

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.

Table of Contents		
Sheet Number	Description	Last Revision Date
C0	COVER SHEET	7/31/2024
C1	OVERALL MASTER PLAN	7/31/2024
C2	BASELINE 150 NORTH - WEST PLAN	7/15/2024
C3	BASELINE 150 NORTH - EAST PLAN	7/15/2024
C4	BASELINE 150 SOUTH - WEST PLAN	7/15/2024
C5	BASELINE 150 SOUTH - EAST PLAN	7/15/2024
C6	TYPICAL LOT LAYOUT/DIMENSIONS	7/15/2024

Legend

	Catch Basin		New Pavement
	Mitered End Section		New Concrete
	Manhole		
	Cleanout		Waterline
	Hydrant		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 716.00 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 0°01'54" EAST ALONG THE WESTERN 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 0°01'54" EAST ALONG SAID WESTERN BOUNDARY, A DISTANCE OF 580.04 FEET TO THE NORTH BOUNDARY OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SAID SECTION 19; THENCE PROCEED SOUTH 89°21'01" EAST ALONG SAID NORTH BOUNDARY, A DISTANCE OF 1921.78 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 19; THENCE CONTINUE 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°29'36" EAST SOUTH 1/2 OF A POINT; THENCE DEPARTING SAID NORTH BOUNDARY PROCEED SOUTH 0°01'54" WEST PARALLEL WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-30, A DISTANCE OF 770.39 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF A ROAD UNDER CONSTRUCTION (THE EASTERN EXTENSION OF SE 82ND PLACE ROAD); SAID NORTHERLY RIGHT OF WAY BEING A NON TANGENT CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 20°27'56" 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°28'12" EAST, 1637.09 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY PROCEED SOUTH 0°01'54" WEST PARALLEL WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-30, 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 1871.44 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 0°01'54" EAST ALONG THE WESTERN 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 A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF A ROAD UNDER CONSTRUCTION (THE EASTERN EXTENSION OF SE 82ND PLACE ROAD); THENCE DEPARTING SAID WESTERN BOUNDARY PROCEED SOUTH 89°28'42" EAST ALONG SAID SOUTHERLY RIGHT OF WAY, A DISTANCE OF 381.80 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY HAVING A CENTRAL ANGLE OF 20°27'56" 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°28'12" EAST, 1637.09 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT OF WAY PROCEED SOUTH 0°01'54" WEST PARALLEL WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. C-30, 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 1871.44 FEET TO THE POINT OF BEGINNING.



Vicinity Map



Aerial Photograph

National Flood Hazard Layer FIRMette



Basemap Imagery Source: USGS National Map 2023

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	
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
2024 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 Recreation	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 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:	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	AS	"C"	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	"C"	15.0

