

# 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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Sheet Number	Description	Last Revision Date
CD	COVER SHEET	2/1/2024
C1	OVERALL MASTER PLAN	2/1/2024
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C3	BASELINE 150 NORTH - EAST PLAN	2/1/2024
C4	BASELINE 150 SOUTH - WEST PLAN	2/1/2024
C5	BASELINE 150 SOUTH - EAST PLAN	2/1/2024
C6	CONCEPTUAL BUILDING ELEVATIONS	2/1/2024
C7	TYPICAL LOT LAYOUT/DIMENSIONS	2/1/2024

**Legend**

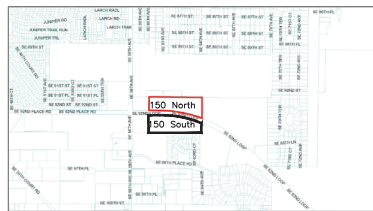
- Catch Basin
- Mitered End Section
- Manhole
- Cleanout
- Hydrant
- New Pavement
- New Concrete
- Waterline
- Storm Sewer
- Sanitary Sewer
- Ex. Elevation
- New Elevation

**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 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°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 92ND PLACE ROAD), SAID NORTHERLY RIGHT OF WAY BEING A NON TANGENT CIRCULAR CURVE CONVEX 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 92ND 