

REZONING MASTER PLAN FOR BASELINE 150 NORTH & BASELINE 150 SOUTH PROJECT #: 2022100091

Parcel ID: 37515-004-00 & 02

PROJECT DESCRIPTION/PROPOSED USES

The project will consist of two residential developments bisected by an existing street.

- Baseline 150 North (Tract C-1) will be developed as a high density development with 162 townhome/multifamily units.
- Baseline 150 South (Tract C-2) will be developed as a low density residential subdivision with 59 units.
- The overall density of the development will meet the maximum density allowable per the Future Land Use designation.

FLOOD CERTIFICATE:

Subject property is located in Flood Zone "X"
Flood Insurance Rate Map: 12083C

Panel No.: 0733 D

Community Name/No.: Marion County/120160

Effective Date: August 28, 2008

BEARING BASIS

- The bearing structure for this survey is based on a NAD 1983 Florida State Plane West Zone, bearing of S 00°01'54" W for the East Boundary of Subject Property.
- The horizontal datum utilized for this project is NAD 1983 Florida West Zone, 2011 Adjustment, U.S. Survey Feet. The control utilized to establish said datum was "H 581" being NGS (National Geodetic Survey) Horizontal Control Station.

BENCHMARK

- The vertical datum utilized for this project is NAVD 1988, U.S. Survey Feet. The benchmark utilized was NGS (National Geodetic Survey) Control Station "H 581" with an elevation of 102.41 feet.

PHASING

The north and south projects will be completed as separate standalone single phase projects.

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Legend

	Catch Basin		New Pavement
	Mitered End Section		New Concrete
	Manhole		
	Cleanout		Waterline
	Hydrant		Storm Sewer
			Sanitary Sewer
	Ex. Elevation		New Elevation

Legal Description (Per OR Book 7688, Page 1224)

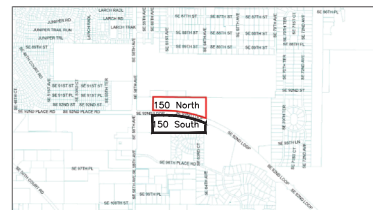
PARCEL 1: (TRACT C-1)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; RUN THENCE SOUTH 89°29'36" EAST ALONG THE SOUTH BOUNDARY OF AFORESAID NORTHWEST 1/4 A DISTANCE OF 710.00 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4240, PAGE 1204, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA; THENCE NORTH 0°01'54" EAST ALONG THE WESTERLY BOUNDARY OF AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4240, PAGE 1204, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 824.77 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED; THENCE CONTINUE NORTH 0°01'54" EAST ALONG SAID WESTERLY BOUNDARY, A DISTANCE OF 500.00 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 18; THENCE PROCEED SOUTH 89°21'01" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1921.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 19; THENCE CONTINUING ALONG SAID NORTHERN BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST RUN SOUTH 89°20'51" EAST 50.00 FEET TO A POINT; THENCE DEPARTING SAID NORTH BOUNDARY PROCEED SOUTH 0°01'54" WEST PARALLEL WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-35, A DISTANCE OF 770.39 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF A ROAD UNDER CONSTRUCTION (THE EASTERLY EXTENSION OF SE 80ND PLACE ROAD), SAID NORTHERLY RIGHT OF WAY BEING A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 22°10'07" AND A RADIUS OF 4689.00 FEET; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID NON TANGENT CURVE, A DISTANCE OF 144.53 FEET, SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 79°37'07" WEST, 1635.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°28'42" WEST, A DISTANCE OF 361.77 FEET TO THE POINT OF BEGINNING.

AND

PARCEL 2: (TRACT C-2)

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; RUN THENCE SOUTH 89°29'36" EAST ALONG THE SOUTH BOUNDARY OF AFORESAID NORTHWEST 1/4 A DISTANCE OF 710.00 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4240, PAGE 1204, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED; THENCE DEPARTING SAID SOUTH BOUNDARY PROCEED NORTH 0°01'54" EAST ALONG THE WESTERLY BOUNDARY OF AFORESAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4240, PAGE 1204, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, A DISTANCE OF 824.77 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD UNDER CONSTRUCTION (THE EASTERLY EXTENSION OF SE 80ND PLACE ROAD), THENCE DEPARTING SAID WESTERLY BOUNDARY PROCEED SOUTH 89°28'42" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 361.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 22°10'07" AND A RADIUS OF 4689.00 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 144.57 FEET, SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 79°29'12" EAST, 1637.09 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY PROCEED SOUTH 0°01'54" WEST PARALLEL WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-35, A DISTANCE OF 373.28 FEET TO A POINT ON THE SOUTH BOUNDARY OF THE NORTH 1/2 OF SAID SECTION 19; THENCE NORTH 89°29'36" WEST ALONG SAID BOUNDARY, A DISTANCE OF 1971.84 FEET TO THE POINT OF BEGINNING.



