PUD/RESIDENTIAL APPLICATION IMPACTS TO FIRE RESCUE SERVICES

OAK SHORES

PARCEL # 9064-0000-02; 9064-1779+01; PORTION OF 9064-1793+05

Oak Shores

Marion County FLORIDA

- **Parcel Specifics –**
  - **Parcel ID:** Parcels 9064-0000-02; 9064-1779-01; portion of 9064-1793-05
  - **Acreage:** 33.56 acres
  - **Current Future Land Use (FLU):** General Agriculture (A-1)
  - **Proposed Future Land Use (FLU):** Planned Unit Development
  - **Proposed Use:** Maximum Proposed Residential Units: 176 single-family homes
  - **Estimated Population Impact:** ~ **417 residents** (based on an estimation of 2.3 persons per household in Marion County)(according to U.S. Census Bureau's American Community Survey (ACS).
  - The analysis shown is **parcel-specific** and applies only to the properties identified in the application.

Common Definitions Used By Fire Rescue

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- ISO- The ISO (Insurance Services Office) rating is a crucial assessment for fire departments in the United States, directly influencing both the department's operations and the community it serves.
  - The ISO's Public Protection Classification (PPC) program evaluates a fire department's ability to protect its community from fire-related incidents and assigns a rating that can affect property insurance rates for homes and businesses within the department's jurisdiction.
  - MCFR has an ISO rating of 2/2Y
- NFPA-The National Fire Protection Association (NFPA) is a global nonprofit organization devoted to eliminating death, injury, property, and economic loss due to fire, electrical, and related hazards.
  - Founded in 1896, the NFPA develops and publishes more than 300 codes and standards that are designed to minimize the risk and effects of fire and other hazards.

Common Definitions Used By Fire Rescue

Marion County FLORIDA

- Response Availability – indicates how often multiple emergency calls occur at the same time within our service area. As the number of overlapping incidents increases, our ability to respond to new calls is reduced.
- This is expressed as a percentage:

Percentage	Service Demand
0–10% (Green)	Normal Operations – calls are handled promptly.
11–20% (Yellow)	Increased Demand – response may be delayed during busy periods.
21–30% or higher (Red)	High Demand – staffing and resources may not keep pace with call volume.

Common Definitions Used By Fire Rescue

Marion County FLORIDA

- Workload – Workload is a critical factor in evaluating unit performance and operational demands. While it can be measured by simply counting the number of incidents a unit handles over a period, this approach doesn't reflect the complexity or duration of each call.
- A more meaningful assessment considers how often calls for service overlap, placing simultaneous demands on available units. Overlapping incidents can stretch resources thin, reduce response availability, and increase reliance on neighboring units. This measure provides a clearer view of the actual strain on personnel and apparatus, especially during periods of high call volume.
- It's important to note that workload assessments based solely on incident volume do not capture the full scope of a unit's responsibilities, such as training, equipment maintenance, pre-incident planning, and community outreach.

Common Standards Governing Fire Rescue

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- NFPA 1061: Standard for Public Safety Telecommunications Personnel Professional Standards Qualifications
- NFPA 1201: Standard for Providing Fire and Emergency Services to the Public
- NFPA 1225, Standard for Emergency Services Communications
- NFPA 1660: Standard for Emergency, Continuity, and Crisis Management: Preparedness, Response, and Recovery
- NFPA 1620: Standard for Pre-Incident Planning
- NFPA 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments.
- NFPA 1720, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Volunteer Fire Departments.

