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 medium density residential subdivision with 111 units.
- Baseline 150 South (Tract C-2) will be developed as a medium density residential subdivision with 100 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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Legend

- Catch Basin
- Mitered End Section
- Manhole
- Cleanout
- Hydrant
- New Pavement
- New Concrete
- Water — Waterline
- Storm — Storm Sewer
- Sanitary — Sanitary Sewer
- 100.00 — Ex. Elevation
- 100.00 — 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 500.04 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 1921.78 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°30'51" 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 CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 20°10'07" AND A RADIUS OF 4869.00 FEET; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID NON TANGENT CURVE, A DISTANCE OF 1643.53 FEET, SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 79°53'07" WEST, 1635.06 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°58'42" 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°58'42" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 361.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 20°57'56" AND A RADIUS OF 4499.00 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°29'12" 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 1971.84 FEET TO THE POINT OF BEGINNING.

Vicinity Map

Aerial Photograph

National Flood Hazard Layer FIRMette

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 Acerage	2,270,442 sf	52.12 ac

Current Zoning	PUD
Proposed Zoning	PUD
Current Land Use	HR

Proposed Density

Tract C-1	
Proposed # of MFR Units	111 units
Proposed Density	4.58 du/ac
Tract C-2	
Proposed # of SFR Lots	100 units
Proposed Density	3.80 du/ac
Total Units Provided	211 units
Proposed Density	4.10 du/ac

Minimum Floor Area	2200 sf
Prop. School Age Population	100 students
202 du * 0.47 students/du	
Elementary	51 students
Middle School	25 students
High School	24 students
Solid Waste Generation	1836 lb
2024 DU * 2.9 people/du * 3 lb/person	
Open Space Required	10.11 Ac
	20% of Site Area
Open Space Provided	
150 Baseline North	
Tract NA Recreation	0.39 Ac
Tract NB Open Space	0.11 Ac
Tract NC Recration	6.15 ac
Tract ND Open Space	0.03 Ac
150 Baseline North Open Space	6.68 Ac
	28% of site area
150 Baseline South	
Tract A Open Space	5.50 Ac
Tract B Recreation	0.29 Ac
Tract C Recreation	0.61 Ac
Tract D Open Space	0.54 Ac
Tract E Open Space	0.19 Ac
150 Baseline South Open Space	7.13 Ac
	27% of site area

Marion County Notes:

- The subject property is located with in 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.

Darcy Unroe PE 60929

Proposed Zoning Standards

Project:	Baseline 150 North	
Proposed Use: Single Family Res		
Minimum Lot Size	4000	sf
Minimum Lot Width	45	ft
Max FAR	0.65	
Max building height	35	ft

Proposed Setbacks		
Front	25	ft
Side	5	ft
Side Street	15	ft
Rear	20	ft

Project:	Baseline 150 South	
Proposed Use: Single Family Res		
Minimum Lot Size	4500	sf
Minimum Lot Width	50	ft
Max FAR	0.65	
Max building height	35	ft

Proposed Setbacks		
Front	25	ft
Side	5	ft
Side Street	15	ft
Rear	25	ft

Proposed LA Buffers

Baseline 150 North	Adjacent use	Type	Width (ft)
South	ROW	"C"	15.0
West	COM	"A"	30.0
North	AG	"E"	10.0
East	ROW	"C"	15.0

Baseline 150 South	Adjacent use	Type	Width (ft)
South	SFR	"C"	15.0
West	COM	"A"	30.0
North	ROW	"C"	15.0
East	SFR	"E"	15.0

Other Contacts

Duke Energy
4359 SE Maricamp Rd
Ocala, FL 34480
Ph (800) 700-8744

SJRWMD
4049 Reid Street
Palatka, FL 32177
Ph 386-329-4500
Ph 800-451-7106

Engineer:
Darcy Unroe PE
Unroe Engineering, Inc
PO Box 690942
Orlando, Florida 32869
Ph (407) 299-0650
Darcy@UnroeEngineering.com

