

OAK SHORES ESTATES P.U.D: Parcel 9064-0000-02, 9064-1799+01, and a portion of 9064-1793+05



**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



Student Generation - BASED ON JULY 2023 BENESCH IMPACT FEE STUDY SGRs

Proposed PUD 176 Units

Single Family (Single Family Detached/Townhouse/Mobile Home on Lot):

Estimate of Students Single-Family

Elementary $0.107 \times 176 = 19$

Middle $0.043 \times 176 = 8$

High $0.071 \times 176 = 13$

Enrollment Percentages at Assigned Schools - BASED ON 60th DAY ENROLLMENT

Elementary – Emerald Shores Elementary School = 91% Enrollment

Middle – Lake Weir Middle School = 87% Enrollment

High – Lake Weir High School = 75% Enrollment