Unroe Engineering, Inc

Civil Engineering/Planning/Scientific Evaluation

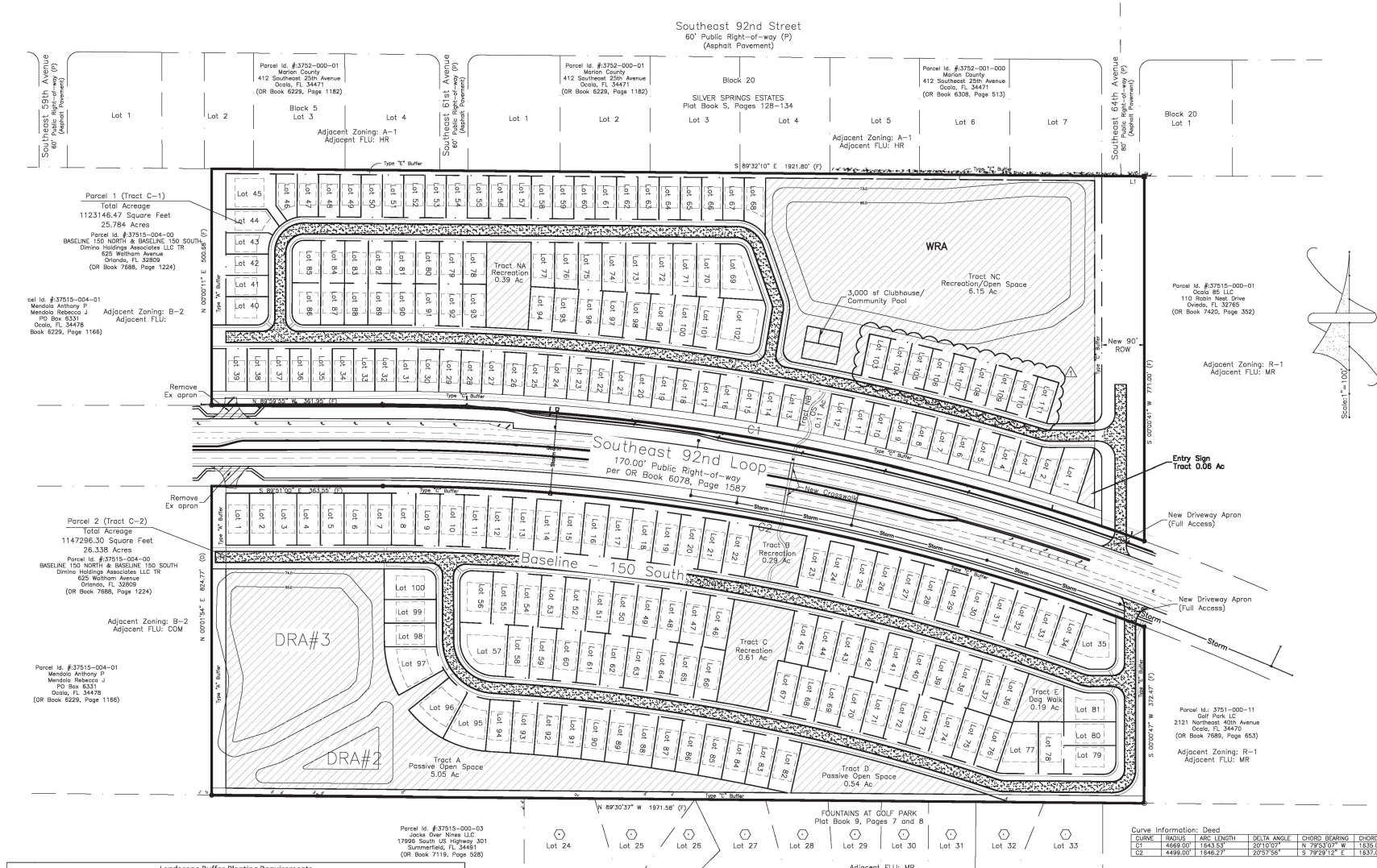
PO Box 690942, Orlando, Florida 32869-0942

Business Authorization Number - EE 00006579 ph (407) 299-0650



C0

Page 1 of 8



Unroe Engineering, Inc.
Civil Engineering/Planning/Scientific Evaluation
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Business Authorization Number: EB 00000579

Overall Master Plan
BASELINE 150 NORTH & BASELINE 150 SOUTH

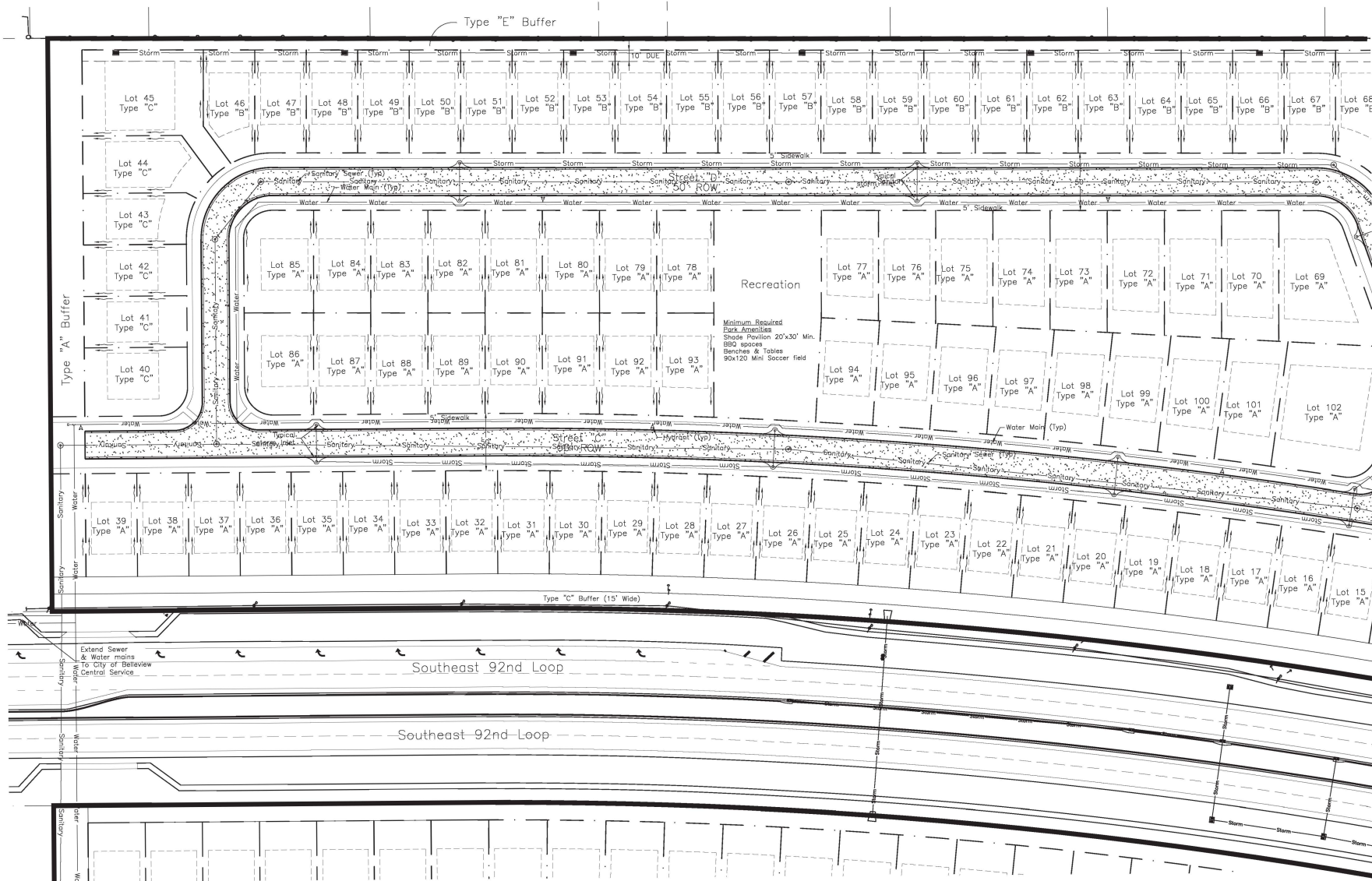
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03/06/24	Date
BASLINE	File
Dwg. No.	

