

August 15, 2025

PROJECT NAME: CORTA COMMONS - OCALA WEST  
PROJECT NUMBER: 2024020064  
APPLICATION: FINAL PLAT #31191

- 1 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.4.G - All permanent reference monuments and permanent control points as prescribed in Ch. 177 FS shall be installed prior to submission of Final Plat  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PRM's are set.
- 2 DEPARTMENT: ENGSUR - SURVEY REVIEW  
REVIEW ITEM: 6.4.5.A(1) - Permanent Reference Monuments (PRMs) shall be set in accordance with § 177.091 FS  
STATUS OF REVIEW: INFO  
REMARKS: Please inform office when PRM's are set.
- 3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: 6.3.1.C(15)(d) - Legal documents & cross reference book & page  
STATUS OF REVIEW: INFO  
REMARKS:
- 4 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW  
REVIEW ITEM: Additional Development Review Comments  
STATUS OF REVIEW: INFO  
REMARKS: After approval, plans will be electronically stamped by the county. The applicant will receive an email indicating that approved plans are available for download and are located in the ePlans project Approved folder
- 5 DEPARTMENT: ENGDRN - STORMWATER REVIEW  
REVIEW ITEM: Additional Stormwater comments  
STATUS OF REVIEW: INFO  
REMARKS: If you have questions or would like to discuss the stormwater review comments, please contact Kevin Vickers, PE at 352-671-8695 or [kevin.vickers@marionfl.org](mailto:kevin.vickers@marionfl.org).
- 6 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH  
REVIEW ITEM: Additional Health comments  
STATUS OF REVIEW: INFO  
REMARKS: n/a
- 7 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 2.12.24 - Preliminary buffer plan/6.8.6 - Buffering  
STATUS OF REVIEW: INFO  
REMARKS: INITIAL - No buffers provided.  
6/17/25 - Buffer types and widths have not been explicitly labelled on final plat sheet. Please provide, per PUD 250509ZP.

7/9/25 - The buffer types and locations must be marked on the plat rather than solely noted by the proposed Surveyor Note #11. This is a particular concern due the separately established utility easement shown by the plat, as the buffers are a requirement of the PUD's approval.

7/29/25 - Per Resolution 25-R-164, buffers between PID 3501-400-002 and 3501-400-001 must meet LDC requirements. No buffers are provided between commercial/residential uses. 25' buffer along SW 84th Ave Rd must provide minimum 8' wall or 2' berm/6' opaque fence. Please specify.

8/14/2025 - [INFO] Staff notes utilities easement in the same place as proposed buffers. Please note that buffers were a condition for PUD approval. In the case that the buffers are cleared, a zoning code violation would exist and the site may be subject to the code enforcement process, at the property owner's risk.

- 8 DEPARTMENT: ZONE - ZONING DEPARTMENT  
REVIEW ITEM: 6.3.1.C(11) - PUD zoning consistent with Division 4  
STATUS OF REVIEW: INFO  
REMARKS: See conditions in PUD No. 250509ZP, Resolution 25-R-164



# Marion County Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

## DEVELOPMENT REVIEW PLAN APPLICATION

Date: 02/02/2024

### A. PROJECT INFORMATION:

Project Name: CORTA COMMONS - OCALA WEST

Parcel Number(s): 3501-200-018,3501-200-019,3501-200-020,3501-200-021,3501-200-022,3501-200-023,3501-200-024

Section 24 & 25 Township 16S Range 20E Land Use GCSF, GCNF Zoning Classification B-2

Commercial  Residential  Industrial  Institutional  Mixed Use  Other

Type of Plan: FINAL PLAT

Property Acreage ~8.67 Number of Lots 1 Miles of Roads 0

Location of Property with Crossroads ACCESS ON NORTH BOUNDARY TO SR200 AND SOUTH BOUNDARY TO SR16

