Marion County
Board of County Commissioners
Growth Services ▪ Planning & Zoning

2710 E. Silver Springs Blvd.
Ocala, FL 34470
Phone: 352-438-2600
Fax: 352-438-2601

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 ac

Maximum Non-Residential Acreage: COM None **IND** None **OTHER** NA

Traffic Methodology AR# 32879

Affordable Housing Project?* ☐ Yes / ☑ No **If yes, indicate number of units:** ____

* Contact Marion County Community Services for affordable housing projects before submitting an affordable housing PUD application.

Required Documents: Attach copies of the documents required for the PUD Zoning Change as required by LDC Section 4.2.31.F(2). A PUD Application Completeness Checklist is provided on pages 2-5 below.

See page 2-6 for PUD Application Completeness Checklist
See page 6 for Application Signature Page

PUD Zoning Change Application
Document Completeness Checklist – 2025

The County will not review a Zoning Change application for a PUD unless the Applicant provides a signed and complete application, application fee payment, all materials required for a standard Zoning Change, and all materials required for a PUD Zoning Change.

All required materials and payment must be included with the application at the time of submission. Documents can be submitted on various page sizes, but must be legible on 8.5"x11" Letter paper with no resulting font size less than 12pt.

By signing this application on the last page, you acknowledge that **all** required materials and payments must be submitted in full and in accordance with the specified guidelines. Incomplete or inaccurate submissions may result in rejection and return without further review.

A pre-application meeting is REQUIRED*. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.*

A PUD Rezoning/Amendment application is complete and sufficient for Growth Services review when an Applicant provides the following materials and information:

(A) Application Fee:

NEW PUD or PUD Amendment Requiring Board of County Commissioners	**PUD Amendment that does NOT require Board of County Commissioners Approval**
BASE FEE: $1,000.00 ***AND*** **PLUS** $5.00 X maximum number of potential residential dwelling units (DU) (*IF ANY*) ***AND*** **PLUS** $5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (*IF ANY*).	**BASE FEE**: $150.00 ***AND*** **PLUS** $5.00 X maximum number of potential residential dwelling units (DU) (*IF ANY*) ***AND*** **PLUS** $5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (*IF ANY*).
Fee Calculation Method Example: **(Base Fee - $1,000 or $150.00) + ($5.00 X** 176 **DUs) + ($5.00 X** 0 **Non-Res AC)** **= $** 1,880.00 **Total Fee**	

Payment complete? ☑ **Yes** / ☐ **No**

B) Standard Requirements:

The application **must** provide or identify:

1. ☑ A signed and complete application form accompanied by payment of the application fee.
   a. Note: To confirm the appropriate payment amount, see the fee schedule available on the Marion County Growth Services webpage. Payments may be made by **cash, check, or credit card[1]. Make checks payable to: Marion County Board of County Commissioners.**
   b. Note: Ensure the application is signed by the Owner(s) and Applicant/Agent or provide written authorization naming the Applicant/Agent to act on behalf of the Owner(s).
2. ☑ A Letter of Intent that describes:
   a. The current use, zoning, and future land use designations of the subject property;
   b. The rezoning request and the intended use;
   c. Any concurrent applications (e.g., comprehensive plan amendment, special use permit, variance); and
   d. Any proposed strategies to address potential land use compatibility/character conflicts with surrounding properties (e.g., modified buffers and landscaping, enhanced setbacks, building height step-downs, etc).
3. ☑ A copy of the most recent **recorded deed** conveying the property to the current owner.
   a. If the property is owned by a Corporation or Trust, also provide a copy of the Corporation or Trust document showing the person signing as "Owner" is a manager/registered agent of the company
4. ☒ A certified legal description, including the acreage, accompanied with a boundary sketch signed by a Florida Licensed Professional Surveyor for the specific property proposed to be amended.
5. ☑ A location map that clearly:
   a. Outlines the subject property; and
   b. Shows the current zoning, future land use designation, and existing land uses for the subject property and adjacent properties
6. ☒ A Justification Statement that addresses: See cover letter
   a. Market demand and the necessity for the change;
   b. Availability and potential need for improvements to public or private facilities and services;
   c. Environmentally sensitive areas, natural and historic resources, and other resources in the County, if applicable;

[1] Payments using a credit card are subject to a surcharge.

d. Agricultural activities and rural character of the area, if applicable;
e. Consistency with the Urban Growth Boundary, if applicable;
f. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
g. Compatibility with current uses and land uses in the surrounding area;
h. Water Supply and Alternative Water Supply needs; and
i. Concurrency.

7. ☑ Any additional supporting documents, media, or information to support the application. Provide a written or typed itemized list detailing all supplemental attachments.

C) PUD Conceptual/Master Plan Sheets Requirements:

The plan sheets **must** be **signed by a Florida licensed engineer** and provide or identify:

1. ☑ A cover sheet with the name of the proposed PUD centered at the top of the sheet along the long dimension of the cover sheet.
2. ☑ A vicinity map that depicts relationship of the site to the surrounding area within a 1-mile radius.
3. ☒ The boundaries of the subject property showing dimensions of all sides.
4. ☒ The acreage of the subject property along with a legal description of the property.
5. ☒ The existing future land use and zoning designations of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. ☒ The location and dimensions of any existing site improvements on the site.
7. ☒ A list of the proposed uses, number of residential units, and square footage of non-residential uses proposed for the development.
8. ☒ The proposed zoning and development standards in table format, including setbacks, floor area ratio, principle building height, accessory building height, parking calculation, etc.
9. ☒ The preliminary building lot typical illustration(s) with proposed setbacks and parking lot locations. (This information must address all possible principle and accessory structures for all uses.)
   a. Residential lots: Typical drawing(s) of interior lot, corner lot, and cul-de-sac lot noting proposed setback requirements. The typical drawings will show a standard house size with anticipated accessory structure. Show parking location and calculation.
   b. Non-residential lots: Lot typical drawing(s) for non-residential development components of the PUD.