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 CONVEX 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

**National Flood Hazard Layer FIRMette**



**Other Contacts**

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Ph (800) 700-8744

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Owner:  
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625 WALTHAM AVE  
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C/O CLAY FRANKEL  
CLAY@REDJACKETDEVELOPMENT.COM  
Ph (407) 855-1136

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

**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	7.16 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	1.56 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	"E"	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

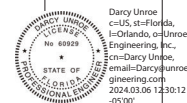
Darcy Unroe PE 60929

**Unroe Engineering, Inc**

Civil Engineering/Planning/Scientific Evaluation

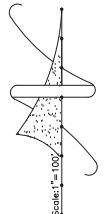
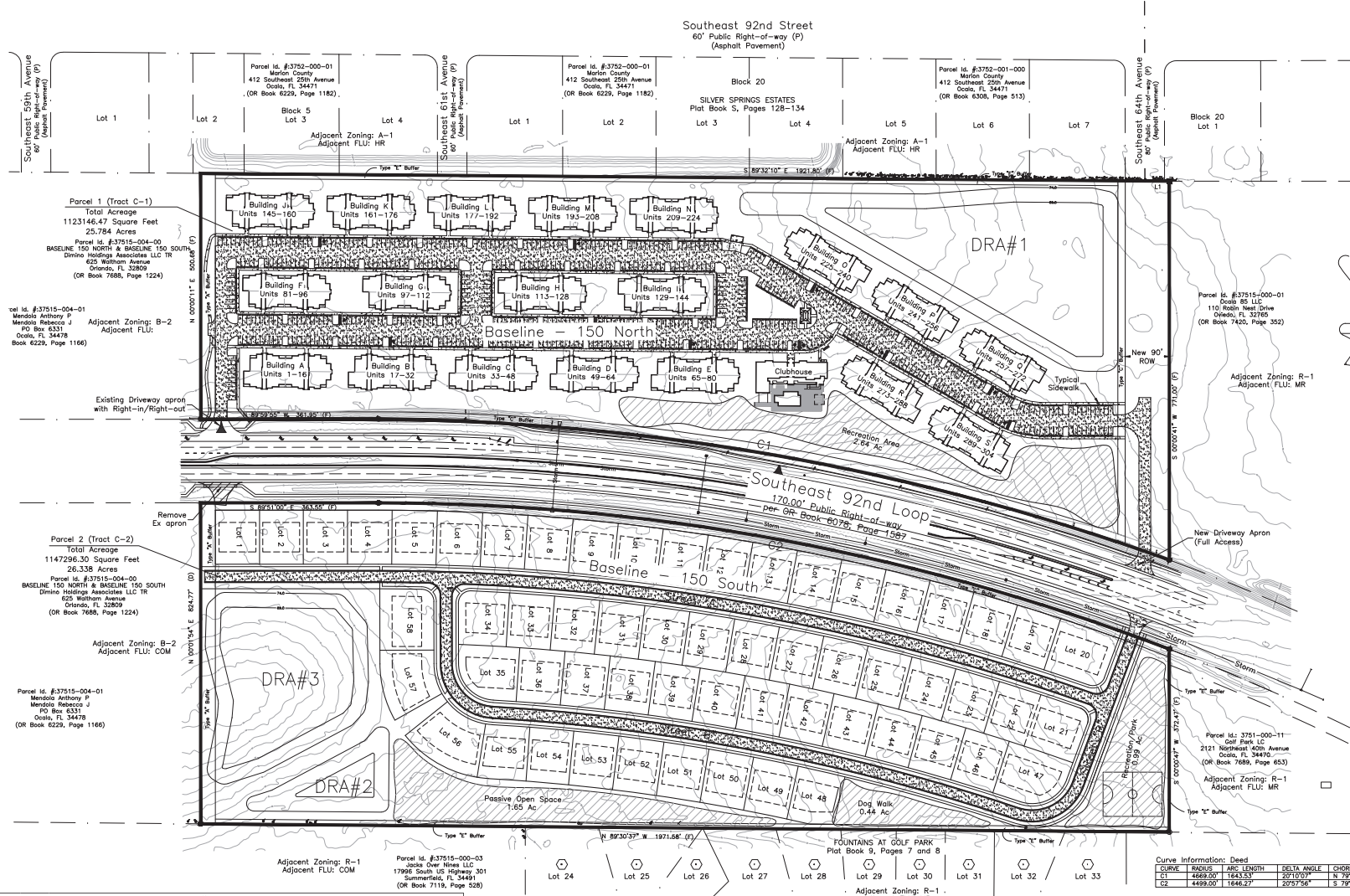
PO Box 690942, Orlando, Florida 32869-0942

