



SUBMITTAL SUMMARY REPORT PL PUD -000096-2025

PLAN NAME:	Oak Shores PUD ZC	LOCATION:	0
APPLICATION DATE:	12/03/2025	PARCEL:	9064-0000-02
DESCRIPTION:	176 SFR detached homes on 40'x120' min lots		

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Owner	James Rainey	Heather Island LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
GS Development Review Depts Reviews v.				Not Received
GS Development Review Depts Reviews v.	12/05/2025	12/19/2025	12/23/2025	Requires Re-submit

SUBMITTAL DETAILS

GS Development Review Depts Reviews v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Caroline Dennison	12/19/2025	12/17/2025	Approved
Environmental Health (Plans) (Environmental Health)	Evan Searcy	12/19/2025	12/23/2025	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	12/19/2025	12/05/2025	Approved
Comments	Marion County has reviewed and approved the concept plan as provided for the location. Approval of this concept plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.			
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	12/19/2025	12/09/2025	Requires Re-submit
Comments	Concept Plan review, but clarifications and/or corrections need to be addressed.			
Corrections	4.2.31.E&F - Building height (Not Resolved) - 4.2.31.E&F - Building height: Show building height (primary and accessory structures) in the site data table.			
Corrections	4.2.31.E&F/6.11.8 - Parking (Not Resolved) - 4.2.31.E&F/6.11.8 - Parking: Provide number and calculation of required and proposed parking spaces in table format, per LDC Sec. 6.11.8. - Parking requirements.			
Corrections	4.2.31.E&F - Open space (Not Resolved) - 4.2.31.E&F - Open space: Open space shall meet 20% requirement (at least 20% of gross development area). Provide list of open space in square footage, acreage, and percentage. Including existing and proposed natural open space, improved open space, open water, wetland, and preserved natural areas. Also show them on the plan.			
Corrections	4.2.31 - Dimension & location of site improvement (Not Resolved) - 4.2.31 - Dimension & location of site improvement: Provide dimensions and location of all existing site improvements; dimensions and location for all proposed site improvements.			
Corrections	4.2.31.F - Parcel number (Not Resolved) - 4.2.31.F - Parcel number: Show parcel numbers on the cover sheet.			
Corrections	4.4 - Show proposed signs to meet LDC Sec 4.4 (Not Resolved) - 4.4 - Show proposed signs to meet LDC Sec 4.4: If sign(s) is proposed on site, show proposed sign's location and design. The signs shall comply with LDC Sec. 4.4. A master sign plan and/or permit may be required.			
Corrections	4.2.31.F - Phases of development (Not Resolved) - 4.2.31.F - Phases of development: Show all phases of development on plan. Improvements must be in place to support each phase of development at time of phase completion.			
Corrections	4.2.31.E&F - Easement (Not Resolved) - 4.2.31.E&F - Easement: Show existing and proposed easements on plan, and provide description of each easement.			
Corrections	4.2.31.E&F - Existing, proposed & adjacent ROWs (Not Resolved) - 4.2.31.E&F - Existing, proposed & adjacent ROWs: Show name, location and dimensions of any existing, proposed, and adjacent streets, including all rights-of-way serving the project on plan.			
Corrections	4.2.31.E&F - Improved Open space (IOS) (Not Resolved) - 4.2.31.E&F - Improved Open space (IOS): Provide list of Improved Open Space in square footage, acreage, and percentage. Also show them on the plan.			
Corrections	4.2.31.D/6.6/5.2.5 - RESIDENTIAL - Min/Max Density (Not Resolved) - 4.2.31.D/6.6/5.2.5 - RESIDENTIAL - Min/Max Density: For residential project, show maximum and minimum allowable density, and proposed density.			
Corrections	4.2.31.F - Land Use Designation-subject property (Not Resolved) - 4.2.31.F - Land Use Designation-subject property: Show existing land use designation the subject property.			
Corrections	2.12.4 - Waivers (Requested & Approved) (Not Resolved) - 2.12.4 - Waivers (Requested & Approved): List of all requested and approved waivers, conditions, and the date of approval.			
Corrections	2.12.27 - Location & screening of outside storage (Not Resolved) - 2.12.27 - Location & screening of outside storage: Provide a statement indicating any outside storage area is proposed. If applicable, show location of outside storage areas on plan. Check special requirements under zoning code sections.			

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUe	COMPLETE	STATUS
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Chris Rison	12/19/2025	12/09/2025	Requires Re-submit
Corrections	4.2.31.E&F/6.11.6 - Construction access (Not Resolved) - 4.2.31.E&F/6.11.6 - Construction access: Show proposed construction access and route on plan, per Sec. 6.11.6. - Construction access/route.,			
Corrections	1.8.2.A - Traffic Capacity Available? (Not Resolved) - 1.8.2.A - Traffic Capacity Available?: If the adjoining roadway(s) are currently identified as exceeding their acceptable Level of Service, as such they are not eligible for further development unless and until sufficient capacity is demonstrated to be available or alternative approaches for the proposed development are proposed for consideration and potential approval (e.g., proportionate share, etc.).			
Corrections	2.12.5/1.8.2.F - Concurrency Deferral Statement (Not Resolved) - 2.12.5/1.8.2.F - Concurrency Deferral Statement: Please provide a concurrency statement on the cover sheet according to LDC Sec. 1.8.2 (F) - Concurrency Deferral. An owner may elect to defer required concurrency review and approval for a development application identified in Section 1.8.2.A to a subsequent development application review stage by executing the following "Concurrency Deferral Statement" on the development application plan, or in a separate sworn and notarized affidavit, a copy of which shall be provided to Growth Services and the original shall be recorded in Marion County's Public Records, as applicable: "This project has not been granted concurrency approval and/or granted and/or reserved any public facility capacities. Future rights to develop the resulting property(ies) are subject to a deferred concurrency determination, and final approval to develop the property has not been obtained. The completion of concurrency review and/or approval has been deferred to later development review stages, such as, but not limited to, [list subsequent applications expected pursuant to Section 1.8.2.C as applicable]."			
Corrections	4.2.31.F - Lot area & lot width (Not Resolved) - 4.2.31.F - Lot area & lot width: Provide required lot area and lot width in the site data table. Show proposed lot area and lot width of all lots in the site data table and on the plan.			
Corrections	Proposed PUD uses compatible w/ surrounding uses? (Not Resolved) - Proposed PUD uses compatible w/ surrounding uses?: Proposed PUD use shall be compatible with surrounding uses.			
Corrections	4.2.31.E&F - Building lot typicals (Not Resolved) - 4.2.31.E&F - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
Corrections	Additional Growth Services Comments (Not Resolved) - Additional Growth Services Comments			
Corrections	2.12.4.L & Article 5 - Overlay zones (Not Resolved) - 2.12.4.L & Article 5 - Overlay zones: Provide a statement showing all applicable overlay zones on the subject properties such as Airport Overlay Zones (AOZ), Environmentally Sensitive Overlay Zone (ESOZ), Floodplain, Springs Protection Overlay Zone (SPOZ), Military Operating Area (MOA), Scenic Roads Area (SRA), Wellhead/Wellfield Protection Area (WHPA), Silver Springs Community Redevelopment Area (SSCRA), and CR 475A Visual Enhancement Gateway Development Overlay, etc. Refer to LDC Article 5 - OVERLAY ZONES AND SPECIAL AREAS.			
Corrections	1.8.2.D - Traffic Concurrency Evaluation? (Not Resolved) - 1.8.2.D - Traffic Concurrency Evaluation?: In order to propose alternative solutions to addressing the lack of roadway capacity, a traffic study will be required and a traffic methodology must be submitted for review and approval prior to the traffic study being completed. Please contact OCE-Traffic Review for further information on completing the necessary methodology and study.			
Corrections	2.12.16/6.5 - EALS or Exemption provided? (Not Resolved) - 2.12.16/6.5 - EALS or Exemption provided?: Provide Environmental Assessment of Listed Species (EALS) or submit an Exemption (EALS-ER). Copy of the EALS/EALS-ER will be forwarded to review agency for comments. Refer to LDC Sec. 6.5 for submittal requirements and review procedures.			
Corrections	4.2.31.E&F/6.8.6 - Buffering (Not Resolved) - 4.2.31.E&F/6.8.6 - Buffering: Show buffer types, locations, and dimensions of required buffering on plan. Show buffer descriptions and illustrations of each proposed buffer (including longitudinal and transverse cross-sections)			
Corrections	4.2.31.E&F - Lot setback (Not Resolved) - 4.2.31.E&F - Lot setback: Provide required setback and proposed setback in the site data table and show them on the plan.			
Corrections	4.2.31.F - Owner and applicant name (Not Resolved) - 4.2.31.F - Owner and applicant name: Show name, address, phone number, and signature of the owner and applicant on the cover sheet.			
Corrections	2.12.32 - 100yr flood zone and flood prone areas (Not Resolved) - 2.12.32 - 100yr flood zone and flood prone areas: Show existing one percent (100-year) FEMA flood plain on plan with zone elevation and vertical datum noted; water line of lakes, wetlands, rivers, streams and canals; and other manmade or natural features. A note shall be provided detailing source and survey field methods used to obtain and verify data field methods of delineation of all lines shown.			
Corrections	4.2.31.F - Land Use Consistency (Not Resolved) - 4.2.31.F - Land Use Consistency: Provide a list of existing and proposed uses. Provide list of area in square footage/acreage for each existing and proposed uses. Verify if existing and proposed uses are allowed under land use designation and zoning classification.			
Corrections	2.12.4.L - DRI/FQD Compliance Note? (Not Resolved) - 2.12.4.L - DRI/FQD Compliance Note?: Revise the plan to add the following advisory note: "DEVELOPMENT OF THE PROPERTY AS SHOWN ON THIS MASTER PLAN IS SUBJECT TO THE TERMS AND CONDITIONS OF THE SILVER SPRINGS SHORES VESTED DRI DEVELOPMENT ORDER, AS MAY BE AMENDED FROM TIME TO TIME, INCLUDING PROVISIONS REGARDING THE CONCURRENCY OF PUBLIC FACILITIES."			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	12/19/2025	12/05/2025	Approved
OCE Property Management (Plans) (Office of the County Engineer)		12/19/2025	12/22/2025	Not Required
Comments	ROW does not review this type of plan			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	12/19/2025	12/09/2025	Informational
Comments	Stormwater is not opposed to the rezoning. The applicant proposes to change the zoning of parcels 9064-0000-02, 9064-1799+01, & a portion of parcel 9064-1793+05 to PUD for a residential subdivision. Parcels 9064-0000-02, 9064-1799+01, & the affected area of parcel 9064-1793+05 are collectively 33.56 acres. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There is a FEMA flood zone and County Flood Prone areas on these parcels. Please ensure LDC 6.13 is met with the Major Site Plan.			
OCE Survey (Plans) (Office of the County Engineer)		12/19/2025	12/17/2025	Not Required

