

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
- Mitered End Section
- Manhole
- Cleanout
- Hydrant
- New Pavement
- New Concrete
- Waterline
- 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 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; THENCE NORTH 00°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 00°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 19; THENCE PROCEED SOUTH 89°31'01" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1921.76 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 19; THENCE CONTINUE 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°50'51" EAST 50.00 FEET TO A POINT; THENCE DEPARTING SAID NORTH BOUNDARY PROCEED SOUTH 00°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 90ND PLACE ROAD), SAID NORTHERLY RIGHT OF WAY BEING A NON TANGENT CIRCULAR CURVE CONVEGE SOUTHERLY HAVING A CENTRAL ANGLE OF 29°10'07" AND A RADIUS OF 4489.00 FEET; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID NON TANGENT CURVE, A DISTANCE OF 1643.93 FEET, SUBTENDED 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 00°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 654.77 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD UNDER CONSTRUCTION (THE EASTERLY EXTENSION OF SE 90ND 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 CONVEGE SOUTHERLY HAVING A CENTRAL ANGLE OF 29°10'07" AND A RADIUS OF 4489.00 FEET; THENCE PROCEED EASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 1646.27 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°28'12" EAST, 1637.09 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY PROCEED SOUTH 00°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 SOUTH BOUNDARY, A DISTANCE OF 1071.64 FEET TO THE POINT OF BEGINNING.



Vicinity Map



Aerial Photograph

Other Contacts

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Ocala, FL 34480
Ph (800) 700-8744

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Surveyor:
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10220 U.S. Highway 92
East Tampa, FL 33610
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Licensed Business #7340
Email: sbrown@survtechsolutions.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
Tract C-2	59 units
Proposed # of SFR Lots	59 units
Proposed Density	2.20 du/ac

Total Units Provided	362 units
Proposed	7.16 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 * 31b/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 C 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 8, 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

Proposed Zoning Standards

Project:	Baseline 150 South
Proposed Use:	Single Family Res
Minimum Lot Size	3900 sf
Minimum Lot Width	60 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	Adjacent Use	Type	Width (ft)
North	ROW	"C"	15.0
South	ROW	"C"	15.0
West	COM	"A"	30.0
North	AG	"C"	10.0
East	ROW	"C"	15.0

Baseline 150

Baseline 150	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

Darcy Unroe PE 69029



Civil Engineering/Planning/Scientific Evaluation

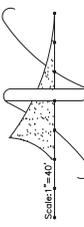
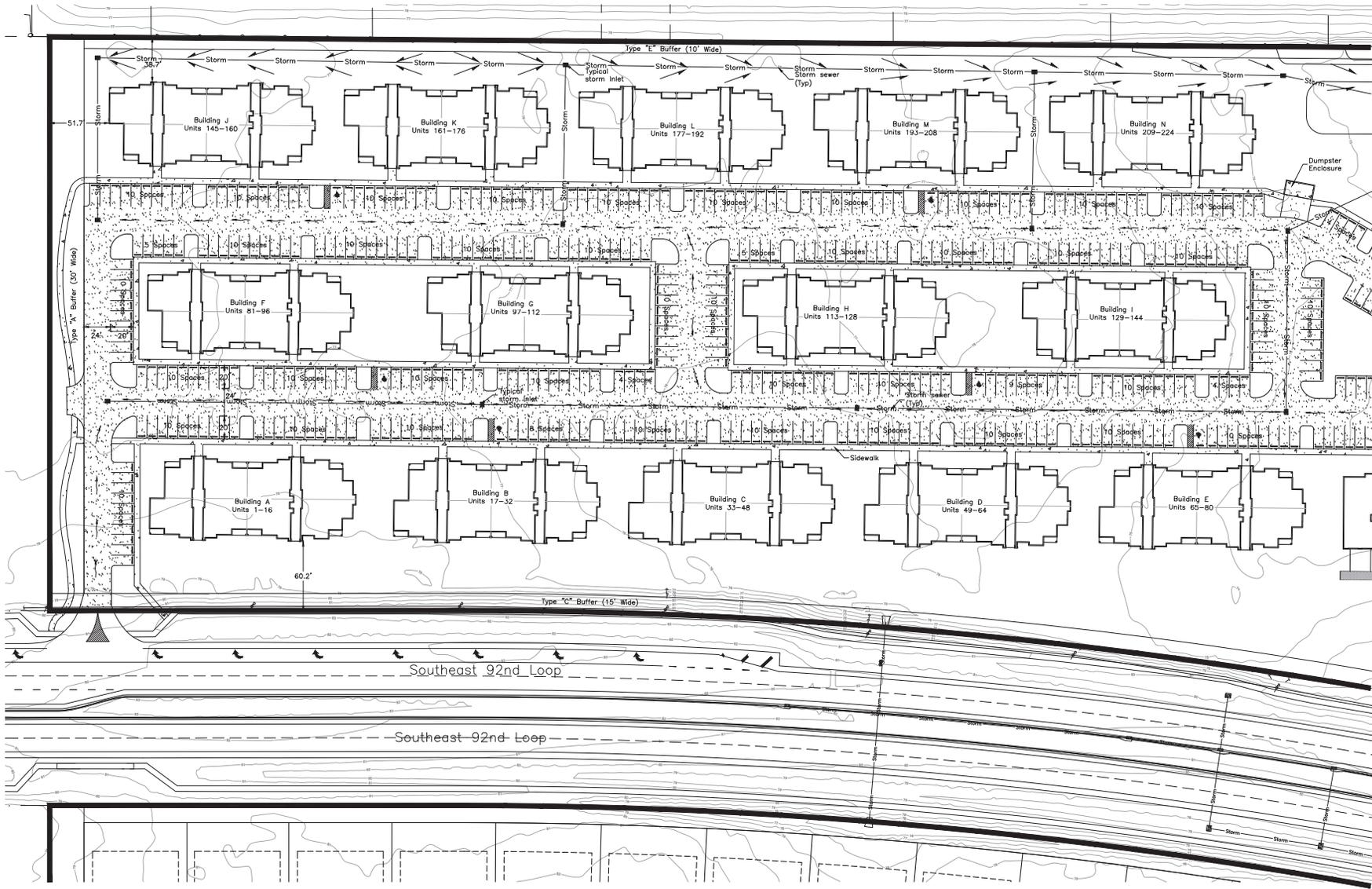
PO Box 690942, Orlando, Florida 32869-0942