10. ☐ The proposed phasing of the PUD, if applicable.
    a. Note: Phases must be identified on the plan set and discussed in the justification statement. For each phase, identify the type and number of residential units, square footage of commercial and/or industrial spaces, and any amenities to be included.
11. ☑ The proposed buffers, including:
    a. Descriptions and color rendering of buffering plan;
    b. Detail drawing(s) of all proposed buffers including cross sections (transverse section and longitudinal section), aerial view, and view from adjacent properties;
    c. Descriptions of any proposed modifications to standard buffer types outlined in LDC Sec. 6.8.6; and
    d. Timing plan of implementation.
12. ☒ All proposed amenities and open spaces including:
    a. The location and area (square feet) of each amenity;
    b. A breakdown list (square feet and percentage) for all Open Spaces and calculation per LDC Sec. 4.2.31.E.(7);
    c. A breakdown list (square feet and percentage) for all Improved Open Space (IOS) and calculation per LDC Sec. 4.2.31.E.(7);
    d. Renderings of amenities; and
    e. Timing plan of implementation.
13. ☑ The legal ingress and egress access to the site.
14. ☑ The preliminary sidewalk locations including internal sidewalks, external sidewalk, and multi-modal facilities.
15. ☑ The proposed parallel and cross access locations.
16. ☑ The location and dimensions of any existing and proposed land or right of way dedication, and/or easements.
17. ☑ A traffic impact analysis methodology must be approved and submitted with this application in compliance with Land Development Code 2.12.29: The traffic impact analysis must be completed at least two weeks prior to a final determination by the Board of County Commissioners.
18. ☑ The location of 100-year floodplain and wetlands on the site.
19. ☒ The utility provider(s) and utility connection (water, sewer, and waste). For non-County utility providers, a letter of availability from the utility provider is required.
20. ☒ A note describing how the construction and maintenance of private roads, parking areas, detention areas, landscapes, common areas, etc. will be coordinated during development and perpetually after the site is complete.

21. ☑ A set of architectural renderings or color photos detailing the design features and color pallet.
22. ☐ A Letter of Approval from Marion County Community Services stating the affordable housing program and units (only needed if applying as an affordable housing project).
23. ☐ 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).

Each property owner(s) **MUST** sign this application or provide written authorization naming an Applicant or Agent below to act on his/her behalf. Please **print** all information, except for the Owner and Applicant/Agent signature. If multiple Owners or Applicants/Agents, please use additional pages.

By signing below, you acknowledge that all required application materials must be submitted in full and according to the specified guidelines. Failure to provide complete and accurate information may result in your application being rejected and returned without further review.

Property Owner Name (print) Heather Island, LLC	**Applicant or Agent Name (print)** Tillman & Associates Engineering, LLC
Mailing Address 9925 SE 58th Avenue	**Mailing Address** 1720 SE 16th Avenue, Bldg. 100
City, State, Zip Belleview, FL 34420	**City, State, Zip** Ocala, FL 34471
Phone Number (include area code) 352-320-1200	**Phone Number (include area code)** 352-387-4540
E-Mail Address irainey@cowboysgroup.com	**E-Mail Address** Permits@Tillmaneng.com
Signature* JIR	***Signature**** JDT
Printed Name and Title of Authorized Signer (for corporate, trust & other entities) James I. Rainey, MGRM	**Printed Name and Title of Authorized Signer (for corporate, trust & other entities)** Jonathan D. Tillman P.E., President

*By signing this application, the Owner, Applicant, and/or Agent hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinances and any applicable permits.

STAFF/OFFICE USE ONLY		
Project No.:	*Application Request No.:*	*Code Case No.:*
Rcvd by:	*Rcvd Date: / / Time:*	*PZ Case No.:*

Please note: A Zoning Change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The Owner, Applicant or Agent must be present at all pertinent public hearings to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the applicant or agent must be correct and legible to be processed. The filing fee is non-refundable. For more information, please contact the Growth Services Zoning Division at 352-438-2675.

Tillman & Associates
ENGINEERING, LLC.

October 22, 2025

Mr. Chuck Varadin, Director
Growth Services
2710 E Silver Springs Blvd
Ocala, FL 34471

RE: Submittal of Oak Shores PUD application

Mr. Varadin,

Our office is submitting a PUD application for 176 detached single family residential homes. At the direction of your office, a partial plat vacation application has been submitted to Marion County. This application is requesting the vacating of a portion of parcel 9064-1793+05 and the entire parcel 9064-1799+01. This site is currently designated High Residential by the Comp Plan. In 1988, case 080509Z rezoned this property from R-1 to PUD which allowed for 382-unit multi-family development. This PUD expired. Then in 2022, case 220712Z was submitted for 260 villa units. This application was denied. The site was reverted to R-1 since the original PUD expired. This new PUD being proposed to allow detached single family homesites. This is compatible with the surrounding area. This site has an existing established Highschool to the west. This development will accommodate school facility along with incoming residents new to the area. A proposed 15' type C buffer is being proposed along the school boundary. To the east and south are residents on larger tracts zoned A-1. Please note we intend to install a type E buffer with at least 45' separation from the eastern and southern boundaries. The northern boundary is adjacent to existing lots and DRAs within the Silver Springs Shores Unit 64 plat. There is 123' separation from buildable area to the lots in that plat. This mainly comprises of a 100' electric easement. Utilities will be provided by Marion County Utilities. Upgrades and improvements will be handled through the DRC process.
Enclosed are the following items:

- Executed Rezoning application to PUD
- Deed as proof of ownership
- Sunbiz Detail
- MCPA card for parcels
- Approval letter for Traffic Methodology AR 32879
- Plan Set (including concept plan)

I believe this meets the minimum requirements to submit the PUD application for consideration. We reserve the opportunity to provide additional documentation as needed

Civil Engineering · Environmental · GIS · Land Planning · Landscape Architecture
1720 SE 16th Ave., Bldg. 100 · Ocala, FL. 34471
Phone: 352.387.4540 Fax: 352.387.4545 Email: mail@tillmaneng.com Web: www.tillmaneng.com

Tillman & Associates
ENGINEERING, LLC.

or requested. Should your office need further information, please contact our office.

Sincerely,

Tillman and Associates Engineering, LLC

Civil Engineering · Environmental · GIS · Land Planning · Landscape Architecture
1720 SE 16th Ave., Bldg. 100 · Ocala, FL. 34471
Phone: 352.387.4540 Fax: 352.387.4545 Email: mail@tillmaneng.com Web: www.tillmaneng.com

Rec. 27.00
Doc. 10,500.00

This instrument was prepared by,
record and return to:
Jon I. McGraw, Esq.
McGraw, Rauba, & Mutarelli PA
35 S.E. 1st Avenue, Suite 102
Ocala, FL 34471
352-789-6520

WARRANTY DEED

THIS INDENTURE, made effective the 20th day of September, 2024, between **A & A CAPITAL INVESTMENTS, LLC, a Florida limited liability company,** whose address is 6329 State Road 54, New Port Richey, FL 34653, Grantor, and **HEATHER ISLAND, L.L.C., a Florida limited liability company,** whose address is 9925 SE 58th Avenue, Belleview, FL 34420, Grantee. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantees all that certain land situate in Marion County, Florida, to wit:

