



SUBMITTAL SUMMARY REPORT PrelimPlat-000713-2026

PLAN NAME: Oak Shores Estates	LOCATION:
APPLICATION DATE: 04/30/2026	PARCEL: 9064-0000-02
DESCRIPTION: Oak Shores Estates	

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

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

SUBMITTAL DETAILS

OCE: Plan Review (DR) v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Jamie Waldron	06/10/2026	06/04/2026	Approved
<i>Corrections</i>	2.12.28 - Road identification (Resolved) - Corrective Action: Added new road names to Sheet 03.01. The road names also need to be added to Sheets 04.01 thru 04.04. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.			
<i>Corrections</i>	Additional 911 Comments (Resolved) - Corrective Action: Sheet 01.01 needs Section 24 removed, and change Range from 24 to 23 (it should be Section 23, Township 16, Range 23). - Additional Comments:			
Environmental Health (Plans) (Environmental Health)	Evan Searcy	06/10/2026	06/05/2026	Approved
Fire Marshal (Plans) (Fire)	Anthony Marino	06/10/2026	06/03/2026	Approved
Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	06/10/2026	06/11/2026	Approved
<i>Corrections</i>	2.1.3 - Order of plan approval and consistency (Resolved) - Corrective Action: Master Plan shall be approved prior to Pre Plat approval. This item will remain as NO until Master Plan is approved. This comment will be removed once staff confirms Pre-Plat is consistent with an approved Master Plan. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.			
<i>Corrections</i>	2.12.23 - Building lot typicals (Resolved) - Corrective Action: The PUD's minimum front setback is 20' and staggered front setbacks is required. Applicant added a note for 26' setback with sidewalk and 22' setback without sidewalk to the lot typical. Please explain why this note was added. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
<i>Corrections</i>	Additional Growth Services Comments (Resolved) - Corrective Action: There are no notes relating to phasing of development on the pre-plat, but there is a note on the Master Plan.			
	Note 1 on cover sheet of the Master Plan indicates that developer may develop the project in multiple phases. Pre-Plats and Master Plans are required to show phasing per LDC Sec. 2.11.1. LDC Sec. 2.12.20 requires that improvements must be in place to support each phase of development at time of phase completion. If phased development for homes occurs, it is not clear how DRAs, buffers, and amenities will be phased. Phasing needs be shown to demonstrate compliance with the approved resolution, specifically conditions 2 and 3. - Additional Growth Services Comments			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	06/10/2026	06/05/2026	Approved
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	06/10/2026	06/10/2026	Approved

SUBMITTAL SUMMARY REPORT (PrelimPlat-000713-2026)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
OCE Property Management (Plans) (Office of the County Engineer)		06/10/2026	06/09/2026	Informational
<p><i>Comments</i></p> <p>IF APPLICABLE: Sec. 2.18.1.I - Show connections to other phases. Sec.2.19.2.H – Legal Documents Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc. Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate) For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public." Sec. 6.3.1.B.2 – Required Right of Way Dedication For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec. 6.3.1.D.3 - Cross Access Easements For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]." Sec. 6.3.1.C.1 - Utility Easements (select as appropriate) "[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider." Sec. 6.3.1.C.2 – Utility Easements "[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate: 1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities." 2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities." 3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk." Sec.6.3.1.D(f) – If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]." - DR 6/9/26</p>				

OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	06/10/2026	06/03/2026	Informational
<p><i>Comments</i></p> <p>Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans.</p>				
OCE Survey (Plans) (Office of the County Engineer)	Theresa Smail	06/10/2026	06/03/2026	Approved
OCE Traffic (Permits & Plans) (Office of the County Engineer)	Chris Zeigler	06/10/2026	06/08/2026	Approved
<p><i>Corrections</i></p> <p>6.12.9 - Subdivision roads (Resolved) - Corrective Action: All dead end streets are required to have a cul-de-sac. Please see comments on the Master Plan. - 6.12.9 - Subdivision roads : Subdivision roads must meet the design requirements in Section 6.12.9.</p> <p><i>Corrections</i></p> <p>Additional Traffic Comments (Resolved) - Corrective Action: The bus stop needs to be moved north of the project entrance closer to the project northern property line. Please see comments on the Master Plan. - Additional Traffic Comments</p> <p><i>Corrections</i></p> <p>6.12.2 - Right-of-way (Resolved) - Corrective Action: The right-of-way does not meet standard requirements. Please see comments on the Master Plan. - 6.12.2 - Right-of-way: Show the right-of-way width.</p>				
Utilities (OCE Plans) (Utilities)	Heather Proctor	06/10/2026	06/10/2026	Informational
<p><i>Comments</i></p> <p>The project will be served by Marion County Utilities (MCU) for water and wastewater service. MCU will review all proposed utility infrastructure, including water and wastewater mains, lift stations, and service connections, under Improvement Plan No. ImprovePln-000742-2026.</p> <p>MCU will require a secondary water connection for the subdivision.</p>				

OCE: Plan Review (DR) v.1				
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
911 Management (DR) (911 Management)	Janet Warbach	05/19/2026	05/13/2026	Requires Re-submit
<p><i>Corrections</i></p> <p>Additional 911 Comments (Not Resolved) - Corrective Action: Sheet 01.01 needs Section 24 removed, and change Range from 24 to 23 (it should be Section 23, Township 16, Range 23). - Additional Comments:</p> <p><i>Corrections</i></p> <p>2.12.28 - Road identification (Not Resolved) - Corrective Action: Added new road names to Sheet 03.01. The road names also need to be added to Sheets 04.01 thru 04.04. - 2.12.28 - Road identification: All roads shall be identified by quadrant number as assigned by Marion County 911 Management.</p>				
Environmental Health (Plans) (Environmental Health)	Evan Searcy	05/19/2026	05/18/2026	Approved
Fire Marshal (Plans) (Fire)	Jonathan Kenning	05/19/2026	05/05/2026	Approved

