



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

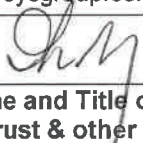
Page 1 of 4

LARGE- AND SMALL-SCALE COMPREHENSIVE PLAN AMENDMENTS – 2025

The undersigned hereby requests a Comprehensive Plan Amendments in accordance with the Marion County Land Development Code, Articles 2, to request: ☐ Large-scale Map Amendment, ☐ Large-scale Text Amendment, ☒ Small-scale Map Amendment, ☐ Small-scale Text Amendment.

Parcel Number(s)	Acreage of Parcel(s)	Zoning Class	Current Land Use Designation(s)	Proposed Land Use Designation(s)	Existing Use(s)	Proposed Use(s)
9064-1799+01	.29	R-1 +	PUBLIC	HR	DRA	Residential +
9064-1793+05	.47	R-1	PUBLIC	HR	DRA	Amenity Area

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 and/or Applicants/Agents, please use additional pages.

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 Bellevue, 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* 	Signature* 
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.:		PZ Case No.:	
Rcvd by:	Rcvd Date: / /	Time:	

Please note: The Comprehensive Plan Amendment will not become effective until 14 days 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.

Empowering Marion for Success

marionfl.org

Comprehensive Plan Amendment Application

Document Completeness Checklist – 2025

The County will not review a Comprehensive Plan Amendment application unless the Applicant provides a signed and complete application, application fee payment, and all other required materials. 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 first 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.

To help ensure your application is complete, a pre-application meeting is highly recommended. You may contact the Growth Services Development Review Coordinator at 352-438-2683 to schedule a pre-application meeting.

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

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. **Cash, check, or credit card¹. 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 copy of the most recent **warranty 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.
3. ☒ Notarized owner affidavit(s) – see page 4 of this application packet.
 - a. If multiple owners, provide a notarized affidavit for each owner.
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. The document shall show the future land use designations of the subject property and surrounding properties within three hundred (300) feet of subject property.

¹ Payments using a credit card are subject to a surcharge service fee.

5. ☒ A Traffic Impact Analysis based on the maximum estimated traffic generation of the proposed Future Land Use Designation(s), in compliance with the County Traffic Impact Analysis Guidelines available at the Office of County Engineer.
6. ☒ A tabular list and aerial map showing the existing Zoning Classification(s) and Future Land Use Designation(s) for the subject property and all directly adjacent property.
7. ☐ A digital copy (MS Word document) and a hard copy of proposed text amendment language.
 - a. Note: For both copies, the applicant must provide a strikethrough/underline version and a clean version of the proposed changes. Any subsequent edits to the proposed text amendment after the initial application submittal must denote the revision date. The revision date must be listed on the digital and hard copy.
 - b. Note: These materials are only required for comprehensive plan text amendments.
8. ☐ A Justification Statement that addresses:
 - 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;
 - 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. Consistency with FLUE Policy 2.16 - Protection of Rural Areas & FLUE Policy 2.17 Conversion of Rural Lands, if applicable;
 - h. Compatibility with current uses and land uses in the surrounding area;
 - i. Water Supply and Alternative Water Supply needs; and
 - j. Concurrency.
9. ☐ (Optional) Any additional supporting information to support the proposed changes, including a written, itemized list detailing all supplemental attachments.

PROPERTY OWNER AFFIDAVIT

STATE OF Florida COUNTY OF MarionBEFORE ME THIS DAY PERSONALLY APPEARED Heather Island, LLC/ James I. Rainey
(Property owner's name, printed)

WHO BEING DULY SWORN, DEPOSES AND SAYS THAT:

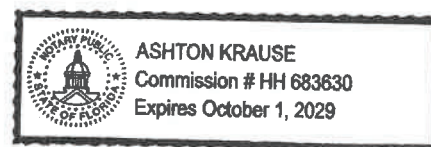
1. He/she is the owner of the real property legally identified by Marion County Parcel numbers:
9064-1799+01, 9064-1799+01, NA.
2. He/she duly authorizes and designates Tillman & Associates Engineer, LLC to act in his/her behalf for the purposes of seeking a change to the future land use map designation of the real property legally described by the certified legal description that is attached with this amendment request;
3. He/she understands that submittal of a Comprehensive Plan map and/or text amendment application in no way guarantees approval of the proposed amendment;
4. The statements within the Comprehensive Plan map and/or text amendment application are true, complete and accurate;
5. He/she understands that all information within the Comprehensive Plan map and/or text amendment application is subject to verification by county staff;
6. He/she understands that false statements may result in denial of the application; and
7. He/she understands that he/she may be required to provide additional information within a prescribed time period and that failure to provide the information within the prescribed time period may result in the denial of the application.
8. He/she understands that if he/she is one of multiple owners included in this amendment request, and if one parcel is withdrawn from this request, it will constitute withdrawal of the entire amendment application from the current amendment cycle.

