

August 15, 2025

PROJECT NAME: CORTA COMMONS - OCALA WEST

PROJECT NUMBER: 2024020064

APPLICATION: FINAL PLAT #31191

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PRM's are set.
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PRM's are set.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.C(15)(d) - Legal documents & cross reference book & page  
STATUS OF REVIEW: INFO  
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or [kevin.vickers@marionfl.org](mailto:kevin.vickers@marionfl.org).
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: INITIAL - No buffers provided.  
6/17/25 - Buffer types and widths have not been explicitly labelled on final plat sheet. Please provide, per PUD 250509ZP.

7/9/25 - The buffer types and locations must be marked on the plat rather than solely noted by the proposed Surveyor Note #11. This is a particular concern due the separately established utility easement shown by the plat, as the buffers are a requirement of the PUD's approval.

7/29/25 - Per Resolution 25-R-164, buffers between PID 3501-400-002 and 3501-400-001 must meet LDC requirements. No buffers are provided between commercial/residential uses. 25' buffer along SW 84th Ave Rd must provide minimum 8' wall or 2' berm/6' opaque fence. Please specify.

8/14/2025 - [INFO] Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.

8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.3.1.C(11) - PUD zoning consistent with Division 4  
STATUS OF REVIEW: INFO  
REMARKS: See conditions in PUD No. 250509ZP, Resolution 25-R-164



## 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

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 02/02/2024

### A. PROJECT INFORMATION:

Project Name: CORTA COMMONS - OCALA WEST

Parcel Number(s): 3501-200-018, 3501-200-019, 3501-200-020, 3501-200-021, 3501-200-022, 3501-200-023, 3501-200-024

Section 24 & 25 Township 16S Range 20E Land Use GCSF, GCNF Zoning Classification B-2

Commercial ☐ Residential ☒ Industrial ☐ Institutional ☐ Mixed Use ☐ Other ☐

Type of Plan: FINAL PLAT

Property Acreage ~8.67 Number of Lots 1 Miles of Roads 0

Location of Property with Crossroads ACCESS ON NORTH BOUNDARY TO SR200 AND SOUTH BOUNDARY TO SR16

Additional information regarding this submittal: REPLAT OF A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES, AKA PARCELS 18-23, 34-41, LOTS 3 AND 4

REPLAT OF A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES, AKA PARCELS 18-23, 34-41, LOTS 3 AND 4

### B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

#### ☒ Engineer:

Firm Name: MJ STOKES CONSULTING Contact Name: JOHN STOECKEL

Mailing Address: 7702 CEDARHURST LANE City: TAMPA State: FL Zip Code: 33625

Phone # 607-725-3269 Alternate Phone #

Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

#### ☒ Surveyor:

Firm Name: CHW, AN NV5 COMPANY Contact Name: CLINTON N. RICKNER

Mailing Address: 2100 SE 17TH STREET UNIT 802 City: OCALA State: FL Zip Code: 34471