Vicinity Map



Aerial Photograph

Other Contacts

Duke Energy
4359 SE Maricamp Rd
Ocala, FL 33480
PH (800) 700-8744

SURWMD
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Palatka, FL 32177
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PH 800-451-7106

Engineer:
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PH (407) 855-1136

Surveyor:
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10220 U.S. Highway 92
East Tampa, FL 33610
phone: (813)-621-4929
fax: (813)-621-7194
Licensed Business #7340
Email: sbrown@survetechsolutions.com

National Flood Hazard Layer FIRMette



Development Information

Gross Acreage Tract C-1	1,055,146 sf	24.22 ac
Gross Acreage Tract C-2	1,147,296 sf	26.34 ac
ROW Reservation	68,000 sf	1.56 ac
Total Gross Acreage	2,270,442 sf	52.12 ac

Current Zoning	PUD
Proposed Zoning	PUD
Current Land Use	HR

Proposed Density

Tract C-1	304 units
Proposed # of MFR Units	304 units
Proposed Density	12.55 du/ac

Proposed # of SFR Lots	58 units
Proposed Density	2.20 du/ac

Total Units Provided	362 units
Proposed	7.36 du/ac

Prop. School Age Population	171 students
362 du * 0.47 students/du	
Elementary	87 students
Middle School	43 students
High School	41 students

Solid Waste Generation	3150 lb
362 DU * 2.9 people/du * 3 lb/person	

Open Space Required	10.11 Ac
20% of Site Area	

Open Space Provided

Tract C1 Recreation	2.64 Ac
Tract C1 Open Space	1.65 Ac
Tract C1 LA Buffers	1.66 Ac
Tract C2 Recreation	2.64 Ac
Tract C2 Dog Walk	0.44 Ac
Tract C2 LA Buffers	1.58 Ac
Total Open Space	10.61 ac
	21% of site area

Marion County Notes:

- The subject property is located within the Primary Springs Protection Zone.
- Per Marion County LDC Article 1, Division B, Section 1.8.2(C)(2), this development application is eligible to elect to defer concurrency.

Owner Certification

I hereby certify that I, my successors, and assigns shall perpetually operate and maintain the stormwater management facility and associated elements in accordance with the specifications shown herein and on the approved plan.

Engineer Certification

I hereby certify that these plans and calculations were completed in accordance with all applicable requirements of the Marion County Land Development Code, except as waived.

Proposed Zoning Standards

Project: Baseline 150 North	
Proposed Use: Multi-Family Res	
Max building height	35 ft
Max Stories	2

Proposed Setbacks	
Front	50 ft
Side	25 ft
Rear	35 ft

Project: Baseline 150 South	
Proposed Use: Single Family Res	
Minimum Lot Size	9900 sf
Minimum Lot Width	90 ft
Max FAR	0.65
Max building height	35 ft

Proposed Setbacks	
Front	25 ft
Side	7.5 ft
Side Street	15 ft
Rear	25 ft

Proposed LA Buffers

Baseline 150	North	Adjacent	Type	Width (ft)
	South	ROW	"C"	15.0
	West	COM	"A"	30.0
	North	AS	"C"	10.0
	East	ROW	"C"	15.0

Baseline 150			
South	Adjacent use	Type	Width (ft)
South	SFR	"E"	10.0
West	COM	"A"	30.0
North	ROW	"C"	15.0
East	SFR	"E"	10.0

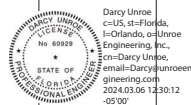
Unroe Engineering, Inc

Civil Engineering/Planning/Scientific Evaluation

PO Box 690942, Orlando, Florida 32869-0942

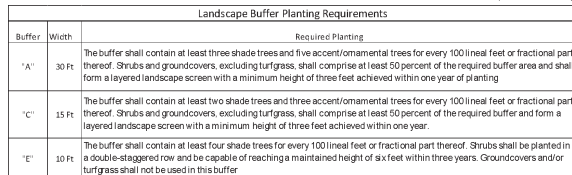
Business Authorization Number - EB 00000579 ph (407) 299-0650

This item has been electronically signed and sealed by Darcy Unroe, PE 60929 on the date indicated using a Digital Signature. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copy.



