

October 23, 2025

PROJECT NAME: FAWN LAKE PUD

PROJECT NUMBER: 2025060057

APPLICATION: REZONING TO PUD WITH CONCEPT PLAN #33487

1 DEPARTMENT: DOH - ENVIRONMENTAL HEALTH

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Central Sewer/Central Water

2 DEPARTMENT: ENGDRN - STORMWATER REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: Stormwater is not opposed to the rezoning. The applicant proposes to change the zoning of the parcel 9027-0000-02 from R-1 to PUD for a 329-unit residential subdivision with agricultural amenities. Parcels 9027-0000-02 is currently zoned R-1 and is 107.84 acres in size. A Major Site Plan submittal will need to be reviewed and approved through DRC for the proposed development of the site. There are several County Flood Prone areas on these parcels as well as a FEMA Special Flood Hazard Area. Please ensure LDC 6.13 is met with the Major Site Plan.

3 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)10 - Identify proposed phasing on the plan

STATUS OF REVIEW: INFO

REMARKS:

4 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL - A traffic study is required for this development. The traffic methodology has been approved and the traffic study is in progress. The development is expected to generate approximately 3,245 daily trips and 328 peak hour trips. The only major classified roadways that will be impacted include CR 464 from Emerald Road to Baseline Road and SR 464 from Baseline Road to SE 22nd Avenue. Other roads that will be impacted include Bahia Road and Pine Road; however, these are Major Local roadways and the County does not have level of service criteria for them. The traffic study will analyze these roadways and the major intersections along them.

There are concerns with the traffic impacts on CR 464/SR 464. The traffic methodology indicates that 54% of the project traffic which amounts to 1,752 daily trips will head toward the City of Ocala on CR 464/SR 464. The Ocala/Marion TPO Congestion Management Plan indicates that the segment of CR 464 is at 96% of its capacity at the adopted Level of Service Standard of E. based on 2023 traffic volumes. There is available capacity for 1,520 new daily trips. This also does not take into account the approved Arden development on the west side of CR 464 which is projected to place 5,659 daily trips onto CR 464. With the approved Arden development, there is no remaining capacity. Without the approved Arden development, there is insufficient capacity for this project as proposed.

This project is also expected to add 1,168 new trips to SR 464 from Baseline Road to SE 25th Avenue. The TPO Congestion Management Plan indicates that this segment is 86% of its capacity with 5,230 daily trips remaining. The Arden Ocala is expected to place 3,637 daily trips on this segment of roadway. With both

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this development and Arden of Ocala, there will be remaining capacity for only 425 daily trips. This does not include the increase in background traffic during the buildout time of this development.

In addition to these road segment capacity issues, the development will have a significant impact on the intersection of SR/CR 464 at Baseline Road. This intersection already has known observed capacity issues. It has been observed that traffic backs up going westbound past SE 64th Avenue Road in the AM Peak Hour. It has also been observed that traffic backs up eastbound past Forest High School in the PM Peak Hour. Funding to conduct a study of alternatives at this intersection is included in the County's 5-year TIP. However, there is currently no funding for the construction of an improvement to address the capacity issues at the intersection.

It is recommended, that if this PUD is approved, it be approved at the lowest density allowed by the Future Land Use to minimize the impacts to these already strained corridors and intersections.

5 DEPARTMENT: ENGTRF - TRAFFIC REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)(17) - Show any proposed land or right-of-way dedication

STATUS OF REVIEW: INFO

REMARKS: RECOMMEND DENIAL - The plan proposes the vacation of existing public right-of-way for Bahia Trace and redirecting a public road into the development and within a private right-of-way. The road would be publicly maintained on the east and west of the development and then private as it travels through the development. The existing right-of-way should be preserved and not vacated and realigned. This development should be required to pave the unpaved portion of the right-of-way and dedicate the necessary right-of-way to meet the Minor Local standards.

6 DEPARTMENT: FRMSH - FIRE MARSHAL REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: The site improvement plans are to include fire department water supply and ensure access roads meet the minimum requirements of the Florida Fire Prevention Code Chapter 18. Marion County Fire Rescue has reviewed the concept plan PUD as provided for the location. Approval of this concept PUD plan shall not be inferred or assumed that fire approval has been granted for the entire project. Project will be required to submit plans for review including site plans, improvement plans, building plans, etc. All plans submitted in the future will need to comply with national, state, and local fire codes as applicable to the project.

7 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS:

8 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: Proposed PUD Uses & Densities are consistent with Land Use Designation?

STATUS OF REVIEW: INFO

REMARKS:

9 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: 2.12.4.L(5)/5.4 - Applicable Springs Protection Zone Listed?

STATUS OF REVIEW: INFO

REMARKS: Subject parcel is within the Primary Springs Protection Zone.

10 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

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REVIEW ITEM: 2.12.4.L(2 & 5)/6.3.1C(15)(g) - DRI/FQD Compliance Note?

STATUS OF REVIEW: INFO

REMARKS: Include relevant DRI references as required.

11 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [4.1.4.J - Greenway Setback Provided?]