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DU ^E	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	12/19/2025	12/16/2025	Informational
Comments	<p>A traffic study has been submitted and is currently under review. A full review has not been completed, but a cursory review finds the following: The development will generate 1,839 total daily trips and 183 PM Peak Hour trips. The development will have direct impacts to Maricamp Road from Emerald Road (N) to CR 25. There were no road segment deficiencies identified in the traffic study. The study identified intersection deficiencies at SE Maricamp Road and Emerald Road (S) and SE Maricamp Road at Oak Road (S). The study determined that a traffic signal was needed at both these intersections as well as turn lane lengthening at SE Maricamp Road at Oak Road (S). The right-of-way width for the subdivision streets does not meet Land Development Code requirements. Also, there are two dead ends that do not have cul-de-sacs as required by the Land Development Code. The following PUD conditions are recommended. 1. A condition should be added to the PUD requiring the development to construct these improvements subject to the proportionate share requirements of Florida Statutes. 2. The final roadway designed shall be determined during the plan review process. Any deviations from the Marion County Land Development Code subdivision street design requirements will require a waiver from the Development Review Committee.</p>			
Utilities (Plans) (Utilities)	Heather Proctor	12/19/2025	12/22/2025	Approved
Comments	<p>The project and the existing DRAs are located within the Marion County Utilities service area. No Marion County Utilities infrastructure will be affected by the proposed changes. MCU has already issued a Letter of No Objection for the vacation of the DRAs.</p>			

OAK SHORES ESTATES P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

PARCEL #: 9064-0000-02, 9064-1799+01, PORTION OF 9064-1793+05

PROJECT AREA: $33.27 \pm$ ACRES

FUTURE LAND USE: HIGH RESIDENTIAL

EXISTING ZONING: PUD (080509Z)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

NOTES:

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL STREETS AS NEEDED. PAY FEE IN LEU OF MAY BE UTILIZED AT DEVELOPERS OPTION.
3. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
4. OVER HALF OF THE PROJECT IS WITHIN FLOODZONE "X" ACCORDING TO FIRM PANEL #12083C0755D, EFFECTIVE ON 08/28/2008, THE REMAINING PORTION OF THE PROJECT IS WITHIN THE SPECIAL FLOOD HAZARD AREA-1% ANNUAL CHANCE FLOOD, ACCORDING TO FEMA FLOOD ZONES, EFFECTIVE 2017.
5. DEVELOPER HAS THE OPTION TO PLAT UNITS IN DEVELOPMENT.
6. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.

OAK SHORES ESTATES MARIION COUNTY, FLORIDA		DATE <u>1/21/26</u>	DRAWN BY <u>SMM</u>
		CHKD BY <u>JH</u>	JOB NO. <u>25-0070</u>
		SCALE	SHT. <u>01.01</u>
COVER SHEET			
Tillman & Associates ENGINEERING, LLC. — CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL 1720 SE 16th Ave. Bldg 100, Ocala, FL 34471 Office: (352) 387-4540 Fax: (352) 387-4545			

INDEX OF SHEETS

01.01	COVER SHEET
02.01	LIST OF REQUIREMENTS
03.01	PUD CONCEPT PLAN
04.01 - 04.06	SITE DATA
05.01	TYPICALS
06.01	CROSS SECTIONS
07.01	BUFFER DETAILS
08.01 - 08.02	BUFFER RENDERING
09.01 - 09.02	HOUSE RENDERINGS
10.01	OPEN SPACE MAP & CALCULATIONS
11.01 - 11.04	AMENITY RENDERING
12.01	SIGNAGE RENDERING

