

VICINITY MAP
SCALE: 1" = 2000'

OWNER 1:

CORTA OCALA, LLC
12632 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESNICK

PARCEL INFORMATION:

- EXISTING ZONING DESIGNATION: B-2 (COMMERCIAL BUSINESS)
- PROPOSED ZONING DESIGNATION: PUD (PLANNED UNIT DEVELOPMENT)
- PARCEL ID:
 - 3501-200-018 3501-200-022 3501-200-036 3501-200-040
 - 3501-200-019 3501-200-023 3501-200-037 3501-400-002
 - 3501-200-020 3501-200-034 3501-200-038 3501-400-003
 - 3501-200-021 3501-200-035 3501-200-039 3501-400-004
- SITE AREA: ±9.22 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 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	65.4% (262,754/401,584)
MAXIMUM FLOOR AREA RATIO (FAR)	1.0	0.09 (35,936/401,584)

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

PROPOSED COMMERCIAL PARCELS

	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	±3.084
PARCEL 5 (MULTI FAMILY)	30 UNITS	±1.625
TOTAL	±35,936 SQ FT & 30 RES. UNITS	±9.219

GENERAL NOTES:

- BOUNDARY, TOPOGRAPHIC, AND TREE INFORMATION SHOWN HEREON TAKEN FROM A SURVEY ENTITLED "ALTA/NSPS LAND TITLE SURVEY LOCATED IN SECTIONS 24 & 25, TOWNSHIP 15 SOUTH, RANGE 20 EAST, MARION COUNTY, FLORIDA", PREPARED BY CHW PROFESSIONAL CONSULTANTS, LAST REVISED FEBRUARY 12, 2025.
- 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:

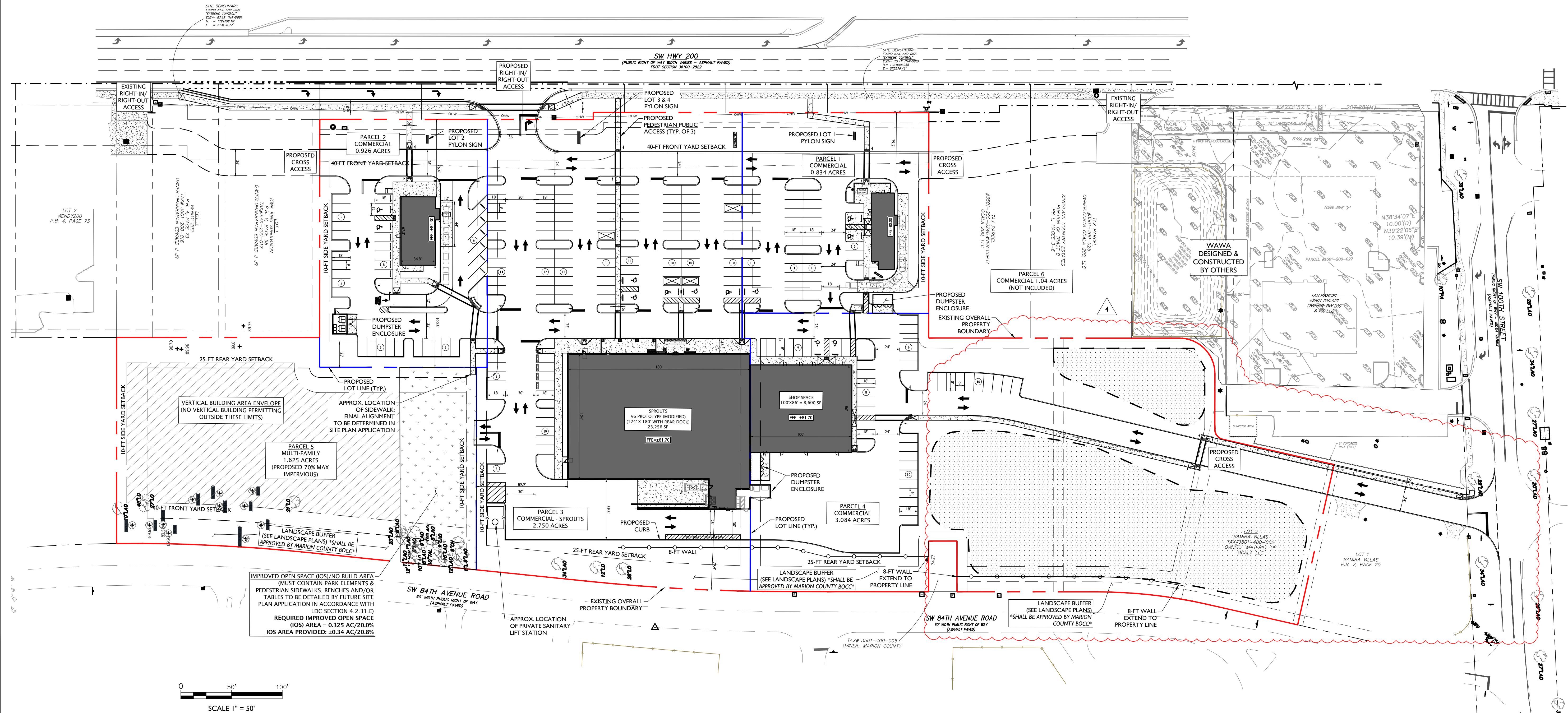
- ZERO SIDE YARD BUILDING SETBACK BETWEEN LOTS 3 & 4 (REQUIRED 10-FT SETBACK IN B-2 ZONING)
- FUTURE LAND USE (COMMERCIAL) ALLOWANCE OF 8 DWELLING UNITS/ACRE (DU/AC) FOR THE SUBJECT PROPERTY, ±9.22-ACRES, LESS FLOOR AREA RATIO PROPOSED (FAR=1.0.) RESULTS IN 8.40-ACRES OR 67 UNITS. THE APPLICATION REQUESTS 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.
- 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 6-FT FENCE	---
HAND RAIL	---
PROPOSED EASEMENT	---
PROPOSED TRAFFIC SIGN	---
PARKING SPACE COUNT	---

TREE LEGEND:

10' = TREE LOCATION & SIZE



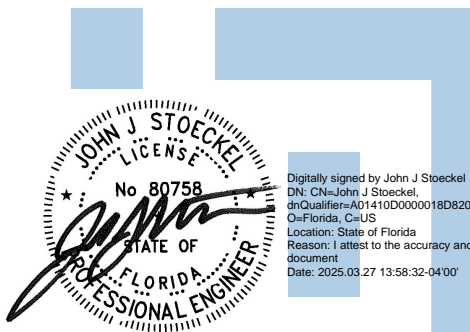
REVISIONS

REV	DATE	DESCRIPTION
04	3/27/25	REVISED PER ALTERNATE ACCESS & ADDITIONAL PARCEL
03	4/23/24	REVISED PER STAFF REVIEW & COMMENTS
02	4/19/24	REVISED PER STAFF REVIEW & COMMENTS
01	4/04/24	REVISED PER STAFF REVIEW & COMMENTS

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This item has been digitally signed and sealed by John J Stoeckel, P.E. on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.



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