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



This item has been electronically signed and sealed by Darcy Unroe, PE #0929 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**



Landscape Buffer Planting Requirements	
Buffer	Width
"A"	30 Ft
"C"	15 Ft
"E"	10 Ft

Required Planting
The buffer shall contain at least three shade trees and five accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer area and shall form a layered landscape screen with a minimum height of three feet achieved within one year of planting.
The buffer shall contain at least two shade trees and three accent/ornamental trees for every 100 lineal feet or fractional part thereof. Shrubs and groundcovers, excluding turfgrass, shall comprise at least 50 percent of the required buffer and form a layered landscape screen with a minimum height of three feet achieved within one year.
The buffer shall contain at least four shade trees for every 100 lineal feet or fractional part thereof. Shrubs shall be planted in a double-staggered row and be capable of reaching a maintained height of six feet within three years. Groundcovers and/or turfgrass shall not be used in this buffer.

Curve Information: Deed					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	4469.00'	1643.53'	207.1007°	N 79°53'07" W	1635.06'
C2	4499.00'	1646.57'	207°59'44"	S 79°29'12" E	1637.29'



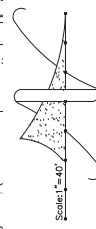
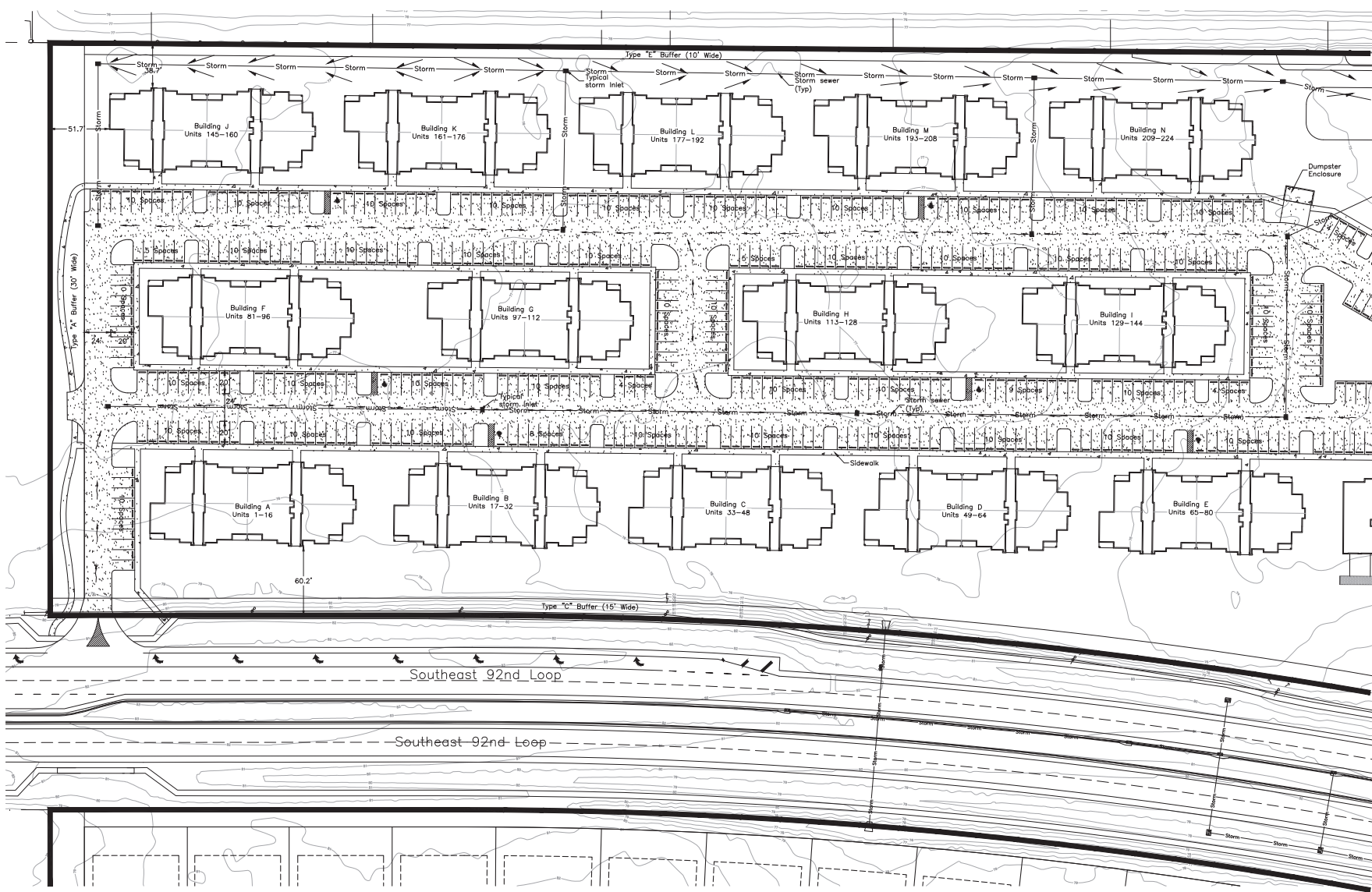
Darryl Unroe PE 60929

Field Revisions	Date	Description

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

**Overall Master Plan**  
 BASELINE 150 NORTH & BASELINE 150 SOUTH

DO	Drawn
DP	Checked
1"=100'	Scale
03/06/24	Date
BASLINE	File
Dwg. No.	<b>C1</b>
2	of 8



Permit Revisions	Date	Description

**Unroe Engineering, Inc**  
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**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
3	of 8





**Parking Requirement**

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

**Proposed Parking**

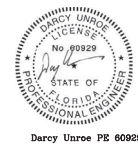
Standard Spaces	596 spaces
ADA Spaces	12 spaces
Total Parking Required	608 spaces