SEE EXHIBIT "A"

Property Appraiser's Parcel I.D. Number: 9064-0000-02; 9064-1792-01; 9064-1792-02; 9064-1792-03; 9064-1792-04; 9064-1793-01; 9064-1793-02; 9064-1793-03; 9064-1793-04; 9064-1793-05; 9064-1793-06; 9064-1793-07; 9064-1793-08; 9064-1793-09; 9064-1793-10; 9064-1793-11; 9064-1793-12; 9064-1793-13; 9064-1799-12; 9064-1799-13; 9046-1799-14; 9064-1799-15; 9064-1799-16; 9064-1799-17; 9064-1799-18; 9064-1799-19; & 9064-1799-20

SUBJECT TO:

1. Ad valorem taxes for 2024 and subsequent years;
2. Any and all governmental zoning laws, rules and regulations applicable to the property;
3. Easements, reservations, declaration of covenants, conditions and restrictions and riparian rights of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes and assessments accruing subsequent to December 31, 2023 or subject matters shown in the title commitment.

Grantor and Grantee are used for singular or plural, as context requires.

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024127045 BK 8430 Pgs 1246-1248 09/24/2024 04:04:26 PM
REC FEE 27.00 INDEX DEED DOC 10,500.00

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

GRANTOR:

A & A CAPITAL INVESTMENTS, LLC, a Florida limited liability company

BY: GSD MANANGEMENT SERVICES LLC, a Florida limited liability company, as Managing Member

BY _____
GUNWANT S. DHALIWAL, as Manager

_____ Witness
(Print Name)
5232 Spike Horn Dr New Port Richey FL 34653
Address

_____ Witness
(Print Name)
19049 Oaklawn Dr. Spring Hill FL 34610
Address

BY _____
TEJINDER DHALIWAL, as Manager

STATE OF Florida
COUNTY OF Pasco

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, the foregoing instrument was acknowledged before me by means of [ ] physical presence or [ ] online notarization, this _____ day of September, 2024 by GUNWANT S. DHALIWAL and TEJINDER DHALIWAL, as Manager of GSD MANAGEMENT SERVICES LLC, a Florida limited liability company, as Managing Member of A & A CAPITAL INVESTMENTS, LLC, a Florida limited liability company, who are known to me (YES _____ NO _____) to be the persons described in and who executed the foregoing instrument, OR who have produced _____ as identification and acknowledged before me that they executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this 19th day of September, 2024.

_____
RATINDER KHAIRA (Print Name)
Notary Public, State of _____
My Commission Expires:

NOTARY PUBLIC
Expires 6/3/2028
Ratinder Khaira
My Commission HH 491291
STATE OF FLORIDA

EXHIBIT A

Parcel 1

All of Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

LESS AND EXCEPT THE FOLLOWING:

Tract G-D, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

Right of Way of Oak Road contained within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida, LESS AND EXCEPT that portion of Oak Way Run vacated by Resolution 08-R-97 recorded May 12, 2008 in Official Records Book 5033, Page 1229, Public Records of Marion County, Florida.

and

All Water Retention Areas within Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

and

All of Block 1792, Lots 1 through 13, Block 1793 and Lots 12 through 20, Block 1799, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

Parcel 2

Lots 1 through 4, Block 1792, Lots 1 through 13, Block 1793 and Lots 12 through 20, Block 1799, Silver Springs Shores Unit No. 64, according to the plat thereof as recorded in Plat Book J, Pages 431 through 433, inclusive, Public Records of Marion County, Florida.

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

Real Estate

9064-0000-02

Prime Key: 2939435 | MAP IT+ | Current as of 5/20/2025

Property Information

HEATHER ISLAND LLC
9925 SE 58TH AVE
BELLEVIEW FL 34420-6317

Taxes / Assessments:
Map ID: 273
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 99
Acres: 26.55

2024 Certified Value

Land Just Value	$341,250		
Buildings	$0		
Miscellaneous	$0		
Total Just Value	$341,250	Impact	($8,074)
Total Assessed Value	$333,176	Ex Codes:	
Exemptions	$0		
Total Taxable	$333,176		
School Taxable	$341,250		

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	$341,250	$0	$0	$341,250	$333,176	$0	$333,176
2023	$341,250	$0	$0	$341,250	$302,887	$0	$302,887
2022	$375,480	$0	$0	$375,480	$275,352	$0	$275,352

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8430/1246	09/2024	07 WARRANTY	8 ALLOCATED	Q	V	$1,500,000
6414/0514	06/2016	07 WARRANTY	2 V-SALES VERIFICATION	U	V	$115,500
5111/0004	10/2008	06 SPECIAL WARRANTY	0	U	V	$100
5033/1229	03/2008	94 ROAD AB	0	U	V	$100
3930/1265	01/2005	08 CORRECTIVE	0	U	V	$100
3919/1342	01/2005	06 SPECIAL WARRANTY	2 V-SALES VERIFICATION	Q	V	$625,000
2321/0322	12/1996	06 SPECIAL WARRANTY	7 PORTIONUND INT	U	V	$317,300

Property Description

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

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
9902		.0	.0	PUD	18.95	AC						
9110		.0	.0	PUD	7.60	AC						
9994		.0	.0	R1	1.00	UT						

Neighborhood 2064 - SILVER SPRINGS SHORES UNIT 64
Mkt: 6 70

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width

Appraiser Notes

ZONE CHANGE FROM R1 TO PUD 5/08

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

9064-1793+05

Prime Key: 2821116

MAP IT+

Property Information

WRA
MARION COUNTY
412 SE 25TH AVE
OCALA FL 34471-2687

Certified Taxes / Assessments:
Map ID: 273
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 86
Acres: 2.11

Current Value

Land Just Value	$106
Buildings	$0
Miscellaneous	$0
Total Just Value	$106
Total Assessed Value	$106
Exemptions	($106)
Total Taxable	$0

Ex Codes: 14

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$106	$0	$0	$106	$106	$106	$0
2024	$106	$0	$0	$106	$106	$106	$0
2023	$106	$0	$0	$106	$106	$106	$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price

Property Description

SEC 23 TWP 16 RGE 23
PLAT BOOK J PAGE 431
SILVER SPRINGS SHORES UNIT 64
WRA SE OF BLK 1793 LOT 5 DEDICATED BY PLAT TO THE PUBLIC
Parent Parcel: 9064-0000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
8600		.0	.0	PUD	2.11	AC	50.0000	1.00	1.00	1.00	106	106

Neighborhood 0006
Mkt: 6 70

Total Land - Class $106
Total Land - Just $106

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	7/29/2008
Land - Just Value	$106	1/27/2025
Total Just Value	$106	.

