

ATTACHMENT F

OCALA, FL (MARION COUNTY) – PUD ZONING REQUEST: 240506ZP CORTA COMMONS – SPROUTS FARMER’S MARKET, CHIPOTLE, TROPICAL SMOOTHIE CAFÉ, SHOPS & RESIDENTIAL

RE: COMMUNITY OUTREACHMEMO

4/10/24

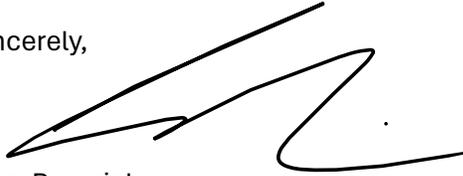
Please note this memorandum to document CORTA’s local community outreach to the adjacent residents on 84th Avenue Road seeking to explain our project components and intent, explain zoning, and solicit feedback from the local community regarding the project. Project flyers and explanation packages were provided to the following residential addresses. A copy of the items provided via mailbox or hand delivery, if possible, is attached for reference. Cory Presnick, owner/principal of CORTA Development on April 10, 2024 approximately 2:00 pm walked the neighborhood and placed flyers in mailboxes and knocked on doors to seek local community feedback and provide information on the project:

10133 SW 84TH Avenue Road
10129 SW 84th Avenue Road
10119 SW 84th Avenue Road
10107 SW 84th Avenue Road
8794 SW 90th Street – Unit A
8794 SW 90th Street – Unit B
8794 SW 90th Street – Unit C
8794 SW 90th Street – Unit D
8306 SW 100th Lane Road
8299 SW 100th Lane Road
8288 SW 100th Lane Road
8250 SW 100th Street Road

Cory Presnick provided literature and knocked on door of the Duplex unit at 10133 SW 84th Avenue Road. The property was for sale and appeared vacant. Mr. Presnick spoke to the selling agent and noted that the owner has relocated and is looking to sell the property to an investor to rent the duplex. No contact was made with this parcel which is across from the proposed residential parcel. Mr. Presnick knocked on door and provided literature to the Duplex at 10129 SW 84th Avenue Road. No contact was made but the units appeared to be occupied. Mr. Presnick made contact via knock on door at 10119 SW 84th Avenue and provided full literature and explanation of the project. The resident was very kind but did express concern over large apartment complex across the street. Mr. Presnick explained that the project was anchored by best in class, health-oriented, grocery and restaurant business – Sprouts, Chipotle, Tropical Smoothie Café – and that there was one lone residential parcel which is only being sought for 30 units of the possible 70 units that the current B-2 Zoning would permit on the property. Mr. Presnick showed the elevation, explained the large buffer, the location of the 30 unit building being interior to the property and closer to SR 200 and the resident’s home and further outlined the green space and park amenities planned for the project.

We are hopeful that the proactive outreach might have a positive impact on the planning, zoning and public hearing process and we look forward to more feedback from the local community.

Sincerely,

A handwritten signature in black ink, consisting of several fluid, connected strokes. The signature is positioned to the right of the word "Sincerely,".

Cory Presnick
Manager, CORTA Ocala, LLC
cpresnick@cortadev.com
404-625-5119



April 10, 2024

CORTA COMMONS – Sprout’s Farmer’s Market, Tropical Smoothie Café, Chipotle Mexican Grill, Encore Nails, Park Amenities and more!!

Dear Neighbors,

My name is Cory Presnick and I run my company – CORTA Development – developing high quality projects throughout Florida and the country. I grew up in Inverness, FL and am a Citrus High School and University of Florida graduate. My parents live in the Candler Hills section of On Top of The World and I love this community very much and have been a local to the community since I was born. I am so excited to be a part of such a great community-based development and bring such great new, healthy offerings with this project that we think will be a great addition to the community!

This letter is intended to make outreach and make you aware of the project that we intend to develop on the vacant land stretching from the new Wawa to the Wendy’s along State Road 200.

- Grocery shopping center:

We are excited to bring great new brands to the neighborhood. Sprout’s Farmer’s Market is an outstanding grocery operator bringing organic-based offerings specializing in fresh produce, fresh meats and other unique and healthy offerings. The healthy and diversified offerings continue with the addition of Tropical Smoothie Café and Chipotle Mexican Grill – please check out the websites and menus for each of these exciting operators to understand their concepts if you are not familiar with them!