ISO Impact of Oak Shores

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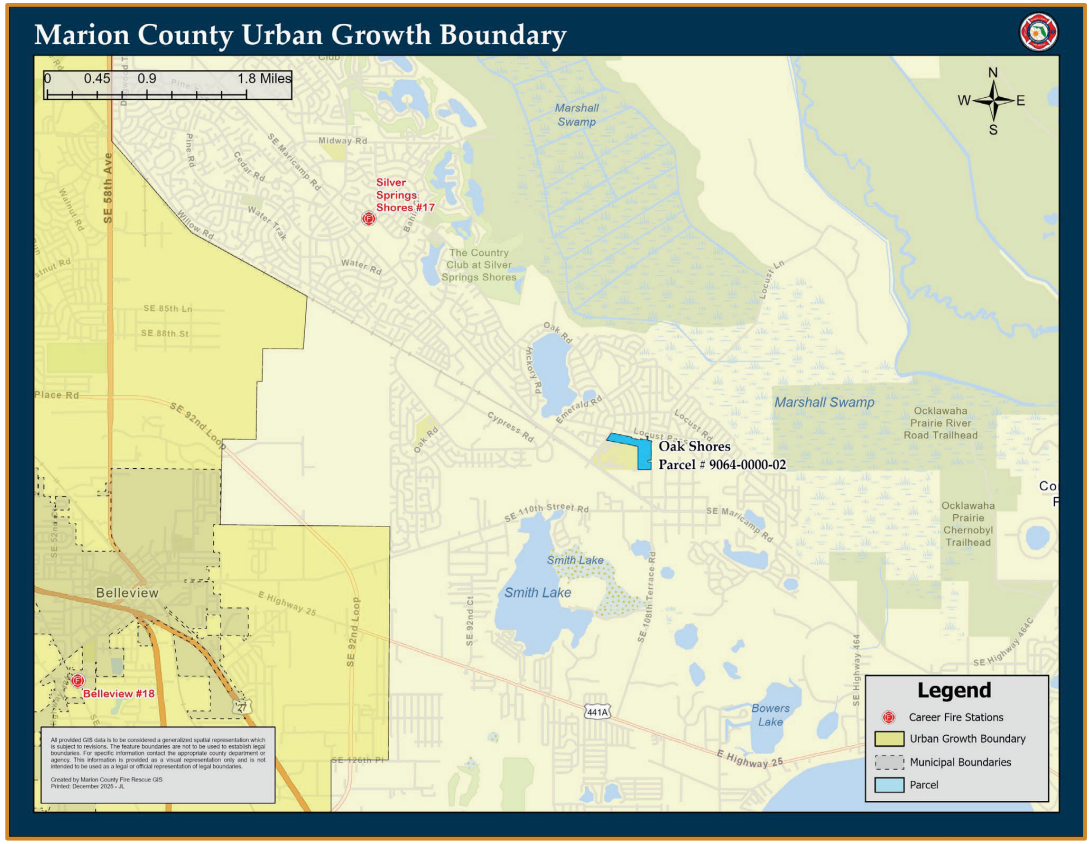
- Residents can expect ISO Class 2Y coverage based on distance and travel time to the nearest staffed engine company.
- Hydrant availability is strong (9 hydrants within 1,000 ft), but engine travel time (~6 minutes) places the development outside ISO's full-credit range for Class 2.
- Class 2Y still provides excellent fire protection insurance scores, though not full Class 2 credit.
- Increased call volume and overlapping incidents from this 329-home subdivision may further affect response availability unless additional resources are added.
- Future resource placement (e.g., closer engine company) could improve ISO creditability toward full Class 2.

URBAN GROWTH BOUNDARY

THE PARCEL IS OUTSIDE THE URBAN GROWTH BOUNDARY.

THIS PARCEL IS IN COMMISSION DISTRICT 1



CLOSEST FIRE/EMS STATION LOCATIONS

THE FOLLOWING STATIONS ARE WITHIN 5 MILES OF THE PARCEL:

FIRE STATION 17, 3.9 ROAD MILES

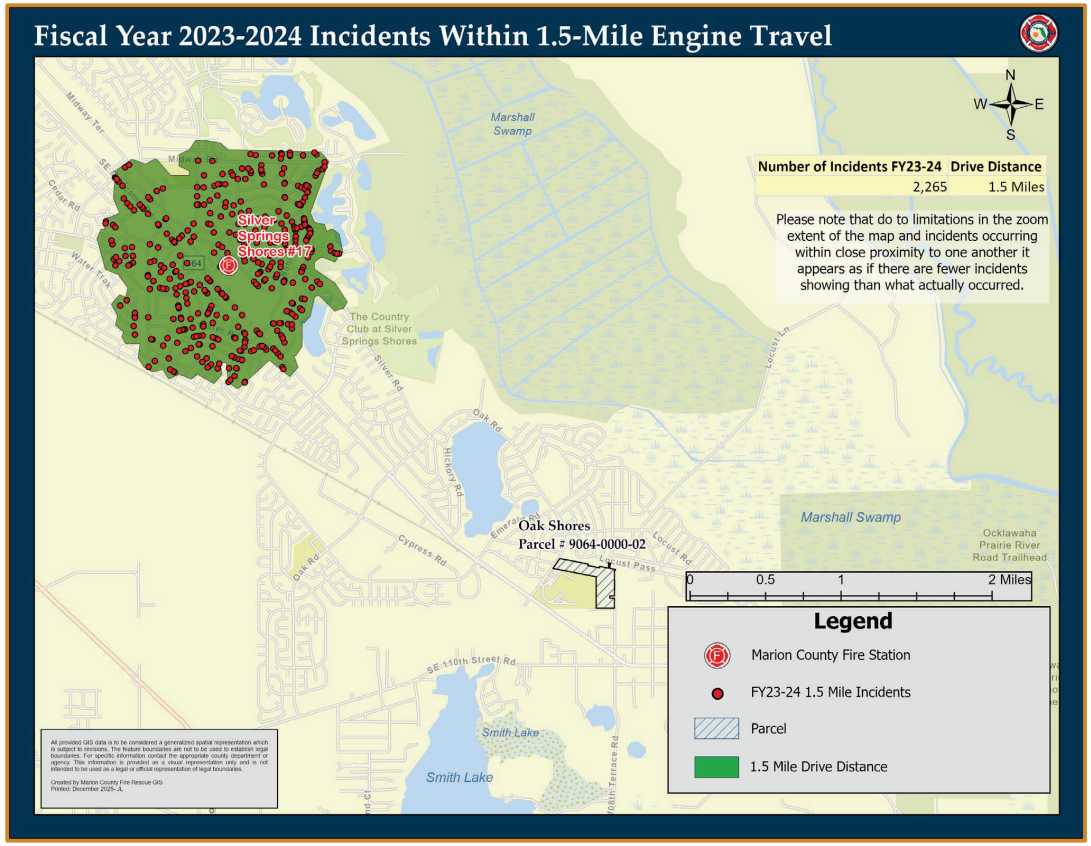
FIRE STATION 30, 7.3 ROAD MILES

EMS STATION 18, 7.4 ROAD MILES

FIRE STATION 28, 9.0 ROAD MILES

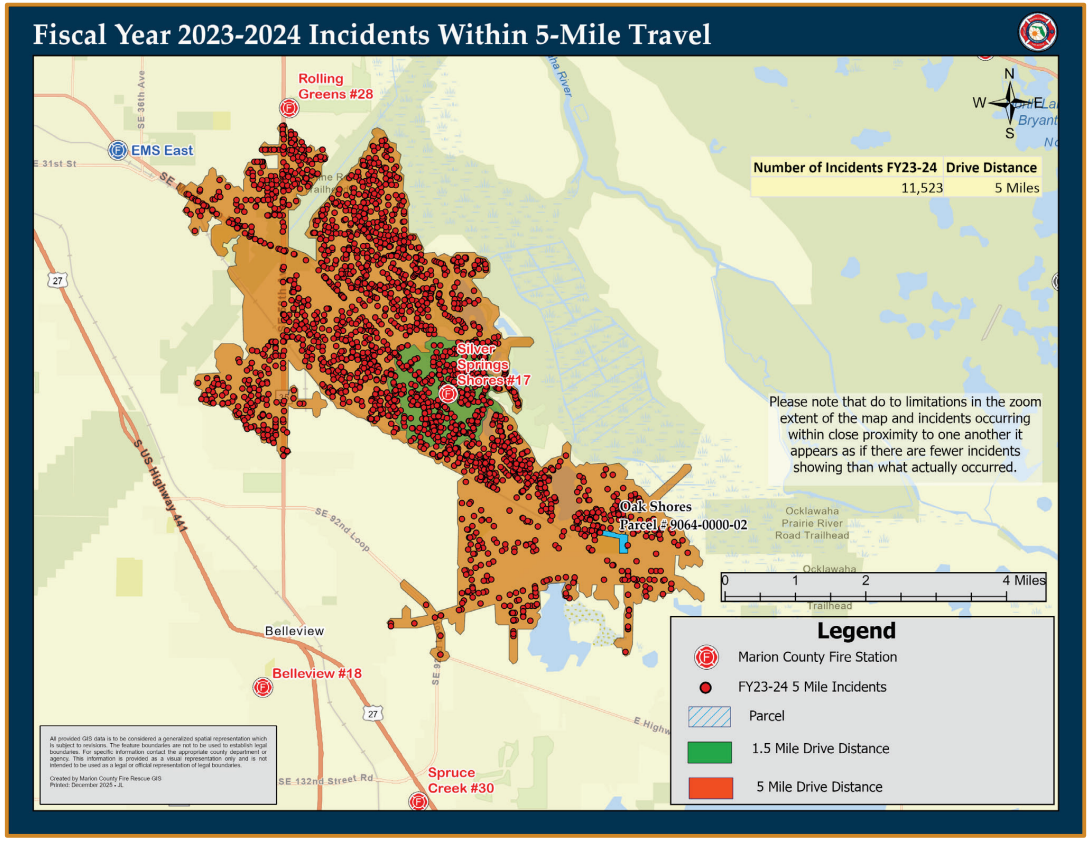
FY23/24 INCIDENTS WITHIN 1.5-MILE ENGINE TRAVEL

THERE WERE 2,265 CALLS FOR SERVICE WITHIN THE 1.5 MILE TRAVEL FOR FIRE STATION 17.