Bldg Nbr	RCN	Depreciation	Depreciated

Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card

9064-1799+01

Prime Key: 2820829

MAP IT+

Property Information

WRA
MARION COUNTY
412 SE 25TH AVE
OCALA FL 34471-2687

Certified Taxes / Assessments:
Map ID: 273
Millage: 9001 - UNINCORPORATED

M.S.T.U.
PC: 86
Acres: .30

Current Value

Land Just Value	$15
Buildings	$0
Miscellaneous	$0
Total Just Value	$15
Total Assessed Value	$15
Exemptions	($15)
Total Taxable	$0

Ex Codes: 14

History of Assessed Values

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2025	$15	$0	$0	$15	$15	$15	$0
2024	$15	$0	$0	$15	$15	$15	$0
2023	$15	$0	$0	$15	$15	$15	$0

Property Transfer History

Book/Page	Date	Instrument	Code	Q/U	V/I	Price

Property Description

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)
Parent Parcel: 9064-0000-00

Land Data - Warning: Verify Zoning

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class Value	Just Value
8600		.0	.0	PUD	.30	AC	50.0000	1.00	1.00	1.00	15	15

Neighborhood 0006
Mkt: 6 70

Total Land - Class $15
Total Land - Just $15

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
							Total Value - $0

Appraiser Notes

Planning and Building
** Permit Search **

Permit Number	Date Issued	Date Completed	Description

Cost Summary

Buildings R.C.N.	$0	1/1/1800
Total Depreciation	$0	
Bldg - Just Value	$0	
Misc - Just Value	$0	7/29/2008
Land - Just Value	$15	1/27/2025
Total Just Value	$15	.

Bldg Nbr	RCN	Depreciation	Depreciated

Detail by Entity Name

Florida Limited Liability Company
HEATHER ISLAND, L.L.C.

Filing Information

Document Number	L05000122515
FEI/EIN Number	N/A
Date Filed	12/22/2005
State	FL
Status	ACTIVE

Principal Address

9925 SE 58TH AVE
BELLEVIEW, FL 34420

Changed: 05/30/2019

Mailing Address

9925 SE 58TH AVE
BELLEVIEW, FL 34420

Changed: 05/30/2019

Registered Agent Name & Address

RAINEY, JAMES I
9925 SE 58TH AVE
BELLEVIEW, FL 34420

Address Changed: 05/30/2019

Authorized Person(s) Detail

Name & Address

Title MGRM

RAINEY, JAMES I
9925 SE 58TH AVE
BELLEVIEW, FL 34420

Title Manager

Rizzo, Guy
3707 FARM BELL PL
LAKE MARY, FL 32746

Annual Reports

Report Year	Filed Date
2022	01/10/2022
2023	02/07/2023
2024	02/05/2024

Document Images

02/05/2024 -- ANNUAL REPORT	View image in PDF format
02/07/2023 -- ANNUAL REPORT	View image in PDF format
01/10/2022 -- ANNUAL REPORT	View image in PDF format
02/02/2021 -- ANNUAL REPORT	View image in PDF format
01/13/2020 -- ANNUAL REPORT	View image in PDF format
05/30/2019 -- AMENDED ANNUAL REPORT	View image in PDF format
01/16/2019 -- ANNUAL REPORT	View image in PDF format
01/03/2018 -- ANNUAL REPORT	View image in PDF format
01/09/2017 -- ANNUAL REPORT	View image in PDF format
03/21/2016 -- ANNUAL REPORT	View image in PDF format
01/27/2015 -- ANNUAL REPORT	View image in PDF format
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03/02/2012 -- ANNUAL REPORT	View image in PDF format
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02/23/2010 -- ANNUAL REPORT	View image in PDF format
03/25/2009 -- ANNUAL REPORT	View image in PDF format
04/23/2008 -- ANNUAL REPORT	View image in PDF format
04/02/2007 -- ANNUAL REPORT	View image in PDF format
04/13/2006 -- ANNUAL REPORT	View image in PDF format
12/22/2005 -- Florida Limited Liability	View image in PDF format

Marion County
Board of County Commissioners

Office of the County Engineer

412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Fax: 352-671-8687

July 24, 2025

KITTELSON & ASSOCIATES
KOK WAN MAH
225 E. ROBINSON STREET, #355
ORLANDO, FL 32801

SUBJECT: **TRAFFIC STUDY/ METHODOLOGY APPROVAL LETTER**
PROJECT NAME: OAK SHORES ESTATES PUD
PROJECT #2025050062 APPLICATION: #32879 PARCEL #9064-0000-02

