



**Marion County  
Board of County Commissioners**

**Office of the County Engineer**

412 SE 25th Ave.  
Ocala, FL 34471  
Phone: 352-671-8686  
Fax: 352-671-8687

**DEVELOPMENT REVIEW COMMITTEE WAIVER REQUEST FORM**

Date: \_\_\_\_\_ Parcel Number(s): 9027-0000-02 Permit Number: TBD

**A. PROJECT INFORMATION:** Fill in below as applicable:

Project Name: Fawn Lake Estates Commercial ☐ Residential ☒  
Subdivision Name (if applicable): SSS Unit 27  
Unit 27 Block \* \_\_\_\_\_ Lot \* \_\_\_\_\_ Tract \* \_\_\_\_\_

\*Refer to MCPA Parcel Card

**B. PROPERTY OWNER'S AUTHORIZATION:** The property owner's signature authorizes the applicant to act on the owner's behalf for this waiver request. The signature may be obtained by email, fax, scan, a letter from the property owner, or original signature below.

Name (print): Midway 65 LLC  
Signature: \_\_\_\_\_  
Mailing Address: 277 Midway Road City: Ocala  
State: FL Zip Code: 34472 Phone # 352-266-7408  
Email address: thawk1068@gmail.com

**C. APPLICANT INFORMATION:** The applicant will be the point of contact during this waiver process and will receive all correspondence.

Firm Name (if applicable): Tillman & Associates Engineering, LLC Contact Name: David Tillman or Jon Harvey  
Mailing Address: 1720 SE 16th Avenue, Bldg 100 City: Ocala  
State: FL Zip Code: 34471 Phone # 352-387-4540  
Email address: Permits@Tillmaneng.com

**D. WAIVER INFORMATION:**

Section & Title of Code (be specific): \_\_\_\_\_ Comprehensive Plan Policy 2.1.2. 1.  
Reason/Justification for Request (be specific): Requesting 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 is not combatible with area.  
Project being proposed consists of 329 units. The step down would require minimum of 297 units. This is served by 2  
lane roads and surrounded by detached SFR units. Same product is being proposed.

**DEVELOPMENT REVIEW USE:**

Received By: \_\_\_\_\_ Date Processed: \_\_\_\_\_ Project # \_\_\_\_\_ AR # \_\_\_\_\_

**ZONING USE:** Parcel of record: Yes ☐ No ☐ Eligible to apply for Family Division: Yes ☐ No ☐  
Zoned: \_\_\_\_\_ ESOZ: \_\_\_\_\_ P.O.M. \_\_\_\_\_ Land Use: \_\_\_\_\_ Plat Vacation Required: Yes ☐ No ☐  
Date Reviewed: \_\_\_\_\_ Verified by (print & initial): \_\_\_\_\_

**From:** [Jon Harvey](#)  
**To:** [Development Review](#)  
**Cc:** [Pool, Aaron](#); [Weyrauch, Kenneth](#); [Varadin, Chuck](#); [Odum, Kenneth](#); [David Tillman](#)  
**Subject:** RE: Waiver Request for Fawn Lake Estates PUD  
**Date:** Friday, December 5, 2025 12:08:18 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[Calculations for Fawn Lake step down.pdf](#)  
[PUD Proposed Land Use Plan.pdf](#)

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Here is the legal description of area to be changed from HR to MR. Please note that the legal describes the entire 110.14 acres first, then less and excepts the HR area (63.32 acres) thus leaving the remaining 46.82 acres to be converted to MR.