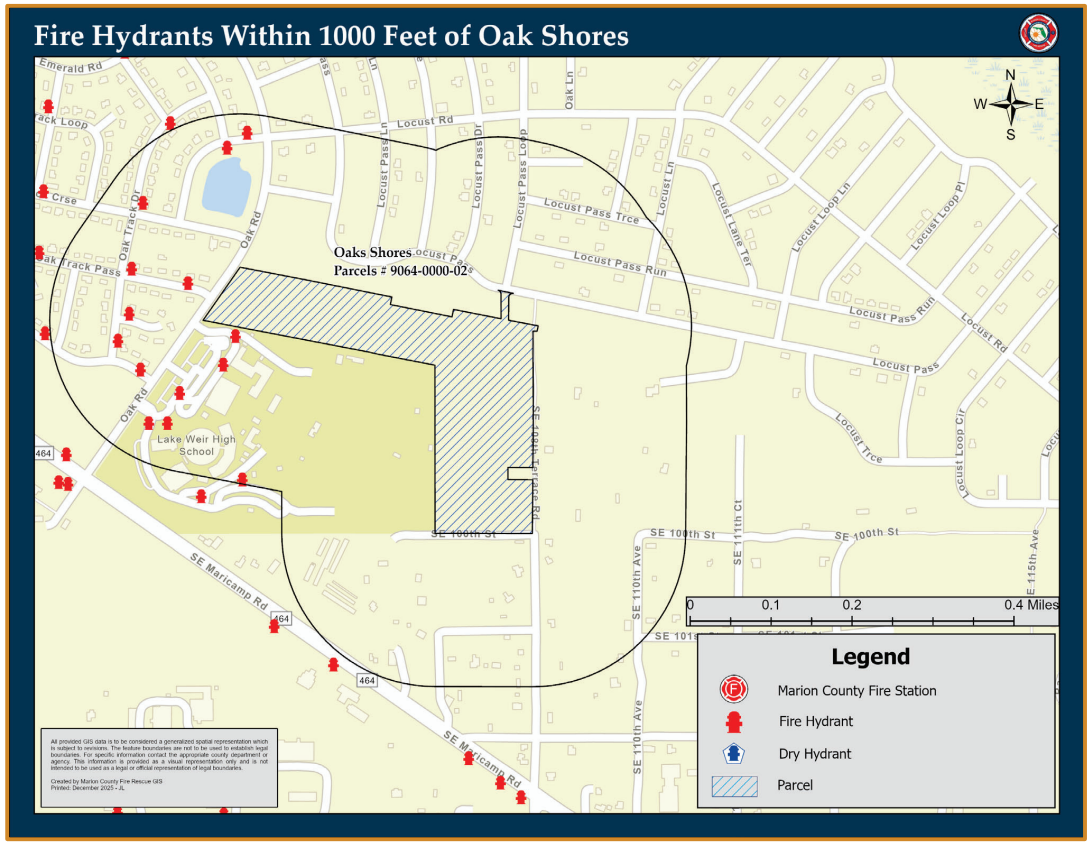
FY23/24 INCIDENTS WITHIN 5-MILE TRAVEL

THERE WERE 11,523 CALLS FOR SERVICE WITHIN THE 5 MILE TRAVEL FOR FIRE STATION 17.



FIRE HYDRANTS WITHIN 1000 FEET

THIS PARCEL IS WITHIN 1,000 FEET OF 14 FIRE HYDRANTS AND 0 DRY HYDRANT.



Closest Fire Suppression Response

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- Station 17 (Silver Springs Shores)
  - 7-minute travel time
  - Overlapping Incidents: FY23/24 suppression unit overlap rate: 4.72% – (Green)
  - 1,357 incidents/unit
- Station 30 (Spruce Creek)
  - 14-minute travel time
  - Overlapping Incidents: FY23/24 suppression unit overlap rate: 6.01% – (Green)
  - 1,393 incidents/unit
- Station 18 (Belleview)
  - 17-minute travel time
  - Overlapping Incidents: FY23/24 suppression unit overlap rate: 6.08% – (Green)
  - 749 incidents/unit (2 suppression units)
- Station 28 (Rolling Greens)
  - 17-minute travel time
  - Overlapping Incidents: FY23/24 suppression unit overlap rate: 5.03% – (Green)
  - 1,544 incidents/unit

Note: non-transport units with greater than 2,000 incidents is measure to consider adding additional resources.

