

VICINITY MAP

SCALE: 1" = 2000'

OWNER 1:

A. Saldarriga Trust
17643 Sawgrass Run
Tavares, FL 32778

APPLICANT:

Corta Ocala LLC
12632 SW 92nd Ave
Miami, FL 33157

OWNER 2:

Whitehill of Ocala LLC
2290 SW 37th Street
Ocala, FL 34471

PARCEL INFORMATION:

- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:

A. Saldarriga Trust (Owner 1)	Whitehill of Ocala LLC (Owner 2)
3501-200-023	3501-200-039
3501-200-022	3501-200-038
3501-200-021	3501-200-037
3501-200-020	3501-200-036
3501-200-019	3501-200-035
3501-200-018	3501-200-034
3501-200-040	

- SITE AREA: ±8.76 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLUM): COMMERCIAL (0 - 8 DU/AC; FAR 1.0)
- EXISTING USE: VACANT
- PROPOSED USE: SHOPPING PLAZA (RETAIL & RESTAURANT)
- PROPOSED PARKING SHALL MEET MINIMUM REQUIREMENTS OUTLINED BY MARION COUNTY DEVELOPMENT CODE SECTION 6.11.8 FOR THE PROPOSED USES INCLUDED.
- LANDSCAPE BUFFERS SHALL BE 15-FT FRONT YARD, 10-FT SIDE YARD, AND 10-FT REAR YARD, FURTHER IN ACCORDANCE WITH MARION COUNTY DEVELOPMENT CODE SECTION 6.8.6.
- LANDSCAPE BUFFERING SHALL COMPLY WITH B-2 ZONING REQUIREMENTS AND DEVIATION FOR OVERALL PERIMETER BUFFERING IS NOT PROPOSED.
- RESIDENTIAL COMMERCIAL BUFFERING REQUIREMENTS BETWEEN PARCELS 2&3 FROM PARCEL 5 SHALL COMPLY WITH LDC REQUIREMENTS
- 84TH STREET BUFFERING SHALL COMPLY WITH RESOLUTION 91-R-113, EXCEPT AS OTHERWISE STATED HEREON
- A RECIPROCAL EASEMENT AGREEMENT (REA) WILL BE PREPARED AND RECORDED FOR BETWEEN THE PROPOSED PARCELS AND OWNERSHIP TO BENEFIT BOTH THE DEVELOPMENT AND ADJACENT PROPERTIES IMPACTED.

ZONING TABLE:

	REQUIRED	PROPOSED OVERALL
MINIMUM LOT SIZE	N/A	±8.764 ACRES
FRONT BUILDING SETBACK (FT)	40'	72.0'
SIDE YARD SETBACK (FT)	10'	11.9'
REAR YARD SETBACK (FT)	25'	100.6'
MINIMUM LOT WIDTH (FT)	N/A	N/A
BUILDING HEIGHT (FT)	50'	< 50'
MAX IMPERVIOUS SURFACE RATIO (ISR)	N/A	62.4% (238,255/381,754)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/381,754)

NOTE: REQUIRED ZONING SHOWN HEREIN BASED ON EXISTING B-2 (COMMERCIAL BUSINESS) ZONING REQUIREMENTS THE PROPOSED PUD REMAINS BASED ON

PROPOSED COMMERCIAL PARCELS

PARCEL	FLOOR AREA (SQ FT)	AREA (ACRES)
PARCEL 1 (COMMERCIAL)	±1,680 SQ FT	±0.834
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.926
PARCEL 3 (COMMERCIAL)	±23,256 SQ FT	±2.750
PARCEL 4 (COMMERCIAL)	±8,600 SQ FT	±2.629
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±8.764

OPEN SPACE CALCULATION TABLE

PARCELS	OPEN SPACE AREA (ACRES)	OPEN SPACE (%)
PARCELS 1-4 (COMMERCIAL)	±2.45 ACRES	34.4% (2,459/7,139)
PARCEL 5 (MULTI FAMILY)	±0.34 ACRES	20.8% (0,338/1,625)

NOTE: OPEN SPACES INCLUDES AREAS PERMITTED AS OUTLINED IN LDC SECTION 4.2.31.E (7)(D) INCLUDING PERIMETER BUFFERS, WALKWAYS, DRA AREA (DRY POND DESIGN), ETC. AND DOES NOT INCLUDE INTERNAL PARKING LOT ISLANDS OR PUBLIC RIGHTS-OF-WAY. PARCEL 5 SHOWS MINIMUM OPEN SPACE TO BE PROVIDED AND ONLY ACCOUNTS FOR LANDSCAPE BUFFER AREA HATCHED HEREON.