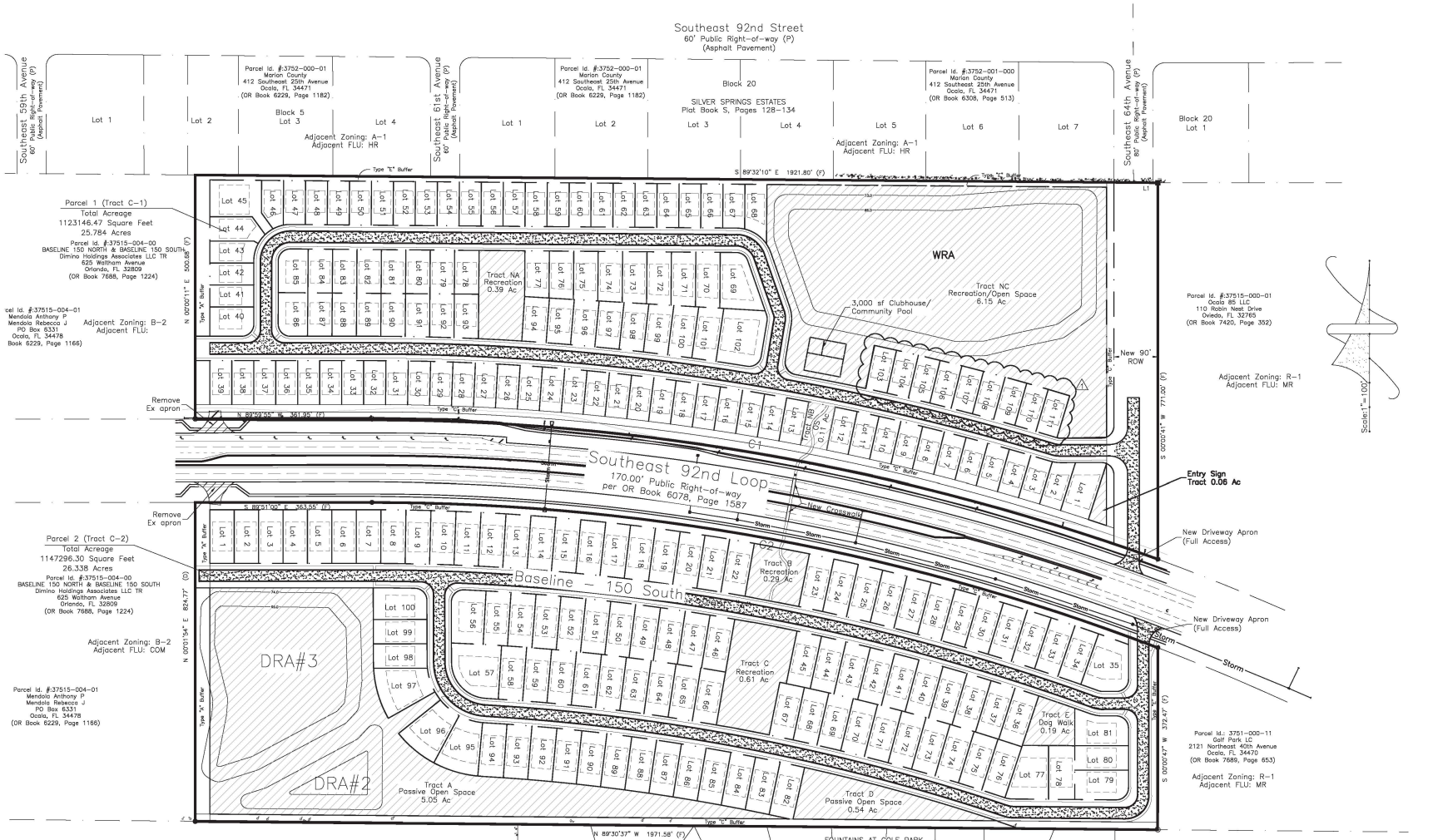
Owner:
BASEDEV LAND TRUST
DIMINO HOLDINGS ASSOCIATES LLC TR
625 WALTHAM AVE
ORLANDO FL 32809
C/O CLAY FRANKEL
CLAY@REDJACKDEV.COM
PH (407) 855-1136