Property owner's signature

Date

Sworn to (or affirmed) and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 10th day of October, 2025 (year), by James I. Rainey
(name of person making statement)He/she is personally known to me or has produced n/a as identification.
(Driver's license, etc.)

Notary public signature

State of Florida County of MarionMy commission expires: 10/1/29



October 1, 2025

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

RE: Submittal of Oak Shores Small Scale Amendment 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. The areas being vacated are currently designated Public per the Marion County Comprehensive Plan. In order to be consistent with the rest of the project a small scale amendment is being requested to HR (High Residential). Although this is outside the urban growth boundary, the changes being requested is consistent with the surrounding property and the vested Silver Spring Shores Unit 64. 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 Small Scale Amendment Application to PUD
- Sunbiz Detail
- Approval letter for Traffic Methodology AR 32879
- Concept Plan of proposed PUD
- Application to Vacate portion of DRA, AR# ?????
- Land Use Map
- * Legals in Word Format

I believe this meets the minimum requirements to submit the Small Scale Land Use Amendment application for consideration. We reserve the opportunity to provide

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.

additional documentation as needed or requested. Should your office need further information, please contact our office.

Sincerely,

Tillman and Associates Engineering, LLC

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.

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 Gudhaliwal
GUNWANT S. DHALIWAL, as Manager

Krista Lebin
(Print Name) Witness

5232 Spike Hawn Dr New Port Richey FL 34653
Address

L. Damos
(Print Name) Witness

18049 Oaklawn Dr. Spring Hill FL 34610
Address

BY Tejinder Dhaliwal
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: _____

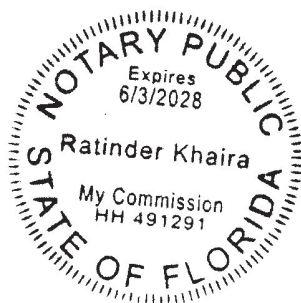


EXHIBIT A

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.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

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
01/29/2014 -- ANNUAL REPORT	View image in PDF format
04/04/2013 -- ANNUAL REPORT	View image in PDF format
03/02/2012 -- ANNUAL REPORT	View image in PDF format
03/01/2011 -- ANNUAL REPORT	View image in PDF format
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

OAK SHORES LEGAL DESCRIPTIONS

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 1/4 OF SOUTHEAST 1/4 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°18'54"E 50.00 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 0.47 ACRES MORE OR LESS.