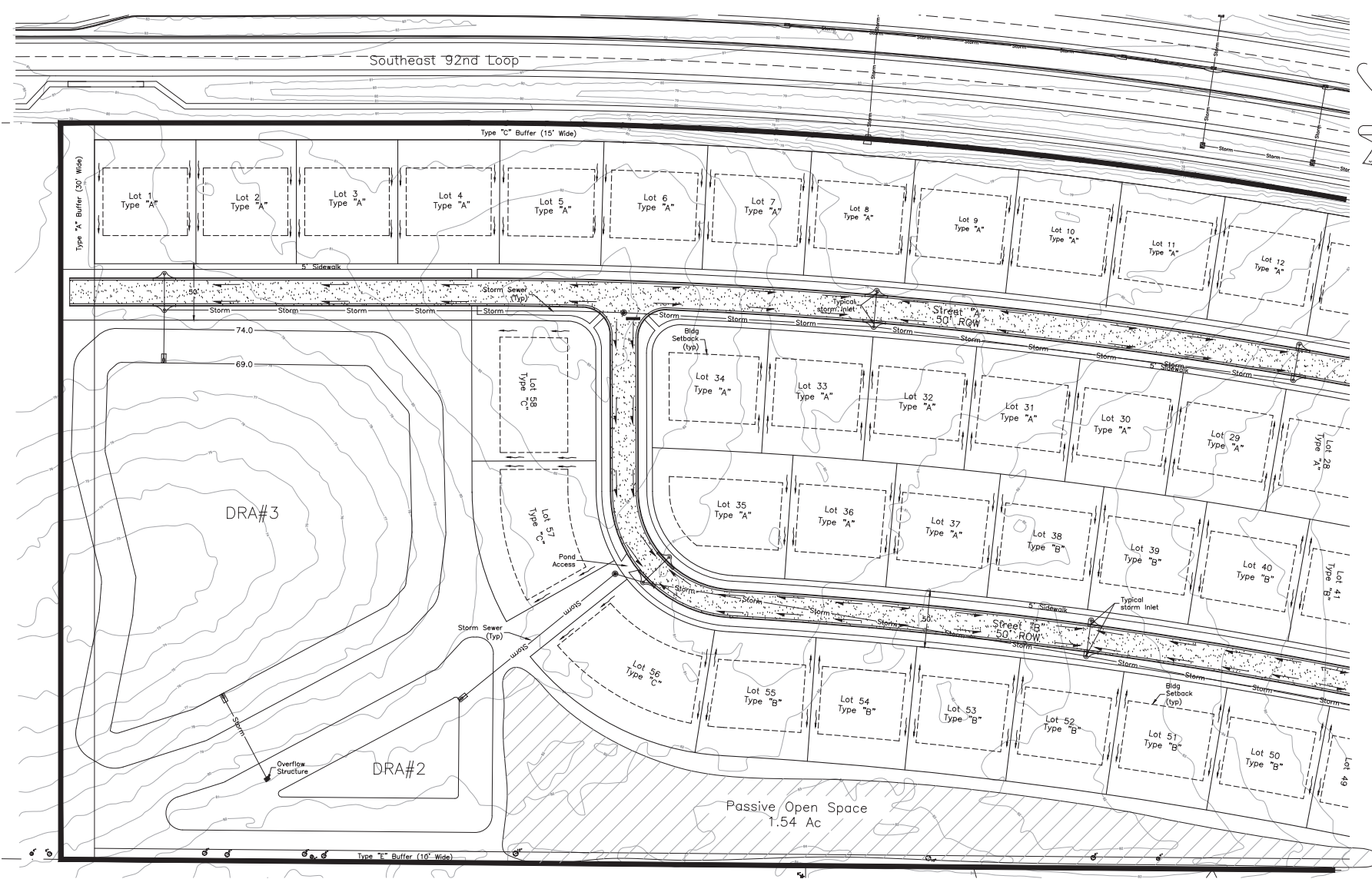
Permit Revisions		Field Revisions	
Date	Description	Date	Description

**Unroe Engineering, Inc**  
 Civil Engineering/Planning/Scientific Evaluation  
 P.O. Box 690942, Orlando, FL 32869-0942  
 Business Authorization Number - EB 0006079 ph (407) 229-0950

**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
4	of 8





Permit Revisions	Date	Description

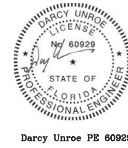
Field Revisions	Date	Description

**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

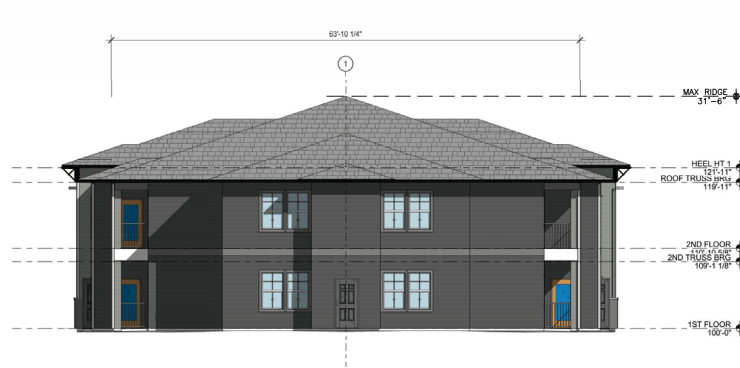
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BASLINE	File