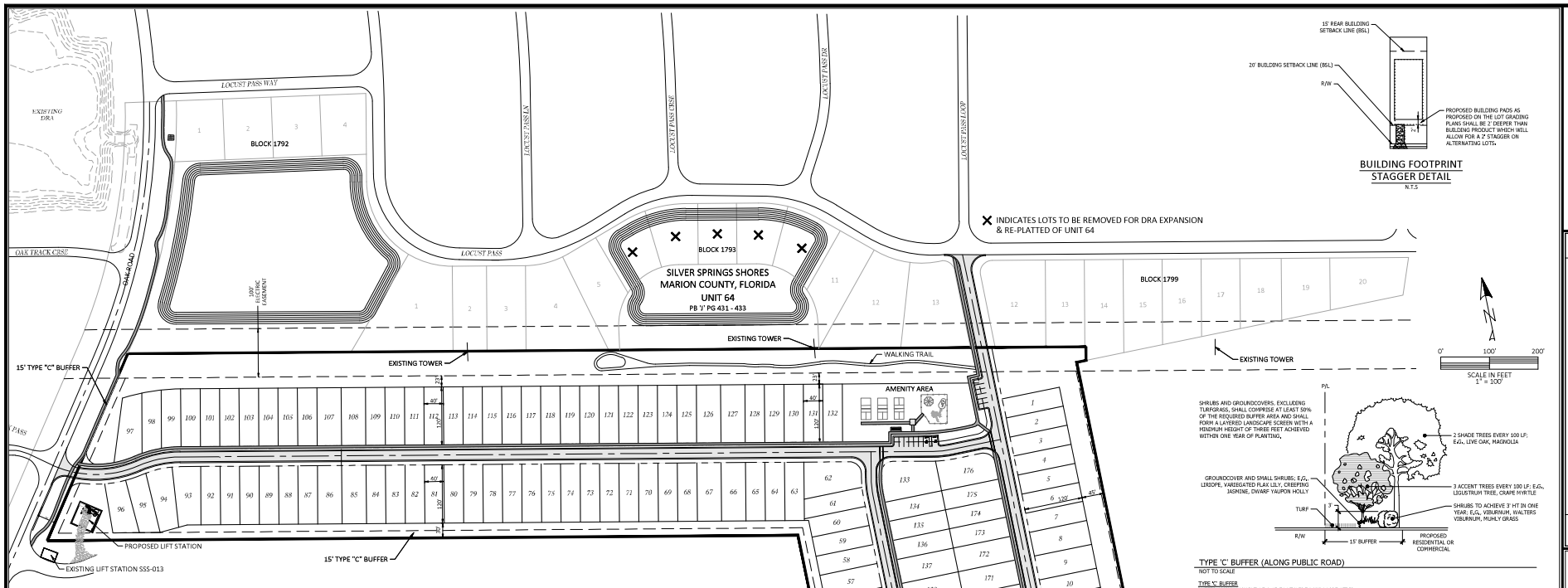
Dear Kok Wan Mah,

The Traffic Methodology dated May 22, 2025 for the above referenced project was approved by Marion County on July 24, 2025. Please submit the Traffic Study in accordance with this approved Methodology. The following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or DevelopmentReview@marionfl.org should you have questions.

Sincerely,

Your Development Review Team
Office of the County Engineer

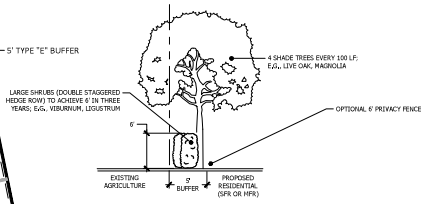


BUILDING FOOTPRINT STAGGER DETAIL
N.T.S

0' 100' 200'
SCALE IN FEET
1" = 100'

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 COMPRISE 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' FENCE)

NOTES
1. ROADS AND DRA'S TO BE MAINTAINED BY ESTABLISH HOA
2. ACCESSORIES ALLOWED AS IN R-1 EXCEPT GUEST HOUSE
3. SIDEWALK TO BE ON ONE SIDE OF STREETS.

PROJECT DATA

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

SITE:
TOTAL AREA ±33.04 A.C.

LAND USE & ZONING:
FUTURE LAND USE: HIGH RESIDENTIAL, PUBLIC
EXISTING ZONING: R-1
PROPOSED ZONING: PUD
MAXIMUM DENSITY ALLOWED = 264 UNITS
MINIMUM DENSITY REQUIRED = 132 UNITS

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

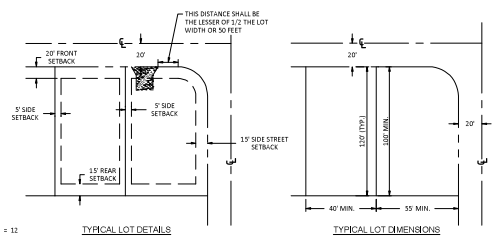
DRA AREA:
PROVIDED: ±5.33 AC

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: ±6.60 A.C. (20%)
MINIMUM IOS SPACE REQUIRED: ±0.33 A.C. (5 % OPEN SPACE)
MINIMUM IOS SPACE PROVIDED: ±0.92 A.C.

UTILITIES
ELECTRIC BY: DUKE ENERGY
POTABLE WATER BY: MARION COUNTY UTILITIES
FIRE BY: MARION COUNTY FIRE RESCUE
SANITARY SEWER BY: MARION COUNTY UTILITY

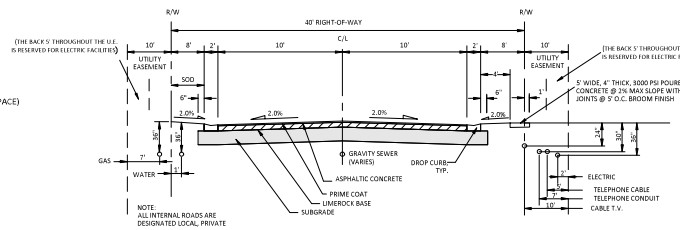
SITE DEVELOPMENT STANDARDS		ACCESSORY SETBACKS	
MIN. FRONT	20'	MIN. SIDE	5'
MIN. REAR	15'	MIN. REAR	5'
MIN. SIDE	5'		
MIN. HEIGHT	40'		
MIN. SIDE (CORNER LOT)	15'		

PARKING SUMMARY:
10'x20' SPACES = 12
12'x20' HANDICAP SPACES = 2
TOTAL PARKING PROVIDED = 14



TYPICAL LOT DETAILS
N.T.S

TYPICAL LOT DIMENSIONS
N.T.S



NOTE:
ALL INTERNAL ROADS ARE DESIGNATED LOCAL, PRIVATE

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

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

REVISIONS
DATE:

OAK SHORES ESTATES PUD
MARION COUNTY, FLORIDA

PUD CONCEPT PLAN

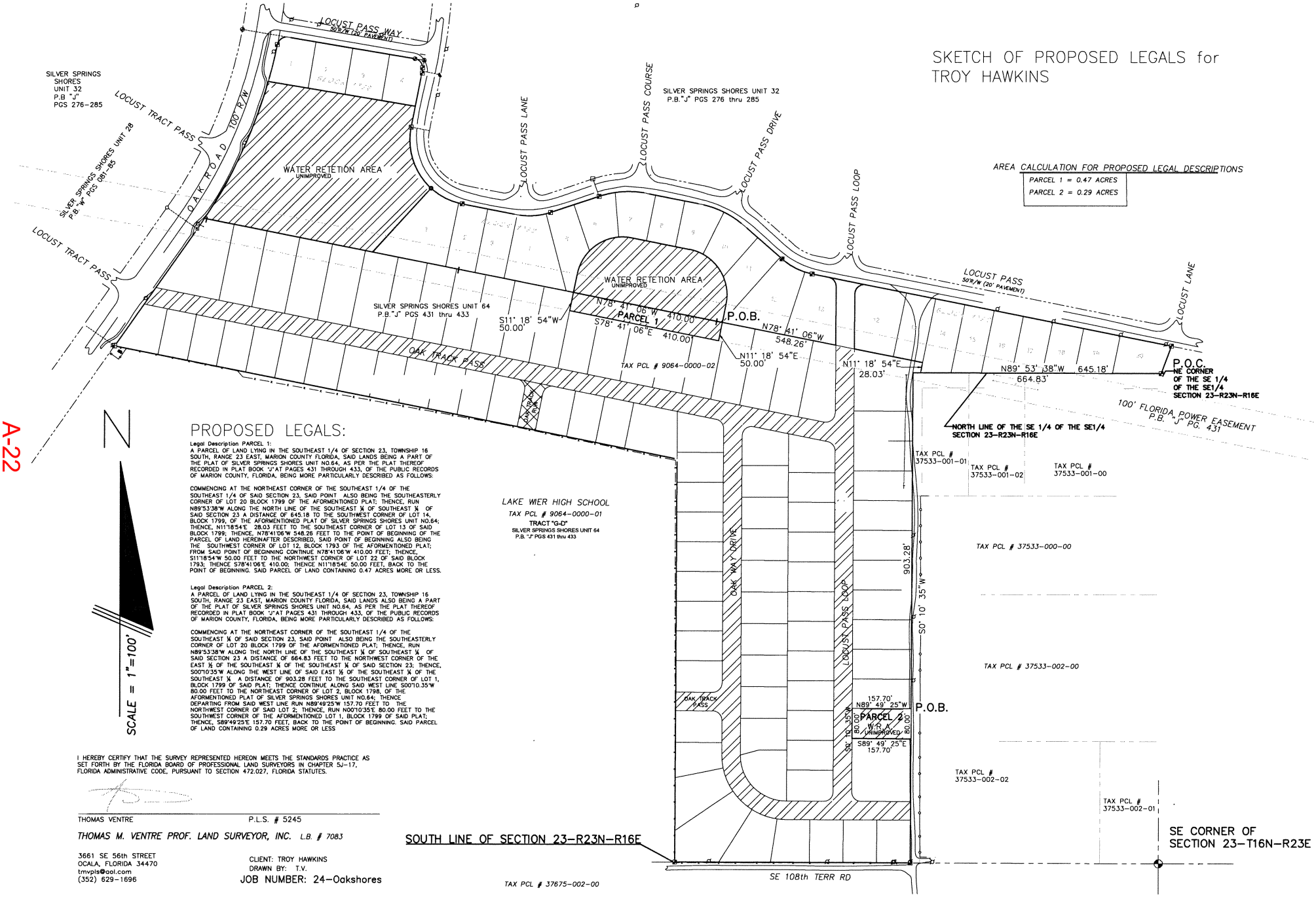
DATE 8/5/25
DRAWN BY JA
CHKD. BY TL
JOB NO. 25-0070

SHT. 03.01

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

S:\Marion County\Rainey Lake Weir HS Property\PLANNING\Concept Plan 40' X 120'.dwg, 8/5/2025 2:43:42 PM

SKETCH OF PROPOSED LEGALS for TROY HAWKINS



AREA CALCULATION FOR PROPOSED LEGAL DESCRIPTIONS

PARCEL 1 = 0.47 ACRES
PARCEL 2 = 0.29 ACRES

PROPOSED LEGALS:

Legal Description PARCEL 1:
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA, SAID LANDS BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO.64, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 431 THROUGH 433, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 20 BLOCK 1799 OF THE AFORMENTIONED PLAT; THENCE, RUN N89°53'38"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SOUTHEAST ¼ OF SAID SECTION 23 A DISTANCE OF 645.18 TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1799, OF THE AFORMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64; THENCE, N11°18'54"E 28.03 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 1799; THENCE, N78°41'06"W 548.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 1793 OF THE AFORMENTIONED PLAT; FROM SAID POINT OF BEGINNING CONTINUE N78°41'06"W 410.00 FEET; THENCE, S11°18'54"W 50.00 FEET TO THE NORTHWEST CORNER OF LOT 22 OF SAID BLOCK 1793; THENCE S78°41'06"E 410.00; THENCE N11°18'54E 50.00 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 0.47 ACRES MORE OR LESS.

Legal Description PARCEL 2:
A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA, SAID LANDS ALSO BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO.64, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 431 THROUGH 433, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼ OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 20 BLOCK 1799 OF THE AFORMENTIONED PLAT; THENCE, RUN N89°53'38"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SOUTHEAST ¼ OF SAID SECTION 23 A DISTANCE OF 664.83 FEET TO THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 23; THENCE, S00°10'35"W ALONG THE WEST LINE OF SAID EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ A DISTANCE OF 903.28 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 1799 OF SAID PLAT; THENCE CONTINUE ALONG SAID WEST LINE S00°10.35"W 80.00 FEET TO THE NORTHEAST CORNER OF LOT 2, BLOCK 1798, OF THE AFORMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64; THENCE DEPARTING FROM SAID WEST LINE RUN N89°49'25"W 157.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE, RUN N00°10'35"E 80.00 FEET TO THE SOUTHWEST CORNER OF THE AFORMENTIONED LOT 1, BLOCK 1799 OF SAID PLAT; THENCE, S89°49'25"E 157.70 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 0.29 ACRES MORE OR LESS