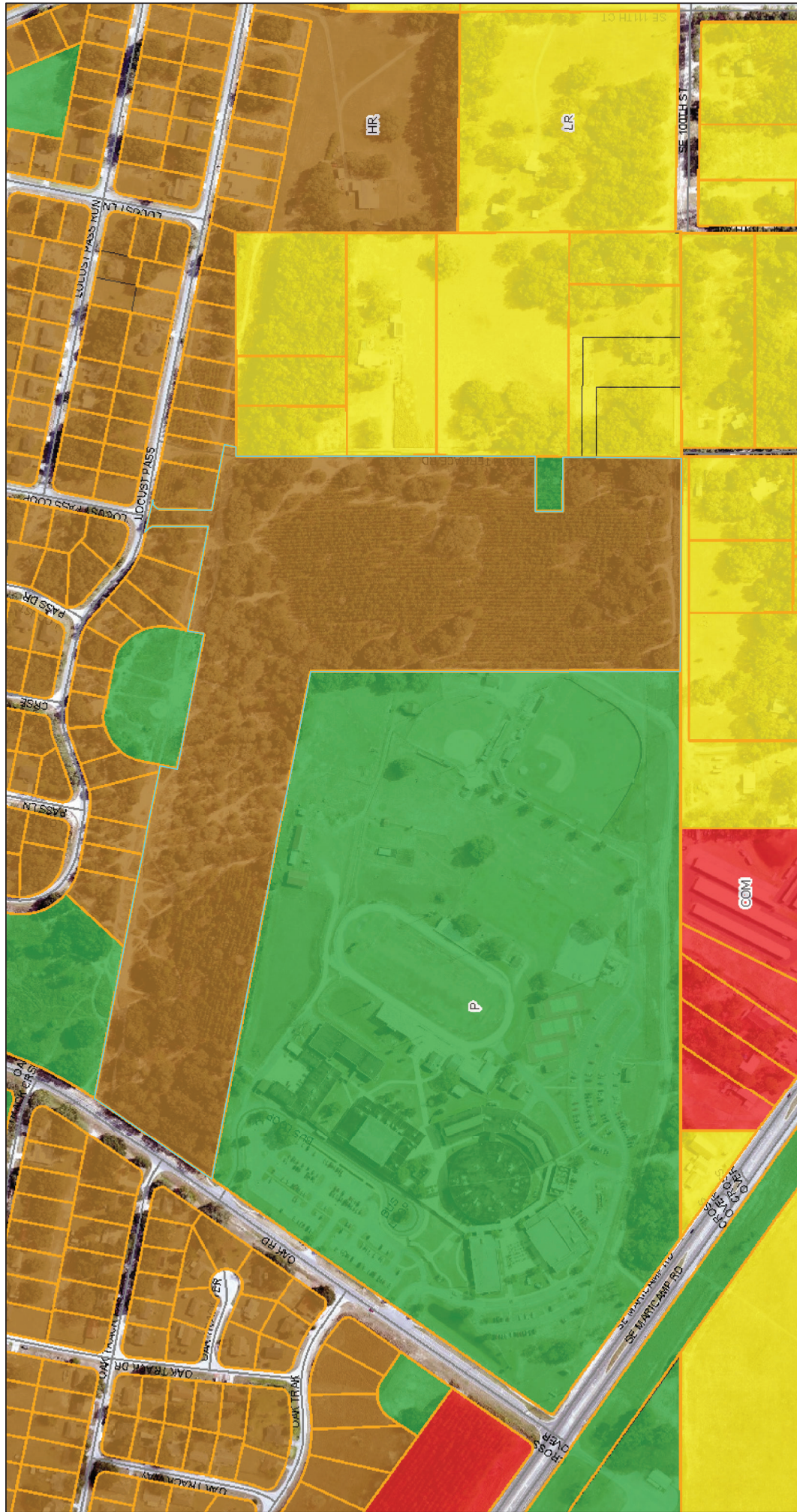
OAK SHORES LEGAL DESCRIPTIONS

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 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 1/4 OF SOUTHEAST 1/4 OF SAID SECTION 23 A DISTANCE OF 664.83 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE, S00°10'35"W ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 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

ArcGIS Web Map



10/9/2025, 1:39:03 PM

Marion County

Parcels

Future Land Use

Low Residential (0 - 1 du/ac)

High Residential (4 - 8 du/ac)

Commercial (0 - 8 du/ac; FAR 1.0)

Public (N/A; FAR 1.0)