Phone # 3522397245 Alternate Phone # 3523593263

Email(s) for contact via ePlans: permiteng@chw-inc.com

#### Property Owner:

Owner: A. SALDARRIAGA TRUST Contact Name: CAMILO SALDARRIAGA

Mailing Address: 17643 SAWGRASS RUN City: TAVARES State: FL Zip Code: 32778

Phone # 407-375-0197 Alternate Phone #

Email address: saldarriaga.camilo@gmail.com

#### Developer:

Developer: CORTA OCALA, LLC Contact Name: CORY PRESNICK

Mailing Address: 1112 1ST STREET City: NEPTUNE BEACH State: FL Zip Code: 32266

Phone # 404-625-5119 Alternate Phone #

Email address: cpresnick@cortadev.com

Revised 6/2021

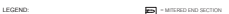


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**SURVEYORS NOTES:**

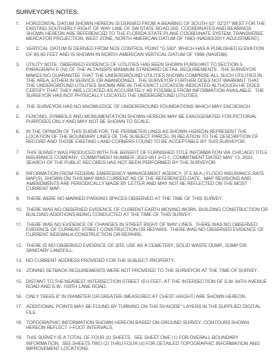
1. HORIZONTAL DATUM SHOWN HEREON IS DERIVED FROM A BEARING OF SOUTH 42° 02' 21" WEST FOR THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF 888 STATE ROAD 200. COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83/2011 ADJUSTMENT).
2. VERTICAL DATUM IS DERIVED FROM NGC CONTROL POINT "G 567", WHICH HAS A PUBLISHED ELEVATION OF 85.90 FEET AND IS SHOWN IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

- VERIFY SCALE**  
BAR IS ONE INCH LONG  
OF COURSE, DEPENDS ON  
SCALES ACCORDING.



- (SEE SUBMITTER'S CERTIFICATION - SHEET 1)

2 OF 4

[illegible]

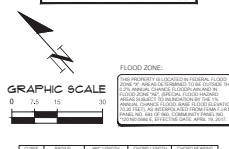
- [illegible]

OWNER NAME:	CD TRUCKER
WP:	DECKED IN:
CR:	DECKED IN:
FIELD CODE & PAGE:	PROJECT NUMBER:
WORKSHEET:	23-0865

(SEE SUBMITTER'S CERTIFICATION - SHEET 1)

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- This map prepared by:**

Clinton N. Reiner

City of Administration No. LA 8075  
 Certificate of Administration No. 19-001  
 Signature and Seal of the  
 Digital Signature of a Florida  
 Licensed Surveyor and Mapper

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CURVE DATA TABLE					
CURVE	LENGTH	BEARING	DELTA	CHORD	CHORD BEARING
C1	14.48	S 89°52'57" E	30.00	40.00	N 89°52'57" E
C2	11.48	N 89°52'57" E	30.00	40.00	S 89°52'57" E
C3	111.02	S 89°52'57" E	30.00	111.02	S 89°52'57" E
C4	107.41	S 89°52'57" E	30.00	107.41	S 89°52'57" E
C5	100.00	S 89°52'57" E	30.00	100.00	S 89°52'57" E
C6	100.00	S 89°52'57" E	30.00	100.00	S 89°52'57" E
C7	107.41	S 89°52'57" E	30.00	107.41	S 89°52'57" E
C8	111.02	S 89°52'57" E	30.00	111.02	S 89°52'57" E