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/BOUNDARY, TOPOGRAPHIC SURVEY A PORTION OF KINGSLAND COUNTRY ESTATES, UNIT 1, MARION COUNTY, FLORIDA", PREPARED BY EXTREME SURVEYING OF FLORIDA, INC. DATED JANUARY 11, 2023.
- THE HORIZONTAL & VERTICAL DATUMS PER ABOVE REFERENCED SURVEY.
- ACCORDING TO THE FLOOD INSURANCE MAP FOR MARION COUNTY, FLORIDA, COMMUNITY PANEL NUMBER 120160, MAP PANEL NUMBER 12083C0684E, EFFECTIVE DATE APRIL 19, 2017, THE SUBJECT PARCEL APPEARS TO FALL WITHIN SPECIAL FLOOD HAZARD ZONE 'X' AND 'AE'. THE 'AE' AREA APPEARS TO FALL WITHIN THE TOP OF BANK LIMITS OF THE POND WITHIN LOT 3 OF SAMIRA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE., BASE FLOOD ELEVATION OF 70.2-FT (NAVD88).
- SUBSURFACE INFORMATION SHOWN HEREON IS TAKEN FROM A REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SPROUTS AND ROSS RETAIL DEVELOPMENT, STATE ROAD 200 AND SOUTHWEST 100TH STREET, OCALA, MARION COUNTY, FLORIDA" PREPARED BY ANDREYEV ENGINEERING, INC. DATED NOVEMBER 3, 2022

REQUEST OF DEVIATION FROM B-2 ZONING & RESOLUTION 91-R-113:

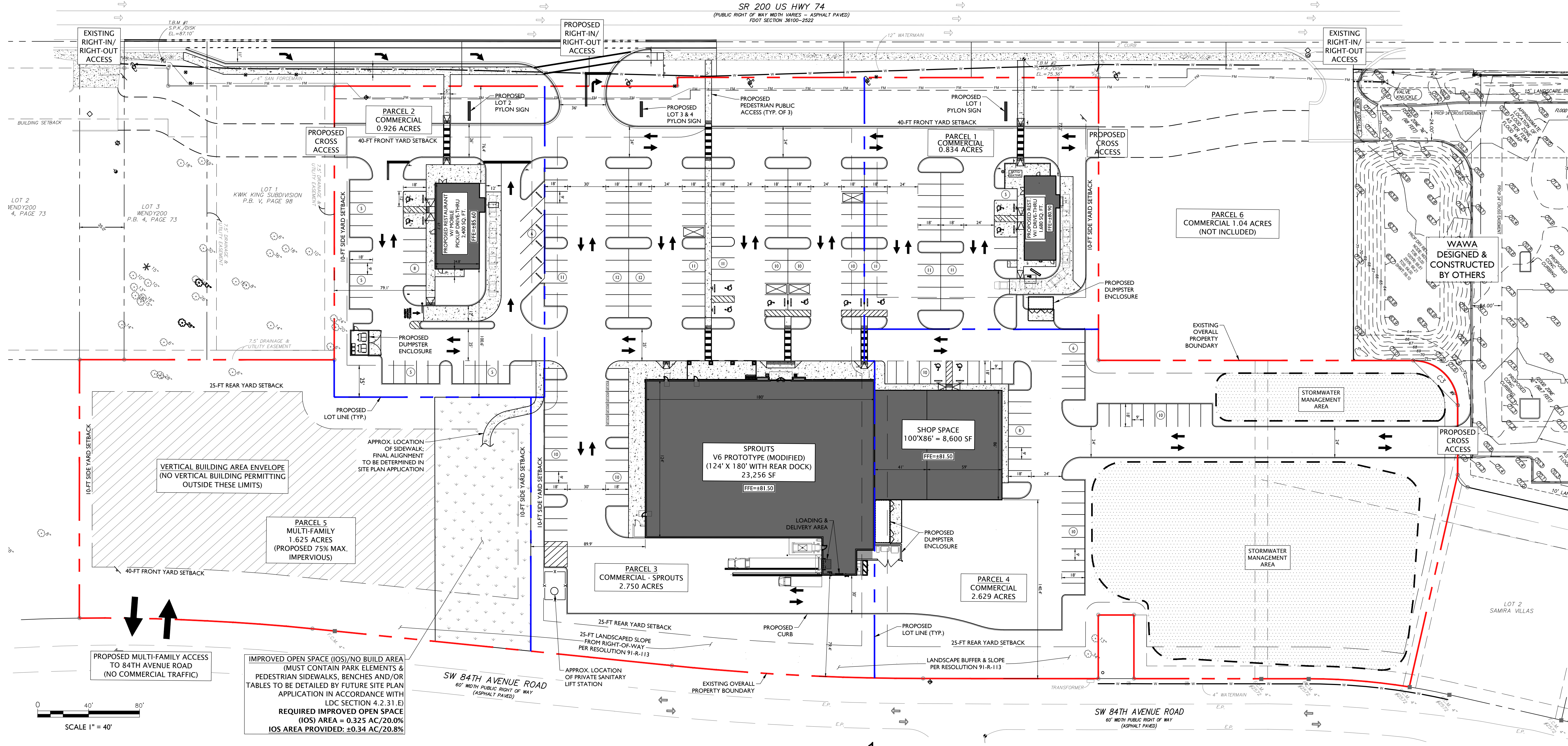
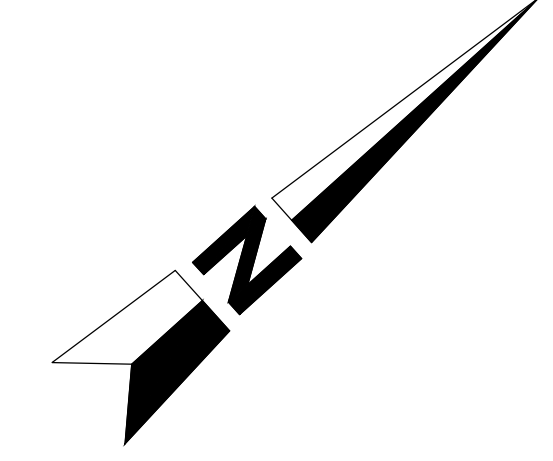
- ZERO SIDE YARD BUILDING SETBACK BETWEEN LOTS 3 & 4 (REQUIRED 10-FT SETBACK IN B-2 ZONING)
- FUTURE LAND USE (COMMERCIAL) ALLOWANCE OF 8 DWELLING UNITS/ACRE (DU/AC) FOR THE SUBJECT PROPERTY, ±8.76-ACRES, LESS FLOOR AREA RATIO PROPOSED (FAR=1.0) RESULTS IN 7.93-ACRES OR 63 UNITS. THE APPLICATION REQUESTS APPLYING THE 30 DWELLING UNITS OF THE TOTAL PERMITTED DENSITY TO PROPOSED PARCEL 5 (1.63 ACRES).
- LANDSCAPE BUFFER RELIEF BETWEEN SHARED PARKING LOT LINES; PROPOSED PARCELS 1-4.
- RELIEF FROM COMMERCIAL/MULTI-FAMILY LANDSCAPE BUFFER TYPES B/C BETWEEN PROPOSED PARCEL 5 AND PROPOSED PARCELS 2 & 3; AMENDMENT PROPOSES TO BE 10-FT BUFFER ON EACH LOT TOTALING 20-FT WITHOUT A WALL.
- DRIVEWAY ACCESS TO 84TH AVENUE ROAD FROM PROPOSED MULTI-FAMILY PARCEL 5 (1.63 ACRES) FOR DIRECT INGRESS AND EGRESS TO THE PARCEL. NO CROSS CONNECTION OR COMMERCIAL TRAFFIC IS PROPOSED ASSOCIATED TO THIS REQUEST. RESOLUTION 91-R-113 CONDITION 1 STATES THERE SHALL BE NO INGRESS NOR EGRESS TO THE SUBJECT PROPERTY FROM SW 84TH AVENUE ROAD, AS SUCH PROPOSED AMENDMENT ALLOWS THE RESIDENTIAL COMPONENT TO ACCESS SW 84TH AVENUE ROAD.
- RESOLUTION 91-R-113 REQUIRES A 25-FT LANDSCAPED SLOPE BEGINNING AT THE PRESENT ELEVATION OF THE RIGHT-OF-WAY, RISING TO A MINIMUM ELEVATION 5-FT AT THE SETBACK 25-FT FROM THE RIGHT-OF-WAY. RELIEF IS BEING REQUESTED FROM THE RESOLUTION CONDITION THAT THE CHOICE OF LANDSCAPE MATERIAL WILL BE WITH THE COOPERATION OF A COMMITTEE OF KINGSLAND COUNTRY BOARD OF DIRECTORS. THE PETITION REQUESTS THAT LANDSCAPE BE DESIGNED BY THE DEVELOPER, APPROVED BY COUNTY STAFF AND NO WALL BE REQUIRED.