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Growth Services Planning & Zoning (DR) (GS Planning and Zoning)	Erik Kramer	05/19/2026	05/07/2026	Requires Re-submit
<i>Corrections</i>	2.12.23 - Building lot typicals (Not Resolved) - Corrective Action: The PUD's minimum front setback is 20' and staggered front setbacks is required. Applicant added a note for 26' setback with sidewalk and 22' setback without sidewalk to the lot typical. Please explain why this note was added. - 2.12.23 - Building lot typicals: Show building lot typicals (primary and accessory structures) in table format and illustration.			
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<i>Corrections</i>	<p>Note 1 on cover sheet of the Master Plan indicates that developer may develop the project in multiple phases. Pre-Plats and Master Plans are required to show phasing per LDC Sec. 2.11.1.</p> <p>LDC Sec. 2.12.20 requires that improvements must be in place to support each phase of development at time of phase completion. If phased development for homes occurs, it is not clear how DRAs, buffers, and amenities will be phased. Phasing needs be shown to demonstrate compliance with the approved resolution, specifically conditions 2 and 3. - Additional Growth Services Comments</p> <p>2.1.3 - Order of plan approval and consistency (Not Resolved) - Corrective Action: Master Plan shall be approved prior to Pre Plat approval. This item will remain as NO until Master Plan is approved. This comment will be removed once staff confirms Pre-Plat is consistent with an approved Master Plan. - 2.1.3 - Order of plan approval and consistency: The plans shall be consistent with approved PUD/Master Plan. Plans listed below may be reviewed concurrently, but must be approved in the order listed below, when applicable and when the proper land use and zoning are in place: A.Master Plan. B.Preliminary Plat. C.Improvement Plan. D.Final Plat. E.Major Site Plan. However, a Major Site Plan can be substituted for the Improvement Plan and can be approved before approval of the Final Plat in cases when the infrastructure improvements supporting the plat are proposed as part of the Major Site Plan application.</p>			
Landscape (Plans) (Parks and Recreation)	Susan Heyen	05/19/2026	05/08/2026	Informational
<i>Comments</i>	Property has many large (30+" DBH) Oaks that shall be assessed prior to start of any construction to determine condition and mitigation requirements			
OCE Design (Plans) (Office of the County Engineer)	Gerald Koch	05/19/2026	05/18/2026	Approved
OCE Property Management (Plans) (Office of the County Engineer)		05/19/2026	05/08/2026	Informational
<i>Comments</i>	<p>IF APPLICABLE:</p> <p>Sec. 2.18.1.1 - Show connections to other phases.</p> <p>Sec.2.19.2.H – Legal Documents</p> <p>Legal documents such as Declaration of Covenants and Restrictions, By-Laws, Articles of Incorporation, ordinances, resolutions, etc.</p> <p>Sec. 6.3.1.B.1 – Required Right of Way Dedication (select as appropriate)</p> <p>For Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated for the use and benefit of the public."