



SUBMITTAL SUMMARY REPORT PrelimPlat-000713-2026

PLAN NAME: Oak Shores Estates
APPLICATION DATE: 04/30/2026
DESCRIPTION: Oak Shores Estates

LOCATION:
PARCEL: 9064-0000-02

CONTACTS	NAME	COMPANY
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Applicant	Tillman Associates	Tillman & Associates Engineering, LLC
Engineer of Record	Jeffrey McPherson	Tillman & Associates Engineering, LLC

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
OCE: Plan Review (DR) v.2	06/03/2026	06/10/2026		In Review
OCE: Plan Review (DR) v.1	05/05/2026	05/19/2026	05/20/2026	Requires Re-submit

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)		06/10/2026		Pending Assignment
<i>Corrections</i>	2.12.28 - Road identification (Not Resolved) - Corrective Action: Added new road names to Sheet 03.01. The road names also need to be added to Sheets 04.01 thru 04.04. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
<i>Corrections</i>	Additional 911 Comments (Not Resolved) - Corrective Action: Sheet 01.01 needs Section 24 removed, and change Range from 24 to 23 (it should be Section 23, Township 16, Range 23). - Additional Comments:			
Environmental Health (Plans) (Environmental Health)		06/10/2026		Pending Assignment
Fire Marshal (Plans) (Fire)		06/10/2026		Pending Assignment
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/10/2026		Pending Assignment
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Not Resolved) - Corrective Action: Master Plan shall be approved prior to Pre Plat approval. This item will remain as NO until Master Plan is approved. This comment will be removed once staff confirms Pre-Plat is consistent with an approved Master Plan. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
<i>Corrections</i>	2.12.23 - Building lot typicals (Not Resolved) - Corrective Action: The PUD's minimum front setback is 20' and staggered front setbacks is required. Applicant added a note for 26' setback with sidewalk and 22' setback without sidewalk to the lot typical. Please explain why this note was added. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
<i>Corrections</i>	Additional Growth Services Comments (Not Resolved) - Corrective Action: There are no notes relating to phasing of development on the pre-plat, but there is a note on the Master Plan.			
	Note 1 on cover sheet of the Master Plan indicates that developer may develop the project in multiple phases. Pre-Plats and Master Plans are required to show phasing per LDC Sec. 2.11.1. LDC Sec. 2.12.20 requires that improvements must be in place to support each phase of development at time of phase completion. If phased development for homes occurs, it is not clear how DRAs, buffers, and amenities will be phased. Phasing needs be shown to demonstrate compliance with the approved resolution, specifically conditions 2 and 3. - Additional Growth Services Comments			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/10/2026		Pending Assignment
OCE Design (Plans) (Office of the County Engineer)		06/10/2026		Pending Assignment
OCE Property Management (Plans) (Office of the County Engineer)		06/10/2026		Pending Assignment
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/10/2026		Pending Assignment
OCE Survey (Plans) (Office of the County Engineer)		06/10/2026		Pending Assignment

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ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Traffic (Permits & Plans) (Office of the County Engineer)		06/10/2026		Pending Assignment
<i>Corrections</i>	6.12.9 - Subdivision roads (Not Resolved) - Corrective Action: All dead end streets are required to have a cul-de-sac. Please see comments on the Master Plan. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.			
<i>Corrections</i>	Additional Traffic Comments (Not Resolved) - Corrective Action: The bus stop needs to be moved north of the project entrance closer to the project northern property line. Please see comments on the Master Plan. - Additional Traffic Comments			
<i>Corrections</i>	6.12.2 - Right-of-way (Not Resolved) - Corrective Action: The right-of-way does not meet standard requirements. Please see comments on the Master Plan. - 6.12.2 - Right-of-way: Show the right-of-way width.			



**Marion County
Board of County Commissioners**

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
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#PrelimPlat-000713-2026

Development Review Committee Waiver Request Form

Per Section 2.10.1. of the Land Development Code: The Development Review Committee (DRC) may waive certain code requirements when not applicable to the proposed type of development or where alternative standards may promote flexibility, economical flexibility, and environmental soundness in layout and design.

Waiver requests and required documentation may be submitted through Civic Access. Waiver requests will not be processed without required information and applicable fees paid. Please be specific with all entries below.

Section Number & Title of Code:

6.12.2 (A) - Right-of-way

Section Details from Code:

CODE states (A) Right-of-way shall be platted or dedicated, meeting the minimum right-of-way width established in Table 6.12-1, to provide for the necessary access and other needed infrastructure improvements supporting the proposed development. Right-of-way can be provided by easement if approved by DRC.