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA,

LOTS 1 AND 2 OF BLOCK 1876A AS SHOWN ON THE PLAT OF A REPLAT OF A PORTION OF BLOCKS 1841, 1876, 1880, 1886A AND 1887, SILVER SPRINGS SHORES, UNIT NO. 27, RECORDED IN PLAT BOOK 3, PAGES 106 THROUGH 108, INCLUSIVE, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 233 THROUGH 252 OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA AND ALSO BEING DESCRIBED IN OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, TOGETHER WITH OFFICIAL RECORD BOOK 4250, PAGES 1512-1513, AS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT PERMANENT REFERENCE MARKER NO. 561 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, SAID MARKER NO. 561 BEING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY OF BAHIA TRACE (A PARTIALLY VACATED ROAD), THENCE RUN N00°00'00"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, FROM SAID POINT OF BEGINNING CONTINUE N00°00'00"E, A DISTANCE OF 201.61 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA OF 35°26'31" AND A CHORD BEARING AND DISTANCE OF N17°13'15"W, 106.53 FEET, FROM SAID POINT OF CURVE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.25 FEET TO THE POINT OF TANGENCY ON THE AFOREMENTIONED BOUNDARY, FROM SAID POINT OF TANGENCY CONTINUE ALONG SAID BOUNDARY N35°26'31"W, A DISTANCE OF 548.09 FEET TO PERMANENT REFERENCE MARKER NO. 564 ON THE EXTERIOR BOUNDARY OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, THENCE RUN ALONG SAID EXTERIOR BOUNDARY N54°26'37"E, A DISTANCE OF 741.23 FEET, THENCE CONTINUING ALONG SAID BOUNDARY N41°31'22"E, A DISTANCE OF 559.40 FEET TO PERMANENT REFERENCE MARKER NO. 566, THENCE CONTINUING ALONG SAID EXTERIOR BOUNDARY RUN N89°31'44"E, A DISTANCE OF 1770.38 FEET TO PERMANENT REFERENCE MARKER NO. 568 OF SAID PLAT, THENCE REMAINING ON SAID EXTERIOR BOUNDARY RUN S41°14'54"E, A DISTANCE OF 1606.50 FEET TO PERMANENT REFERENCE MARKER NO. 570 OF SAID PLAT, THENCE RUN S37°16'13"W, A DISTANCE OF 237.30 FEET TO THE INTERSECTION OF THE EXTERIOR BOUNDARY OF THE AFOREMENTIONED PLAT AND THE NORTH LINE OF A WATER RETENTION AREA TRACT IN BLOCK 1874 OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, FROM SAID POINT RUN ALONG THE NORTH BOUNDARY OF SAID WATER RETENTION AREA TRACT N90°00'00"W, A DISTANCE OF 161.21 FEET TO A POINT ON THE EAST BOUNDARY OF TRACT "A" OF THE REPLAT OF A PORTION OF BLOCK 1876, SILVER SPRINGS SHORES UNIT NO. 27, RECORDED IN PLAT BOOK "3", PAGES 106 THROUGH 108, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, FROM SAID POINT RUN N00°00'00"E, A DISTANCE OF 7.66 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A", THENCE N90°00'00"W ALONG THE NORTH BOUNDARY OF SAID TRACT "A", A DISTANCE OF 110.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A", THENCE S00°00'00"E ALONG THE WEST LINE OF SAID TRACT "A", A DISTANCE OF 250.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF BAHIA TRACE, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 2, BLOCK 1876A OF THE AFOREMENTIONED REPLAT OF SILVER SPRINGS Page 2 of 4 14 203 2620065 DAVID R ELLSPERMANN MARION COUNTY FL SHORES UNIT NO. 27, AS RECORDED IN PLAT BOOK "3", PAGES 106 THROUGH 108, FROM SAID POINT RUN N90°00'00"W, A DISTANCE OF 60.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1876A OF THE AFOREMENTIONED REPLAT, THENCE RUN N00°00'00"E ALONG THE WEST BOUNDARY OF SAID REPLAT, A DISTANCE OF 125.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1876A, DEPARTING FROM THE AFOREMENTIONED WEST BOUNDARY OF SAID REPLAT RUN N90°00'00"W, A DISTANCE OF 180.00 FEET TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 1876 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS RECORDED ON PLAT BOOK "J" AT PAGES 233 THROUGH 252, THENCE N00°00'00"E ALONG THE EAST LINE OF SAID LOT 7, BLOCK 1876 A DISTANCE OF 125.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 7, THENCE N90°00'00"W ALONG THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 73.30 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 25 FEET, A DELTA OF 90° AND A CHORD BEARING AND DISTANCE OF S45°00'00"W, 35.36 FEET, FROM SAID POINT OF CURVE RUN ALONG THE ARC A DISTANCE OF 39.27 FEET TO A POINT OF TANGENCY ON THE WEST LINE OF BLOCK 1876 OF THE AFOREMENTIONED PLAT, DEPARTING FROM SAID CURVE RUN S00°00'00"E ALONG SAID WEST LINE, A DISTANCE OF 140.00 FEET, THENCE DEPARTING FROM SAID BLOCK 1876 RUN N90°00'00"W, A DISTANCE OF 475.00 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 1870 OF THE AFOREMENTIONED PLAT, THENCE RUN S00°00'00"E, A DISTANCE OF 85.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF BAHIA TRACE, THENCE N90°00'00"W ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 200.00 FEET TO A POINT ON SAID RIGHT-OF-WAY 25 FEET WEST OF THE SOUTHERLY PROJECTION OF THE WEST RIGHT-OF-WAY OF BAHIA TRACE COURSE, THENCE S00°00'00"E A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF THAT PORTION OF BAHIA TRACE VACATED IN THE AFOREMENTIONED OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, THENCE RUN N90°00'00"W ALONG THE CENTERLINE OF THAT VACATED PORTION OF BAHIA TRACE DESCRIBED IN THE AFOREMENTIONED OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, A DISTANCE OF 2025.00 FEET BACK TO A POINT ON THE PREVIOUSLY MENTIONED WEST BOUNDARY OF SAID PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, FROM SAID POINT RUN N00°00'00"E ALONG SAID WEST BOUNDARY A DISTANCE OF 65.00 FEET BACK TO THE POINT OF BEGINNING.