Closest Ambulance Response

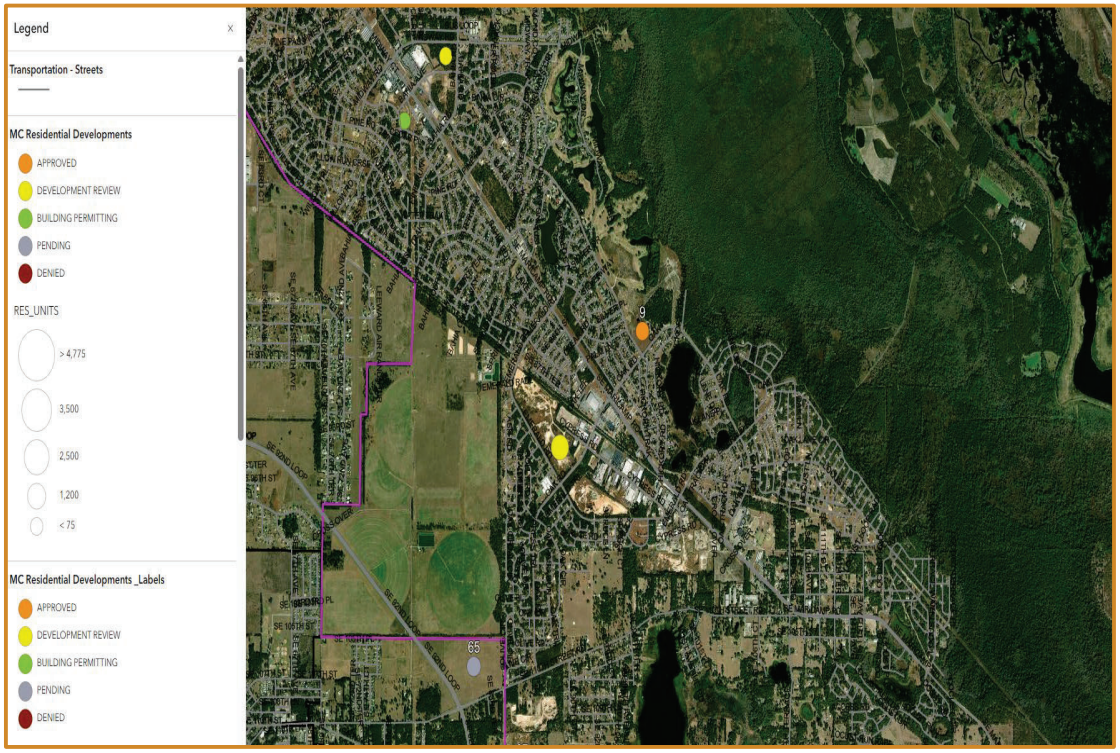
Marion County FLORIDA

- Station 17 (Silver Springs Shores)
  - 7-minute travel time
  - Overlapping Incidents: FY23/24 transport unit overlap rate: 27.37% – (Red)
  - 3,639 incidents/unit (Above Trigger Point)(New Transport unit in service 10/18/2025)
- Station 30 (Spruce Creek)
  - 14-minute travel time
  - Overlapping Incidents: FY23/24 transport unit overlap rate: 1.69% – (Green)
  - 1,393 incidents/unit (Below Trigger Point)(2 Transport Units)
- Station 18 (Belleview)
  - 17-minute travel time
  - Overlapping Incidents: FY23/24 transport unit overlap rate: 4.57% – (Green)
  - 2,136 incidents/unit (2 Transport Units)(Below Trigger Point)(2 Transport Units)
- Station 28 (Rolling Greens)
  - 17-minute travel time
  - Overlapping Incidents: FY23/24 transport unit overlap rate: 2.98% – (Green)
  - 2,615 incidents/unit (Above Trigger Point)(2 Transport Units)

Note: transport units with greater than 2,500 incidents is measure to consider adding additional resources.

OTHER RESIDENTIAL DEVELOPMENTS

THERE WERE 7 OTHER DEVELOPMENTS CONSIDERING FIRE RESCUE SERVICE LEVELS IN ADDITION TO THIS REQUEST.



Current Status of Fire Rescue Service in the Area.

- One additional Transport Unit went in service in Station 17 on October 18, 2025.

Recommendations from Fire Rescue

Marion County FLORIDA

- If approved, additional resources are warranted to handle increased demand from the proposed parcel.
  - Two of the four closest transport units are currently exceeding their adopted capacity thresholds, and additional growth will further strain these resources.
  - Although R517 was placed in service on October 18, 2025, its operational impact and any resulting workload reduction cannot be accurately assessed until the unit has been in service long enough to establish reliable performance trends.

QUESTIONS?