



**Marion County
Board of County Commissioners**

Office of the County Engineer
412 SE 25th Ave.
Ocala, FL 34471
Phone: 352-671-8686
Email: DevelopmentReview@marionfl.org

Date: December 17, 2025

To: **FAWN LAKE ESTATES**
Project #000152 Parcel #9027-0000-02
TILLMAN & ASSOCIATES ENGINEERING.

Subject: Waiver Status Letter
Case Type: Waiver Request (Plan in Review)
Case Name: WaiverPIR-000152-2025• Waiver Request (Plan in Review)
Case #: WaiverPIR-000152-2025

The above referenced Waiver Request (Family Division) was heard by the Development Review Committee on 12/8/25:

Fawn Lake Estates – Waiver for Step Down and Land Use
SSS Unit 27
PID#: 9027-0000-02
Tillman & Associates Engineering, LLC

This item was tabled at the 11/24/25 DRC meeting and was requested to come to the 12/8/25 meeting.

Comprehensive Plan 2.1.2.1. – Land Use Requirements

CODE states Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The Future Land Use Map will be updated to reflect such approvals, coincident with recording the Final Plat.

Attachment I

APPLICANT requests to reduce 47.53 acres of 110.04 acres from HR to MR. Area requesting to be reduced to MR is primarily conservation area. As 110.04 acres, it is required to have 440 units on 62.51 acres. Development standards would require multi-family or townhouses which are not compatible with area. Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by two lane roads and surrounded by detached SFR units. Same product is being proposed.

Motion by Chuck Varadin to approve, seconded by Michael Savage

Motion carried 5-0

Expiration dates do not apply to statuses other than approvals. If the status does not indicate an approval and the case has been closed applicants may be required to reapply for consideration. Further, expiration dates do not apply to cases requiring drawings to be recorded.

Log into the online portal anytime at https://selfservice.marionfl.org/energov_prod/selfservice#/home to view comments (such as informational comments), recommendations, conditions, holds, fees, files and/or next steps, if any.

Any conditions or holds imposed must be satisfied and all fees paid prior to the final completion of this case.

Regarding next steps, the portal is where applicants may schedule inspections, comply with additional requirements or apply for sub records, as appropriate.

Feel free to contact us at (352) 671-8686 or DevelopmentReview@marionfl.org with questions.

Sincerely,

Your Development Review Team
Office of the County Engineer