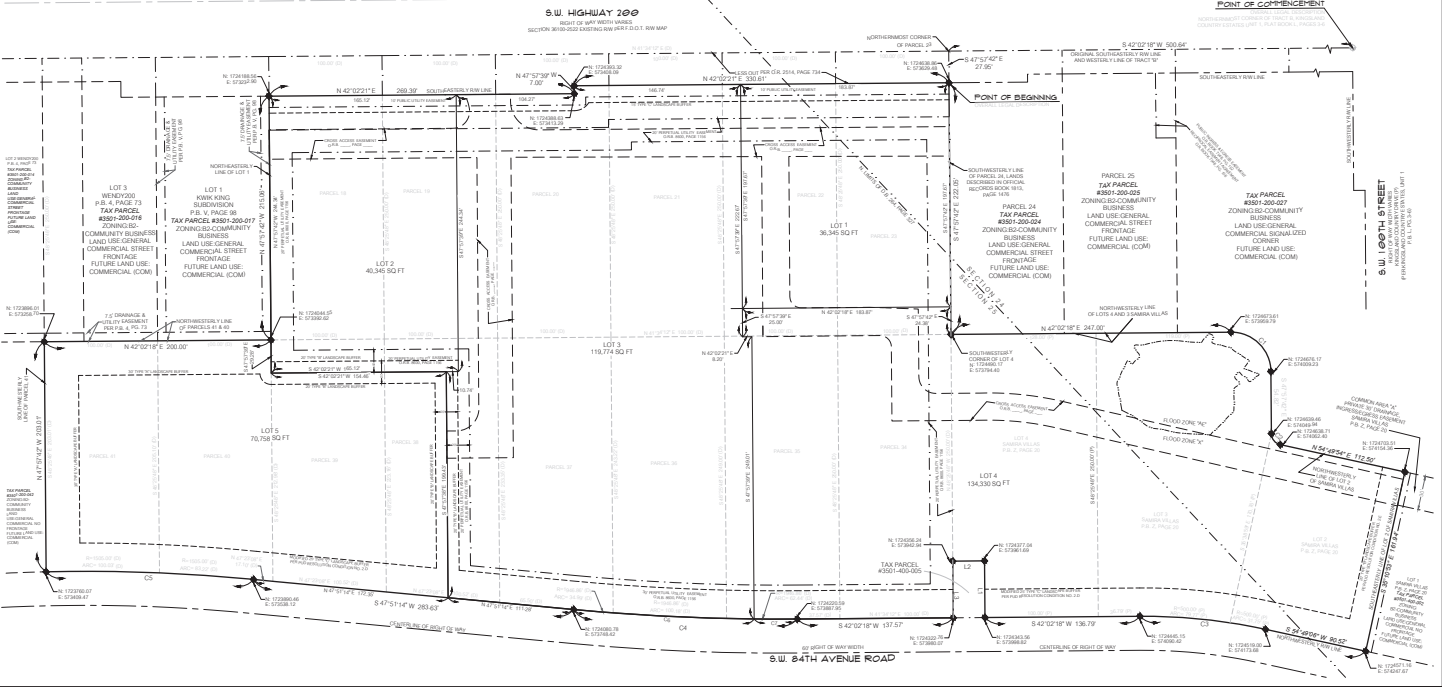
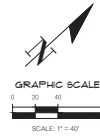
LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 89°52'57" E	100.00
L2	S 89°52'57" E	100.00
L3	S 89°52'57" E	100.00

**LEGEND:**  
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**CORTA COMMONS OCALA WEST**  
 A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT 1  
 AS RECORDED IN PLAT BOOK "L", PAGE 3 OF THE PUBLIC  
 RECORDS OF MARION COUNTY, FLORIDA  
 AND ALL OF  
 LOT 2, 3, AND 4  
 A REPLAT OF A PORTION OF SAMIRA VILLAS  
 AS RECORDED IN PLAT BOOK "Z", PAGE 20 OF THE PUBLIC  
 RECORDS OF MARION COUNTY, FLORIDA  
 ALL SITUATED IN SECTIONS 24 & 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
 MARION COUNTY, FLORIDA