LIST OF REQUIREMENTS

1. THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET.
SEE SHEET 01.01-COVER SHEET
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS.
SEE SHEET 04.01-SITE DATA
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. *SEE SHEET 03.01-PUD CONCEPT PLAN*
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY.
SEE SHEET 04.03- SITE DATA
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY (INCLUDING ACREAGE OF EACH) AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
SEE SHEETS 04.04-04.05 SITE DATA
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. *NO IMPROVEMENTS ON SITE*
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. "SINGLE FAMILY RESIDENCE AND AMENITIES".
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE.
SEE SHEET 05.01-TYPICALS (NO CUL-DE-SAC BEING PROVIDED)
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) *SEE SHEET 04.01-A-SITE DATA*
10. IDENTIFY PROPOSED PHASING ON THE PLAN. *TO BE DONE AT MASTER PLAN*
11. IDENTIFY PROPOSED BUFFERS. *SEE SHEET 03.01 PUD CONCEPT PLAN, SHEET 07.01 BUFFER DETAILS, SHEET 08.01-08.02 BUFFER RENDERINGS*
12. IDENTIFY ACCESS TO THE SITE. *SEE SHEET 03.01 PUD CONCEPT PLAN*
13. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PERKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) *SEE SHEET 05.01 TYPICALS*
14. PRELIMINARY SIDEWALK LOCATIONS. *SEE SHEET 01.01 COVER SHEET, SEE NOTES*
15. PROPOSED PARALLEL ACCESS LOCATIONS. *SEE SHEET 03.01 PUD CONCEPT PLAN*
16. REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. *TO BE PROVIDED*
17. SHOW 100 YEAR FLOODPLAIN ON THE SITE. *SEE SHEET 04.06-SITE DATA*
18. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION. *TO BE DETERMINED*
19. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. *SEE SHEET 03.01 PUD CONCEPT PLAN, SHEET 10.01 OPEN SPACE AND CALCULATIONS, SHEET 11.01 AMENITY RENDERINGS*
20. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. *SEE NOTE 3 ON SHEET 01.01-COVER SHEET*
21. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. *SEE SHEETS 08.01-08.02 BUFFER RENDERING, SHEETS 11.01-11.04 AMENITY RENDERING, SHEET 12.01 SIGNAGE RENDERING*
22. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE FOR THE SPECIFIC PROJECT (E.G., DOCUMENTATION AND/OR PRESENTATION MATERIAL BY THE OWNER OR APPLICANT/AGENT, OR INFORMATION IDENTIFIED AS REQUIRED OR RECOMMENDED BY COUNTY STAFF IN THE PRE-APPLICATION MEETING CONDUCTED PRIOR TO SUBMITTING THE APPLICATION). *N/A*

Tillman & Associates

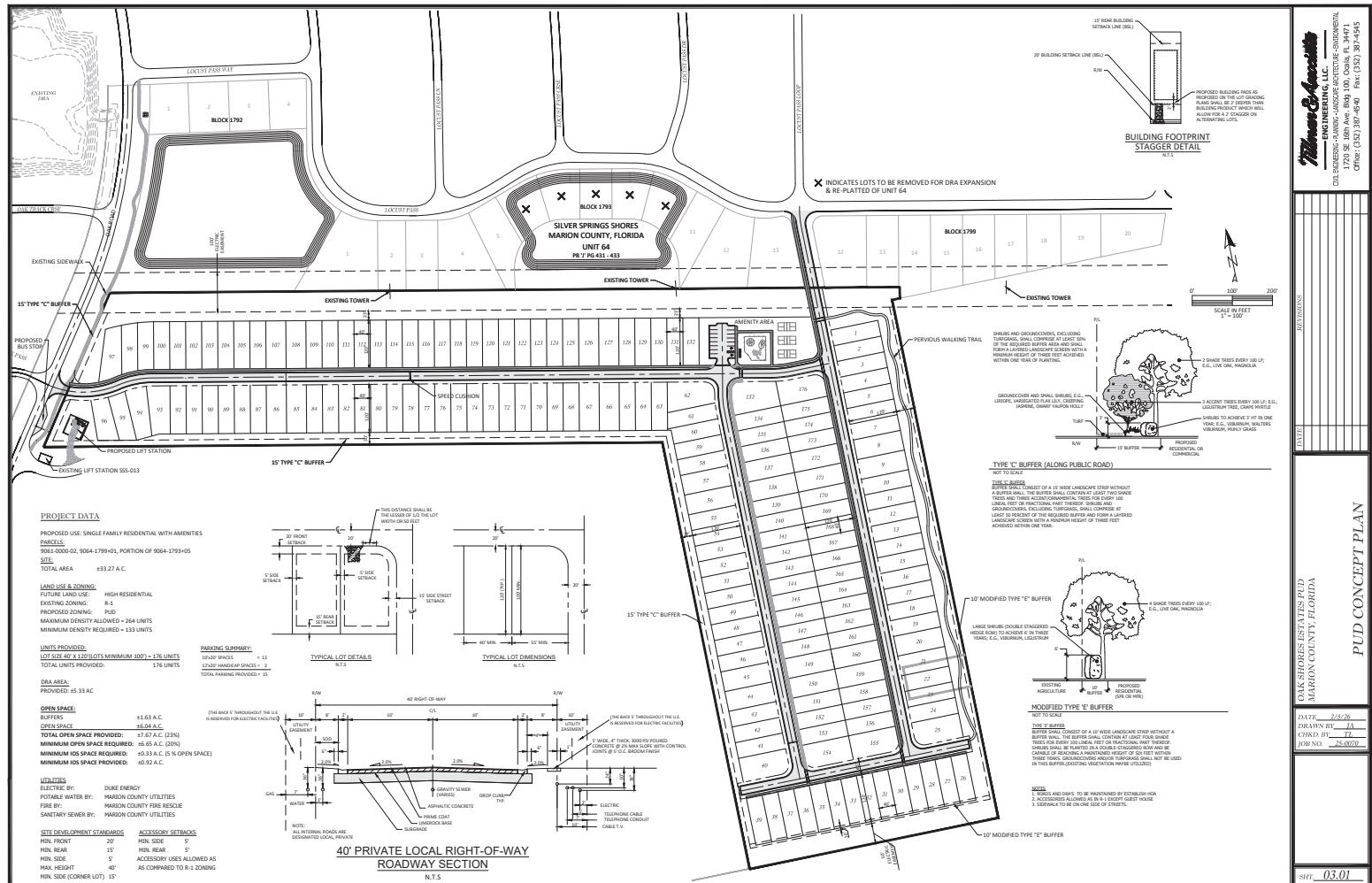
— ENGINEERING, LLC. —

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

OAK SHORES ESTATES
MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE	1/21/26
DRAWN BY	SMM
CHKD. BY	JH
JOB NO.	25-0070
SCALE	
SHT.	02.01



PROJECT DATA

PARCELS:

9064-0000-02, 9064-1799+01, PORTION OF 9064-1793+05

SITE:

TOTAL AREA ± 33.27 AC

LAND USE & ZONING:

FUTURE LAND USE: HIGH RESIDENTIAL

EXISTING ZONING: PUD (080509Z)

PROPOSED ZONING: PUD

UNITS PROVIDED:

LOT SIZE 40' X 120' (LOTS MINIMUM 100') = 176 UNITS

TOTAL UNITS PROVIDED: = 176 UNITS

DRA AREA:

PROVIDED: ± 5.33 AC (16%)

UTILITIES

ELECTRIC BY: DUKE ENERGY

POTABLE WATER BY: MARION COUNTY UTILITIES

FIRE BY: MARION COUNTY FIRE RESCUE

SANITARY SEWER BY: MARION COUNTY UTILITY

SITE DEVELOPMENT STANDARDS

MIN FRONT 20' MIN. SIDE 5'

MIN REAR 15' MIN. REAR 5'

MIN SIDE 5' MAX HEIGHT 40' ACCESSORY USES ALLOWED AS COMPARED TO R-1 ZONING

MIN SIDE (CORNER LOT) 15'

ACCESSORY SETBACKS

OPEN SPACE:

BUFFERS ± 1.63 A.C.