</p> <p>Sec. 6.3.1.B.2 – Required Right of Way Dedication</p> <p>For Non-Public Streets. "[All streets and rights-of-way shown on this plat or name specifically if less than all] are hereby dedicated privately to the [entity name]. All public authorities and their personnel providing services to the subdivision are granted an easement for access. The Board of County Commissioners of Marion County, Florida, shall have no responsibility, duty, or liability whatsoever regarding such streets. Marion County is granted an easement for emergency maintenance in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec. 6.3.1.D.3 - Cross Access Easements</p> <p>For Cross Access Easements. "All parallel access easements shown on this plat are hereby dedicated for the use and benefit of the public, and maintenance of said easements is the responsibility of [entity name]."</p> <p>Sec. 6.3.1.C.1 - Utility Easements (select as appropriate)</p> <p>"[All utility easements shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction, installation, maintenance, and operation of utilities by any utility provider."</p> <p>Sec. 6.3.1.C.2 – Utility Easements</p> <p>"[All utility tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>Sec.6.3.1.D(c)(1)(2)(3) - Stormwater easements and facilities, select as appropriate:</p> <p>1. "[All stormwater and drainage easements as shown or noted or name specifically if less than all] are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>2. "[All stormwater management tracts or identify each tract as appropriate] as shown are dedicated [private or to the public] for the construction and maintenance of such facilities."</p> <p>3. When any stormwater easement and/or management tract is not dedicated to the public or Marion County directly, the following statement shall be added to the dedication language: "Marion County is granted the right to perform emergency maintenance on the [stormwater easement and/or management tract, complete accordingly] in the event of a local, state, or federal state of emergency wherein the declaration includes this subdivision or an emergency wherein the health, safety, or welfare of the public is deemed to be at risk."</p> <p>Sec.6.3.1.D(f) –</p> <p>If a Conservation Easement is required the following shall be provided: "A conservation easement [as shown or on tract and identify the tract, complete accordingly] is dedicated to [the Board of County Commissioners of Marion County, Florida or entity name, if not Marion County] for the purpose of preservation of [listed species, habitat, Karst feature and/or native vegetation, complete accordingly]."</p> <p>- DR 5/8/26</p>			
OCE Stormwater (Permits & Plans) (Office of the County Engineer)	Alexander Turnipseed	05/19/2026	05/08/2026	Informational
<i>Comments</i>	Please ensure the criteria of LDC Section 6.13 is satisfied with the Improvement Plans.			
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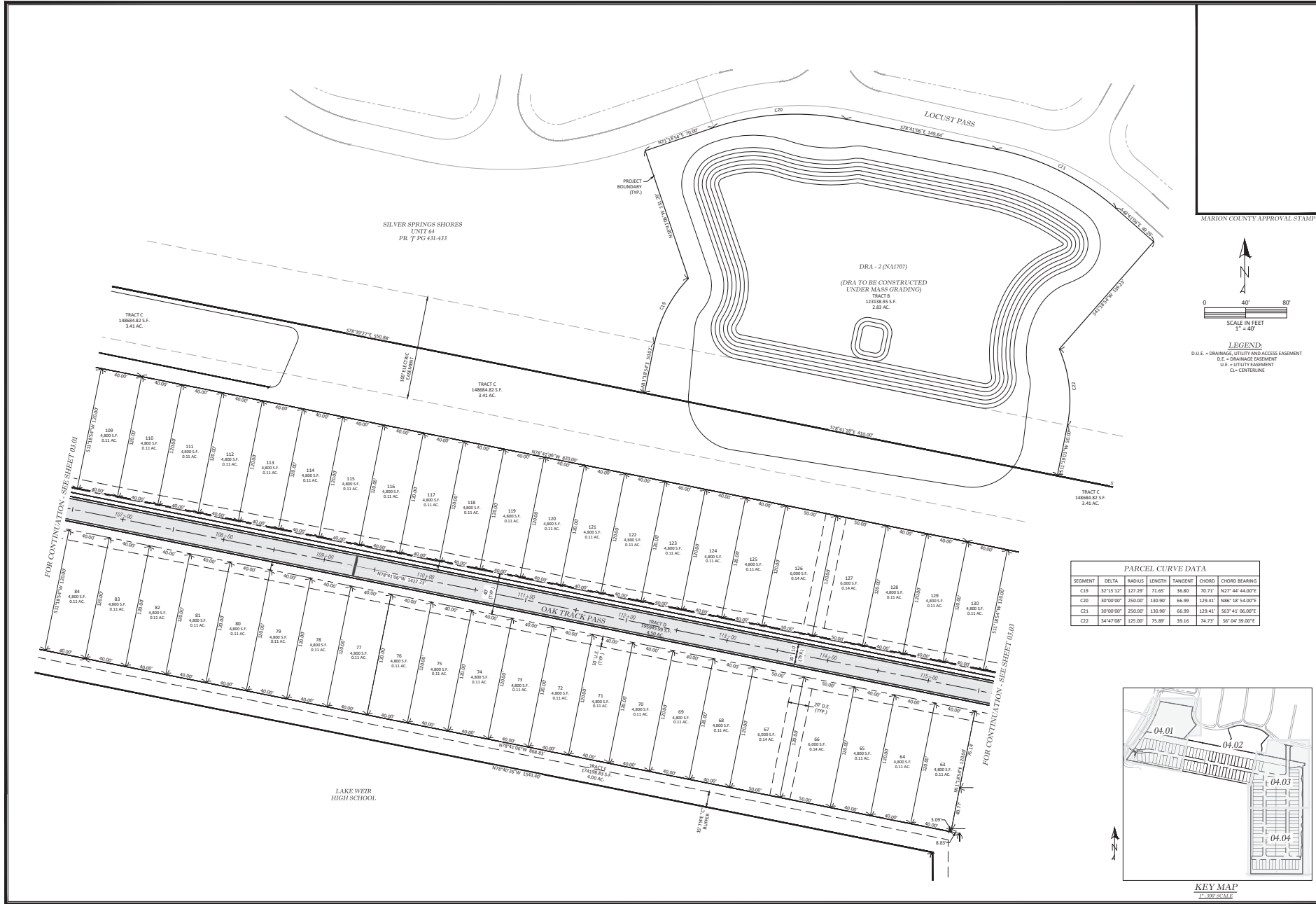
ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
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Utilities (OCE Plans) (Utilities)	Heather Proctor	05/19/2026	05/20/2026	Requires Re-submit
<i>Comments</i>	Site to be served by MCU water and sewer. Please see plan mark ups regarding lift station.			