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THOMAS VENTRE P.L.S. # 5245

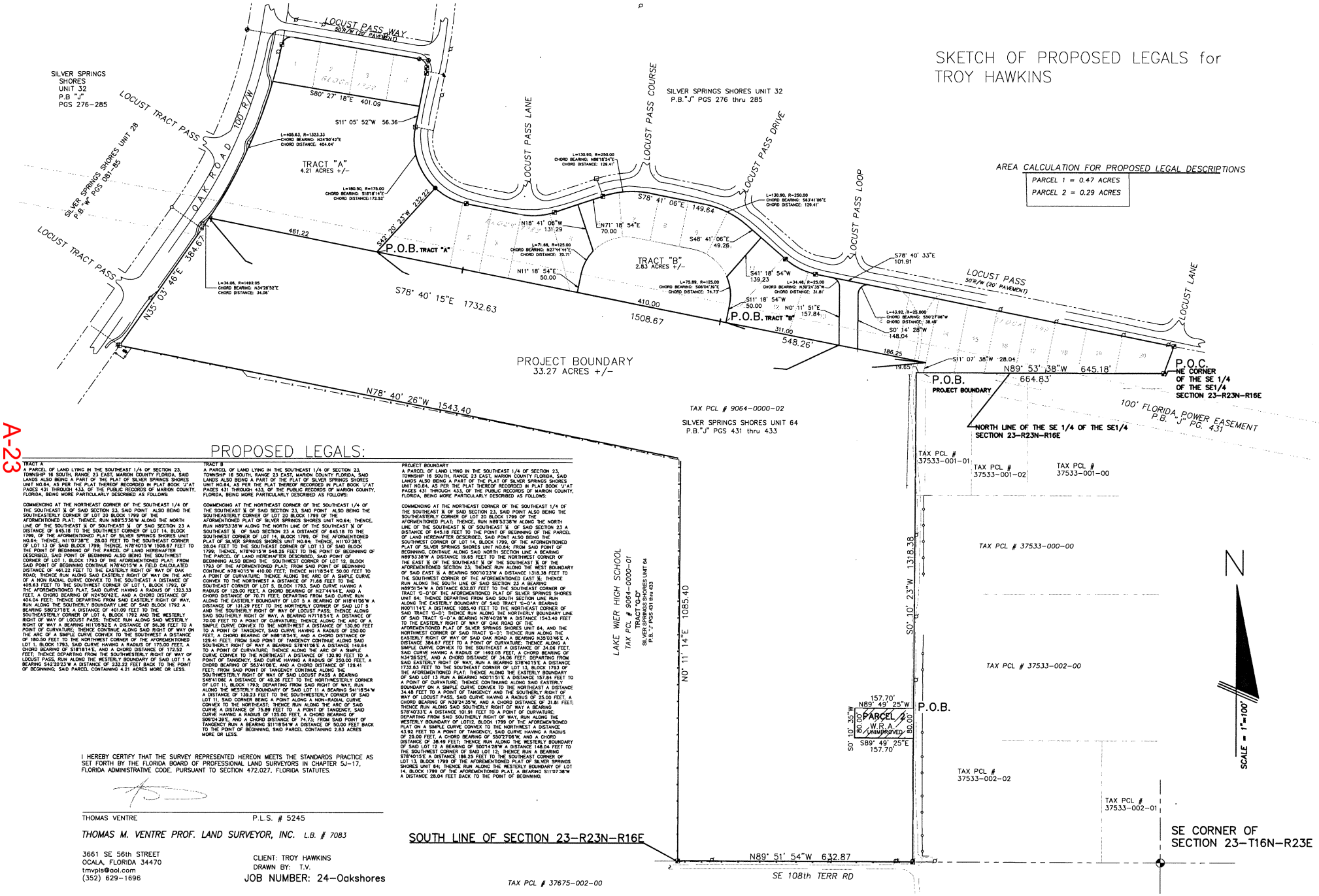
THOMAS M. VENTRE PROF. LAND SURVEYOR, INC. L.B. # 7083

3661 SE 56th STREET
OCALA, FLORIDA 34470
tmvpls@aol.com
(352) 629-1696

CLIENT: TROY HAWKINS
DRAWN BY: T.V.
JOB NUMBER: 24-Oakshores

ATTACHMENT A

SKETCH OF PROPOSED LEGALS for TROY HAWKINS



AREA CALCULATION FOR PROPOSED LEGAL DESCRIPTIONS

PARCEL 1 = 0.47 ACRES	
PARCEL 2 = 0.29 ACRES	

PROPOSED LEGALS:

TRACT A

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA, SAID LANDS ALSO BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO.64, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J"AT PAGES 431 THROUGH 433, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼ OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 20 BLOCK 1799 OF THE AFORMENTIONED PLAT; THENCE, RUN N89°53'38"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SOUTHEAST ¼ OF SAID SECTION 23 A DISTANCE OF 645.18 TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1799, OF THE AFORMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64; THENCE, N11°07'38"E 28.03 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 1799; THENCE, N78°40'15"W 1508.67 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1793 OF THE AFOREMENTIONED PLAT; FROM SAID POINT OF BEGINNING CONTINUE N78°40'15"W A FIELD CALCULATED DISTANCE OF 461.22 FEET TO THE EASTERLY RIGHT OF WAY OF OAK ROAD; THENCE RUN ALONG SAID EASTERLY RIGHT OF WAY ON THE ARC OF A NON RADIAL CURVE CONVEX TO THE SOUTHEAST A DISTANCE OF 405.63 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1792, OF THE AFOREMENTIONED PLAT, SAID CURVE HAVING A RADIUS OF 1323.33 FEET, A CHORD BEARING OF N24°50'42"E, AND A CHORD DISTANCE OF 404.04 FEET; THENCE DEPARTING FROM SAID EASTERLY RIGHT OF WAY, RUN ALONG THE SOUTHERLY BOUNDARY LINE OF SAID BLOCK 1792 A BEARING S80°27'18"E A DISTANCE OF 401.09 FEET TO THE SOUTHEASTERLY CORNER OF LOT 4, BLOCK 1792 AND THE WESTERLY RIGHT OF WAY OF LOCUST PASS; THENCE RUN ALONG SAID WESTERLY RIGHT OF WAY A BEARING N11°05'52"E A DISTANCE OF 56.36 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID RIGHT OF WAY ON THE ARC OF A SIMPLE CURVE CONVEX TO THE SOUTHWEST A DISTANCE OF 180.50 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LOT 1, BLOCK 1793, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A CHORD BEARING OF S18°18'14"E, AND A CHORD DISTANCE OF 172.52 FEET; THENCE DEPARTING FROM THE SOUTHWESTERLY RIGHT OF WAY OF LOCUST PASS, RUN ALONG THE WESTERLY BOUNDARY OF SAID LOT 1 A BEARING S42°20'23"W A DISTANCE OF 232.22 FEET BACK TO THE POINT OF BEGINNING; SAID PARCEL CONTAINING 4.21 ACRES MORE OR LESS.