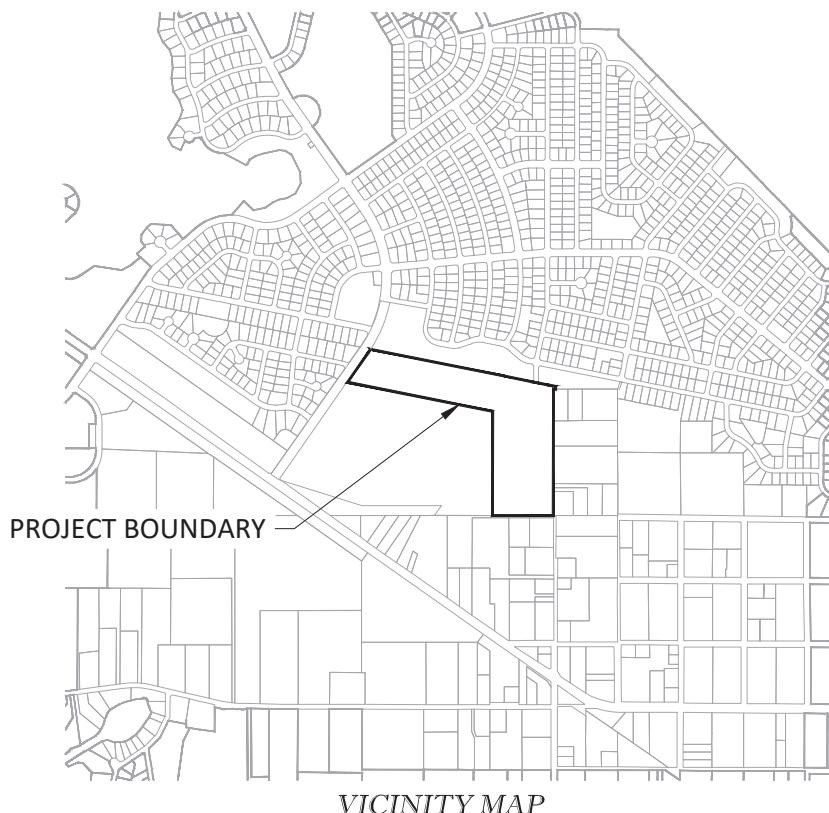
OPEN SPACE ± 6.04 A.C.

TOTAL OPEN SPACE PROVIDED: ± 7.67 A.C. (23%)

MINIMUM OPEN SPACE REQUIRED: ± 6.65 A.C. (20%)

MINIMUM IOS SPACE REQUIRED: ± 0.33 A.C. (5 % OPEN SPACE)

MINIMUM IOS SPACE PROVIDED: ± 0.92 A.C.



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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

SITE DATA

DATE 1/21/26
DRAWN BY SM
CHKD. BY JH
JOB NO. 25-0070
SCALE 1" = 2000'
SHT. 04.01

NOTES:

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
4. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
5. PRIVATE ROAD STATUS WITH 40' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
6. ALL LOTS IN THIS SUBDIVISION WILL BE SERVED BY CENTRAL WATER AND SEWER.
7. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
9. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
10. H.O.A. IS RESPONSIBLE FOR THE STORM WATER MAINTENANCE.
11. ACCESSORY USES ALLOWED AS PERMITTED WITHIN AN R-1 ZONE, EXCEPT GUEST COTTAGES.
12. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.

DEVELOPMENT NOTES

1. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA .

ARCHITECTURAL STYLE

NOTES: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

Tillman & Associates

ENGINEERING, LLC.

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

**SITE DATA
NOTES**

DATE	1/21/26
DRAWN BY	SM
CHKD. BY	JH
JOB NO.	25-0070
SCALE	
SHT.	04.02

ACREAGE OF PROPERTY:
33.27 ± ACRES

LEGAL DESCRIPTION:

PARCEL

9064-0000-02:

SEC 23 TWP 16 RGE 23

PLAT BOOK J PAGE 431

SILVER SPRINGS SHORES UNIT 64

ALL

EXC TR G-D & OAK RD (LK WEIR H.S. SITE) & OAK WAY RUN DESC AS FOLLOWS:

BEGIN AT THE SW COR OF LOT 1 BLK 1795 OF SSS UNIT 64 TH N 78-41-01 W 50 FT TH N 11-18-54 E

100.41 FT TO THE POC OF A CURVE TO LEFT HAVING RADIUS OF 25 FT A CENTRAL ANGLE OF

90-00-00 TH NWLY ALONG ARC A DISTANCE OF 39.27 FT TH S 78-41-06 E 100 FT TO THE POC OF A

CURVE OF A NON TANGENT CURVE TO LEFT WHICH THE RADIUS PT LIES S 11-18-54 W HAVING A

RADIUS OF 25 FT TH SWLY ALONG ARC THRU A CENTRAL ANGLE OF 90-00-00 39.27 FT TH

S 11-18-54 W 100.41 FT TO THE POB

EXC ALL OF BLK 1792

EXC BLK 1793 LOTS 1.2.3.4.5.6.7.8.9.10.11.12.13

EXC BLK 1799 LOTS 12.13.14.15.16.17.18.19.20

9064-1799+01:

SEC 23 TWP 16 RGE 23

PLAT BOOK J PAGE 431

SILVER SPRINGS SHORES UNIT 64

WRA S OF BLK 1799 LOT 1 (DEDICATED BY PLAT TO THE PUBLIC)

PORTION OF 9064-1793+05:

TBD

Tillman & Associates

— ENGINEERING, LLC. —

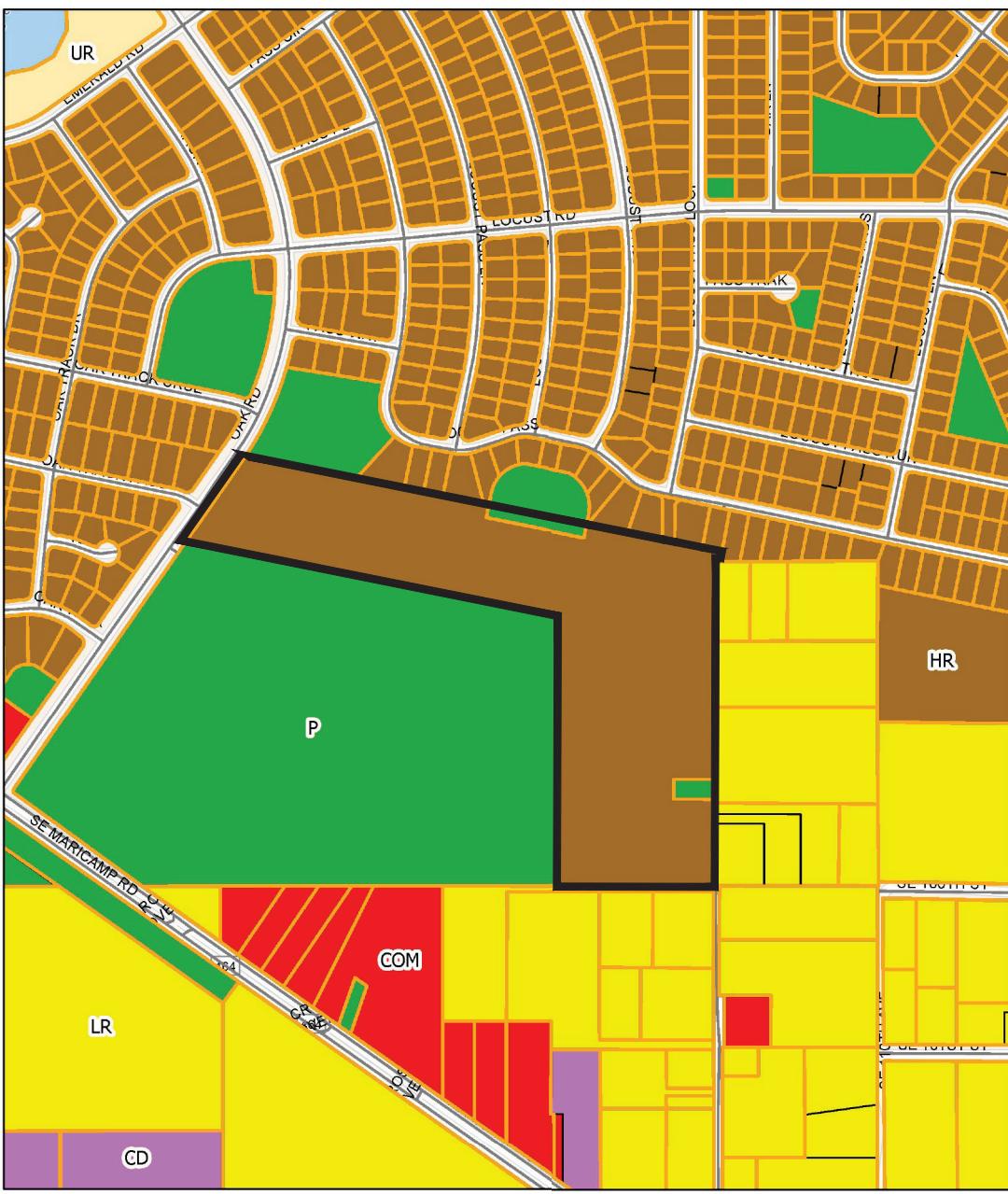
CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

