

OAK SHORES ESTATES P.U.D. CONCEPT PLAN

MARION COUNTY, FLORIDA

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

PROJECT AREA: 33.56 ± ACRES

FUTURE LAND USE: HIGH RESIDENTIAL, PUBLIC

EXISTING ZONING: PUD (080509Z)

PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)

NOTES:

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

DATE 7/22/25
DRAWN BY
CHKD. BY JH
JOB NO. 25-0070
SCALE
SHT. 01.01

OAK SHORES ESTATES
MARION COUNTY, FLORIDA

COVER SHEET

Tillman & Associates
ENGINEERING, LLC.

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

INDEX OF SHEETS

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02.01	LIST OF REQUIREMENTS
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04.01	OVERALL RENDERING (TO BE PROVIDED AT LATER DATE)
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06.01	TYPICALS
07.01	CROSS SECTIONS
08.01	BUFFER DETAILS
09.01 - 09.02	BUFFER RENDERING
10.01 - 10.02	HOUSE RENDERINGS
11.01	OPEN SPACE MAP & CALCULATIONS
12.01 - 12.04	AMENITY RENDERING
13.01	SIGNAGE RENDERING

LIST OF REQUIREMENTS

- THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET.
SEE SHEET 01.01-COVER SHEET
- VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS.
SEE SHEET 05.01-SITE DATA
- DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. SEE SHEET 03.01-PUD CONCEPT PLAN
- PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY.
SEE SHEET 05.03- SITE DATA
- IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY (INCLUDING ACREAGE OF EACH) AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY.
SEE SHEETS 05.04-05.05 SITE DATA
- IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. NO IMPROVEMENTS ON SITE
- A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. "SINGLE FAMILY RESIDENCE AND AMENITIES".
- A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE.
SEE SHEET 06.01-TYPICALS (NO CUL-DE-SAC BEING PROVIDED)
- PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) SEE SHEET 05.01-A-SITE DATA
- IDENTIFY PROPOSED PHASING ON THE PLAN. TO BE DONE AT MASTER PLAN
- IDENTIFY PROPOSED BUFFERS. SEE SHEET 03.01 PUD CONCEPT PLAN, SHEET 08.01 BUFFER DETAILS, SHEET 09.01-09.02 BUFFER RENDERINGS
- IDENTIFY ACCESS TO THE SITE. SEE SHEET 03.01 PUD CONCEPT PLAN
- PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PERKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) SEE SHEET 06.01 TYPICALS
- PRELIMINARY SIDEWALK LOCATIONS. SEE SHEET 01.01 COVER SHEET, SEE NOTES
- PROPOSED PARALLEL ACCESS LOCATIONS. SEE SHEET 03.01 PUD CONCEPT PLAN
- REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. TO BE PROVIDED
- SHOW 100 YEAR FLOODPLAIN ON THE SITE. SEE SHEET 05.06-SITE DATA
- SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION. TO BE DETERMINED
- IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. SEE SHEET 03.01 PUD CONCEPT PLAN, SHEET 11.01 OPEN SPACE AND CALCULATIONS, SHEET 12.01 AMENITY RENDERINGS
- A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTIONS AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. SEE NOTE 3 ON SHEET 01.01-COVER SHEET
- ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLETS, BUFFERING DETAILS. SEE SHEETS 09.01-09.02 BUFFER RENDERING, SHEETS 12.01-12.04 AMENITY RENDERING, SHEET 13.01 SIGNAGE RENDERING
- ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE DOR THE SPECIFIC PROJECT (E.G., DOCUMENTATION AND/OR PRESENTATION MATERIAL BY THE OWNER OR APPLICANT/AGENT, OR INFORMATION IDENTIFIED AS REQUIRED OR RECOMMENDED BY COUNTY STAFF IN THE PRE-APPLICATION MEETING CONDUCTED PRIOR TO SUBMITTING THE APPLICATION). N/A

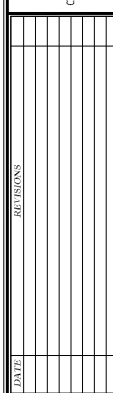
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1720 SE 16th Ave. Bldg 100, Ocala, FL 34471
Office: (352) 387-4540 Fax: (352) 387-4545

OAK SHORES ESTATES
MARION COUNTY, FLORIDA

LIST OF REQUIREMENTS

DATE 7/22/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 02.01



PROJECT DATAPARCELS:

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

SITE:

TOTAL AREA ±33.04 AC

LAND USE & ZONING:

FUTURE LAND USE: HIGH RESIDENTIAL, PUBLIC

EXISTING ZONING: PUD (080509Z)

PROPOSED ZONING: PUD

UNITS PROVIDED:

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

TOTAL UNITS PROVIDED: = 176 UNITS

DRA AREA:

PROVIDED: ±5.33 AC (16%)

UTILITIES

ELECTRIC BY:

DUKE ENERGY

POTABLE WATER BY:

MARION COUNTY UTILITIES

FIRE BY:

MARION COUNTY FIRE RESCUE

SANITARY SEWER BY:

MARION COUNTY UTILITY

SITE DEVELOPMENT STANDARDS

MIN FRONT 20'

MIN REAR 15'

MIN SIDE 5'

MIN HEIGHT 40'

MIN SIDE (CORNER LOT) 15'