Additional information regarding this submittal: REPLAT OF A PORTION OF TRACT B, KINGSLAND COUNTRY ESTATES, AKA PARCELS 18-23, 34-41, LOTS 3 AND 4

### B. CONTACT INFORMATION *(Check the appropriate box indicating the point for contact for this project. Add all emails to receive correspondence during this plan review.)*

#### Engineer:

Firm Name: MJ STOKES CONSULTING Contact Name: JOHN STOECKEL

Mailing Address: 7702 CEDARHURST LANE City: TAMPA State: FL Zip Code: 33625

Phone # 607-725-3269 Alternate Phone #

Email(s) for contact via ePlans: jjs@mjstokesconsulting.com

#### Surveyor:

Firm Name: CHW, AN NV5 COMPANY Contact Name: CLINTON N. RICKNER

Mailing Address: 2100 SE 17TH STREET UNIT 802 City: OCALA State: FL Zip Code: 34471

Phone # 3522397245 Alternate Phone # 3523593263

Email(s) for contact via ePlans: permiteng@chw-inc.com

#### Property Owner:

Owner: A. SALDARRIAGA TRUST Contact Name: CAMILO SALDARRIAGA

Mailing Address: 17643 SAWGRASS RUN City: TAVARES State: FL Zip Code: 32778

Phone # 407-375-0197 Alternate Phone #

Email address: saldarriaga.camilo@gmail.com

#### Developer:

Developer: CORTA OCALA, LLC Contact Name: CORY PRESNICK