LEGEND:

- ADJACENT PROPERTY LINE
- PROPERTY BOUNDARY
- PROPOSED CONCRETE CURB
- PROPOSED CONCRETE
- PROPOSED YARD SETBACK
- PROPOSED 4-FT FENCE
- HAND RAIL
- PROPOSED EASEMENT
- PROPOSED TRAFFIC SIGN
- PARKING SPACE COUNT

TREE LEGEND:

10' = TREE LOCATION & SIZE



MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.724.4199
INFO@MJSTOKESCONSULTING.COM

FLORIDA BUSINESS REGISTRY NO. 3448

REVISIONS

REV	DATE	DESCRIPTION
01	4/04/24	REVISED PER STAFF REVIEW & COMMENTS
02	4/19/24	REVISED PER STAFF REVIEW & COMMENTS

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JOHN J. STOECKEL
FLORIDA PROFESSIONAL ENGINEER
LICENSE NO. 80758

PROJECT NAME:
**CORTA COMMONS
PROPOSED PUD SITE PLAN**

FOR
CORTA OCALA, LLC

MARION COUNTY, FLORIDA

SHEET TITLE
PUD SITE PLAN

PROJECT NO: 23-3306
CHECKED BY: JJS
VERTICAL DATUM: NAVD 1988
DATE: 01/30/24
SHEET NUMBER
C-100