ACCESSARY SETBACKS

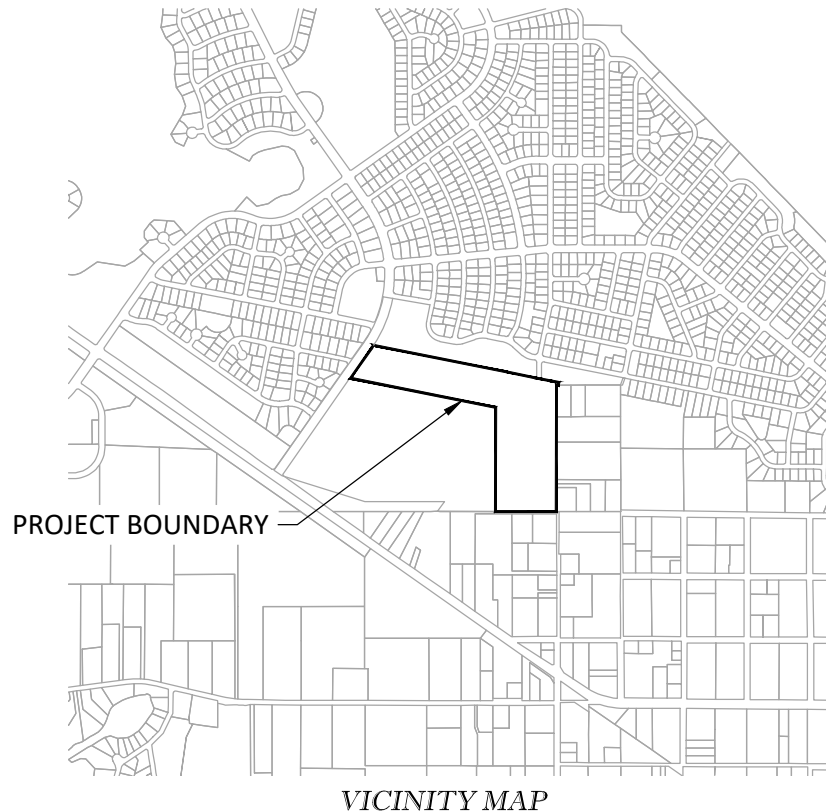
MIN. SIDE 5'

MIN. REAR 5'

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.

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OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

SITE DATADATE 7/22/25

DRAWN BY _____

CHKD. BY JHJOB NO. 25-0070SCALE 1" = 2000'SHT. 05.01

NOTES:

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

DEVELOPMENT NOTES

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

ARCHITECTURAL STYLE

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

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

**SITE DATA
NOTES**

DATE 10/02/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 05.02

ACREAGE OF PROPERTY:33.04 ± ACRESLEGAL DESCRIPTION:PARCEL

9064-0000-02:

SEC 23 TWP 16 RGE 23

PLAT BOOK J PAGE 431

SILVER SPRINGS SHORES UNIT 64

ALL

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

BEGIN AT THE SW COR OF LOT 1 BLK 1795 OF SSS UNIT 64 TH N 78-41-01 W 50 FT TH N 11-18-54 E
 100.41 FT TO THE POC OF A CURVE TO LEFT HAVING RADIUS OF 25 FT A CENTRAL ANGLE OF
 90-00-00 TH NWLY ALONG ARC A DISTANCE OF 39.27 FT TH S 78-41-06 E 100 FT TO THE POC OF A
 CURVE OF A NON TANGENT CURVE TO LEFT WHICH THE RADIUS PT LIES S 11-18-54 W HAVING A
 RADIUS OF 25 FT TH SWLY ALONG ARC THRU A CENTRAL ANGLE OF 90-00-00 39.27 FT TH
 S 11-18-54 W 100.41 FT TO THE POB

EXC ALL OF BLK 1792

EXC BLK 1793 LOTS 1.2.3.4.5.6.7.8.9.10.11.12.13

EXC BLK 1799 LOTS 12.13.14.15.16.17.18.19.20

9064-1799+01:

SEC 23 TWP 16 RGE 23

PLAT BOOK J PAGE 431

SILVER SPRINGS SHORES UNIT 64

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

PORTION OF 9064-1793+05:

TBD

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OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

