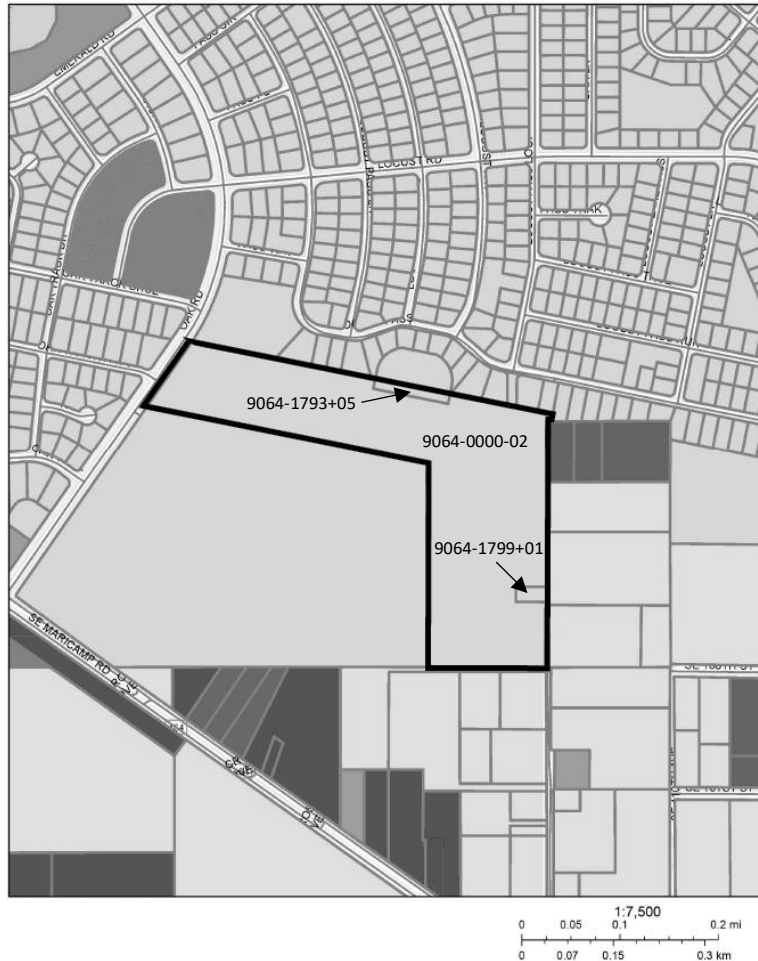


OAK SHORES ESTATES P.U.D: Parcel 9064-0000-02, 9064-1799+01, and a portion of 9064-1793+05



PLANNED UNIT DEVELOPMENT (PUD) PUD ZONING CHANGE OR PUD AMENDMENT – 2025

Application Type: ☒ PUD REZONING / ☐ PUD AMENDMENT

PUD Submitted with Conceptual Plan OR Master Plan? (Choose one)

☒ CONCEPTUAL PLAN / ☐ MASTER PLAN

*A PUD Zoning Change application must include a Conceptual Plan OR Master Plan that complies with applicable sections of LDC Division 2, Section 4.2.31, and Division 6.

The undersigned hereby requests a Zoning Change in accordance with Marion County Land Development Code, Articles 2 and 4, on the below described property and area from:

A-1 (current Zoning) to PUD for the intended use of: Development of a residential subdivision

Parcel ID Number(s): 9064-0000-02, 9064-1799+01, and portion of 9064-1793+05

Property Address: No address assigned

Future Land Use(s): HR Total PUD Acreage: 33.56 Acres

Total Proposed Open Space Acreage: 7.16+/- Total Amenities Acreage: .92+/-

Date of Required Pre-Application Meeting with Growth Services: / /

Maximum Proposed Residential Units: SFR 176 MF None Density: 5.32/per acre

Student Generation - BASED ON JULY 2023 BENESCH IMPACT FEE STUDY SGRs

Proposed PUD 176 Units

Single Family (Single Family Detached/Townhouse/Mobile Home on Lot):