TRACT B

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA, SAID LANDS ALSO BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO.64, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J"AT PAGES 431 THROUGH 433, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼ OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 20 BLOCK 1799 OF THE AFORMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64; THENCE, RUN N89°53'38"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SOUTHEAST ¼ OF SAID SECTION 23 A DISTANCE OF 645.18 TO THE SOUTHWEST CORNER OF LOT 14, BLOCK 1799, OF THE AFORMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64; THENCE, N11°07'38"E 28.04 FEET TO THE SOUTHEAST CORNER OF LOT 13 OF SAID BLOCK 1799, THENCE, N78°40'15"W 548.26 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, SAID POINT OF BEGINNING ALSO BEING THE SOUTHWEST CORNER OF LOT 12, BLOCK 1793 OF THE AFORMENTIONED PLAT; FROM SAID POINT OF BEGINNING CONTINUE N78°40'15"W 410.00 FEET; THENCE N11°18'54"E 50.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A SIMPLE CURVE CONVEX TO THE NORTHWEST A DISTANCE OF 71.66 FEET TO THE SOUTHEAST CORNER OF LOT 5, BLOCK 1793, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING OF N37°44'44"E, AND A CHORD DISTANCE OF 70.71 FEET; DEPARTING FROM SAID CURVE RUN ALONG THE EASTERLY BOUNDARY OF LOT 5 A BEARING OF N18°41'06"W A DISTANCE OF 131.29 FEET TO THE NORTHERLY CORNER OF SAID LOT 5 AND THE SOUTHERLY RIGHT OF WAY OF LOCUST PASS; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY, A BEARING N71°18'54"E A DISTANCE OF 70.00 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A SIMPLE CURVE CONVEX TO THE NORTHWEST A DISTANCE OF 130.90 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF N86°18'54"E, AND A CHORD DISTANCE OF 129.41 FEET; FROM SAID POINT OF TANGENCY CONTINUE ALONG SAID SOUTHERLY RIGHT OF WAY A BEARING S78°41'06"E A DISTANCE 149.64 TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A SIMPLE CURVE CONVEX TO THE NORTHEAST A DISTANCE OF 130.90 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 250.00 FEET, A CHORD BEARING OF S63°41'06"E, AND A CHORD DISTANCE OF 129.41 FEET; FROM SAID POINT OF TANGENCY CONTINUE ALONG THE SOUTHWESTERLY RIGHT OF WAY OF SAID LOCUST PASS A BEARING S48°41'06"E A DISTANCE OF 49.26 FEET TO THE NORTHWESTERLY CORNER OF LOT 11, BLOCK 1793; DEPARTING FROM SAID RIGHT OF WAY, RUN ALONG THE WESTERLY BOUNDARY OF SAID LOT 11 A BEARING S41°18'54"W A DISTANCE OF 139.23 FEET TO THE SOUTHWESTERLY CORNER OF SAID LOT 11; SAID CORNER BEING A POINT ALONG A NON-RADIAL CURVE CONVEX TO THE NORTHEAST; THENCE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 75.89 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 125.00 FEET, A CHORD BEARING OF S08°04'38"E, AND A CHORD DISTANCE OF 74.73; FROM SAID POINT OF TANGENCY RUN A BEARING S11°18'54"W A DISTANCE OF 50.00 FEET BACK TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 2.83 ACRES MORE OR LESS.

PROJECT BOUNDARY

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 16 SOUTH, RANGE 23 EAST, MARION COUNTY FLORIDA, SAID LANDS ALSO BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO.64, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J"AT PAGES 431 THROUGH 433, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST ¼ OF SAID SECTION 23, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF LOT 20 BLOCK 1799 OF THE AFORMENTIONED PLAT; THENCE, RUN N89°53'38"W ALONG THE NORTH LINE OF THE SOUTHEAST ¼ OF SOUTHEAST ¼ OF SAID SECTION 23 A DISTANCE OF 645.18 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 14, BLOCK 1799, OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO.64; FROM SAID POINT OF BEGINNING, CONTINUE ALONG SAID NORTH SECTION LINE A BEARING N89°53'38"W A DISTANCE 19.65 FEET TO THE NORTHWEST CORNER OF THE EAST ½ OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF THE AFOREMENTIONED SECTION 23; THENCE RUN ALONG THE WEST BOUNDARY OF SAID EAST ½ OF ¼ A BEARING S00°10'23"W A DISTANCE 1318.38 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED EAST ½; THENCE RUN ALONG THE SOUTH LINE OF SAID SECTION 23 A BEARING N89°51'54"W A DISTANCE 632.87 FEET TO THE SOUTHEAST CORNER OF TRACT "G-D"OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT 64; THENCE DEPARTING FROM SAID SOUTH SECTION LINE RUN ALONG THE EASTERLY BOUNDARY OF SAID TRACT "G-D"A BEARING N00°11'14"E A DISTANCE 1085.40 FEET TO THE NORTHEAST CORNER OF SAID TRACT "G-D"; THENCE RUN ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT "G-D"A BEARING N78°40'28"W A DISTANCE 1543.40 FEET TO THE EASTERLY RIGHT OF WAY OF OAK ROAD OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT 64, AND THE NORTHWEST CORNER OF SAID TRACT "G-D"; THENCE RUN ALONG THE EASTERLY RIGHT OF WAY OF SAID OAK ROAD A BEARING N35°03'46"E A DISTANCE 364.67 FEET TO A POINT OF CURVATURE; THENCE ALONG A SIMPLE CURVE CONVEX TO THE SOUTHEAST A DISTANCE OF 34.06 FEET, SAID CURVE HAVING A RADIUS OF 1492.05 FEET, A CHORD BEARING OF N34°26'52"E, AND A CHORD DISTANCE OF 34.06 FEET; DEPARTING FROM SAID EASTERLY RIGHT OF WAY, RUN A BEARING S78°40'15"E A DISTANCE 1732.63 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 1793 OF THE AFOREMENTIONED PLAT; THENCE ALONG THE EASTERLY BOUNDARY OF SAID LOT 13 RUN A BEARING N00°11'51"E A DISTANCE 157.84 FEET TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID EASTERLY BOUNDARY ON A SIMPLE CURVE CONVEX TO THE NORTHEAST A DISTANCE 34.48 FEET TO A POINT OF TANGENCY AND THE SOUTHERLY RIGHT OF WAY OF LOCUST PASS, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF N39°43'35"W, AND A CHORD DISTANCE OF 31.81 FEET; THENCE RUN ALONG SAID SOUTHERLY RIGHT OF WAY A BEARING S78°40'33"E A DISTANCE 101.91 FEET TO A POINT OF CURVATURE; DEPARTING FROM SAID SOUTHERLY RIGHT OF WAY, RUN ALONG THE WESTERLY BOUNDARY OF LOT12, BLOCK 1799 OF THE AFOREMENTIONED PLAT ON A SIMPLE CURVE CONVEX TO THE NORTHWEST A DISTANCE 43.92 FEET TO A POINT OF TANGENCY, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S50°27'08"W, AND A CHORD DISTANCE OF 38.49 FEET; THENCE RUN ALONG THE WESTERLY BOUNDARY OF SAID LOT 12 A BEARING OF S00°14'28"W A DISTANCE 148.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 12; THENCE RUN A BEARING S78°40'15"E A DISTANCE 186.25 FEET TO THE SOUTHEAST CORNER OF LOT 13, BLOCK 1799 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT 64; THENCE RUN ALONG THE WESTERLY BOUNDARY OF LOT 14, BLOCK 1799 OF THE AFOREMENTIONED PLAT, A BEARING S11°07'38"W A DISTANCE 28.04 FEET BACK TO THE POINT OF BEGINNING;

I HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE STANDARDS PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

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ATTACHMENT A