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Sunshine State One Coll of Florida, Inc.

SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST
MARION COUNTY, FLORIDA

PARCEL 3027 0000 02
SEC 31 TWP 15 RGE 23
PLAT BOOK 3 PAGE 233
SILVER SPRINGS SHORES UNIT 27
BLK 1858 LOTS 1-19
BLK 1859 LOTS 1-26
BLK 1862 LOTS 1-19
BLK 1863 LOTS 1-12
BLK 1864 LOTS 1-19
BLK 1865 LOTS 1-26
BLK 1866 LOTS 1-37
BLK 1867 LOTS 1-35
BLK 1868 LOTS 1-18
BLK 1869 LOTS 1-20
BLK 1870 LOTS 1-15
BLK 1871 LOTS 1-33
BLK 1872 LOTS 1-19
BLK 1873 LOTS 1-19
BLK 1874 LOTS 1-7
BLK 1874A LOTS 1-8
BLK 1875 LOTS 1-8
BLK 1876 LOTS 1-9
TRACT B-F-6
WEA BETWEEN LOTS 7 & 8
WRA N OF LOT 12 E
WRA SW OF LOT 12
WRA SW 1/4 OF LOT 15 E R L 1868 &
PLAT BOOK 3 PAGE 106
SILVER SPRINGS SHORES UNIT 27
BLK 1876A LOTS 1-8
ALL REVERSIONARY INT IN ALL NON PASSED ROADS WRAS WITHIN

BEARINGS BASED ON MAP OR PLAT OF SILVER SPRINGS SHORES UNIT
NO. 27 AS RECORDED IN PLAT BOOK J AT PAGES 233-252 INCLUSIVE OF
THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA

THE BOARD OF COUNTY COMMISSIONERS HAS CONSIDERED THE RECOMMENDATION AND FINDINGS OF THE GROWTH SERVICES STAFF AND THE PLANNING AND ZONING COMMISSION REGARDING APPROVAL OF THE PLANNED UNIT DEVELOPMENT, AND FOLLOWING PUBLIC COMMENT, THE BOARD AGREES WITH THOSE AFFIRMATIVE FINDINGS AND APPROVES THE PLANNED UNIT DEVELOPMENT SUBJECT TO THE FOLLOWING DEVELOPMENT CONDITIONS:

1. THE PUD SHALL COMPLY WITH THE PUD DEVELOPMENT SETBACKS LISTED IN TABLE BELOW.

FRONT	25'
REAR	15'
SIDE	5'
SIDE (ON ROW)	15'

- [illegible]

[illegible]

WATER/SEWER
ELECTRIC
CABLE/PHONE/INTERNET
CABLE/PHONE/INTERNET

MARION COUNTY UTILITIES COSTUMER SERVICE
DUKE ENERGY
CENTURY LINK
COMCAST CABLE

MIDWAY 65 LLC
277 MIDWAY RD
OCALA, FL 34724-4221

THILMAN AND ASSOCIATES ENGINEERING, I.L.C.
JEFFREY McPHERSON, P.E.
1720 SE 16TH AVE. BLDG. 100
OCALA, FLORIDA 34471
PHONE: (352) 387-4540

THOMAS M. VENTRE PROF. LAND SURVEYOR, INC.
THOMAS VENTRE
3661 SE 56TH STREET
OCALA, FLORIDA 34470
TELEPHONE: (352) 629-1696

GEO-TECH, INC
CRAIG HAMPTY
1016 S.E. 3RD AVENUE
OCALA, FLORIDA 34471
PHONE (352) 694-7711

01.01	COVER SHEET
02.01	AERIAL PHOTOGRAPH
03.01	DEVELOPMENT STANDARDS
04.01 - 04.02	EXISTING CONDITIONS PLAN
05.01	LAND USE AND ZONING PLAN
06.01	MASTER PLAN
07.01	CIRCULATION PLAN
08.01	MASTER UTILITY PLAN
09.01	BUFFER & TREE PRESERVATION PLAN
10.01	SIGNAGE PLAN
11.01	PHASING PLAN

- 1-2 BOUNDARY & TOPOGRAPHIC SURVEY
-
- (PREPARED BY THOMAS VENTRE)