SITE DATA
LEGAL DESCRIPTION

DATE 07/31/25

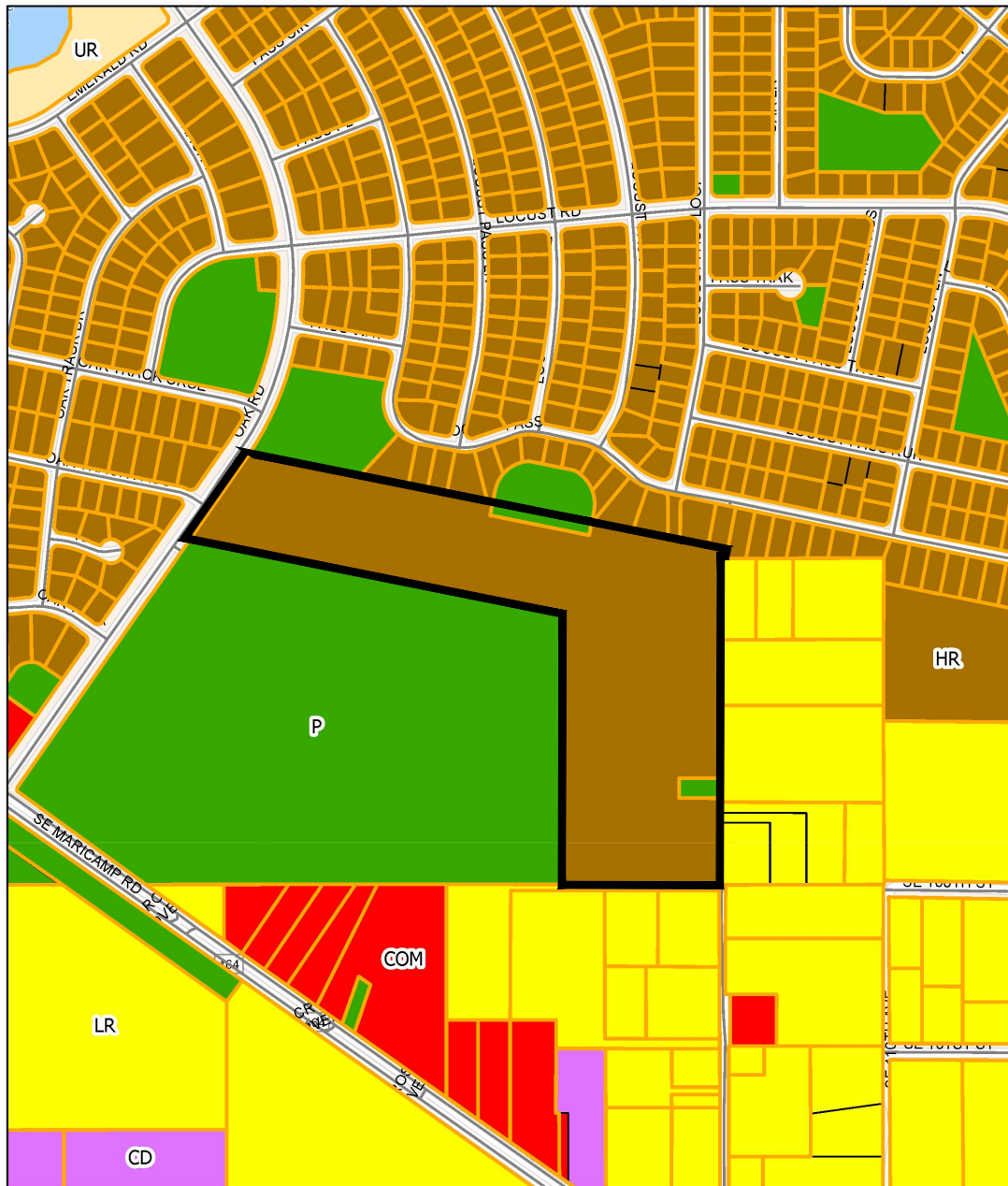
DRAWN BY _____

CHKD. BY JHJOB NO. 25-0070

SCALE _____

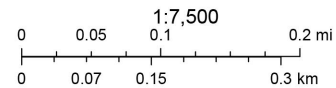
SHT. 05.03

FUTURE LAND USE



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

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



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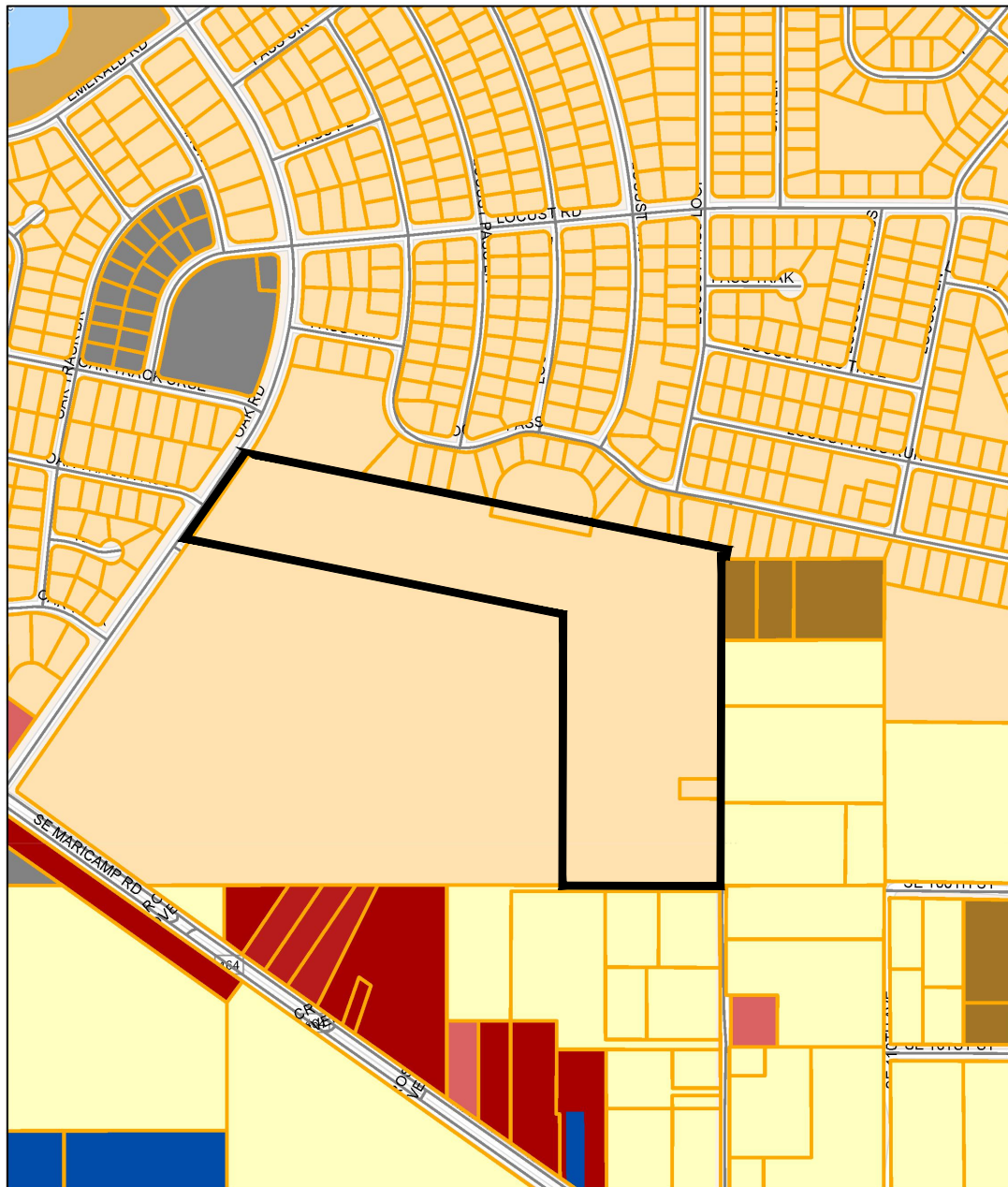
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MARION COUNTY, FLORIDA