Dwg. No. **C4**  
 5 of 8

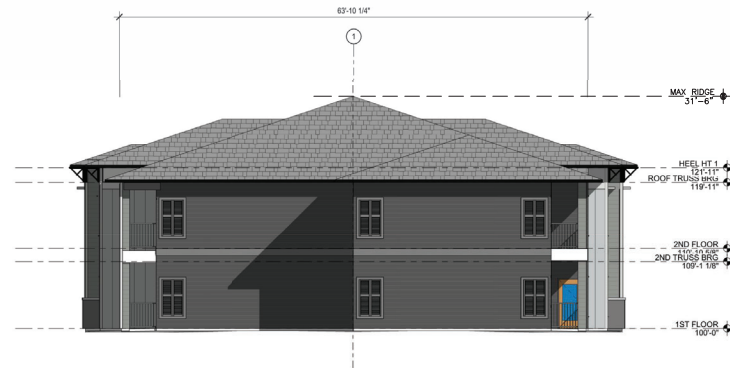


Dary Unroe PE 60829





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"

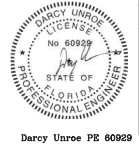
Field	Revisions	Description	Date

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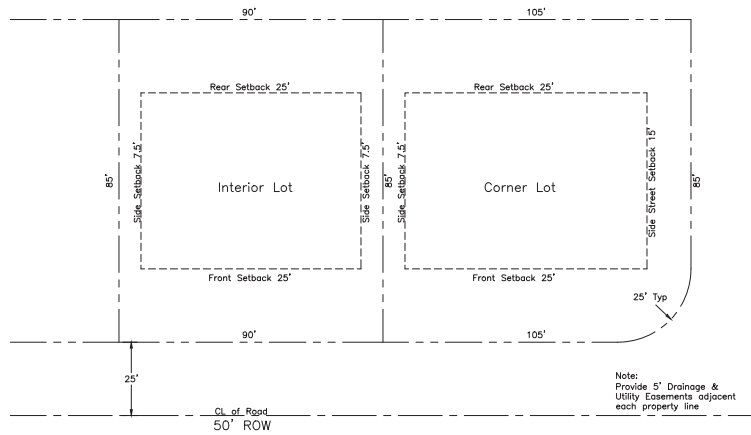
**Conceptual Multi-Family Building Elevations**  
 BASELINE 150 NORTH & BASELINE 150 SOUTH

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DP	Checked
---	Scale
03/06/24	Date
BASLINE	File

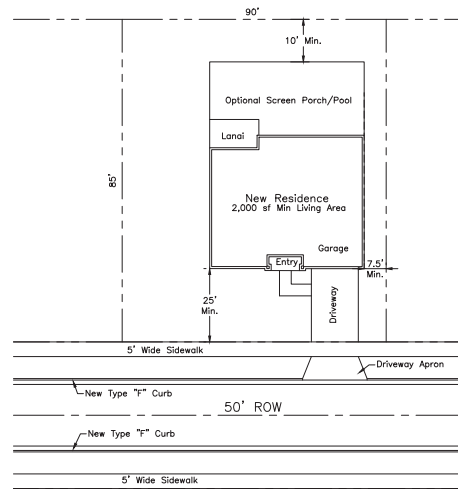
Dwg. No. **C6**  
 7 of 8



Baseline 150 South



Typical Lot Layout  
Scale: 1"=20'



Typical Site Plan  
Scale: 1"=20'

Field	Revisions	Description	Date	#

**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

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

DP	Drawn
DP	Checked
---	Scale
03/06/24	Date
BASLINE	File
Dwg. No.	C7
8	of 8