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

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Florida 32869-0942
Business Authorization Number - EB 00006579 ph (407) 299-0650

DARCY UNROE LICENSE No 60929 STATE OF FLORIDA PROFESSIONAL ENGINEER

C0



Landscape Buffer Planting Requirements		
Buffer	Width	Required Planting
"A"	30 Ft	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
"C"	15 Ft	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.
"E"	10 Ft	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	4669.00'	1643.53'	20°10'07"	N 79°53'07" W	1635.06'
C2	4499.00'	1646.27'	20°57'56"	S 79°29'12" E	1637.09'

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#	Date	Description

Field Revisions

#	Date	Description
1	7/31/24	Add Lots

Permit Revisions

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number: EB 00008579 ph (407) 299-0950

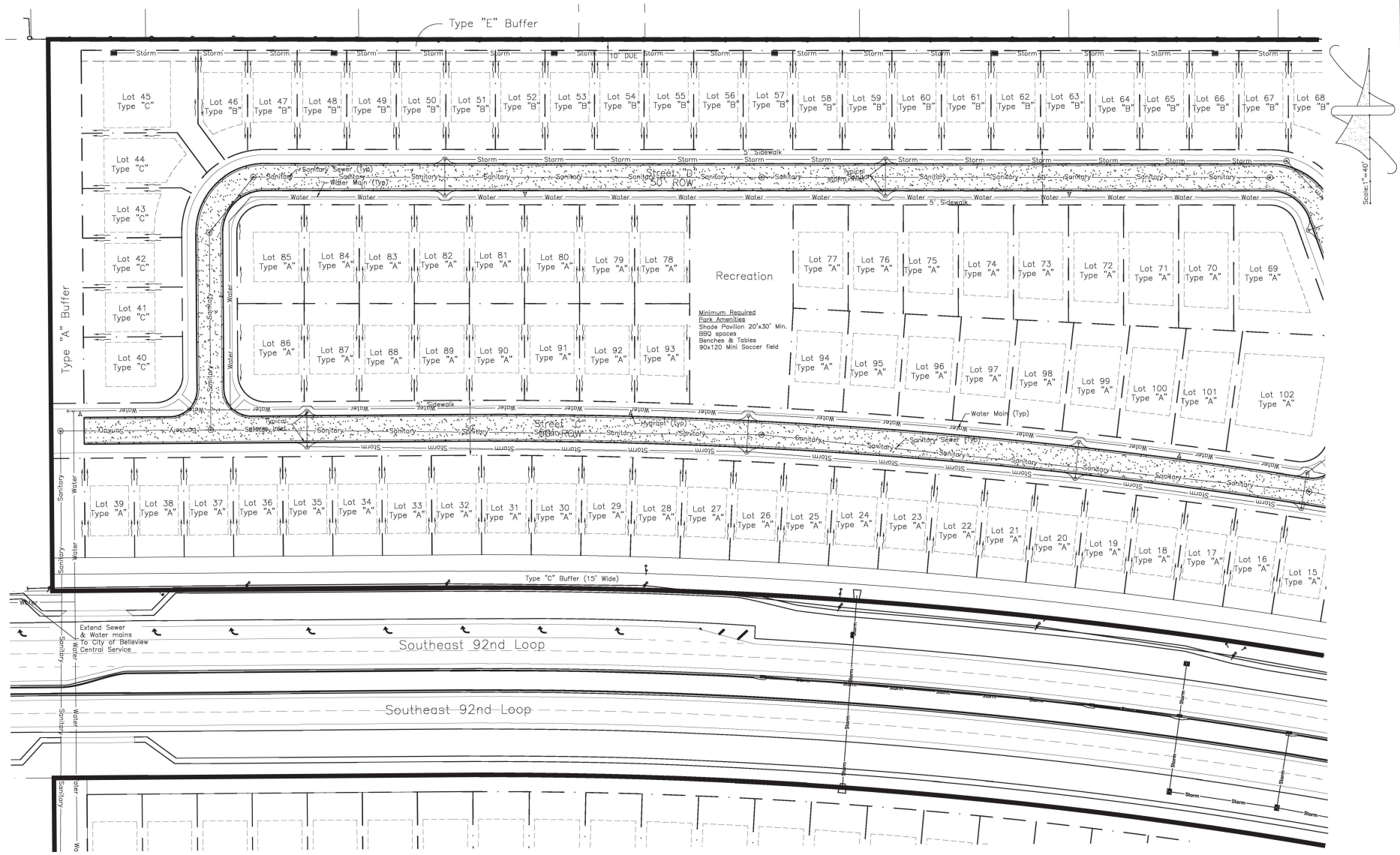
Overall Master Plan

BASELINE 150 NORTH & BASELINE 150 SOUTH

DO	Drawn
DP	Checked
1"=100'	Scale
03/06/24	Date
BASLINE	File

Dwg. No.

C1



#	Date	Description

Field Revisions

#	Date	Description

Permit Revisions

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number EB 00008679 ph (407) 299-0650

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

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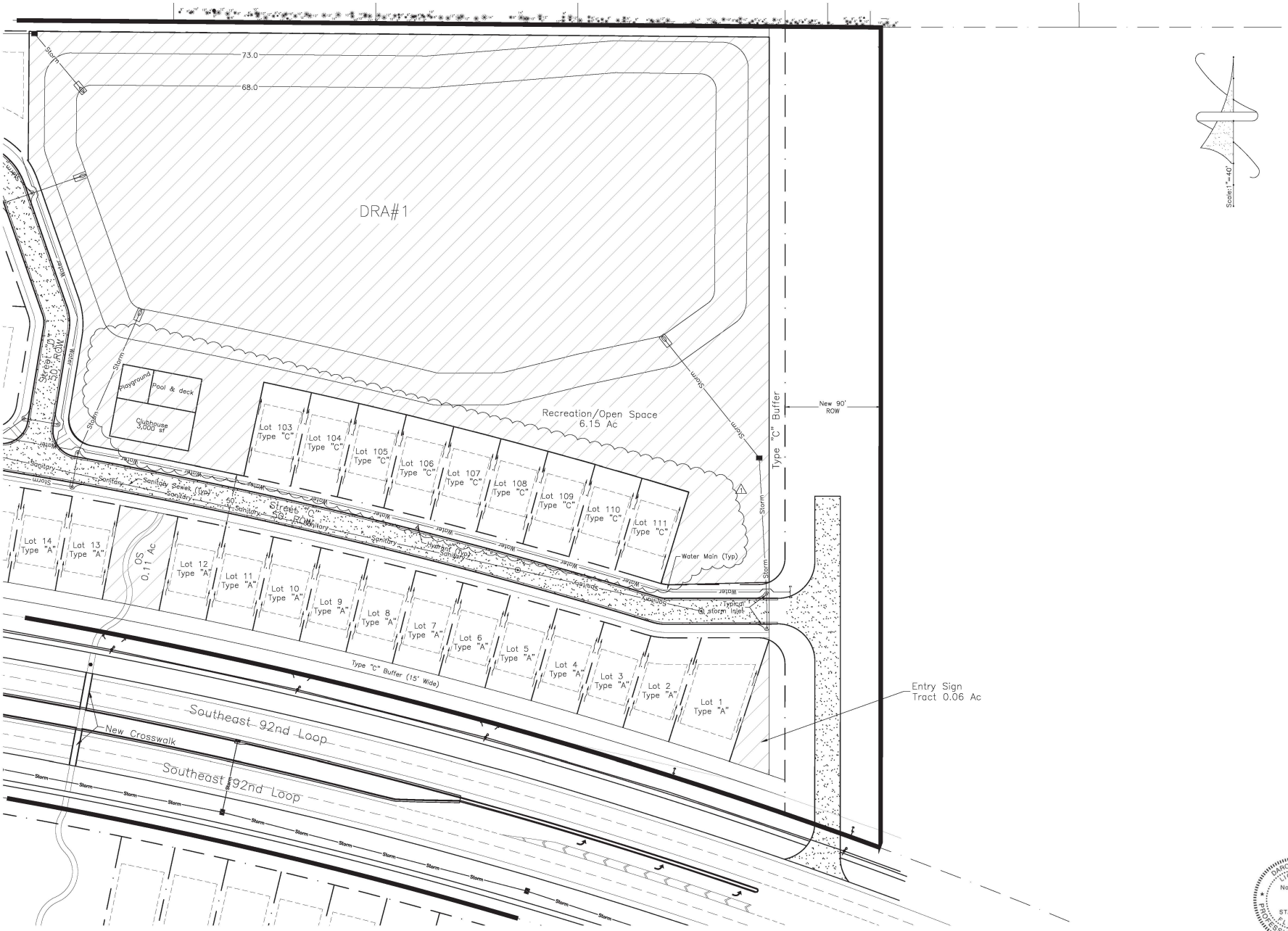