Business Authorization Number - EB 0000579 ph (407) 299-0650



This item has been electronically signed and sealed by Darcy Unroe, PE #69029 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.

CO



Permit Revisions	Date	Description

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 P.O. Box 690942, Orlando, FL 32669-0942
 Business Authorization Number - EB 0006079 ph. (407) 239-0650

Baseline 150 North - West Plan
 BASELINE 150 NORTH & BASELINE 150 SOUTH

DP	Drawn
DP	Checked
1"=40'	Scale
03/06/24	Date
BASLINE	File
Dwg. No.	

C2
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Parking Requirement

Multi Family Residential	304 Units
Proposed 2-3 Bedroom Units	608 spaces
Required Parking @ 2 Spaces/Unit	608 spaces

Proposed Parking

Staircase Spaces	536 spaces
ADA Spaces	12 spaces
Total Parking Required	608 spaces

Permit Revisions	
Date	Description
Field Revisions	
Date	Description

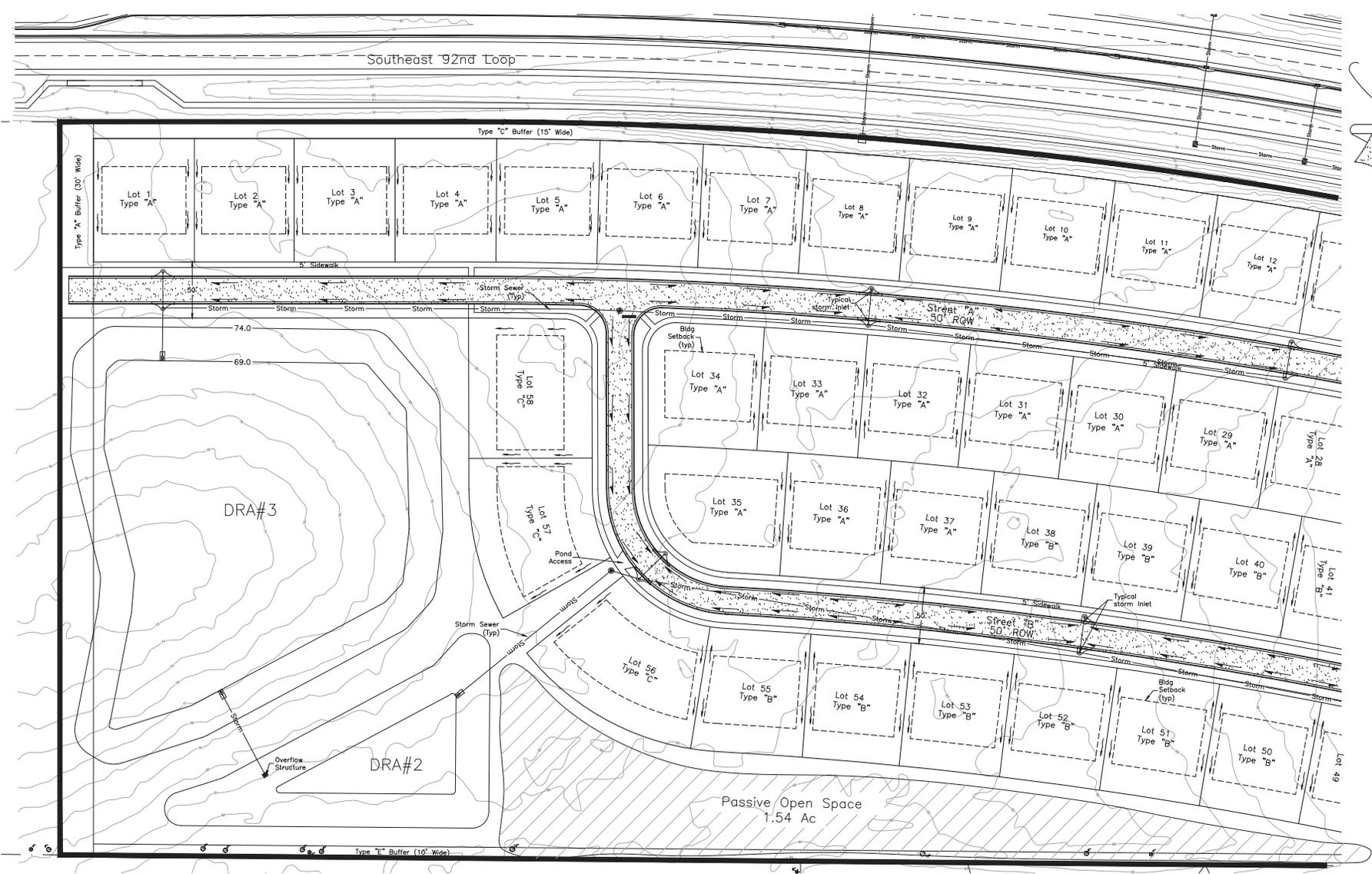
Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 P.O. Box 690942, Orlando, FL 32869-0942
 Business Authorization Number - EB 0006079 ph (407) 239-0950