Mailing Address: 1112 1ST STREET City: NEPTUNE BEACH State: FL Zip Code: 32266

Phone # 404-625-5119 Alternate Phone #

Email address: cpresnick@cortadev.com

Revised 6/2021









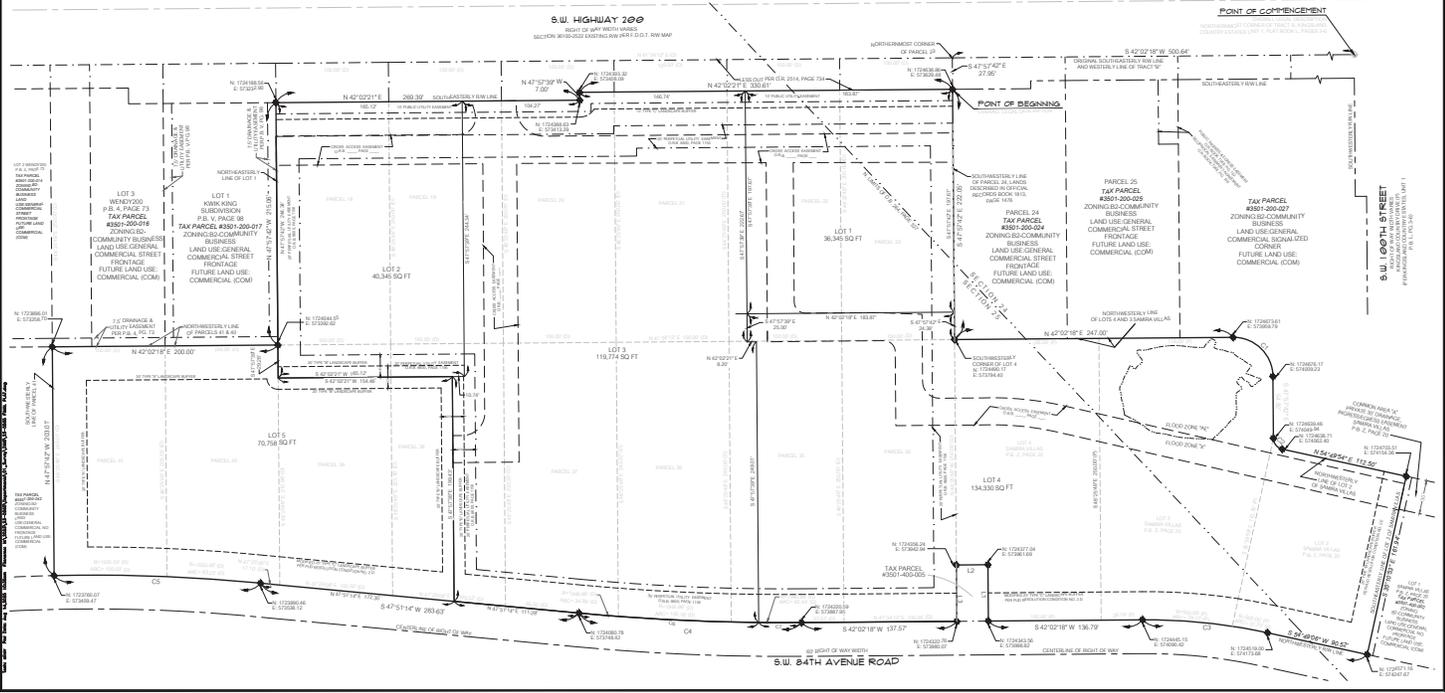


**CORTA COMMONS OCALA WEST**  
A REPLAT OF A PORTION OF TRACT "B" OF KINGSLAND COUNTRY ESTATES UNIT 1  
AS RECORDED IN PLAT BOOK "L", PAGE 3 OF THE PUBLIC  
RECORDS OF MARION COUNTY, FLORIDA  
AND ALL OF  
LOT 2, 3, AND 4  
A REPLAT OF A PORTION OF SAMIRA VILLAS  
AS RECORDED IN PLAT BOOK "Z", PAGE 20 OF THE PUBLIC  
RECORDS OF MARION COUNTY, FLORIDA  
ALL SITUATED IN SECTIONS 24 & 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
MARION COUNTY, FLORIDA

CURVE DATA TABLE					
CURVE	LENGTH	BEARING	CHORD	ANGLE	CHECKED BEARING
C1	14.46	S 89°52'37" E	20.00	45.00	N 42°02'21" E
C2	13.48	S 77°02'21" E	20.00	45.00	S 89°52'37" E
C3	111.02	S 00°00'00" E	111.00	180.00	S 89°52'37" E
C4	107.61	S 89°52'37" E	200.00	180.00	S 00°00'00" E
C5	200.00	S 89°52'37" E	397.97	180.00	S 00°00'00" E
C6	100.00	S 45°00'00" E	141.42	90.00	N 45°00'00" E
C7	28.11	S 89°52'37" E	42.00	45.00	N 42°02'21" E