eREVIEW SESSION FILES:

- Combined Files.pdf
- Combined Geo-Tech Report No. 25-10760.01.1 and 24-6928.03.1- Oak Shores Estates.pdf
- Supplimental Documents.pdf
- 02.01 AERIAL PHOTOGRAPH.pdf
- 1- AerialMap.pdf
- 2- QuadMap.pdf
- 3- NWIMap.pdf
- 4- FEMAMap.pdf
- 5- SoilsMap.pdf
- Oak Shore Estates EA 12-30-2024.pdf
- Oakshores_TopoTree_Rev3.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Erik Kramer	Customer?	05/07/2026 9:52 AM	AM_Combined Files.pdf	1
Erik Kramer	Correct reference is 26-S02	05/07/2026 10:43 AM	AM_Combined Files.pdf	1
Erik Kramer	Correct reference is 26-S02	05/07/2026 10:44 AM	AM_Combined Files.pdf	1
Janet W	Remove "& 24"	05/07/2026 4:19 PM	PM_Combined Files.pdf	1
Janet W	Change to 23	05/07/2026 4:20 PM	PM_Combined Files.pdf	1
Janet W	OAK TRACK PASS	05/07/2026 4:26 PM	PM_Combined Files.pdf	3
Janet W	OAK TRACK PASS	05/07/2026 4:28 PM	PM_Combined Files.pdf	3
Janet W	LOCUST PASS LOOP	05/07/2026 4:28 PM	PM_Combined Files.pdf	3
Janet W	LOCUST PASS LOOP	05/07/2026 4:29 PM	PM_Combined Files.pdf	3
Janet W	OAK WAY DRIVE	05/07/2026 4:29 PM	PM_Combined Files.pdf	3
Janet W	OAK WAY LANE	05/07/2026 4:29 PM	PM_Combined Files.pdf	3
Janet W	New road names added to this sheet.	05/07/2026 4:32 PM	PM_Combined Files.pdf	3
Heather Proctor	Rude. Change to Customer	05/20/2026 10:06 AM	AM_Combined Files.pdf	1
Heather Proctor	Either rotate the lift station to have access off Oak Rd, move it entirely, or provide a Vac Truck exhibit on how this driveway to the lift station would work.	05/20/2026 10:07 AM	AM_Combined Files.pdf	3



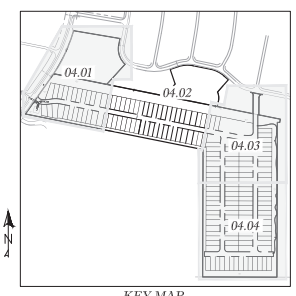
MARION COUNTY APPROVAL STAMP

0 40' 80'
 SCALE IN FEET
 1" = 40'

LEGEND
 D.U.E. = DRAINAGE, UTILITY AND ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 C.L. = CENTRALLINE

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C19	32°12'12"	127.29'	71.62'	36.80'	70.71'	N27°44'44.00"E
C20	30°00'00"	250.00'	130.90'	66.99'	128.41'	N88°18'54.00"E
C21	30°00'00"	250.00'	130.90'	66.99'	128.41'	S83°41'06.00"E
C22	34°47'08"	125.00'	75.89'	39.16'	74.73'	S5°04'39.00"E