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 SUBMITTALS. EACH PHASE SHALL INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO) TO SUPPORT THE CONSTRUCTION OF THE PROJECT. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE 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 ALL BUFFERS SHALL ADHERE TO THE VARIOUS COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXISTING ZONED LOT. THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
2. THE PROJECT SHALL COMPLY TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
3. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADJACENT BUFFERS WILL BE PROVIDED.
4. THE PROJECT WILL COMPLY WITH MARION COUNTY LDC STANDARDS FOR ADJACENT BUFFERS.
5. PRIVATE ROAD STAYS WITH MINIMUM 30' RIGHT-OF-WAY WIDTH TOGETHER WITH 100' UTILITY EASEMENT.
6. PROJECT SHALL BE CONSTRUCTED WITH 15' BUFFER SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
7. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND MINIMUM CONSTRUCTION STANDARDS FOR THE PROJECT. THE PROJECT SHALL COMPLY WITH THE FOLLOWING:
8. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT ADJACENT STREET SIGNS.
9. ALL PROJECTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING STANDARDS, ETC) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
10. ALL PROJECTS SHALL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT, AND WILL COMPLY WITH LDC REGULATIONS.
11. ACCESSORY USES ALLOWED AS PERMITTED WITHIN AN R-1 ZONE, EXCEPT COTTAGE COTTAGE.
12. PROJECTS SHALL BE CONSTRUCTED ON ONE-SIDE ROADS OR PAY IN FULL OF 40-60' OF RIGHT-OF-WAY.
13. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.
14. THE PROJECT IS FOR RESIDENTIAL USES.

I HEREBY CERTIFY THAT I, MY SUCCESSORS, AND ASSIGNS SHALL PERPETUALLY MAINTAIN THE IMPROVEMENTS AS SHOWN ON THIS PLAN

MIDWAY 68, LLC

I HEREBY CERTIFY THAT THESE PLANS AND CALCULATIONS WERE COMPLETED IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE MARION COUNTY LAND DEVELOPMENT CODE (LDC), EXCEPT AS WAIVED.

JEFFREY McPHERSON, P.E.
REGISTERED ENGINEER NO. 6990
STATE OF FLORIDA

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON IS IN ACCORDANCE WITH ALL APPLICABLE REQUIREMENTS OF THE LDC AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS.

THOMAS M. VENTRE, P.L.S.
THOMAS M. VENTRE PROF. LAND SURVEYOR, INC.,
REGISTERED LAND SURVEYOR NO. 5245
STATE OF FLORIDA

Tillman & Associates
— ENGINEERING, LLC. —
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545
CONSTRUCTION AND ENVIRONMENTAL SERVICES

PROVISIONS

DATE _____

RPUD MASTER PLAN
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA

COVER SHEET

DATE 5/26/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0073

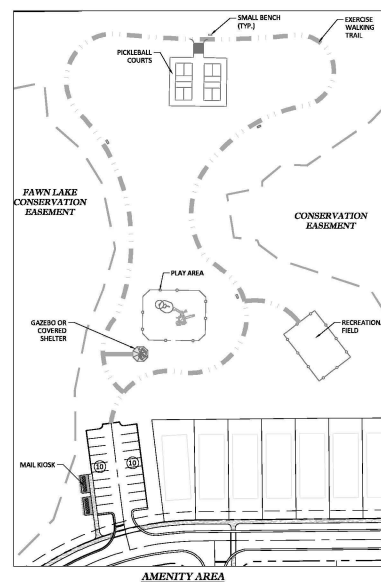
THOMAS M. VENTRE, P.L.S.
AS M. VENTRE PROF. LAND SURVEYOR, INC.,
REGISTERED LAND SURVEYOR NO. 5245
STATE OF FLORIDA

SHT. 01.01



ARCHITECTURAL STYLES
NTS

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



PROJECT DEVELOPMENT STANDARDS

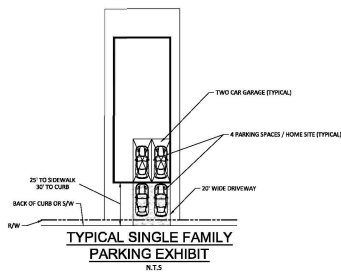
MIN. FRONT	25'	
MIN. REAR	15'	ACCESSORY 5'
MIN. SIDE	5'	ACCESSORY 5'
MIN. HEIGHT	40'	ACCESSORY 20'
MIN. SIDE(CORNER LOT)	15'	