- Landscaping and Park-like Amenities:

As a visual, sound and overall buffer to this development we will be planting hundreds of new trees along 84th Avenue and keeping as many existing, healthy, trees as possible. There will be a 40 foot landscape buffer along 84th Avenue aimed at limiting exposure to the commercial development. Further, we will be creating a nearly half acre of park-like amenity setting where customers and residents can enjoy shaded park benches, shaded picnic tables, and more.

- **No Commercial Access to 84th Avenue:**

There will be no commercial traffic access through our shopping center project meaning there will not be commercial traffic added to 84th Avenue. The commercial traffic will be coming to and from State Road 200 aided by cross access points to 100th Street with the traffic signal on State Road 200.

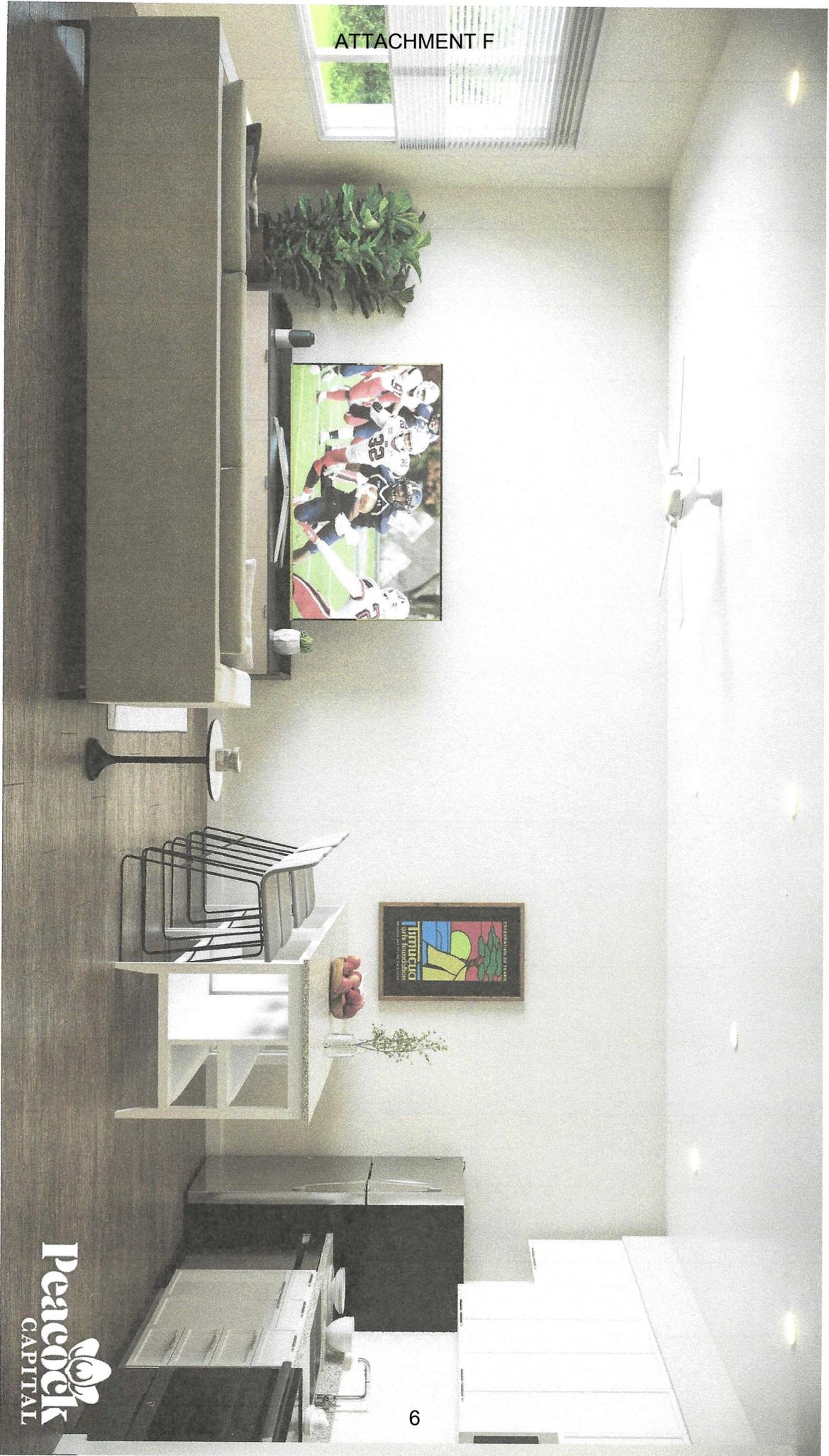
- **One Parcel w/ Residential Development along 84th Ave:**