SITE DATA
FUTURE LAND USE

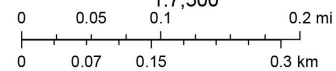
DATE 06/23/25
DRAWN BY _____
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JOB NO. 25-0070
SCALE _____
SHT. 05.04

ZONING CLASSIFICATION



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

1:7,500



-  Marion County
-  Parcels
- Zoning Classification**
-  A-1
-  B-2
-  B-4
-  B-5
-  G-U
-  M-2
-  R-1
-  R-3
-  R-E
-  Streets

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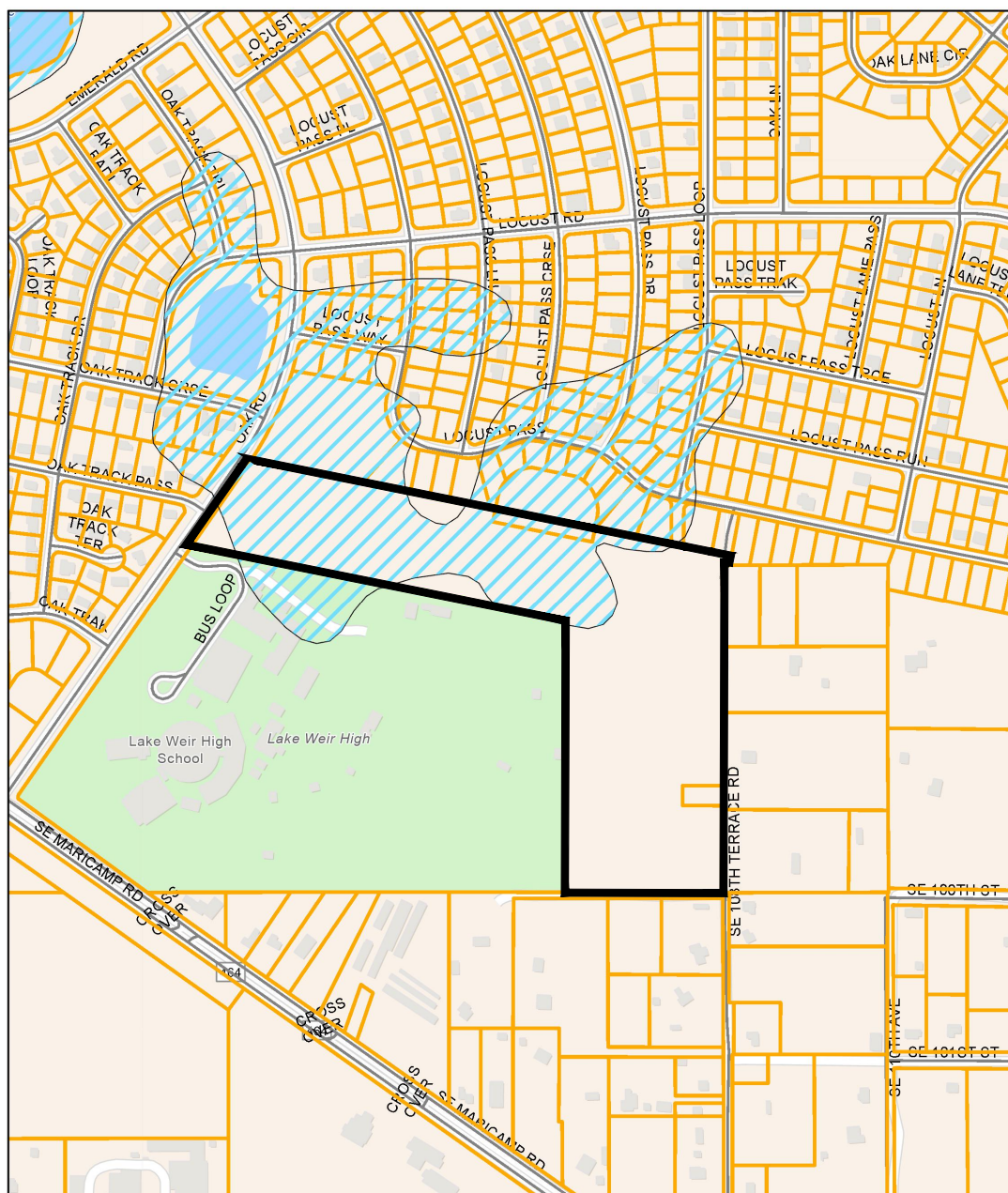
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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

SITE DATA
ZONING CLASSIFICATION

DATE 06/23/25
DRAWN BY _____
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SCALE _____
SHT. 05.05