Streets

Aerial 2024

Red: Band_1

Green: Band_2

Blue: Band_3



1:3,916

0 0.04 0.05 0.1 0.17 mi
0 0.05 0.1 0.2 km

Marion County Property Appraiser, Marion County BOCC



**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,

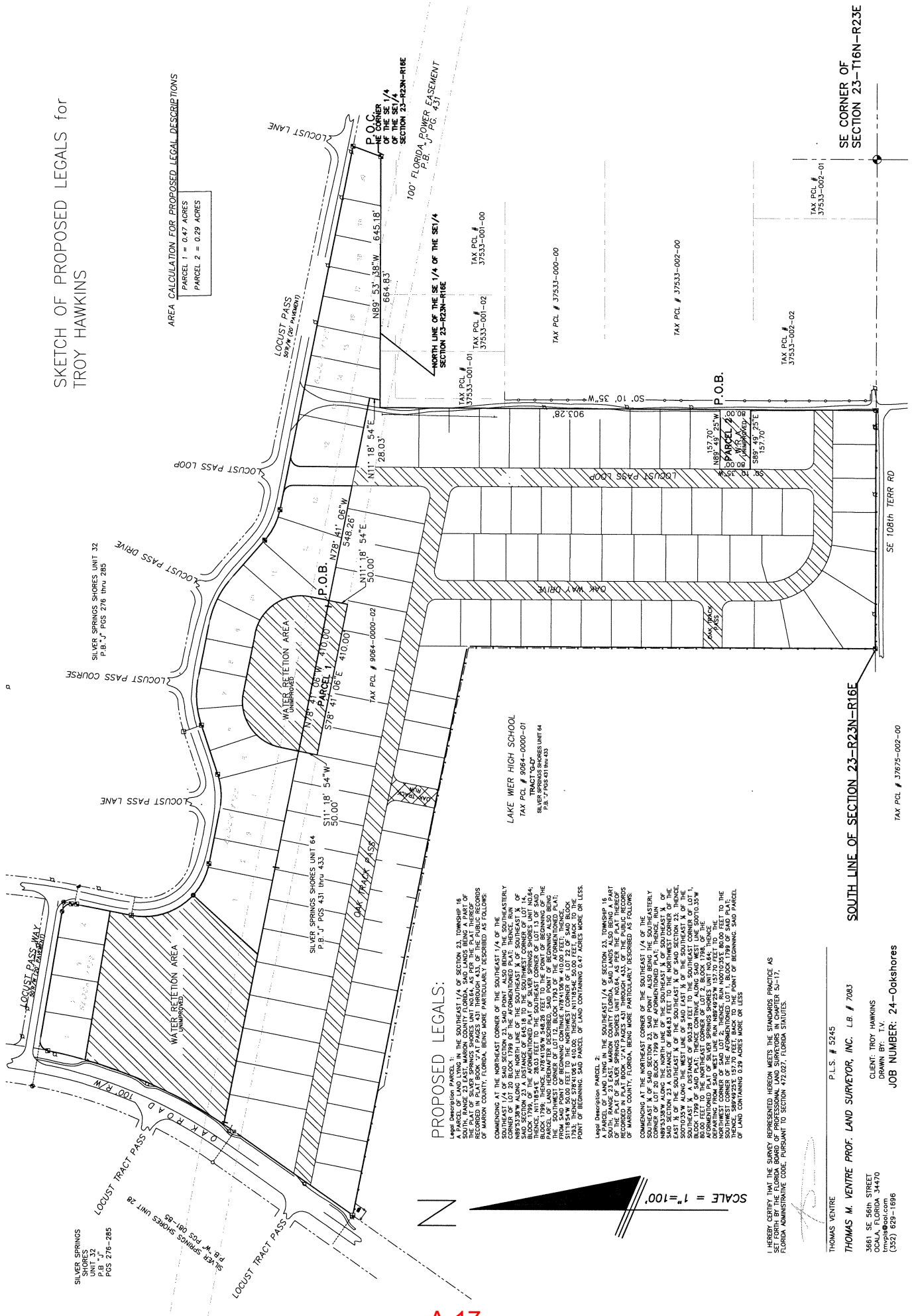
The Traffic Methodology dated May 22, 2025 for the above referenced project was approved by Marion County on July 24, 2025. Please submit the Traffic Study in accordance with this approved Methodology. The following comments are for your review. You need not reply to the comments, and if the comments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

SKETCH OF PROPOSED LEGALS FOR
TROY HAWKINS



PROPOSED LEGALS:

Legal Description PARCEL 1:
A PARCEL OF LAND Lying in the Southeast 1/4 of SECTION 23, TOWNSHIP 16
S, 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 37, PAGES 433 THROUGH 435, 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 SOUTHEASTLY
CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SAID SECTION 23, A DISTANCE OF 64.18 TO THE SOUTHWEST CORNER OF LOT 14,
THENCE N17°18'54"E 28.03 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID
PARCEL, OF SAID SECTION 23, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTHWEST CORNER OF LOT 12, BLOCK 793 OF THE FOREMENTIONED PLAT;
S11°18'54"W 50.00 FEET TO THE NORTHEAST CORNER OF LOT 22 OF SAID BLOCK
793, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 793, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
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
S, 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 37, PAGES 433 THROUGH 435, OF THE PUBLIC RECORDS
OF MARION COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
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CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4
OF SAID SECTION 23, A DISTANCE OF 64.18 TO THE SOUTHWEST CORNER OF LOT 14,
THENCE N17°18'54"E 28.03 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID
PARCEL, OF SAID SECTION 23, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTHWEST CORNER OF LOT 12, BLOCK 793 OF THE FOREMENTIONED PLAT;
S11°18'54"W 50.00 FEET TO THE NORTHEAST CORNER OF LOT 22 OF SAID BLOCK
793, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE SOUTHWEST CORNER OF LOT 22 OF SAID BLOCK 793, BEING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
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 53-17,
FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.02(7), FLORIDA STATUTES.

THOMAS M. VENTRE P.L.S. # 5245

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

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

SOUTH LINE OF SECTION 23-R23N-R16E

SE CORNER OF
SECTION 23-T16N-R23E

TAX PCL # 37675-002-00

TAX PCL # 37533-002-01

TAX PCL # 37533-002-02

TAX PCL # 37533-002-00

TAX PCL # 37533-000-00

TAX PCL # 37533-001-01

TAX PCL # 37533-001-02

TAX PCL # 37533-001-00

AREA CALCULATION FOR PROPOSED LEGAL DESCRIPTIONS
PARCEL 1 = 0.47 ACRES
PARCEL 2 = 0.29 ACRES

SILVER SPRINGS SHORES UNIT 32
P.B. "J" POS 276 thru 285

SILVER SPRINGS SHORES UNIT 64
P.B. "J" POS 431 thru 433

SILVER SPRINGS SHORES UNIT 28
P.B. "W" POS 08 thru 05
P.B. "J" POS 276 thru 285