OAK SHORES ESTATES
MARION COUNTY, FLORIDA

SITE DATA
LEGAL DESCRIPTION

DATE	1/21/26
DRAWN BY	SM
CHKD. BY	JH
JOB NO.	25-0070
SCALE	
SHT.	04.03

FUTURE LAND USE



5/21/2025, 8:35:30 AM

1:7,500
0 0.05 0.1 0.15 0.2 mi
0 0.07 0.15 0.3 km

Marion County	Urban Residential (8 - 16 du/ac)
Parcels	Commercial (0 - 8 du/ac; FAR 1.0)
Future Land Use	Commerce District (N/A; FAR 2.0)
Low Residential (0 - 1 du/ac)	Public (N/A; FAR 1.0)
High Residential (4 - 8 du/ac)	Streets

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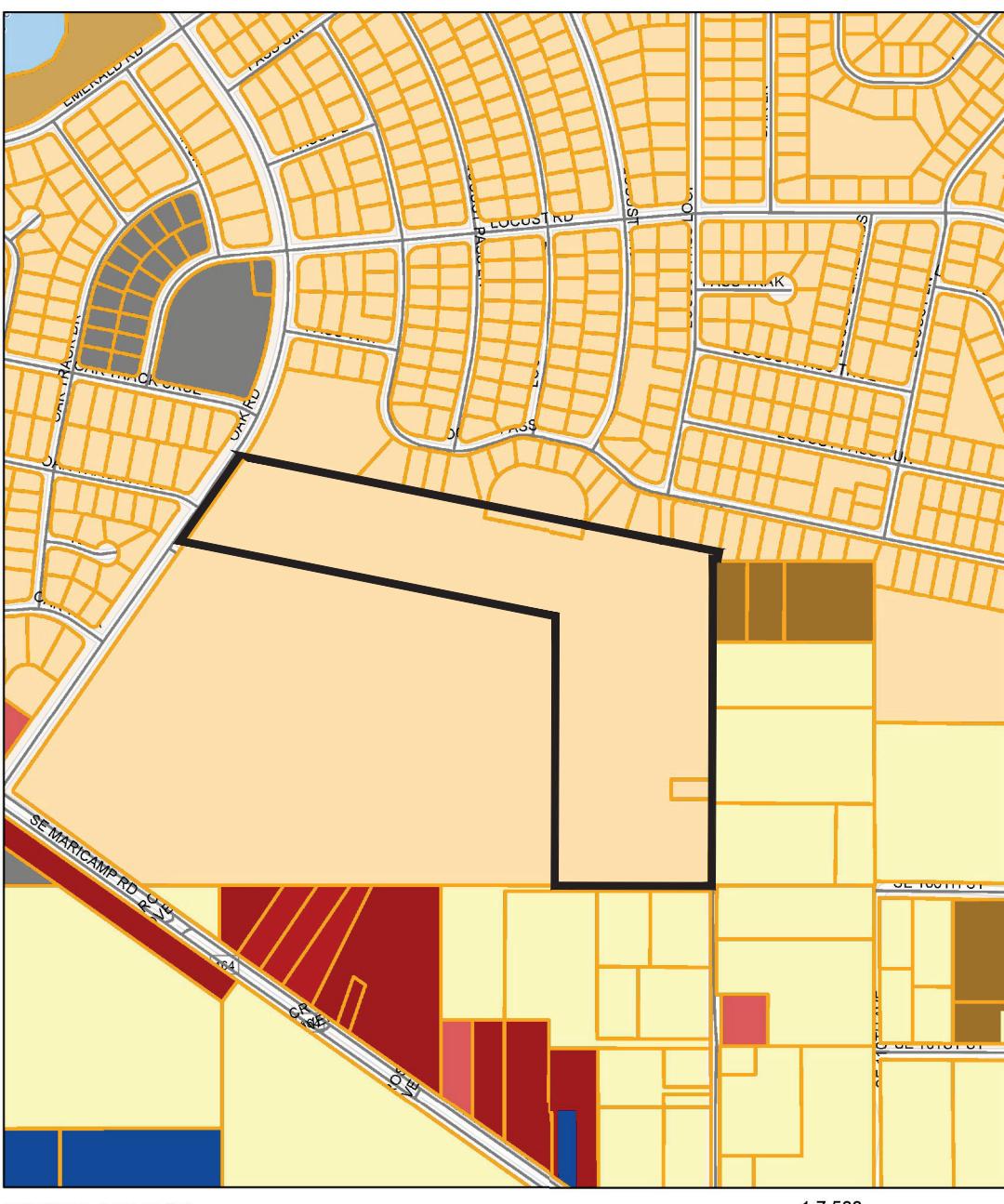
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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

SITE DATA
FUTURE LAND USE

DATE 1/21/26
DRAWN BY SMM
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 04.04

ZONING CLASSIFICATION



5/21/2025, 8:37:11 AM

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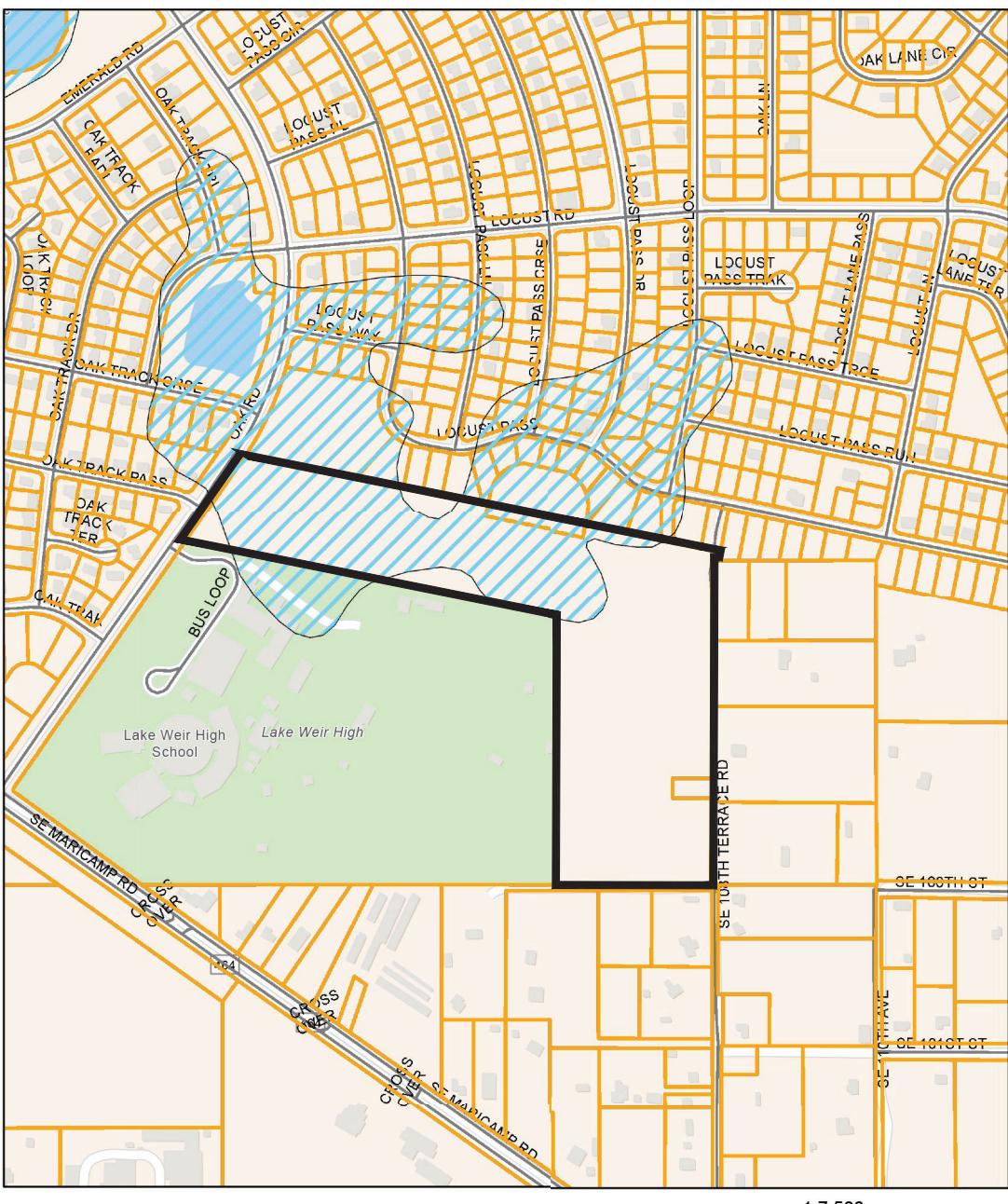
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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