**NIVIS**  
 2200 SE 17th Street Suite 802  
 Ocala, Florida 34471  
 (352) 454-6621  
 www.nivis.com  
 LB-0246

PLAT BOOK \_\_, PAGE \_\_  
 SHEET TWO OF TWO

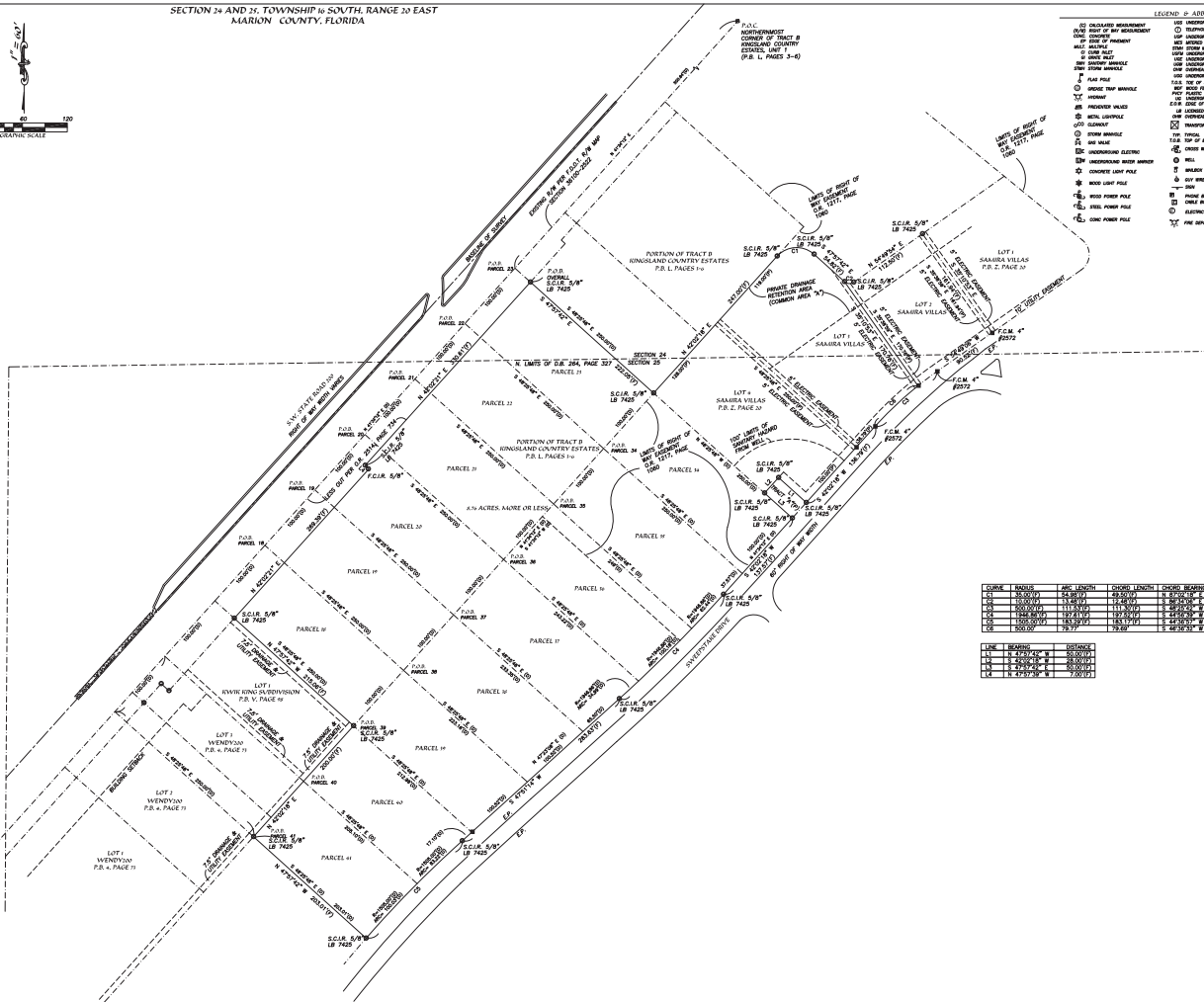
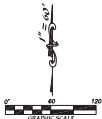








SECTION 24 AND 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA



DATE	BOOK	PAGE	DATE	BOOK	PAGE	DATE	BOOK	PAGE
10/1/01	1000	100	10/1/01	1000	100	10/1/01	1000	100
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10/1/01	1000	100	10/1/01	1000	100	10/1/01	1000	100
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LEGEND: & ABBREVIATIONS

- 1. SURVEYOR'S NAME
- 2. DATE OF SURVEY
- 3. NAME OF TRACT
- 4. NAME OF OWNER
- 5. NAME OF ADJACENT OWNER
- 6. NAME OF ADJACENT TRACT
- 7. NAME OF ADJACENT SECTION
- 8. NAME OF ADJACENT TOWNSHIP
- 9. NAME OF ADJACENT RANGE
- 10. NAME OF ADJACENT COUNTY
- 11. NAME OF ADJACENT STATE
- 12. NAME OF ADJACENT COUNTRY
- 13. NAME OF ADJACENT OCEAN
- 14. NAME OF ADJACENT LAKE
- 15. NAME OF ADJACENT RIVER
- 16. NAME OF ADJACENT CREEK
- 17. NAME OF ADJACENT SWAMP
- 18. NAME OF ADJACENT MOUNTAIN
- 19. NAME OF ADJACENT HILL
- 20. NAME OF ADJACENT VALLEY
- 21. NAME OF ADJACENT PLAIN
- 22. NAME OF ADJACENT DESERT
- 23. NAME OF ADJACENT TUNDRA
- 24. NAME OF ADJACENT STEPPE
- 25. NAME OF ADJACENT SAVANNAH
- 26. NAME OF ADJACENT PRairie
- 27. NAME OF ADJACENT Marsh
- 28. NAME OF ADJACENT Wetland
- 29. NAME OF ADJACENT Forest
- 30. NAME OF ADJACENT Woodland
- 31. NAME OF ADJACENT Shrubland
- 32. NAME OF ADJACENT Grassland
- 33. NAME OF ADJACENT Bareland
- 34. NAME OF ADJACENT Waterbody
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ALTA-BOUNDARY, TOPOGRAPHIC SURVEY  
A PORTION OF KINGSLAND COUNTRY ESTATES, UNIT 1  
MARION COUNTY, FLORIDA

NO.	DESCRIPTION	DATE	BY
1	REVISIONS		
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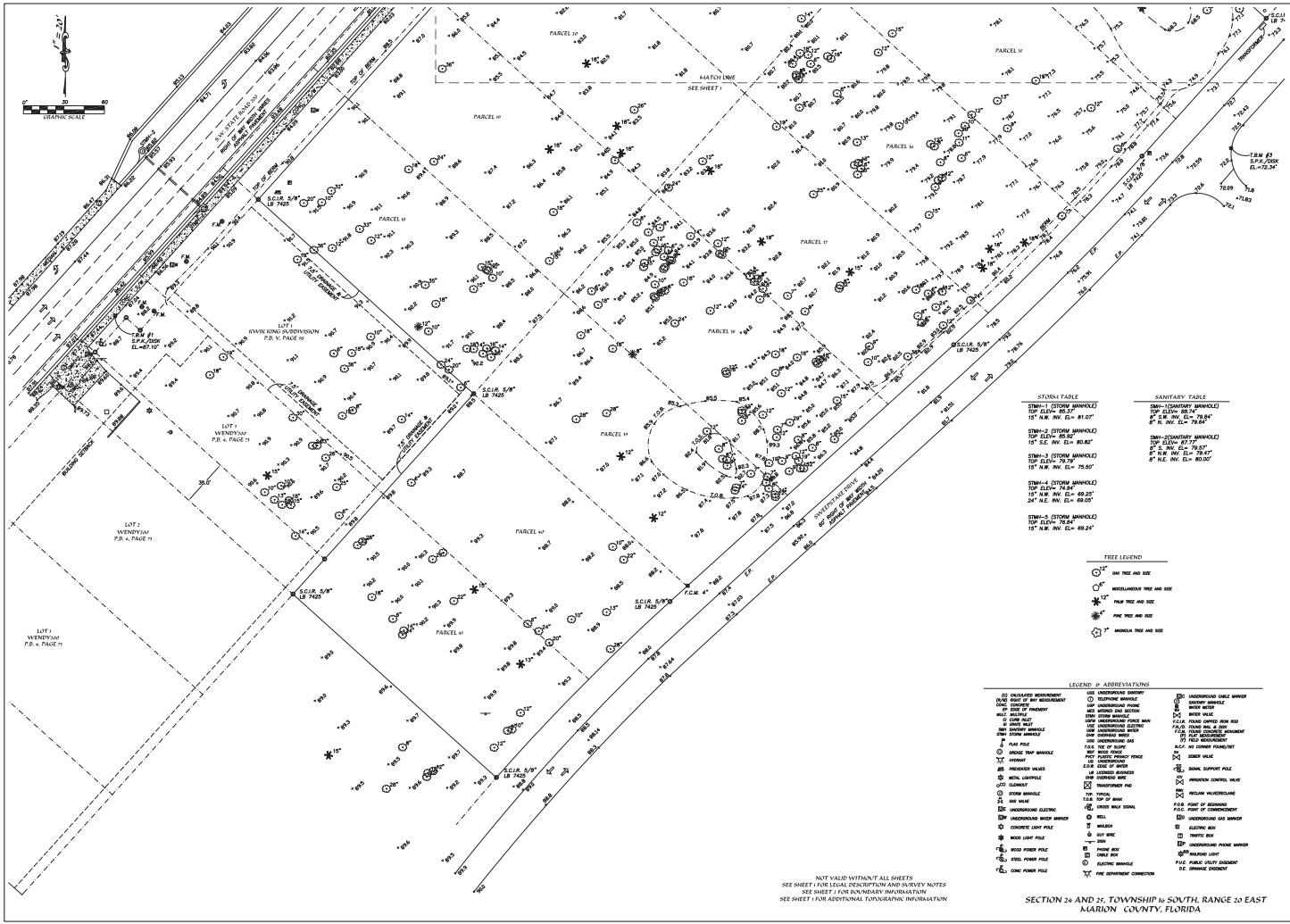
DESIGNED BY: N/A  
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CHECKED BY: N/A  
SCALE: DATE: 1"=50' 1-9-23  
PARTY CHIEF: N/A  
FIELD BOOK: N/A  
PAGE: N/A  
CAD FILE: 2211-100-74  
JOB NUMBER: 2211-100-74  
SHEET 2 of 4