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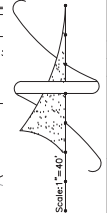
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C1

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Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32868-0942
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C2

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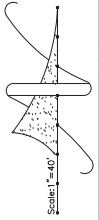




Dwg. No.

C3

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Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, FL 32869-0942
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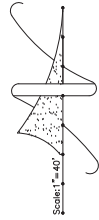
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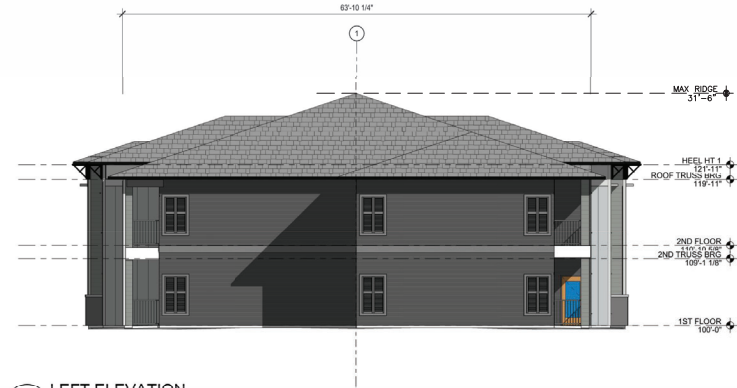
Baseline 150 South - East Plan
BASELINE 150 NORTH & BASELINE 150 SOUTH

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3 RIGHT ELEVATION
1/8" = 1'-0"



4 LEFT ELEVATION
1/8" = 1'-0"



2 REAR ELEVATION
1/8" = 1'-0"



1 FRONT ELEVATION
1/8" = 1'-0"

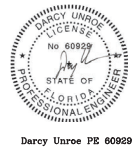
Field	Revisions	Description	Date

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PO Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 00060579 ph (407) 239-0650

Conceptual Multi-Family Building Elevations
BASELINE 150 NORTH & BASELINE 150 SOUTH

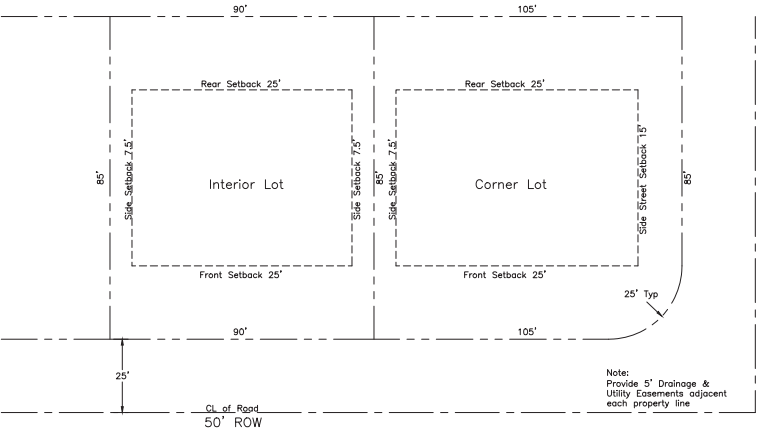
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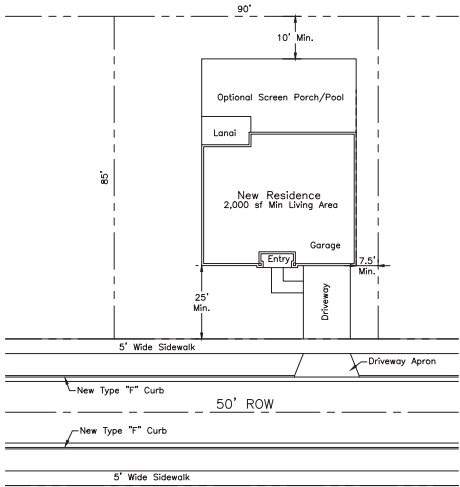


Darcy Unroe PE 60929

Baseline 150 South



Typical Lot Layout
Scale: 1"=20'



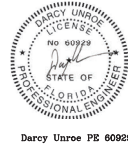
Typical Site Plan
Scale: 1"=20'

Field	Revisions	Date	Description

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
P.O. Box 690942, Orlando, FL 32869-0942
Business Authorization Number - EB 0006579 ph (407) 239-0650

Typical Lot Layout/Dimension
BASELINE 150 NORTH & BASELINE 150 SOUTH

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BASLINE	File
Dwg. No.	
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