SITE DATA
ZONING CLASSIFICATION

DATE 1/21/26
DRAWN BY SMM
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 04.05

FLOOD ZONES



5/21/2025, 8:37:40 AM

1:7,500

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Marion County

Other Areas

X - Areas Outside 0.2% Annual Chance Flood

Special Flood Hazard Areas - 1% Annual Chance Flood

 A - No Base Flood Elevation Determined

Parcels

— Streets

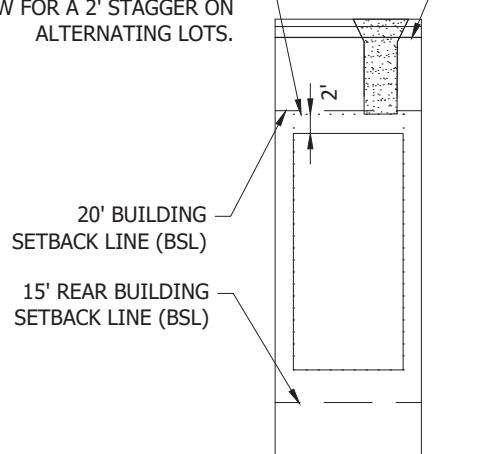
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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

SITE DATA FLOOD ZONE MAP

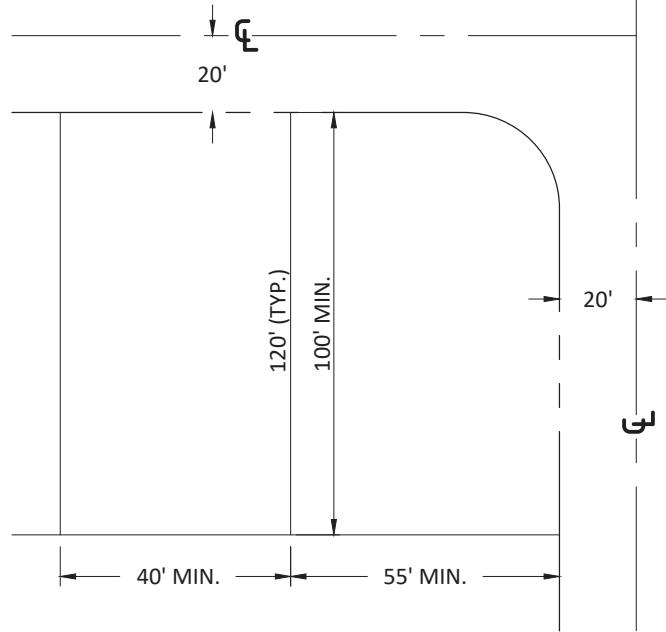
DATE 1/21/26
DRAWN BY SMM
CHKD. BY JH
JOB NO. 25-0070
SCALE
SHT. 04.06

PROPOSED BUILDING PADS AS PROPOSED ON THE LOT GRADING PLANS SHALL BE 2' DEEPER THAN BUILDING PRODUCT WHICH WILL ALLOW FOR A 2' STAGGER ON ALTERNATING LOTS.