Estimate of Students Single-Family

Elementary $0.107 \times 176 = 19$

Middle $0.043 \times 176 = 8$

High $0.071 \times 176 = 13$

Enrollment Percentages at Assigned Schools - BASED ON 60th DAY ENROLLMENT

Elementary – Emerald Shores Elementary School = 91% Enrollment

Middle – Lake Weir Middle School = 87% Enrollment

High – Lake Weir High School = 75% Enrollment

From: [Balerdi, Xavier - Support Services](#)
To: [Kramer, Erik](#)
Cc: [Weyrauch, Kenneth](#)
Subject: Re: [External]RE: [External]Oak Shores PUD Jan PZ and Feb BOCC
Date: Wednesday, December 24, 2025 3:24:56 PM
Attachments: [image001.png](#)
[image002.png](#)
[_MC-seal-4C-Rev-19_cba48ea3-e87b-450b-b0b9-d5aeaa4a09a8.png](#)
[Outlook-ezr50ide.png](#)

You don't often get email from xavier.balerdi@marion.k12.fl.us. [Learn why this is important](#)

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Hi Erik,

The schools currently serving that location have sufficient capacity to accommodate the potential new students generated by the development and would continue to do so even with up to 264 dwelling units. Based on this review, we do not have concerns at this time. Please let us know when the applicant has a final proposed total unit count.

Best,

Xavier Balerdi, Planning Manager

Marion County Public Schools

1105 SW 7th Road

Ocala, FL 34471

Phone: (352) 671-7052, Ext. 56932

Xavier.Balerdi@marion.k12.fl.us



From: Kramer, Erik <Erik.Kramer@marionfl.org>
Sent: Wednesday, December 24, 2025 10:25 AM
To: Balerdi, Xavier - Support Services <Xavier.Balerdi@marion.k12.fl.us>
Cc: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>
Subject: [External]RE: [External]Oak Shores PUD Jan PZ and Feb BOCC

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Xavier,

I reviewed the document you shared about two weeks ago and I see that the three

schools that would serve the proposed PUD are currently under 100% capacity.

I am reaching out to confirm whether or not MCPS has any objections/concerns to the proposed total of 176 single-family homes, or to the maximum allowed under the High Residential future land use designation (4–8 du/ac), which would be 264 dwelling units.

Thank you,



Erik Kramer

Planner

Growth Services

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: 352-438-2674

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From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>

Sent: Thursday, December 11, 2025 2:06 PM

To: Kramer, Erik <Erik.Kramer@marionfl.org>

Subject: FW: [External]Oak Shores PUD Jan PZ and Feb BOCC

Kenneth Weyrauch, AICP

Deputy Director

Growth Services

Main: 352-438-2600 | Direct: 352-438-2627

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From: Balerdi, Xavier - Support Services <Xavier.Balerdi@marion.k12.fl.us>

Sent: Thursday, December 11, 2025 2:01 PM

To: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Ayres, Stephen - Student Assignments and Records, Director <Stephen.Ayres@marion.k12.fl.us>; Pulford, Louis <lpulford@marionso.com>; Olmsted, Bradley <Bradley.Olmsted@marionfl.org>

Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Kramer, Erik <Erik.Kramer@marionfl.org>

Subject: Re: [External]Oak Shores PUD Jan PZ and Feb BOCC

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Hi Ken,

Please see the attached document for the Oak Shores Estates P.U.D.

Best,

Xavier Balerdi, Planning Manager

Marion County Public Schools

1105 SW 7th Road

Ocala, FL 34471

Phone: (352) 671-7052, Ext. 56932

Xavier.Balerdi@marion.k12.fl.us



From: Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>

Sent: Tuesday, December 9, 2025 4:31 PM

To: Ayres, Stephen - Student Assignments and Records, Director <Stephen.Ayres@marion.k12.fl.us>; Balerdi, Xavier - Support Services <Xavier.Balerdi@marion.k12.fl.us>; Pulford, Louis <lpulford@marionso.com>; Olmsted, Bradley <Bradley.Olmsted@marionfl.org>

Cc: Madeloni, Elizabeth <Elizabeth.Madeloni@marionfl.org>; Kramer, Erik <Erik.Kramer@marionfl.org>

Subject: [External]Oak Shores PUD Jan PZ and Feb BOCC

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Gentlemen,

This is the only application that increases residential uses this round. This zoning change is asking to go from R-1, Single Family Dwelling, to PUD, Planned Unit Development. The total units proposed is 176 Single family homes. By Land Use, the max they could ask for is 264 dwelling units. Please have all comments back by January 2, 2026.

<https://marioncountyfl.sharefile.com/d-s7f68390ebed549179a357bd1c11c8bc7>



Kenneth Weyrauch, AICP

Deputy Director

Growth Services

Marion County Board of County Commissioners

2710 E. Silver Springs Blvd.

Ocala, FL 34470

Main: 352-438-2600 | Direct: 352-438-2627

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