C1

2 of 8



Darcy Unroe PE 60929



Scale 1"=40'

Field Revisions	Description	Date

Permit Revisions	Description	Date

Unroe Engineering, Inc
 Civil Engineering/Planning/Scientific Evaluation
 PO Box 609042, Orlando, FL 32809-0942
 Business Authorization Number - EB 0008279 PH (407) 299-0650

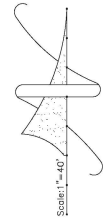
Baseline 150 North - West Plan
 BASELINE 150 NORTH & BASELINE 150 SOUTH

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03/06/24	Date
BASLINE	File

Dwg. No.
C2
 3 of 8



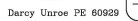
Darcy Unroe PE 60829

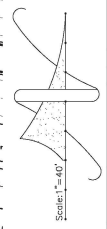


Dwg. No.

C3

4 of 8





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Baseline 150 South - West Plan
 BASELINE 150 NORTH & BASELINE 150 SOUTH

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03/06/24	Date
BASLINE	File

Dwg. No.

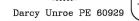
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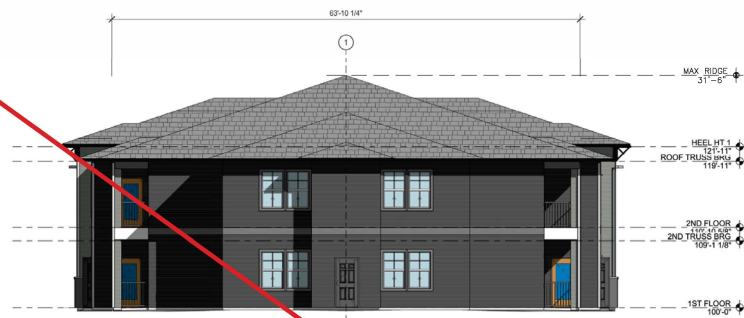
5 of 8



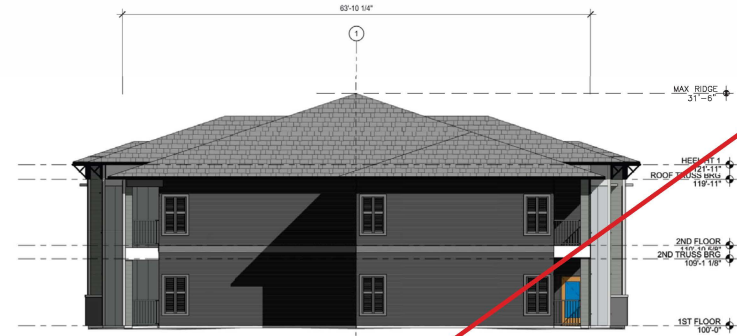


C5
6 of 8





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	#

Unroe Engineering, Inc
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Conceptual Multi-Family Building Elevations
BASELINE 150 NORTH & BASELINE 150 SOUTH

DP	Drawn
DP	Checked
03/06/24	Scale
BASLINE	Date
Dwg. No.	File

C6
7 of 8



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