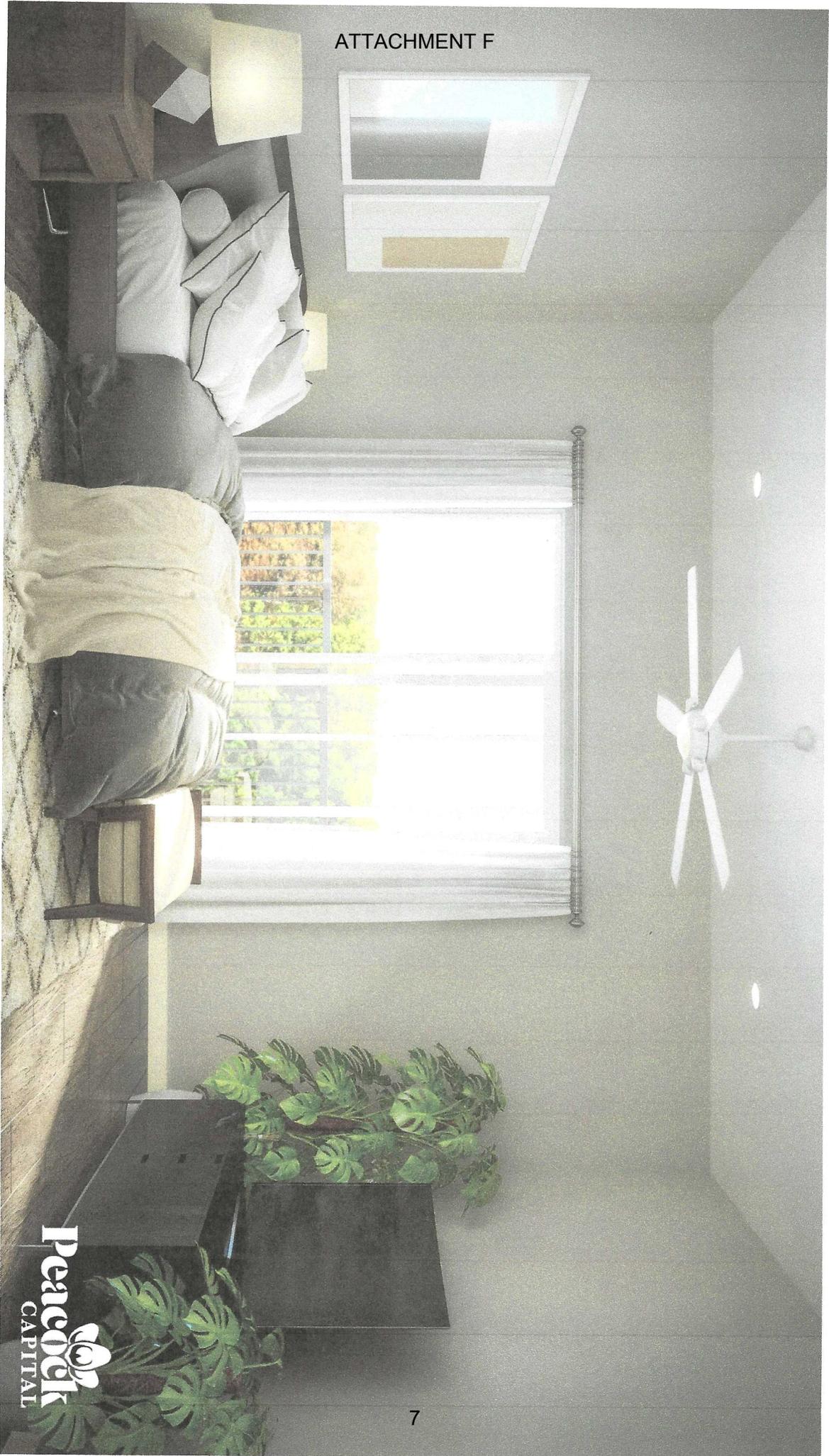
As noted on the attached site plan there is planned for one residential building along 84th Ave to offer a residential experience with sidewalk and park-like amenities afforded by our Shopping Center project. The access to this residential development will only be on 84th Avenue again to avoid any commercial traffic on 84th Avenue. A sample of the proposed residential building is available and we are excited to bring this high quality residential building with no more than 30 units to the project and neighborhood.

Please do not hesitate to contact me directly with any questions, comments or concerns; we value being a great neighbor and as we are in the permitting process now is the time to make improvements to the plan:

Cory Presnick
404-625-5119
cpresnick@cortadev.com









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