Baseline 150 North - East Plan
 BASELINE 150 NORTH & BASELINE 150 SOUTH

DP	Drawn
DP	Checked
1"=40'	Scale
03/06/24	Date
BASLINE	File

Dwg. No. **C3**
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Permit Revisions	Date	Description

Field Revisions	Date	Description

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 P.O. Box 690942, Orlando, FL 32869-0942
 Business Authorization Number - EB 0006079 ph. (407) 239-0650

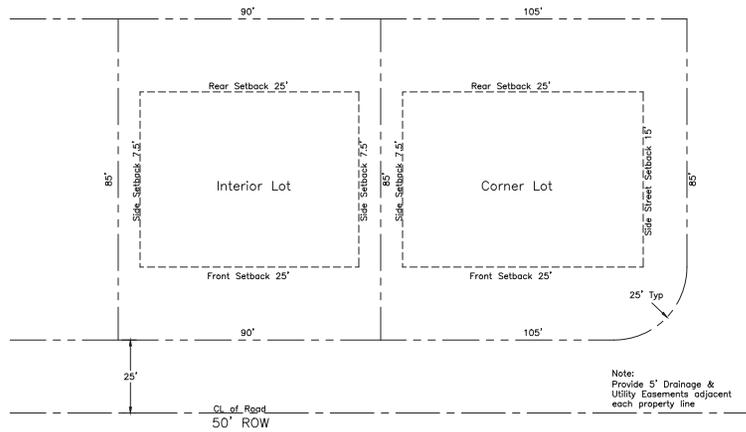
Baseline 150 South - West Plan
 BASELINE 150 NORTH & BASELINE 150 SOUTH

DP	Drawn
DP	Checked
1"=40'	Scale
03/06/24	Date
BASLINE	File

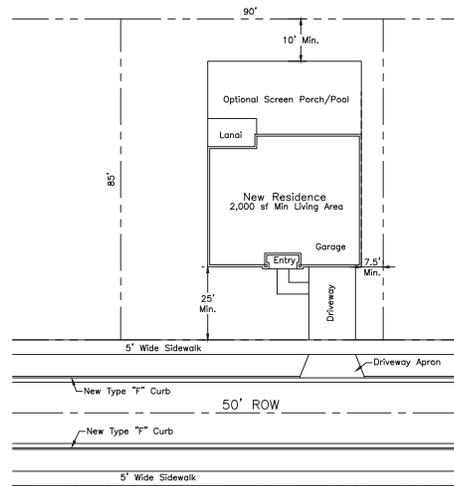
Dwg. No. **C4**
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Baseline 150 South



Typical Lot Layout
Scale: 1"=20'



Typical Site Plan
Scale: 1"=20'

Permit Revisions	
#	Date
Field Revisions	
#	Description

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 P.O. Box 690942, Orlando, FL 32869-0942
 Business Authorization Number - EB 0006079 ph. (407) 238-0650

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

DP	Drawn
DP	Checked
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03/06/24	Date
BASLINE	File
Dwg. No.	C7
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