LINE DATA TABLE		
LINE	DIRECTION	LENGTH
L1	N 42°02'21" E	200.00
L2	S 42°02'21" W	200.00
L3	S 42°02'21" W	200.00

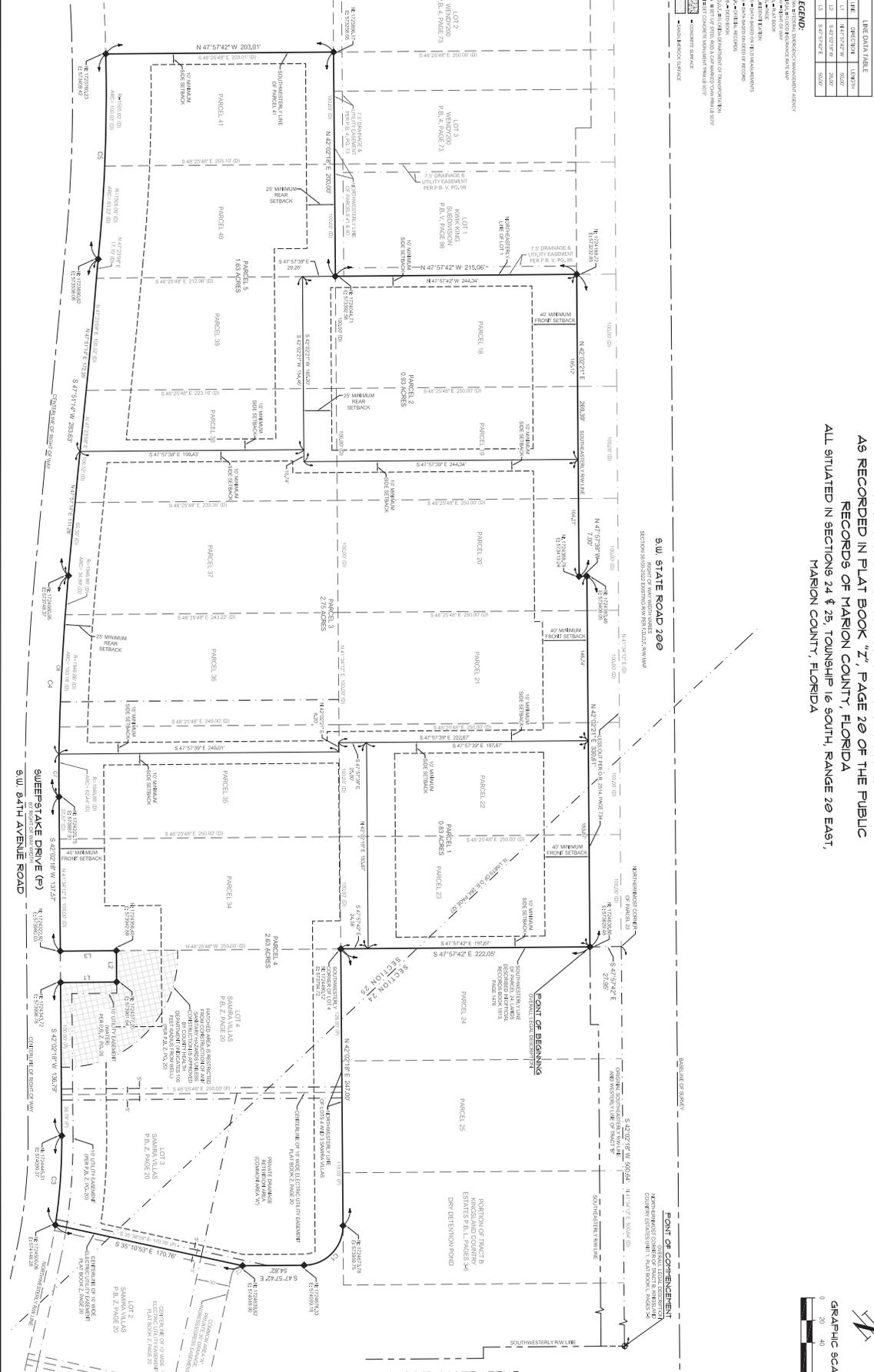
**LEGEND:**  
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LINE	DESCRIPTION	LENGTH	AREA
L1	S 47° 57' 42" E	2000.00	2000.00
L2	S 47° 57' 42" E	2000.00	2000.00
L3	S 47° 57' 42" E	2000.00	2000.00

**LEGEND:**  
 (---) CONTOUR  
 (---) PROPERTY LINE  
 (---) EASEMENT  
 (---) RIGHT-OF-WAY  
 (---) ADJACENT PROPERTY  
 (---) ADJACENT ROAD  
 (---) ADJACENT LOT  
 (---) ADJACENT TRACT  
 (---) ADJACENT SECTION



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ALL SITUATED IN SECTIONS 24 & 25, TOWNSHIP 16 SOUTH, RANGE 20 EAST,  
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**CHW**  
 CHAS. W. HARRIS  
 SURVEYOR  
 200 Riverside Drive  
 Ocala, Florida 34471  
 P.L. No. 2015-001

**PLAT BOOK PAGE**  
**SHEET TWO OF TWO**