FLOOD ZONES



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

- Marion County
- Other Areas
- X - Areas Outside 0.2% Annual Chance Flood
- Special Flood Hazard Areas - 1% Annual Chance Flood
- A - No Base Flood Elevation Determined
- Parcels
- Streets

1:7,500

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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MARION COUNTY, FLORIDA

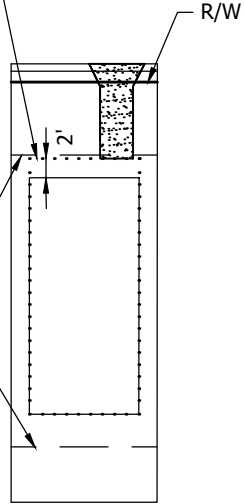
SITE DATA
FLOOD ZONE MAP

DATE 06/23/25
DRAWN BY _____
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SCALE _____
SHT. 05.06

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

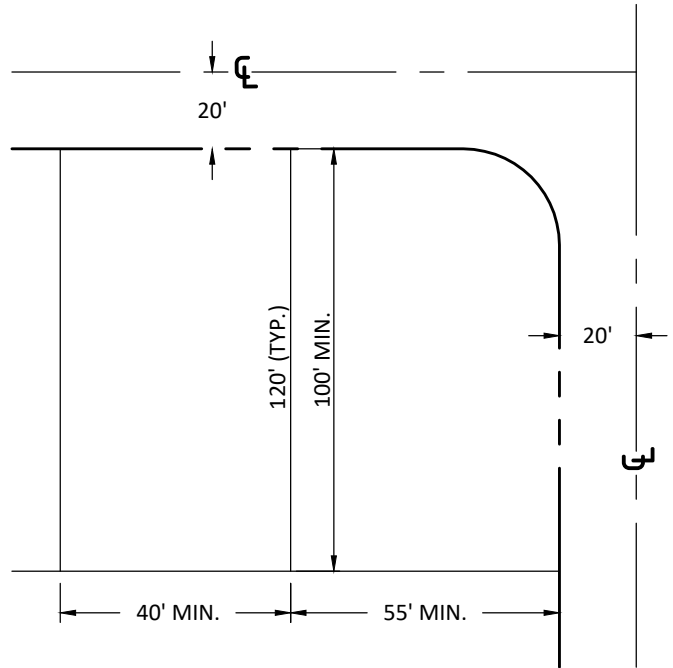
20' BUILDING
SETBACK LINE (BSL)

15' REAR BUILDING
SETBACK LINE (BSL)