#	Date	Description

Field Revisions

#	Date	Description
1	7/31/24	Add Lots

Permit Revisions

Unroe Engineering, Inc
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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

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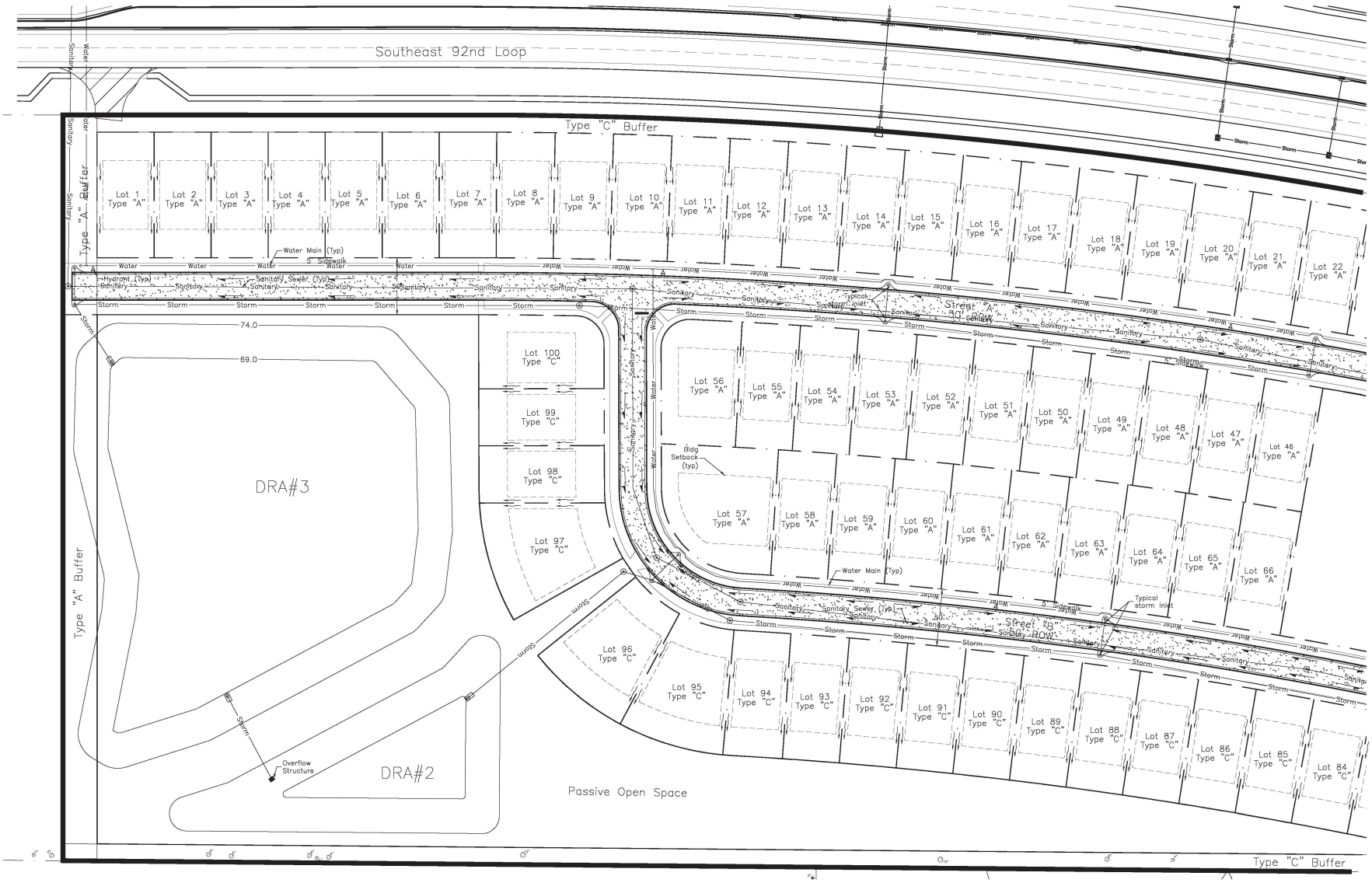