REVISIONS

NO.	DATE	DESCRIPTION

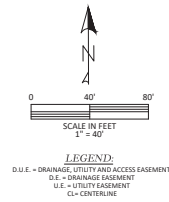
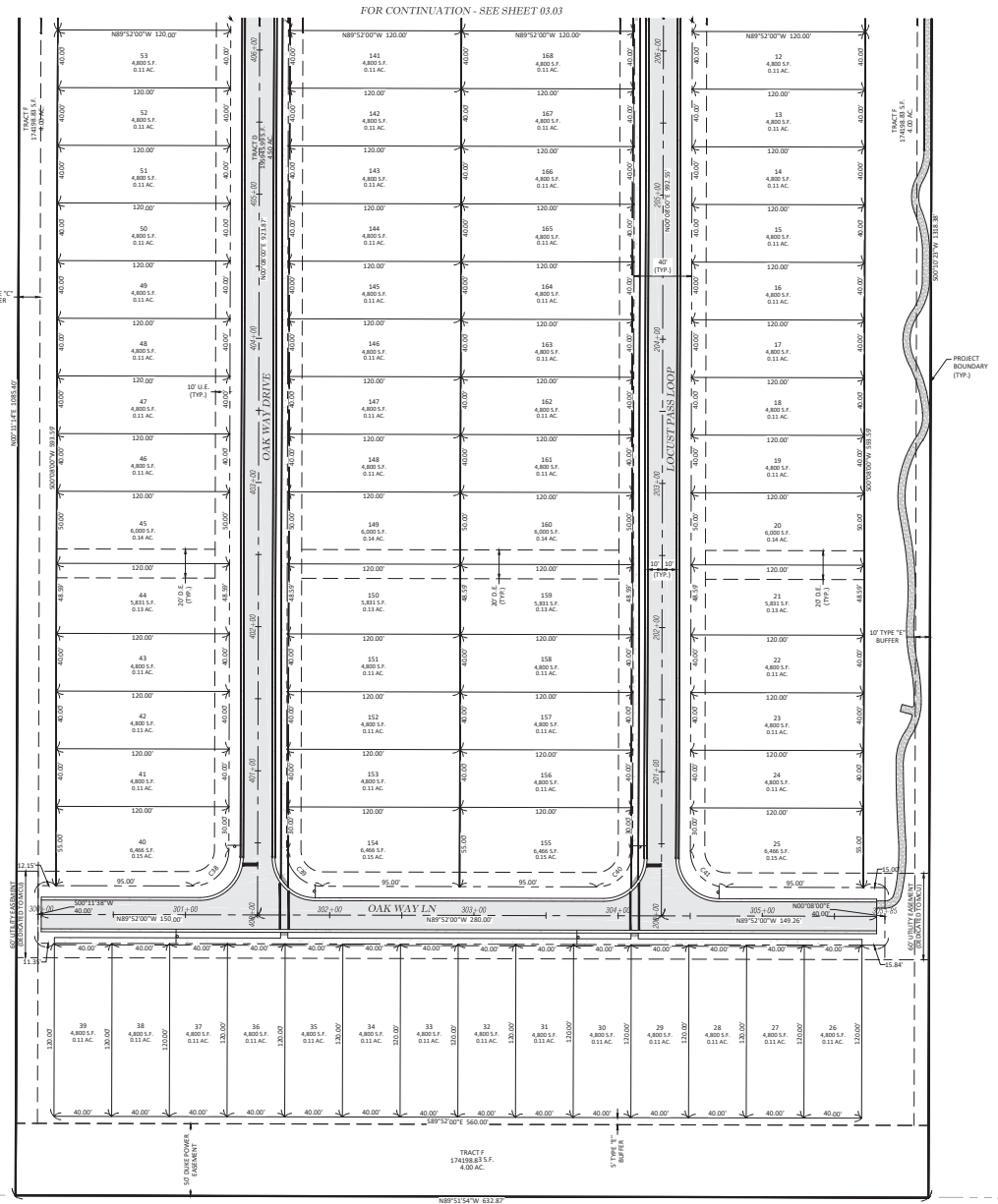
DATE: 6/1/2026
 DRAWN BY: JS
 CHECKED BY: JMM
 JOB NO.: 25-0102

PRELIMINARY PLAT
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

PRELIMINARY PLAT

SH. 04.02

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER



LEGEND
 D.L.E. = DRAINAGE UTILITY AND ACCESS EASEMENT
 D.E. = DRAINAGE EASEMENT
 U.E. = UTILITY EASEMENT
 C.L. = CENTERLINE

PARCEL CURVE DATA

SEGMENT	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C38	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°07'59.87"E
C39	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°52'00.13"E
C40	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°07'59.87"E
C41	90°00'00"	25.00'	39.27'	25.00'	35.36'	S44°52'00.13"E



KEY MAP
 1" = 100' ±

MARION COUNTY APPROVAL STAMP

William & Associates
ENGINEERS, LLC
 CIVIL ENGINEERING & LAND SURVEYING PRACTICE - ENVIRONMENTAL
 1720 SE 16th Ave, Bldg 100, Ocala, FL 34477
 Office: (352) 367-5540 Fax: (352) 367-4645
 CERTIFICATE OF AUTHORIZATION #06756

REVISIONS

DATE	DESCRIPTION

PRELIMINARY PLAT
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

DATE: 6/2/2026
 DRAWN BY: JS
 CHECKED BY: JMM
 JOB NO.: 25-0102

PRELIMINARY PLAT
 OAK SHORES ESTATES
 MARION COUNTY, FLORIDA

SHT. 04.04

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER