

**Chen, Xinyi**

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**From:** Cory Presnick <cpresnick@cortadev.com>  
**Sent:** Tuesday, March 26, 2024 8:48 AM  
**To:** Odom, Kenneth; permitting@alfka.com; Watson, Donald; 'John Stoeckel'  
**Cc:** Rison, Christopher; Brugnoli, Kathleen; Zeigler, Christopher; Chen, Xinyi  
**Subject:** RE: Pre-Application meeting - Parcels directly southern adjacent to Wawa on SR 200 @ OTOW  
**Attachments:** 240130\_CORTA Commons PUD Site Plan.pdf

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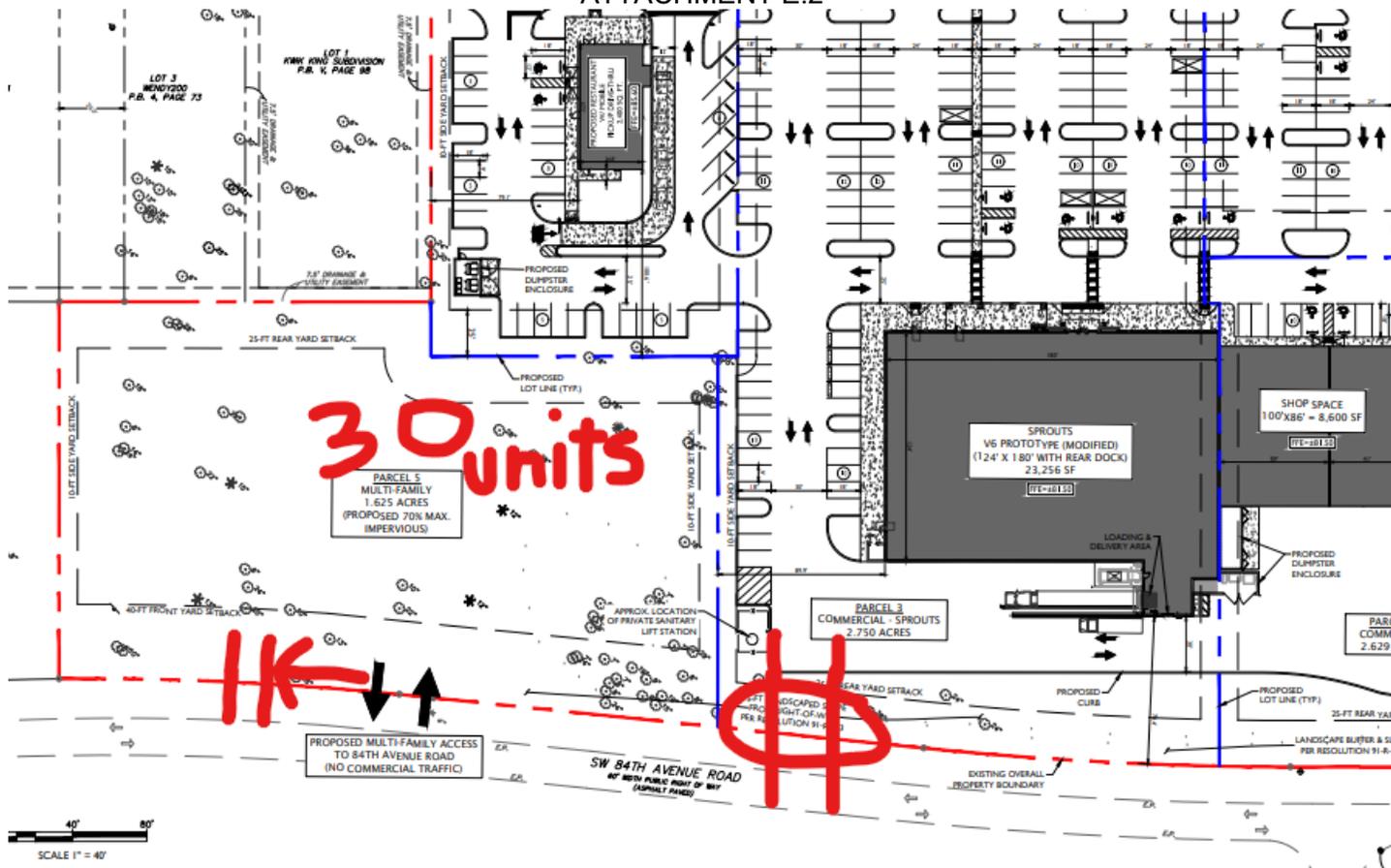
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Thank you Ken – the biggest two items from our discussions thus far we want to clear up and clarify are:

- Scope of any new counts being requested – we need to order asap
- Location of 84<sup>th</sup> Ave connections....our PUD site plan/application did not show any Commercial to 84<sup>th</sup> Ave connections as we felt there was good flow otherwise and we didn't want to ask for too many deviations. We had shown one connection to the residential parcel in the PUD submittal and that will continue to be the access for the residential. That said studying our plan lining up to the existing drive on the North side in our truck turn around area near our pond is just too problematic for the project and we feel unsafe as there is too much area to let cars free-flow through and striping won't do the trick and we can't curb as this is needed for truck servicing...our solution proposed with County requesting Commercial access on 84<sup>th</sup> Ave is to line up with the SR 200 Access point and this provides a safe way to control traffic flow and the site lines make sense and the traffic is in a grid pattern – we can add some speed humps to help soften any "cut-through" activities and the spacing from the other drives does not pose conflicts in our view. We could then slide the residential opening to the South to keep good spacing. Hope I'm not stepping on Dallas's shoes but wanted to get this into discussion asap.

Thank you all!

ATTACHMENT E.2



Cory Presnick  
Principal  
404-625-5119



**From:** Odom, Kenneth <Kenneth.Odom@marionfl.org>  
**Sent:** Tuesday, March 26, 2024 8:42 AM  
**To:** Cory Presnick <cpresnick@cortadev.com>; permitting@alfka.com; Watson, Donald <Donald.Watson@marionfl.org>; 'John Stoeckel' <jjs@mjstokesconsulting.com>  
**Cc:** Rison, Christopher <Christopher.Rison@marionfl.org>; Brugnoli, Kathleen <Kathleen.Brugnoli@marionfl.org>; Zeigler, Christopher <Christopher.Zeigler@marionfl.org>; Chen, Xinyi <Xinyi.Chen@marionfl.org>  
**Subject:** RE: Pre-Application meeting - Parcels directly southern adjacent to Wawa on SR 200 @ OTOW

I am available after 11:15 AM



**Kenneth Odom**  
*Transportation Planner*  
Growth Services

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Marion County Board of County Commissioners  
2710 E. Silver Springs Blvd.  
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**From:** Cory Presnick <[cpresnick@cortadev.com](mailto:cpresnick@cortadev.com)>  
**Sent:** Tuesday, March 26, 2024 8:30 AM  
**To:** [permitting@alfka.com](mailto:permitting@alfka.com); Watson, Donald <[Donald.Watson@marionfl.org](mailto:Donald.Watson@marionfl.org)>; 'John Stoeckel' <[jjs@mjstokesconsulting.com](mailto:jjs@mjstokesconsulting.com)>  
**Cc:** Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>; Brugnoli, Kathleen <[Kathleen.Brugnoli@marionfl.org](mailto:Kathleen.Brugnoli@marionfl.org)>; Odom, Kenneth <[Kenneth.Odom@marionfl.org](mailto:Kenneth.Odom@marionfl.org)>; Zeigler, Christopher <[Christopher.Zeigler@marionfl.org](mailto:Christopher.Zeigler@marionfl.org)>; Chen, Xinyi <[Xinyi.Chen@marionfl.org](mailto:Xinyi.Chen@marionfl.org)>  
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Thanks all – the sooner the better please; thank you!

Cory Presnick  
Principal  
404-625-5119



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**From:** [permitting@alfka.com](mailto:permitting@alfka.com) <[permitting@alfka.com](mailto:permitting@alfka.com)>  
**Sent:** Monday, March 25, 2024 4:40 PM  
**To:** 'Watson, Donald' <[Donald.Watson@marionfl.org](mailto:Donald.Watson@marionfl.org)>; Cory Presnick <[cpresnick@cortadev.com](mailto:cpresnick@cortadev.com)>; 'John Stoeckel' <[jjs@mjstokesconsulting.com](mailto:jjs@mjstokesconsulting.com)>  
**Cc:** 'Rison, Christopher' <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>; 'Brugnoli, Kathleen' <[Kathleen.Brugnoli@marionfl.org](mailto:Kathleen.Brugnoli@marionfl.org)>; 'Odom, Kenneth' <[Kenneth.Odom@marionfl.org](mailto:Kenneth.Odom@marionfl.org)>; 'Zeigler, Christopher' <[Christopher.Zeigler@marionfl.org](mailto:Christopher.Zeigler@marionfl.org)>; 'Chen, Xinyi' <[Xinyi.Chen@marionfl.org](mailto:Xinyi.Chen@marionfl.org)>  
**Subject:** RE: Pre-Application meeting - Parcels directly southern adjacent to Wawa on SR 200 @ OTOW

Ken/Chris;

ATTACHMENT E.2

Good afternoon. Could you let us know if one of you might have availability to discuss tomorrow? Ken had performed this review.

Thanks!

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**From:** Watson, Donald <[Donald.Watson@marionfl.org](mailto:Donald.Watson@marionfl.org)>

**Sent:** Monday, March 25, 2024 3:57 PM

**To:** Cory Presnick <[cpresnick@cortadev.com](mailto:cpresnick@cortadev.com)>; Flamingo Civil Design <[engineering@flamingo.design](mailto:engineering@flamingo.design)>; John Stoeckel <[jjs@mjstokesconsulting.com](mailto:jjs@mjstokesconsulting.com)>

**Cc:** Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>; Brugnoli, Kathleen <[Kathleen.Brugnoli@marionfl.org](mailto:Kathleen.Brugnoli@marionfl.org)>; Odom, Kenneth <[Kenneth.Odom@marionfl.org](mailto:Kenneth.Odom@marionfl.org)>; Zeigler, Christopher <[Christopher.Zeigler@marionfl.org](mailto:Christopher.Zeigler@marionfl.org)>; Chen, Xinyi <[Xinyi.Chen@marionfl.org](mailto:Xinyi.Chen@marionfl.org)>

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I'm free tomorrow after 11am. However, I think it would also be good for County Planning (Ken Odom and/or Chris Rison) to be involved in the discussion. If tomorrow doesn't work, I'm free next week at the times below.

- Mon, 4/1 – 1pm to 5pm
- Tue, 4/2 – 9am to 12pm
- Wed, 4/3 – 9am to 11am & 1pm to 3:30pm
- Thu, 4/4 – 1pm to 5pm
- Fri, 4/5 – Any time

Thanks,  
Don



**Donald Watson, PhD, P.E.**  
*Senior Engineer*  
Office of the County Engineer

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Marion County Board of County Commissioners  
412 SE 25th Ave.  
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