NOT VALID WITHOUT ALL SHEETS  
SEE SHEET FOR LEGAL DESCRIPTION AND SURVEY NOTES  
SEE SHEET AND FOR TOWNSHIP INFORMATION









NOT VALID WITHIN 17' ALL SHEETS  
SEE SHEET 1 FOR LEGAL DESCRIPTION AND SURVEY NOTES  
SEE SHEET 1 FOR ADDITIONAL TOPOGRAPHIC INFORMATION

SECTION 24 AND 25, TOWNSHIP 10 SOUTH, RANGE 20 EAST  
MARION COUNTY, FLORIDA

STORM TABLE

STORM-1 (STORM MANHOLE)	TOP ELEV: 78.50'
15' S.W. NW. EL= 81.07'	
STORM-2 (STORM MANHOLE)	TOP ELEV: 80.50'
15' S.W. NW. EL= 80.82'	
STORM-3 (STORM MANHOLE)	TOP ELEV: 79.70'
15' S.W. NW. EL= 75.50'	
STORM-4 (STORM MANHOLE)	TOP ELEV: 78.50'
15' S.W. NW. EL= 69.25'	
STORM-5 (STORM MANHOLE)	TOP ELEV: 78.50'
15' S.W. NW. EL= 69.24'	

SANITARY TABLE

SANITARY-1 (SANITARY MANHOLE)	TOP ELEV: 80.74'
15' S.W. NW. EL= 79.84'	
SANITARY-2 (SANITARY MANHOLE)	TOP ELEV: 80.74'
15' S.W. NW. EL= 79.84'	

TREE LEGEND

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EXTRAFLEX SURVEYING OF FLORIDA, INC.  
2540 PROCTOR PLACE  
WILMINGTON, FL 32691  
TEL: (904) 833-2200  
FAX: (904) 833-2201  
EMAIL: info@extraflex.com

REVISIONS

NO.	DESCRIPTION	DATE	BY
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