval.
2. The PUD shall consist of single-family detached residential (SFR) dwelling units, up to a maximum total of 321 units, provided consistent with the Concept Plans listed development standards.
3. Any RV/Boat storage area shall be provided internal to the PUD and set back a minimum of 100' from any external PUD boundary.
4. Prior to completion and approval of the final PUD Master Plan, or equivalent, an updated project Traffic Study shall be completed and adequate provision shall be made to provide 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.
5. Development of the PUD shall provide for full connected access (vehicular and multi-modal) to the adjoining Marion Highlands, Courtney Acres, and Fore Acres North Subdivisions, with the final connection details established with the final PUD Master Plan, including demonstrating that the interconnected access points are not gated and allow all interconnected access to reach NE Jacksonville Road.
6. The PUD shall comply with the minimum provision of 16.06 acres of total open space as shown on the PUD Conceptual Plan.
7. Buffers shall be provided consistent the buffers as provided on the PUD Conceptual Plan.
8. The final PUD Master Plan, or equivalent, shall provide final amenity provision details (clubhouse, pool, playground, play area, etc.) demonstrating the amenities comply with national home builder association residential community amenity package practices and rates and the minimum amenities established by the PUD Conceptual Plan, whichever is greater.
9. The final interior roadway cross-section shall be determined with the review and consideration of the final PUD Master Plan, wherein an increased width greater than 30' may be required to address specific design needs; in the event the applicant and the Development Review Committee disagree regarding any final width, the applicant may appeal a the decision of the DRC to the Board of County Commissioners as part of the final PUD Master Plan review noted in Condition #11 below.
10. Any access & utility easement(s) along the site boundaries shall be placed internally so as to not conflict with any buffer along that boundary.
11. The final PUD Master Plan, or equivalent, shall require approval by the Marion County Board of County Commissioners, including being duly noticed and advertised consistent with the Land Development Codes Zoning Application notice provisions at the applicant's expense

WOODRIDGE PLACE
P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA



SITE DATA

OWNER: HARVEY WALSHOVEN
DEVELOPER: HTM Develop, LLC
ADDRESS: 4349 SE 20th Street
Ocala, FL 34471

PERMITS:
14973-000-00 AND A PORTION OF 14971-001-00

PROJECT AREA:
14973-000-00 = 51.4 ± AC.
14971-001-00 = 23.7 ± AC. CM 77.9 ± AC.
TOTAL = 75.1 ± AC.

DENSITY:
RESIDENTIAL ALLOWED -
14973-000-00 (D1.6 X 4) = 706 UNITS
14971-001-00 (D1.6 X 4) = 115 UNITS
TOTAL ALLOWABLE = 821 UNITS

50' X 115' LOTS = 72 UNITS (30.0%)
60' X 115' LOTS = 81 UNITS (33.2%)
60' X 140' LOTS = 47 UNITS (19.2%)
TOTAL PROPOSED = 240 UNITS
(TOTAL DEVELOPMENT PLAN NOT TO EXCEED 321 UNITS)

LAND USE & ZONING:
EXISTING LAND USE: MR (MEDIUM RESIDENTIAL)
EXISTING ZONING: R-1
PROPOSED ZONING: PLD

DPA AREA:
PROVIDED: 10.50 ± AC.

OPEN SPACE:
REQUIRED: 16.06 ± AC. (R0.3 @ 0.30)

PROPOSED:
PASSIVE OPEN SPACE: 8.37 ± AC.
IMPROVED OPEN SPACE: 1.53 ± AC.
DPA: 2.73 ± AC. (10.50 X 0.25)
POWERLINE EASEMENT: 5.52 ± AC.
BUSHES: 1.51 ± AC.
TOTAL SHOWN: 19.72 ± AC.
MINIMUM TO BE PROVIDED: 16.06 ± AC. (R0.3 @ 0.30)

HARDEY COUNTY: A MINIMUM OPEN SPACE
REQUIREMENT OF 25 PERCENT, OF WHICH 25 PERCENT
OF DPAs CAN COUNT TOWARDS OPEN SPACE.

MINIMUM LOT DIMENSIONS:
WIDTH: 50' & 60'
DEPTH: 115' & 140'

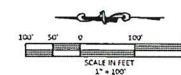
MINIMUM BUILDING SETBACKS:
FRONT: 25'
REAR: 10'
SIDE: 5' MIN.

MAXIMUM HEIGHT: 40'

NOTE: ACCESSORY STRUCTURES - i.e. SHEDS, POOL
ENCLOSURES, ECT., TO BE 5' FROM REAR AND SIDE.

NOTES:
SIDEWALKS - TO BE ALONG ONE SIDE OF INTERNAL
ROADS AND ALONG NE JACKSONVILLE RD

- 50' X 115' LOTS - ①
- 60' X 115' LOTS - ②
- 60' X 140' LOTS - ③



Tillman & Associates
ENGINEERING, LLC

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - SURVEYING
1720 SE 16th Ave. Bldg. 100, Ocala, FL 34471
OFFICE: (352) 381-4500 Fax: (352) 381-4515
CELL: (352) 381-4515

CONCEPT PLAN

WOODRIDGE PLACE
MARION COUNTY, FLORIDA

DATE: 1/16/2022
DRAWN BY: JNE
CHECKED BY: JNE
JOB NO: 21-295A