STATUS OF REVIEW: INFO

REMARKS: This site is adjacent to the MHC Cross Florida Greenway. Indicate any greenway setbacks.

12 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [2.12.16/6.5 - Environmental Assessment for Listed Species (EALS) or EALS Exemption provided?]

STATUS OF REVIEW: INFO

REMARKS: Environmental analysis will be required.

13 DEPARTMENT: LUCURR - LAND USE CURRENT REVIEW

REVIEW ITEM: [6.5 & 6.6 - Habitat Preservation/Mitigation Provided?]

STATUS OF REVIEW: INFO

REMARKS: Environmental analysis will be required.

14 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: This development is to be served by Marion County Utilities (MCU). MCU has confirmed capacity and availability to provide water and wastewater service to the proposed development.

15 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public water service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities

16 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A(1) - Public sewer service area/provider

STATUS OF REVIEW: INFO

REMARKS: Marion County Utilities

17 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Water Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Connecting to Marion County Utilities (MCU) Water Main.

Connections will be determined during the Improvement Plan review stage, or earlier if off-site utility plans are submitted for review and approval.

18 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.2.A - Sewer Connection Requirements

STATUS OF REVIEW: INFO

REMARKS: Connecting to Marion County Utilities sewer force main. Connections will be determined during the Improvement Plan review stage, or earlier if off-site utility plans are submitted for review and approval.

19 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.14.5.D - Hydraulic Analysis

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STATUS OF REVIEW: INFO

REMARKS: A hydraulic analysis will be required and must be provided during the Improvement Plan review or Off-Site Utility Plan review.

20 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.15.3 - Fire Protection/Fire Flow Capacity

STATUS OF REVIEW: INFO

REMARKS: Water service will be provided by Marion County Utilities. Please consult with Marion County Fire Rescue for any additional comments or requirements related to fire protection.

21 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.4 - Wastewater Collection Systems (Gravity/Pressurized) Design

STATUS OF REVIEW: INFO

REMARKS: Will be reviewed during the improvement plan stage.

22 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: 6.16.5.C - Public Wastewater Pump Stations (MCU Standards)

STATUS OF REVIEW: INFO

REMARKS: Public lift station(s) will be conveyed to Marion County Utilities and must be deeded a minimum tract of 50'x50'. Tract to be shown on preliminary plat and final plat. When the developer is constructing a public lift station which will require telemetry for the SCADA (Supervisory Control and Data Acquisition) system, there needs to be a checklist item made for "Engineer shall confirm with Data Flow Systems the lift station's proposed topo meets sufficient height to support MCU's SCADA system.

23 DEPARTMENT: UTIL - MARION COUNTY UTILITIES

REVIEW ITEM: Additional Utilities Comments

STATUS OF REVIEW: INFO

REMARKS: For any questions regarding this review, please contact Heather Proctor, Utilities Development Review Officer, at Heather.Proctor@marionfl.org or by phone at (352) 438-2846.

24 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: A Master Plan to be approved by the Board of County Commissioners shall be required if the PUD rezoning is approved

25 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(1)(b) - Front page requirements.

STATUS OF REVIEW: INFO

REMARKS: Existing FLU is only High Residential (HR) at this time, for a minimum 441 allowable units. Only 329 units are proposed. A land use change for portions of property to Medium Residential (MR) will need to be approved for proposed PUD zoning.

26 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(3) - Drawing of the boundaries of the property showing dimensions of all sides.

STATUS OF REVIEW: INFO

REMARKS: Survey of property with dimensions of property is not provided.

27 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(6) - Identify existing site improvements on the site.

STATUS OF REVIEW: INFO

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REMARKS: PUD concept plan indicates no existing improvements on the subject property

28 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(7) - A list of proposed uses for the development.

STATUS OF REVIEW: INFO

REMARKS: PUD concept plan indicates accessory structures on residential lots will be allowed as permitted in R-1 zoning, except for family cottage/guest home.

Temporary support trailers are indicated by PUD concept plan to be removed upon completion of work in each applicable phase.

Only the following recreational facilities are EXPLICITLY indicated:

(1) Gazebo/covered shelter(s), including one between Lots 321, 322 and 69.

(2) Play area

(3) Recreational field

(4) Pickeball courts

(5) Exercise walking trail and sitting benches

29 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(8) / 4.2.31.F(2)(13) - A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements and parking lot locations.

STATUS OF REVIEW: INFO

REMARKS: Typical drawing of lots is provided. Staff notes a detail drawing related to the staggering of buildings is provided.

30 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(9) - Proposed zoning and development standards (setbacks, FAR, building height, ect.).

STATUS OF REVIEW: INFO

REMARKS: Street-side setbacks for ACCESSORY structures is not clear in PUD concept plan and should be clarified.

PUD concept plan indicates MINIMUM building height will be 40' for primary residences and 20' for accessory structures?

31 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(10) - Identify proposed phasing on the plan.

STATUS OF REVIEW: INFO

REMARKS: PUD concept plan does not indicate phasing. If approved, a Master Plan to be approved by the Board of County Commissioners shall indicate phasing.