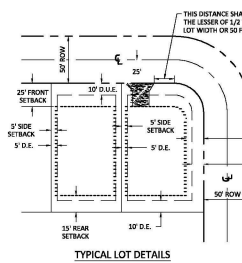
PICKLE BALL COURTS
NTS



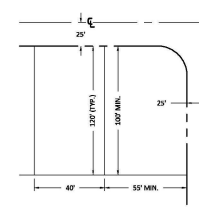
PLAYGROUND
N.T.S



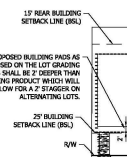
PARKING REQ	-	UP TO 3 BEDROOMS	- 2 SPACES / HOME SITE X	264 HOMES = 528 SPACES
	-	UP TO 4 BEDROOMS	- 3 SPACES / HOME SITE X	53 HOMES = 159 SPACES
TOTAL PARKING REQ.			=	687



TYPICAL LOT DETAILS
N.T.S.



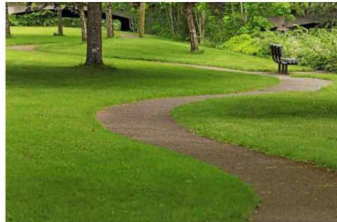
TYPICAL LOT DIMENSIONS



**BUILDING FOOTPRINT
STAGGER DETAIL**
N.T.S



COVERED PAVILION 12' X 20'
N.T.S.



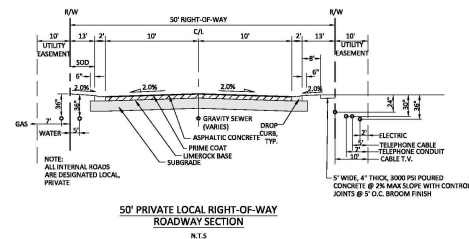
WALKING TRAIL
NTS

PARKING CALCULATION

3) IF PER MARION COUNTY LAND DEVELOPMENT CODE TABLE 6.11.4 MINIMUM OFF-STREET PARKING REQUIREMENTS FOR RESIDENTIAL LAND USE: 2 PARKING SPACES ARE REQUIRED FOR ALL HOMES 3 BEDROOMS OR LESS & 3 PARKING SPACES ARE REQUIRED FOR ALL HOMES 4 BEDROOMS OR MORE.

7) PER MARION COUNTY LAND DEVELOPMENT CODE, SEC. 6.11.8 (3), PARKING REQUIREMENTS: A TWO-CAR GARAGE OR CARPORT AND DRIVEWAY COMBINATION SHALL COUNT AS FOUR OFF-STREET PARKING SPACES. PROVIDED THE MINIMUM WIDTH OF THE DRIVEWAY IS 20 FEET AND ITS MINIMUM LENGTH IS AS SPECIFIED ABOVE FOR A ONE-CAR GARAGE OR CARPORT.

11) APPROXIMATELY 50% OF THE PROPOSED RESIDENTIAL HOMES WILL BE 3 A BEDROOMS TWO-CAR GARAGE & 50% WILL BE 4 BEDROOMS TWO-CAR GARAGE. THEREFORE, ALL PARKING AS REQUIRED BY MARION COUNTY LAND DEVELOPMENT CODE SHALL BE PROVIDED. THE MINIMUM OFF-STREET PARKING THE AMENITY AREA IS ABOVE AND BEYOND WHAT IS REQUIRED BY CODE.