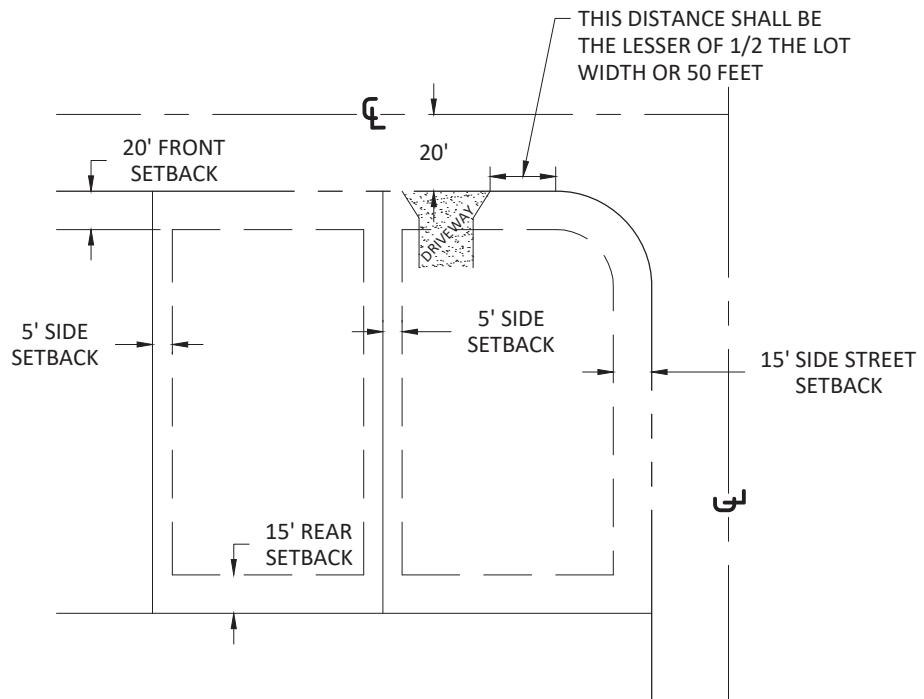
BUILDING FOOTPRINT STAGGER DETAIL

N.T.S



TYPICAL LOT DIMENSIONS

N.T.S



TYPICAL LOT DETAILS

N.T.S

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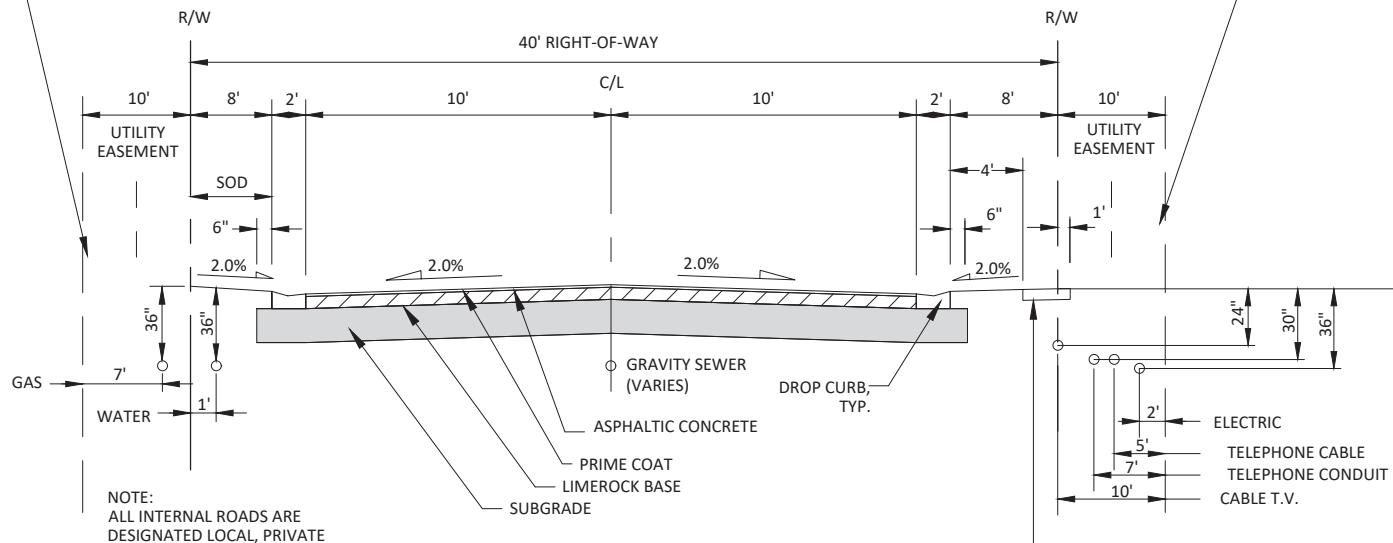
OAK SHORES ESTATES
MARION COUNTY, FLORIDA

TYPICALS

DATE	1/21/26
DRAWN BY	SM
CHKD. BY	JH
JOB NO.	25-0070
SCALE	
SHT.	05.01

(THE BACK 5' THROUGHOUT THE U.E.
IS RESERVED FOR ELECTRIC FACILITIES)

(THE BACK 5' THROUGHOUT THE U.E.
IS RESERVED FOR ELECTRIC FACILITIES)



40' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION

N.T.S

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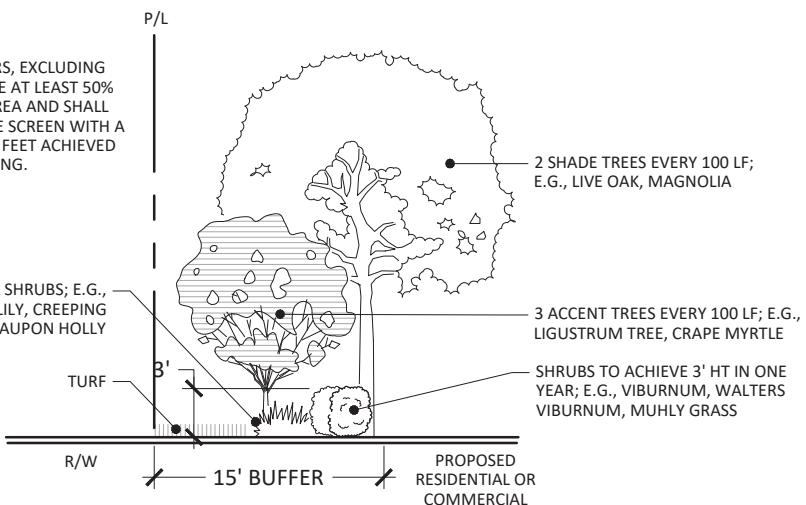
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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

CROSS SECTIONS

DATE 1/21/26
DRAWN BY SMM
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 06.01

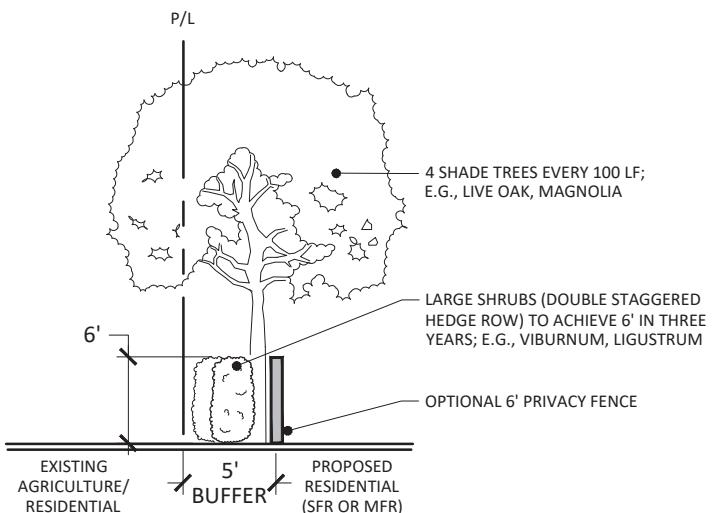
SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRIZE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.



TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

NOT TO SCALE

TYPE 'C' BUFFER
BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. 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 COMPRIZE 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.



TYPE 'E' BUFFER

NOT TO SCALE

TYPE 'E' BUFFER
BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. 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. (OPTIONAL 6' PRIVACY FENCE)

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

BUFFER DETAILS

DATE	1/21/26
DRAWN BY	SM
CHKD. BY	JH
JOB NO.	25-0070
SCALE	
SHT.	07.01



TYPE 'C' BUFFER



TYPE 'C' BUFFER

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

BUFFER RENDERING

DATE 02/04/26

DRAWN BY

CHKD. BY JH

JOB NO. 25-0070

SCALE

SHT. 08.01



100'

TYPE 'E' BUFFER



100'

TYPE 'E' BUFFER

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

BUFFER RENDERING

DATE 02/04/26

DRAWN BY

CHKD. BY JH

JOB NO. 25-0070

SCALE

SHT. 08.02



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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

HOUSE RENDERINGS
40' WIDE LOTS

DATE 7/22/25

DRAWN BY SM

CHKD. BY JH

JOB NO. 25-0070

SCALE

SHT. 09.01



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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

HOUSE RENDERINGS
50' WIDE LOTS

DATE 7/22/25

DRAWN BY SM

CHKD. BY JH

JOB NO. 25-0070

SCALE

SHT. 09.02



OPEN SPACE:

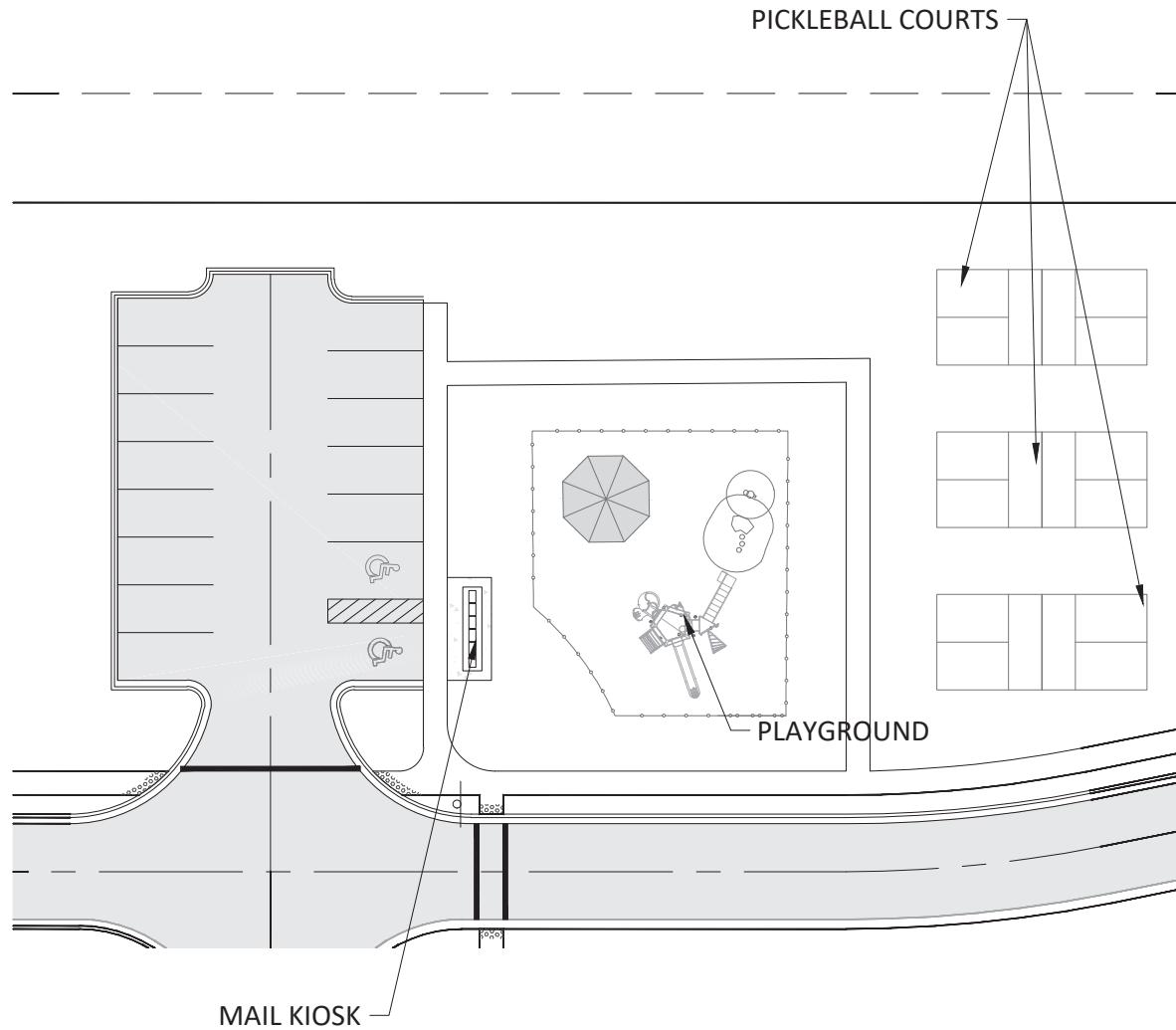
	BUFFERS	1.63 AC
	OTHER OPEN SPACE	6.04 AC
	TOTAL OPEN SPACE PROVIDED:	±7.67 AC (23%)
	MINIMUM OPEN SPACE REQUIRED:	±6.65 AC (33.27 AC X 0.20)
	MINIMUM IOS SPACE REQUIRED:	±0.33 AC (5% OPEN SPACE)
	MINIMUM IOS SPACE PROVIDED:	±0.92 AC

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

**OPEN SPACE MAP
AND CALCULATIONS**

DATE 1/21/26
DRAWN BY SMM
CHKD. BY JH
JOB NO. 25-0070
SCALE 1" = 400'
SHT. 10.01



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OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

AMENITY RENDERING

DATE	7/22/25
DRAWN BY	
CHKD. BY	JH
JOB NO.	25-0070
SCALE	
SHT.	11.01



PLAYGROUND



COVERED PAVILION 12' X 20'

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Office: (352) 387-4540 Fax: (352) 387-4545

OAK SHORES ESTATES
MARION COUNTY, FLORIDA

AMENITY RENDERING
PLAYGROUND & PAVILION

DATE 02/04/26

DRAWN BY _____

CHKD. BY JH

JOB NO. 25-0070

SCALE _____

SHT. 11.02



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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

**AMENITY RENDERING
PICKLEBALL COURTS**

DATE 02/04/26

DRAWN BY

CHKD. BY JH

JOB NO. 25-0070

SCALE

SHT. 11.03



* PLEASE NOTE THAT MATERIAL FOR
DELINIATING THE WALKING TRAIL MAY BE
MADE UP OF OTHER MATERIAL. THE SIZE
MAY VARY IN WIDTH.

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

**AMENITY RENDERING
WALKING TRAIL**

DATE 02/04/26

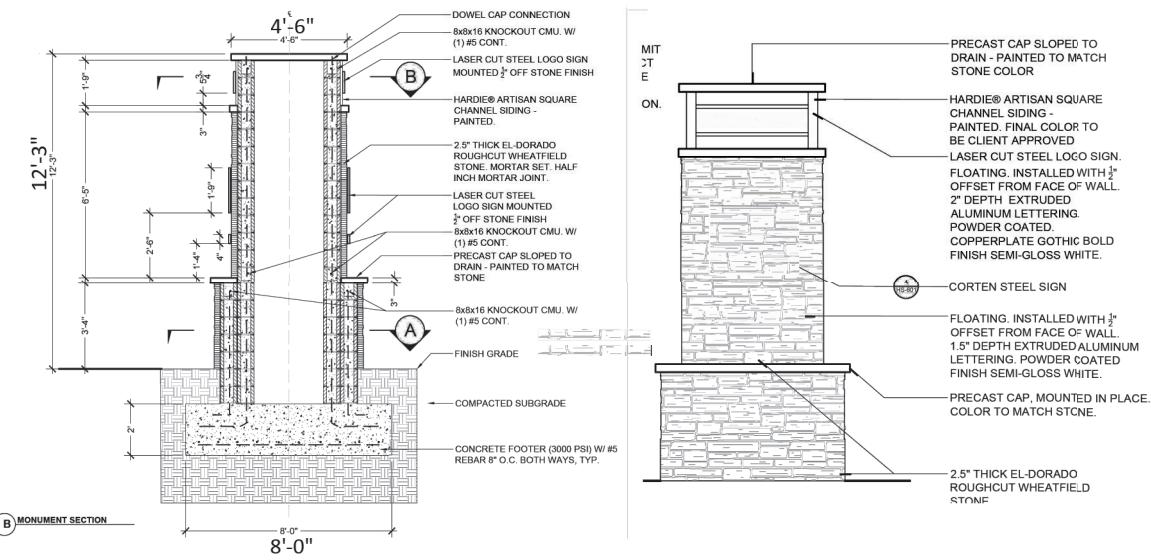
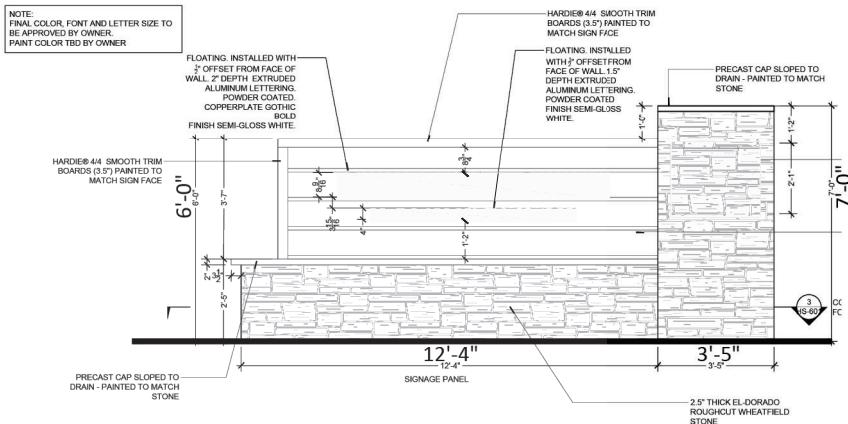
DRAWN BY

CHKD. BY JH

JOB NO. 25-0070

SCALE

SHT. 11.04



PLEASE NOTE THAT EITHER SIGN MAY BE PLACED AT ENTRANCE LOCATION. ALL OTHER SIGNAGE TO CONFORM WITH LDC STANDARDS.

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

SIGNAGE RENDERING

DATE 02/04/26

DRAWN BY _____

CHKD. BY JH

JOB NO. 25-0070

SCALE _____

SHT. 12.01