#	Date	Description

Field Revisions

#	Date	Description

Permit Revisions

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PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number: EB 00006579 ph (407) 299-0650

Baseline 150 South - West Plan

BASELINE 150 NORTH & BASELINE 150 SOUTH

DP	Drawn
DP	Checked
1"=40'	Scale
03/06/24	Date
BASLINE	File

Dwg. No.

C4

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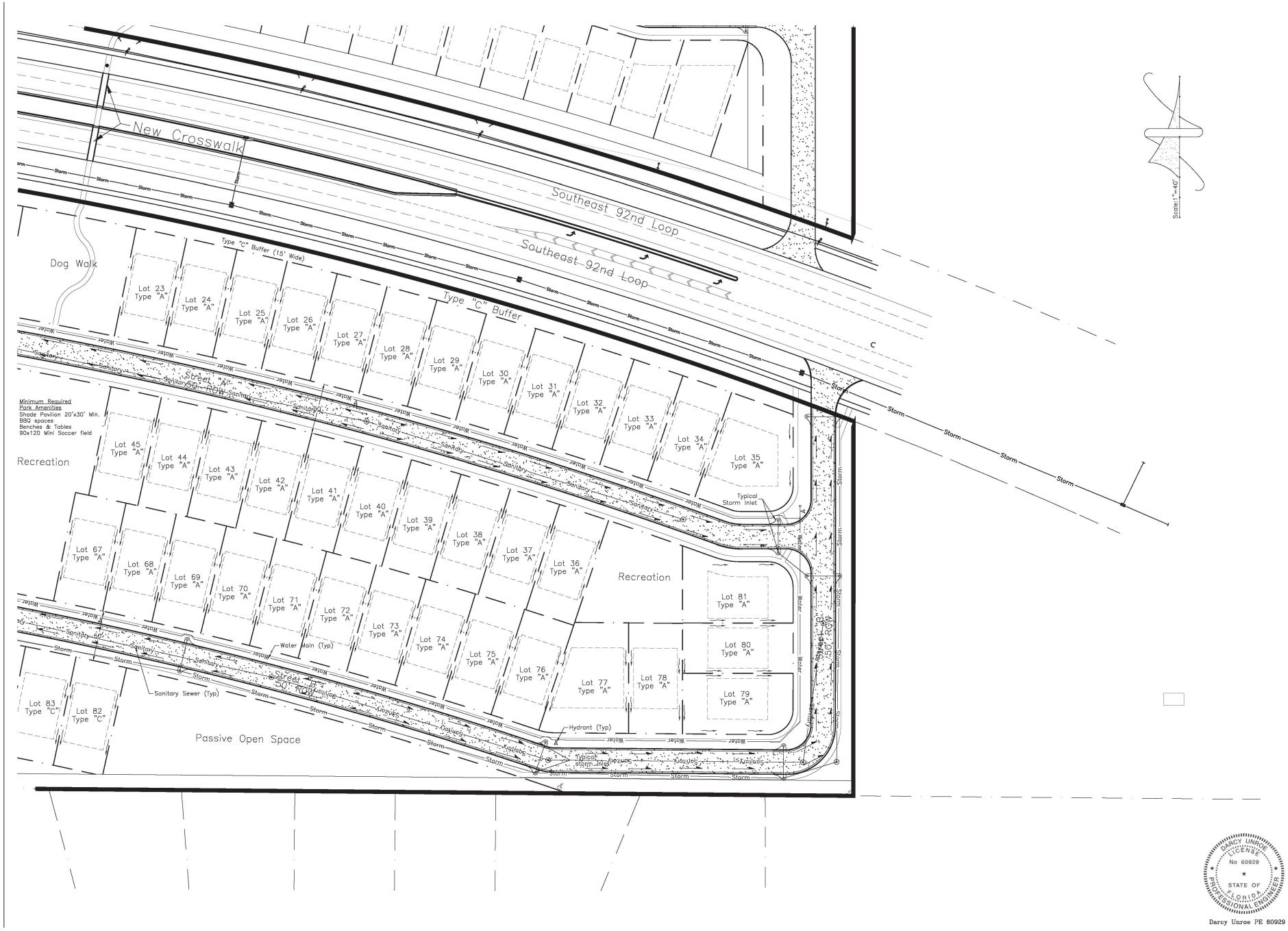

