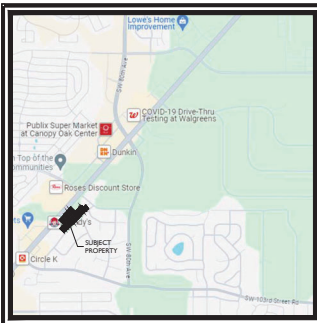


ATTACHMENT B - Proposed PUD Plan



VICINITY MAP
SCALE: 1" = 2000'

OWNER:

CORTA Ocala, LLC
12532 SW 92ND AVE
MIAMI, FL 33157
404.625.5119
ATTN: CORY PRESHNICK

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
- 3501-200-024 3501-200-034 3501-200-038 3501-400-003
- 3501-200-021 3501-200-035 3501-200-039 3501-400-004
- SITE AREA - 49.26 ACRES
- TOTAL WETLANDS: 0.0 ACRES
- PHYSICAL ADDRESS: PENDING
- FUTURE LAND USE (FLM): 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 5 & 6 FROM PARCEL 5 SHALL COMPLY WITH LDC REQUIREMENTS
- 84TH STREET BUFFERING SHALL COMPLY WITH RESOLUTION 91-R-113, EXCEPT AS OTHERWISE STATED HEREIN
- 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	±0.034
PARCEL 2 (COMMERCIAL)	±2,400 SQ FT	±0.076
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/NPS 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 SAMBA VILLAS AS DEPICTED ON THE SURVEY REFERENCED ABOVE. BASE FLOOD ELEVATION OF 70.2-FT (NAVD83).
- 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 ANDREWEY ENGINEERING, INC. DATED NOVEMBER 3, 2022

REQUEST OF DEVIATION FROM B-2 ZONING & RESOLUTION 91-R-113:

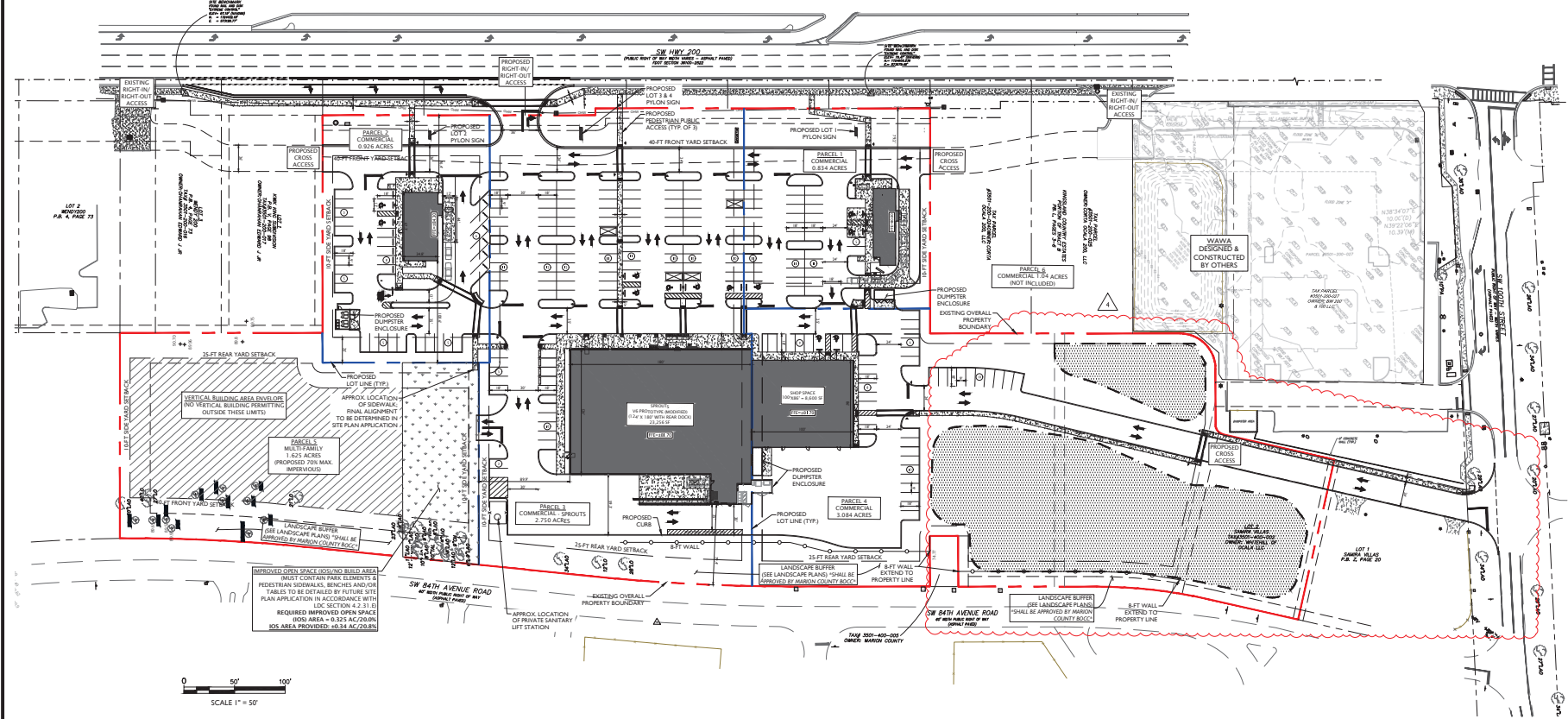
- ZERO SIDE YARD BUILDING SETBACK BETWEEN LOTS 3 & 4 (REQUIRED 10-FT SETBACK IN B-2 ZONING)
- FUTURE LAND USE (COMMERCIAL) ALLOWANCE OF 8 DWELLING UNITS/ACRE (DU/AC) FOR THE SUBJECT PROPERTY - ±9.22-ACRES, LESS FLOOR AREA RATIO PROPOSED (FAR=1.0) RESULTS IN 8.40-ACRES OR 67 UNITS. THE APPLICATION REQUESTS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

TREE LEGEND:

10' = TREE LOCATION & SIZE



SCALE: 1" = 50'

MJ STOKES CONSULTING

P.O. BOX 22821
TAMPA, FL 33622
813.744.1199
INFO@MJSTOKESCONSULTING.COM
FLORIDA BUSINESS REGISTRY NO. 34468

REVISIONS

NO.	DATE	REVISION
04	12/27/25	REVISED PER ALTERNATIVE ACCESS & ADDITIONAL PARCEL
03	12/27/25	REVISED PER STAFF REVIEW & COMMENTS
02	12/27/25	REVISED PER STAFF REVIEW & COMMENTS
01	12/27/25	REVISED PER STAFF REVIEW & COMMENTS

Sunshine811

Call 811 or visit sunshine811.com two full business days before digging to have buried facilities located and marked.
Check positive response codes before you dig!

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: 01/20/24
SHEET NUMBER:
C-100