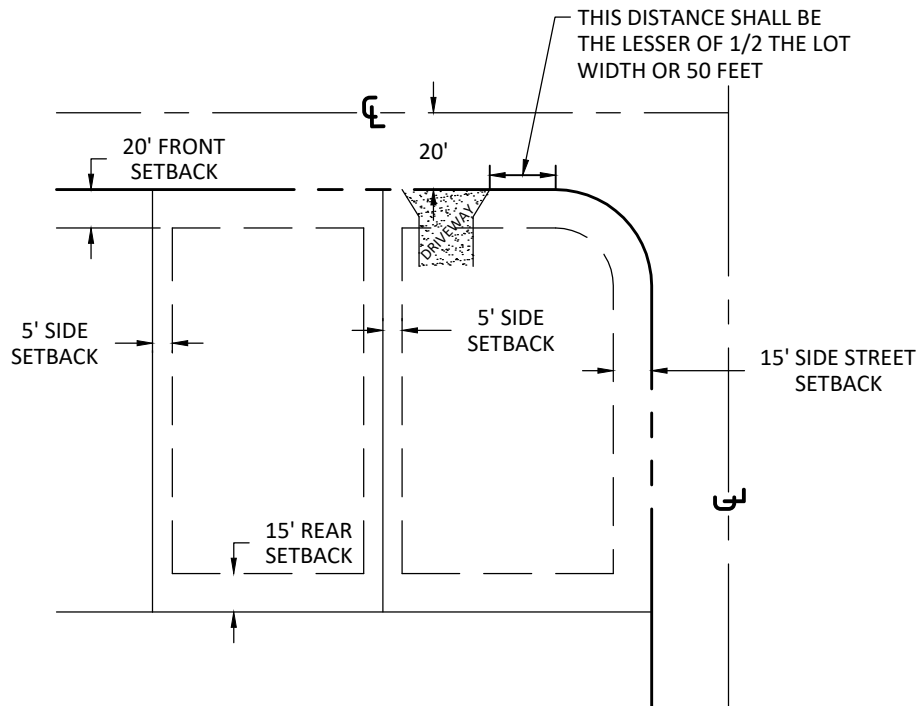
BUILDING FOOTPRINT STAGGER DETAIL

N.T.S



TYPICAL LOT DIMENSIONS

N.T.S



TYPICAL LOT DETAILS

N.T.S

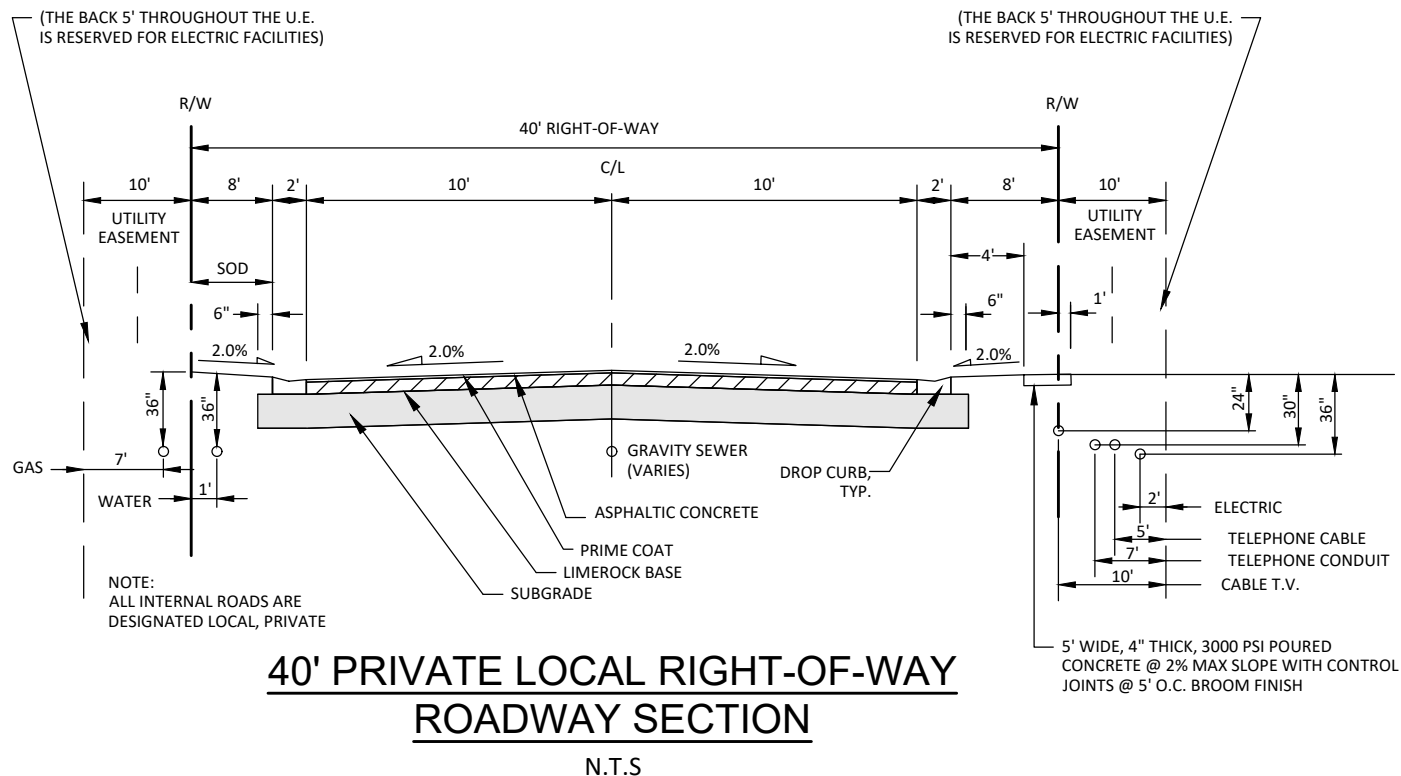
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MARION COUNTY, FLORIDA

TYPICALS

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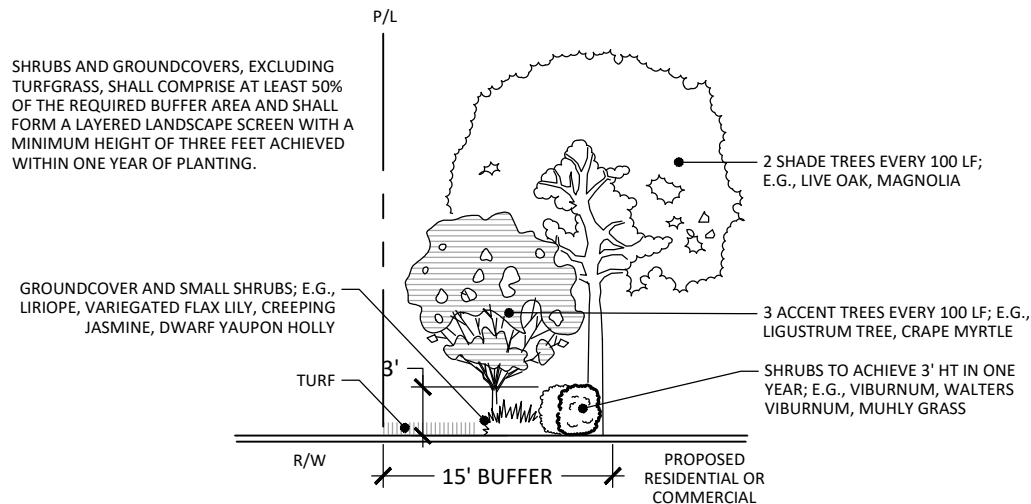
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CROSS SECTIONS

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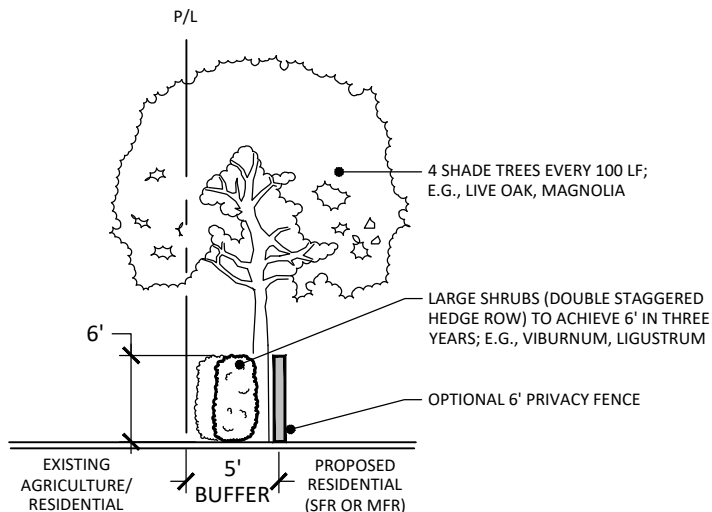


TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

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' PRIVACY FENCE)

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BUFFER DETAILS

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100'

TYPE 'C' BUFFER



100'

TYPE 'C' BUFFER

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MARION COUNTY, FLORIDA

BUFFER RENDERING

DATE 06/23/25

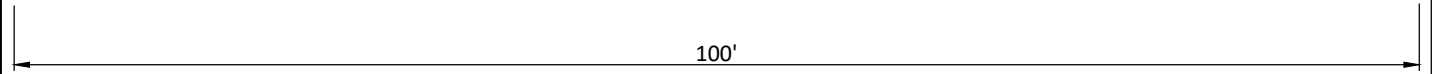
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CHKD. BY JH

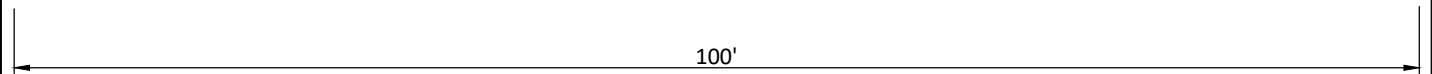
JOB NO. 25-0070

SCALE _____

SHT. 09.01



TYPE 'E' BUFFER



TYPE 'E' BUFFER

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MARION COUNTY, FLORIDA

BUFFER RENDERING

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HOUSE RENDERINGS
40' WIDE LOTS

DATE 7/22/25
DRAWN BY SM
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SHT. 10.01



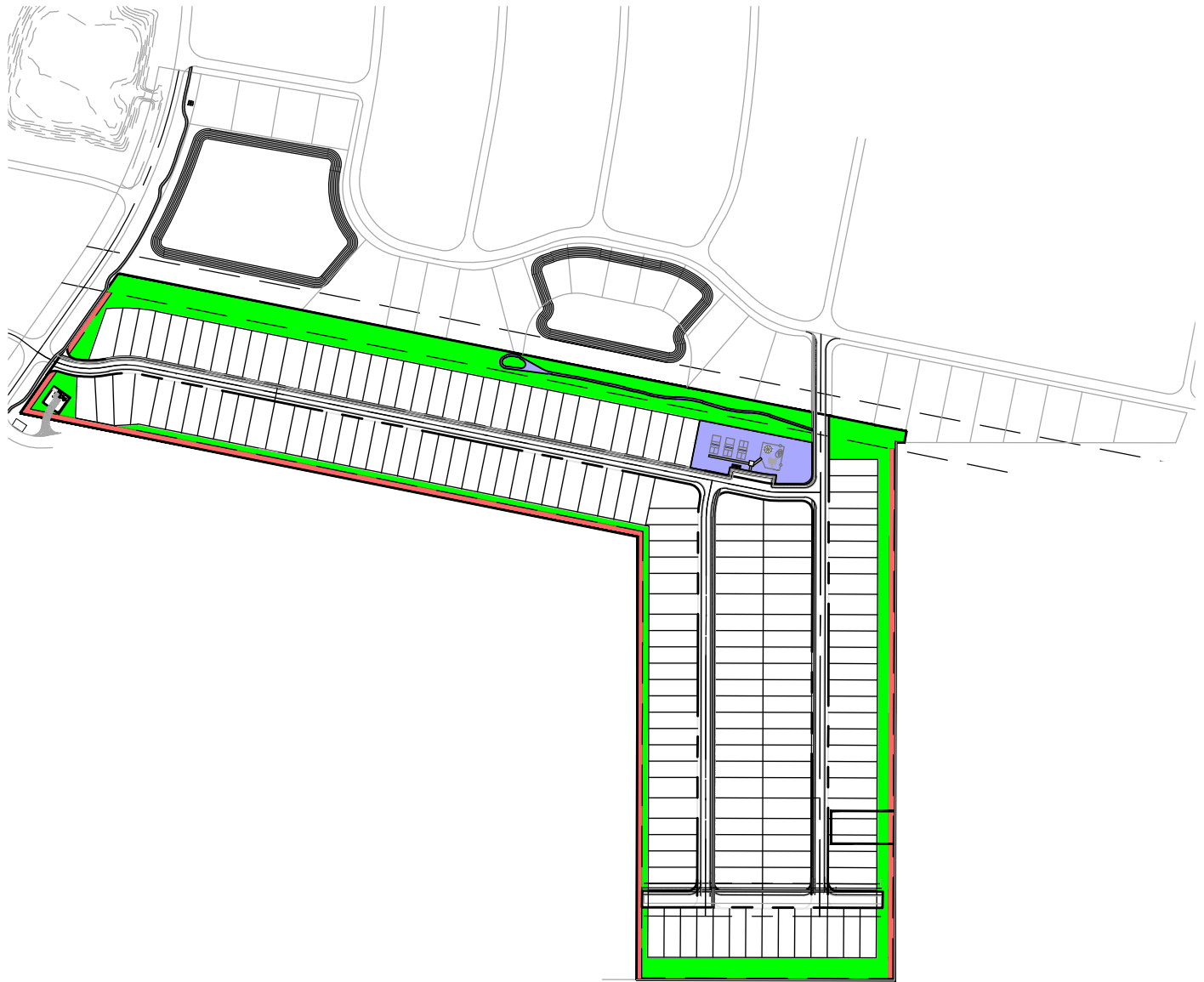
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OAK SHORES ESTATES
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HOUSE RENDERINGS
50' WIDE LOTS