#	Date	Description

Field Revisions

#	Date	Description

Permit Revisions

Unroe Engineering, Inc
Civil Engineering/Planning/Scientific Evaluation
PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number: EB 00006579 ph (407) 299-0950

Baseline 150 South - East Plan

BASELINE 150 NORTH & BASELINE 150 SOUTH

DP	Drawn
DP	Checked
1"=40'	Scale
03/06/24	Date
BASLINE	File

Dwg. No.
C5
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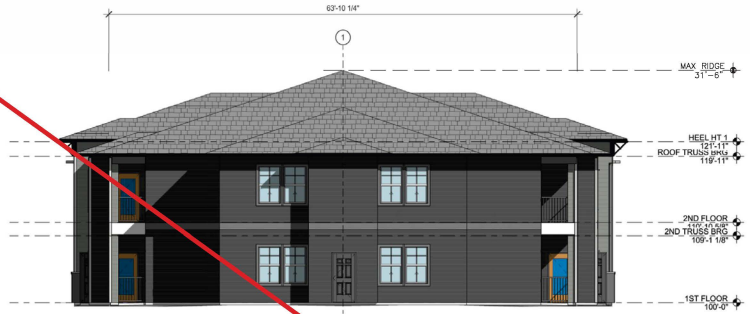
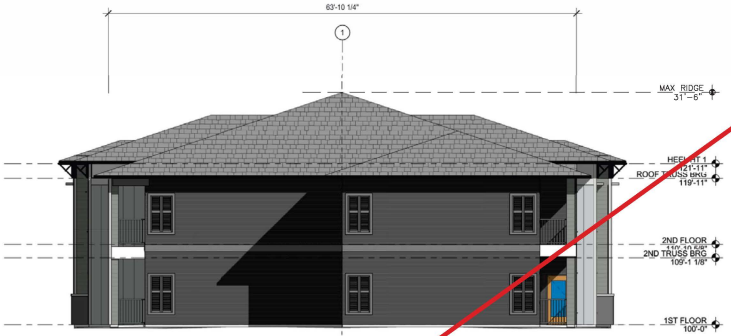