32 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(11) / 4.2.31.E(6) / 6.8.6 - Identify proposed buffers.

STATUS OF REVIEW: INFO

REMARKS: Project proposes single-family residential (SFR) development. Pursuant to LDC Sec. 6.8.6, at least Type E buffers or equivalent shall be required adjacent to all residential or agricultural properties (including natural reservations). It is not clear if 6' privacy fence in lieu of vegetation is part of plan.

No buffer is indicated between Lot 1 and PID 9027-1876-06. Landscaped berms are proposed between the vacated Bahia Trce ROW and the proposed Bahia Trce ROW. No internal buffers are indicated.

33 DEPARTMENT: ZONE - ZONING DEPARTMENT

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REVIEW ITEM: 4.2.31.F(2)(b)(12) - Identify access to the site.

STATUS OF REVIEW: INFO

REMARKS: Vacation of Bahia Trce is indicated on concept plan. The plan indicates Bahia Trce will continue THROUGH the proposed development, with lots on both sides of the proposed Bahia Trce ROW.

34 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(16) - Show 100 year floodplain and on site.

STATUS OF REVIEW: INFO

REMARKS: Portions of property are located in FEMA Flood Zone A and Environmentally Sensitive Overlay Zone (ESUZ). Both encompass significant portions of nearby Marshall Swamp/Dead River Tributary to Ocklawaha River.

Property is within Primary Springs Protection Zone

35 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(18) / 4.2.31.E(7) - Identify any proposed parks or open spaces.

STATUS OF REVIEW: INFO

REMARKS: Open space calculations should be based on gross land area. Applicant indicates at least 20% of project will be open space and at least 5% of such open space will be IMPROVED open space (IOS). Applicant excludes conservation easement from open space calculations. Pursuant to LDC Sec. 6.6.7, conservation easements shall be dedicated to Marion County. In lieu of dedication to Marion County, conservation easements may be dedicated to a public or private non-profit conservation agency or organization, to a quasi-public agency or organization, or to another governmental agency. Conveyances to parties other than Marion County will require a verification of acceptance by the receiving entity prior to filing of the conservation easement, and the approval of DRC.

36 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: 4.2.31.F(2)(b)(20) - Architectural renderings or color photos detailing the design features, color pallets, buffering details.

STATUS OF REVIEW: INFO

REMARKS: Renderings of residences and amenities are provided.

37 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Location of water and sewer facilities.

STATUS OF REVIEW: INFO

REMARKS: Within Marion County Utilities service area. A lift station is indicated on the PUD concept plan

38 DEPARTMENT: ZONE - ZONING DEPARTMENT

REVIEW ITEM: Additional Zoning comments

STATUS OF REVIEW: INFO

REMARKS: Applicant indicates the ability to re-arrange or modify the location of housing unit types prior to approval of final master plan.

No typical drawing of cul-de-sac is provided; Staff notes sidewalks are not continuous in cul-de-sacs. PUD condition should clarify sidewalks on cul-de-sacs if only required on one (1) side of the street.

Signage plan is provided. Applicant indicates signs may be allowed within buffer easement and at all entrance locations. Location of entrances is not clear in PUD concept plan.

39 DEPARTMENT: LSCAPE - LANDSCAPE DESIGN AND IRRIGATION

REVIEW ITEM: Rezoning to PUD with conceptual plan

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STATUS OF REVIEW: INFO

REMARKS: Site is heavily vegetated, tree mitigation should be considered. If Conservation easement trees will be used as mitigation, the following will apply: Sec 6.7.9.G & H - G. As an alternative to replacement, the property owner may comply with the requirement of Section 6.7.8 by designating existing trees on site which are native tree species and less than 10 inches DBH as conservation trees, provided that the property owner takes steps to designate and protect such conservation trees. H. A property owner designating conservation trees shall record in the public records of Marion County, a notice to subsequent property owners that the site contains conservation trees, subject to maintenance requirements, with reference to the development plan on file with the County designating such trees. A copy of such recorded notice on a form provided by the County shall be supplied to the Planning/Zoning Manager or his designee PRIOR to the issuance of a Certificate of Occupancy.

40 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: Rezoning to PUD with conceptual plan

STATUS OF REVIEW: INFO

REMARKS: APPROVED - Road Names will be issued on future plat submittals. Also please note that Sheet 03.01 has Lot 112 incorrectly labeled as Lot 1112.

41 DEPARTMENT: 911 - 911 MANAGEMENT

REVIEW ITEM: 6.2.1.F - North arrow and graphic drawing and written scale

STATUS OF REVIEW: INFO

REMARKS: APPROVED

42 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 4.2.31.F(2)(b)2 - Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing Vicinity map

43 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.C - Name, address, and phone number, of owner and applicant on front sheet

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing Name, address, and phone number, of owner and applicant on front sheet

44 DEPARTMENT: ENGIN - DEVELOPMENT REVIEW

REVIEW ITEM: 2.12.4.I - Index of sheets and numbering

STATUS OF REVIEW: NO

REMARKS: 10/13/25-Missing