Reason/Justification for Request:

Request a waiver to allow for a 40' right of way with 10' utility easements

Section Number & Title of Code:

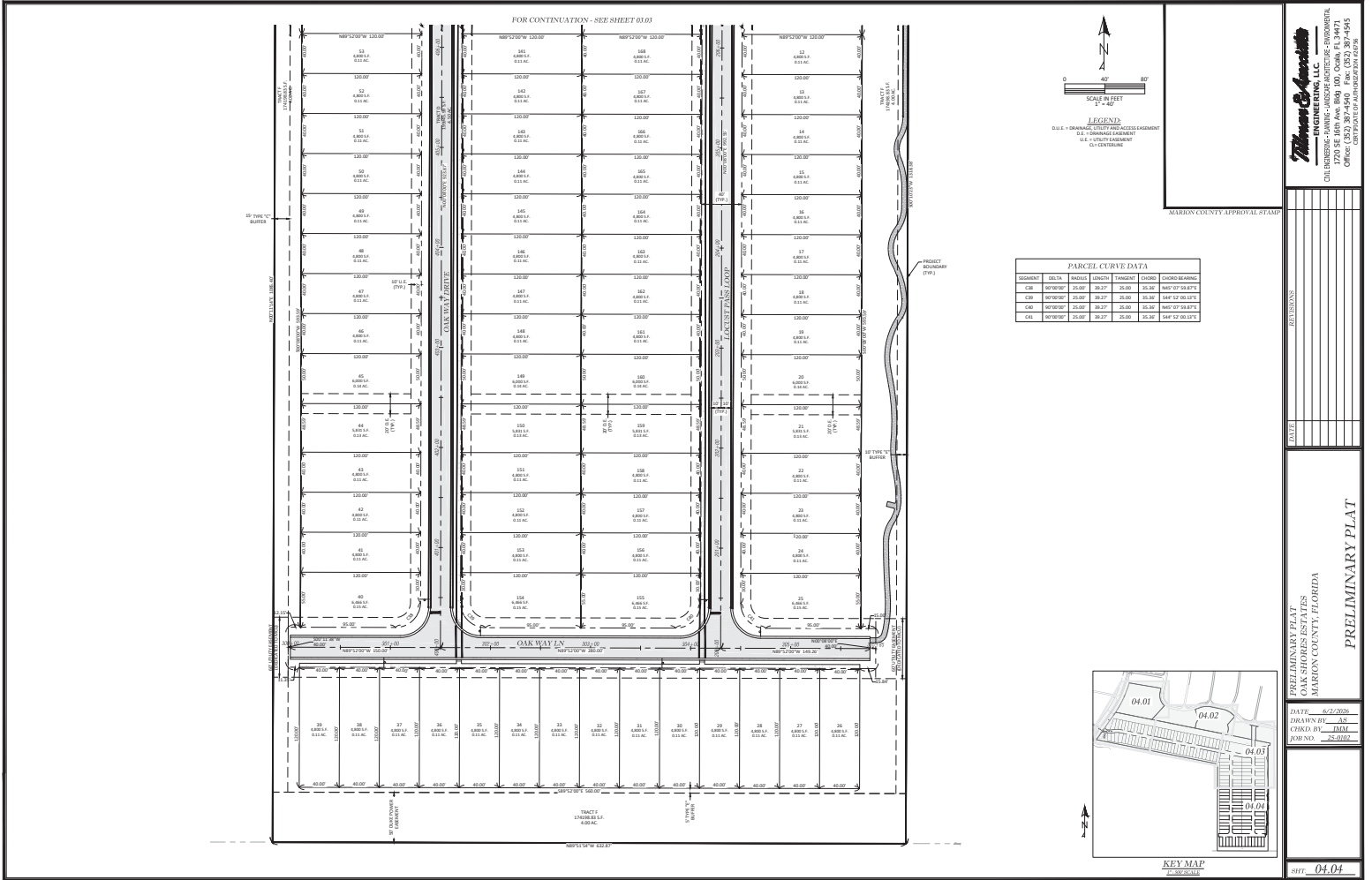
6.12.9 (H) - Subdivision roads and related infrastructure

Section Details from Code:

CODE states (H) Dead end roads shall not exceed 1,500 feet and shall have a cul-de-sac at the terminal end. Refer to details in Section 7.3.1. Dead end roads intended to provide future access to adjacent unplatted areas may be permitted without a cul-de-sac provided that no lots front thereon, the length does not exceed 1,500 feet, and appropriate temporary end-of-road markers are provided.

Reason/Justification for Request:

Request a waiver to allow for the use of a hammerhead style intersection on dead end road. The proposed dead end segments will be less than 150' in length



NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

Thomas & Associates
 ENGINEERING, LLC
 CHA. HENDERSON - P.L.A.N.I.N.G. - A.R.C.H.I.T.E.C.T.U.R.E. - I.N.T.E.R.I.O.R. D.E.S.I.G.N.
 1720 SE 16TH AVE. BLDG. 100, Ocala, FL 34471
 PHONE: 352-237-9995
 OFFICE: 352-237-9995
 CELL: 352-237-9995

REVISIONS	
DATE	

PRELIMINARY PLAT
 OAKWAY DRIVE
 OAK HILLS NEIGHBORHOOD
 MARION COUNTY, FLORIDA

DATE	02/22/2024
DRAWN BY	AS
CHECKED BY	MM
ISSUED	22-0002

SHT. 04.04