3 RIGHT ELEVATION
1/8" = 1'-0"



4 LEFT ELEVATION
1/8" = 1'-0"

2 REAR ELEVATION
1/8" = 1'-0"

1 FRONT ELEVATION
1/8" = 1'-0"

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#	Date	Description

Field Revisions

#	Date	Description

Permit Revisions

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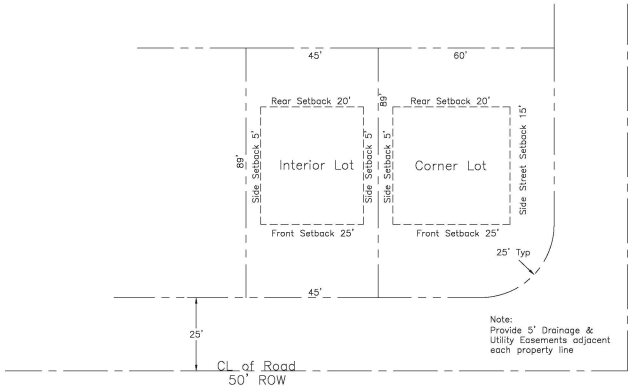
PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number: EB 00006579 ph (407) 299-0950

Conceptual Mulit-Family Building Elevations
BASELINE 150 NORTH & BASELINE 150 SOUTH

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

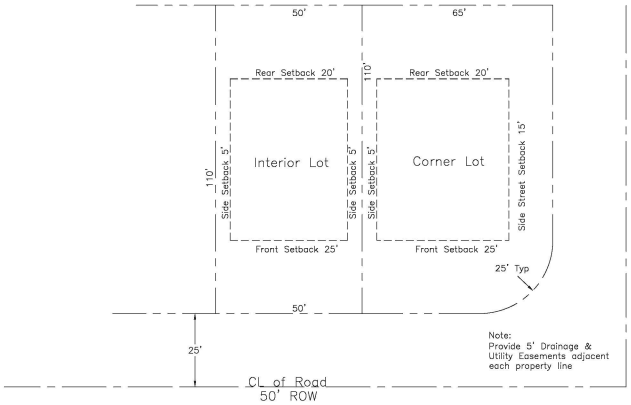
Dwg. No.
C6
7 of 8

Baseline 150 North



Typical Lot Layout
Scale: 1"=20'

Baseline 150 South



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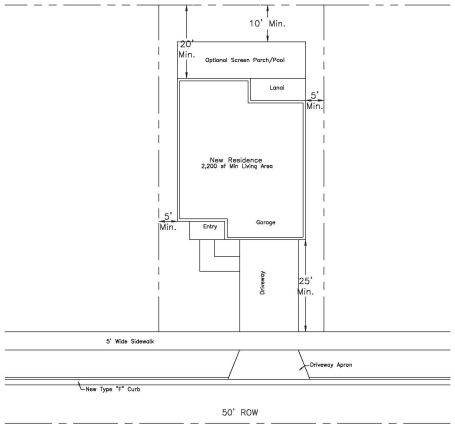

Typical Site Plan
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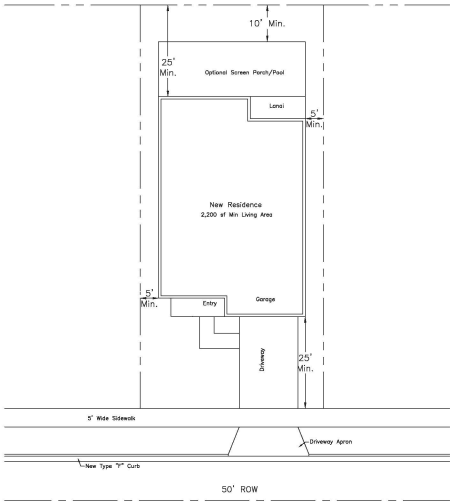

Typical Site Plan
Scale: 1/16"=1'

#	Date	Description

Field Revisions

#	Date	Description

Permit Revisions

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PO Box 690942, Orlando, Fl 32869-0942
Business Authorization Number: EB 00006579 ph (407) 299-0650

Typical Lot Layout/Dimension

BASELINE 150 NORTH & BASELINE 150 SOUTH

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

Dwg. No.
C7
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