DATE 7/22/25
DRAWN BY SM
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 10.02



OPEN SPACE:	
■ BUFFERS	1.63 AC
■ OTHER OPEN SPACE	6.04 AC
TOTAL OPEN SPACE PROVIDED:	±7.67 AC (23%)
MINIMUM OPEN SPACE REQUIRED:	±6.60 AC (33.04 AC X 0.20)
MINIMUM IOS SPACE REQUIRED:	±0.33 AC (5% OPEN SPACE)
■ MINIMUM IOS SPACE PROVIDED:	±0.92 AC

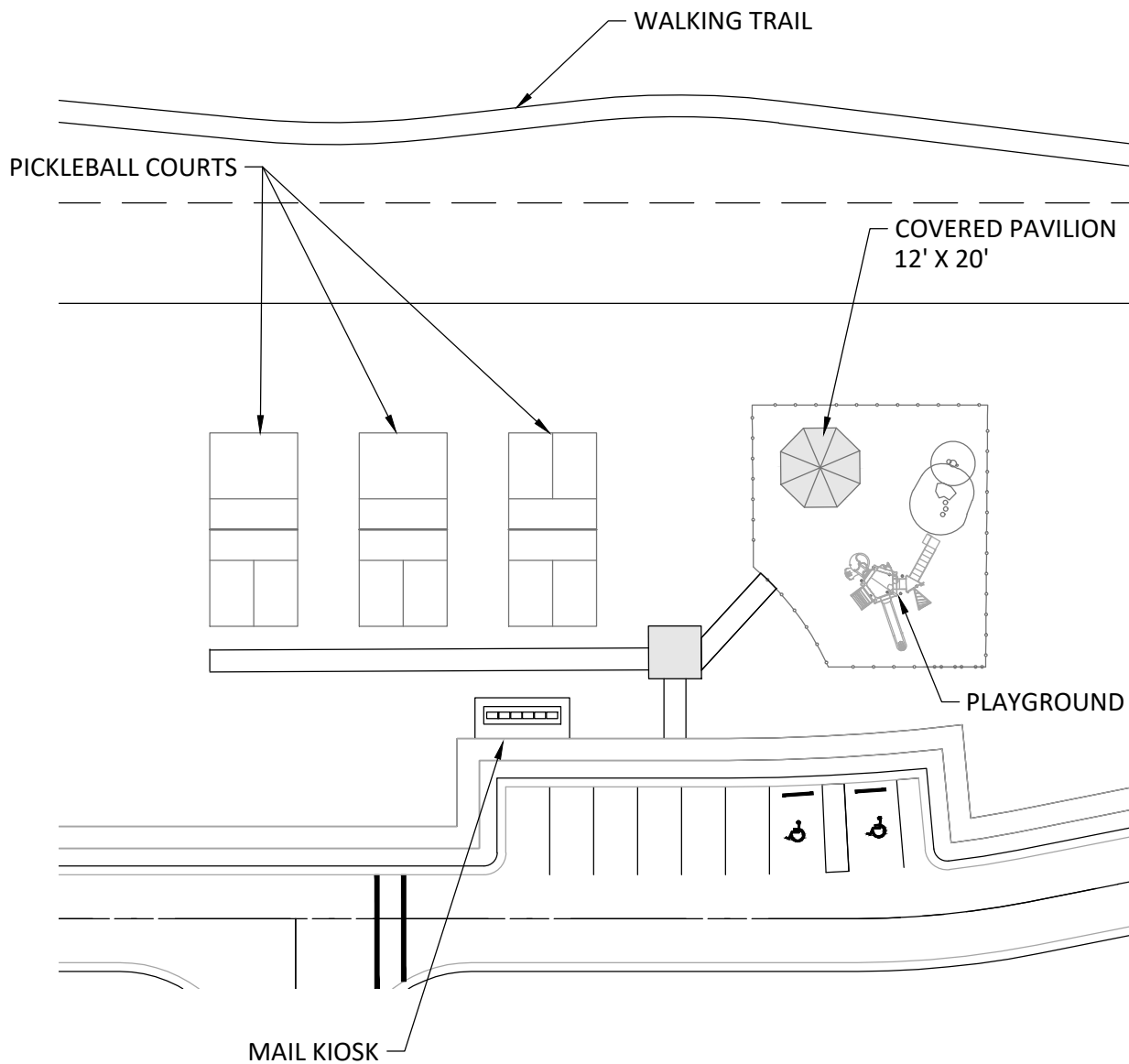
Tillman & Associates
ENGINEERING, LLC.

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

OAK SHORES ESTATES
MARION COUNTY, FLORIDA

OPEN SPACE MAP AND CALCULATIONS

DATE 7/22/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 25-0070
SCALE 1" = 400'
SHT. 11.01



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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

AMENITY RENDERING

DATE 7/22/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 12.01



PLAYGROUND



COVERED PAVILION 12' X 20'

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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

**AMENITY RENDERING
PLAYGROUND & PAVILION**

DATE 10/02/25
DRAWN BY _____
CHKD. BY JH
JOB NO. 25-0070
SCALE _____
SHT. 12.02



Tillman & Associates
ENGINEERING, LLC.

CIVIL ENGINEERING - PLANNING - LANDSCAPE ARCHITECTURE - ENVIRONMENTAL
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OAK SHORES ESTATES
MARION COUNTY, FLORIDA

**AMENITY RENDERING
PICKLEBALL COURTS**

DATE 06/23/25

DRAWN BY _____

CHKD. BY JH

JOB NO. 25-0070

SCALE _____

SHT. 12.03