50' PRIVATE LOCAL RIGHT-OF-WAY
ROADWAY SECTION
N.T.S

Tillman & Associates
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CERTIFICATE OF AUTHORIZATION #26796

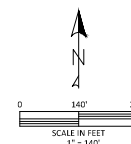
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DEVELOPMENT STANDARDS

**PUD MASTER PLAN
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA**

DATE 5/22/2026
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0073

SHT. 03.01



****Tillman & Associates***
— ENGINEERING, LLC. —
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CERTIFICATE OF AUTHORIZATION #26756

www.nature.com/scientificreports/

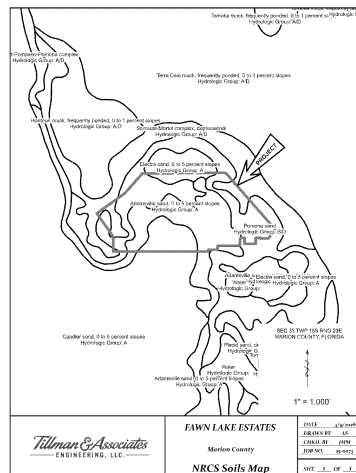
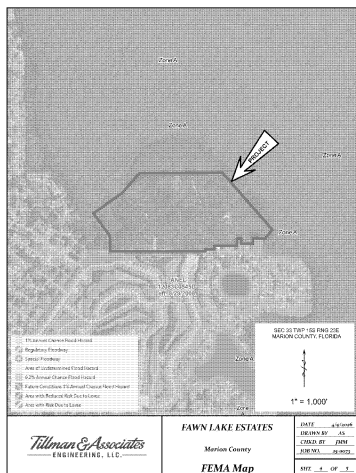
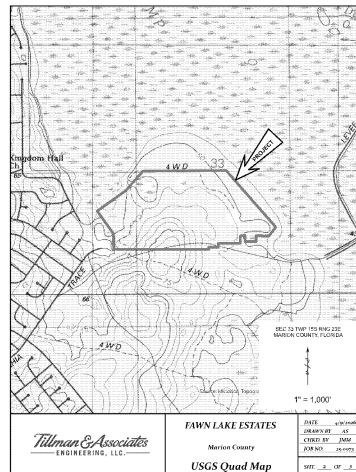
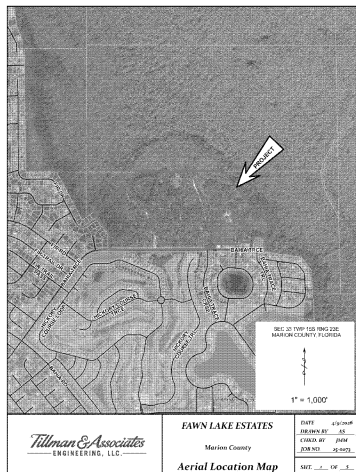
10

**PUD MASTER PLAN
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA**

EXISTING CONDITIONS

DATE 5/19/2020
DRAWN BY AS
CHKD. BY IMM
JOB NO. 25-0073

SHT. 04.01



MARION COUNTY APPROVAL STAMP

Tillman & Associates
— ENGINEERING, LLC. —
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CERTIFICATE OF AUTHORIZATION # 26756

REVISIONS

DATE _____

**PUD MASTER PLAN
FAWN LAKE ESTATES
MARION COUNTY, FLORIDA**

EXISTING CONDITIONS

DATE 5/19/2020
DRAWN BY AS
CHKD. BY JMM
JOB NO. 25-0073

SHT. 04.02



SHT. 06.01

1. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL STREETS AS NEEDED. PAY FEE IN LEASE OF MAY BE UTILIZED AT DEVELOPERS OPTION.
2. MAINTENANCE SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
3. PROJECT IS WITHIN FLOOD ZONE "X, A" ACCORDING TO FIRM PANEL #12083C05450, EFFECTIVE ON 08/28/2008.
4. DEVELOPER HAS THE OPTION TO PLANT TREES IN DEVELOPMENT.
5. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
6. ALL LOTS WITH NUMBER IN CIRCLE 50 FEET WIDE, WITHOUT CIRCLE 40 FEET WIDE.
7. PORTION OF THIS PROPERTY IS IN THE ENVIRONMENTAL SENSITIVE OVERLAY ZONE.
8. THIS PROPERTY IS IN THE PRIMARY SPRINGS PROTECTION ZONE.

SITE DEVELOPMENT STANDARDS & ACCESSORY SETBACKS	
MIN. FRONT	25'
MIN. REAR	15' ACCESSORY 5'
MIN. SIDE	5' ACCESSORY 5'
MIN. HEIGHT	40' ACCESSORY 20'
MIN. SIDE(CORNER LOT)	15'

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