This being 110.14 acres +/-

LESS AND EXCEPT THE FOLLOWING FAWN LAKE HIGH DENSITY PUD (±63.32 ACRES)

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "J" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALSO BEING A PART OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, TOGETHER WITH OFFICIAL RECORD BOOK 4250, PAGES 1512-1513, AS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT PERMANENT REFERENCE MARKER NO. 561 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, SAID MARKER NO. 561 BEING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY OF BAHIA TRACE (A PARTIALLY VACATED ROAD), THENCE RUN N00°00'00"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF SAID BAHIA TRACE, THENCE ALONG SAID CENTERLINE A BEARING N90°00'00"E, A DISTANCE OF 479.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, THENCE N00°00'00"E DEPARTING FROM SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID BAHIA TRACE, THENCE, ALONG SAID RIGHT-OF-WAY N.90°00'00"W, 240.44 FEET, THENCE, DEPARTING FROM SAID RIGHT-OF-WAY N.53°35'38"W, 130.87 FEET, THENCE, N.17°10'45"W, 135.50 FEET, THENCE, S.88°58'27"E, 55.12 FEET, N.65°56'27"E, 272.66 FEET, THENCE, N.16°39'45"W, 63.75 FEET, THENCE, N.00°27'58"W, 114.55 FEET, THENCE, N.04°18'30"E, 54.80 FEET, THENCE, N.10°50'59"E, 65.07 FEET, THENCE, S.75°51'51"E, 117.99 FEET, THENCE, N.23°55'42"E, 77.80 FEET, THENCE, N.32°07'47"E, 91.62 FEET, THENCE, N.40°19'51"E, 91.61 FEET, THENCE, N.48°31'53"E, 441.57 FEET, THENCE, N.00°29'18"W, 119.75 FEET, THENCE, N.89°30'42"E, 668.07 FEET, THENCE, N.00°29'18"W, 148.36 FEET, THENCE, N.15°48'37"W, 91.51 FEET, THENCE, N.11°15'47"E, 91.51 FEET, THENCE, N.38°20'10"E, 91.51 FEET, THENCE, N.65°24'33"E, 91.39 FEET, THENCE, S.88°48'54"E, 124.36 FEET, THENCE, S.72°59'05"E, 102.02 FEET, THENCE, S.67°15'10"E, 53.10 FEET, THENCE, S.61°31'15"E, 56.90 FEET, THENCE, S.15°05'16"E, 8.56 FEET, THENCE, S.31°20'42"W, 115.42 FEET, THENCE, S.53°18'37"E, 56.45 FEET, THENCE, S.45°24'57"E, 56.45 FEET, THENCE, S.41°28'08"E, 187.19 FEET, THENCE, N.48°31'53"E, 103.38 FEET, THENCE, S.86°28'08"E, 31.01 FEET, THENCE, S.41°28'08"E, 425.85 FEET, THENCE, S.29°39'08"E, 256.99 FEET, THENCE, S.18°13'59"E, 332.12 FEET, THENCE, S.00°00'00"E, 74.05 FEET, THENCE, S.45°48'49"W, 15.49 FEET, THENCE, S.36°24'39"W, 35.70 FEET, THENCE, S.01°14'18"E, 35.23 FEET TO A POINT ON THE NORTHERN BOUNDARY OF LOT 7, BLOCK 1876 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, THENCE, ALONG SAID NORTHERN BOUNDARY A BEARING S.89°59'10"E, A DISTANCE 69.08 FEET TO A POINT OF CURVATURE, THENCE CONTINUE ALONG THE AFOREMENTIONED BOUNDARY OF LOT 7 ALONG THE ARC OF A SIMPLE CURVE, CONVEX TO THE NORTHWEST A DISTANCE OF 39.28 FEET TO THE POINT OF TANGENCY AND THE WEST RIGHT-OF-WAY OF BAHIA TRACE, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF S.45°00'00"W, AND A CHORD LENGTH OF 35.36 FEET, FROM SAID POINT OF TANGENCY RUN ALONG THE EASTERLY RIGHT-OF-WAY OF BAHIA TRACE, THENCE, ALONG SAID EASTERLY RIGHT-OF-WAY, N.90°00'00"W, 473.63 FEET TO THE NORTHWEST CORNER OF LOT 14, BLOCK 1870 OF SAID PLAT, THENCE, ALONG THE WESTERN BOUNDARY OF SAID LOT 14 S.00°00'00"E, 85.00 FEET TO THE SOUTHWESTERN CORNER OF SAID LOT AND TO THE NORTHERLY RIGHT-OF-WAY OF BAHIA TRACE, THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY N.90°00'00"W, 100.00 FEET, THENCE, S.00°00'00"E, 40.00 FEET TO THE CENTERLINE OF THE AFOREMENTIONED BAHIA TRACE, THENCE, ALONG THE CENTERLINE OF SAID BAHIA TRACE N.90°00'00"W, 1646.42 FEET, BACK TO THE POINT OF BEGINNING. SAID PARCEL OF LAND CONTAINING 63.32 ACRES MORE OR LESS.

Remaining acreage being 46.82 acres more or less.

Please contact this office should you need further assistance.

*Jon Harvey*  
552-387-4540

Planning Technician

*Tillman & Associates*  
ENGINEERING, LLC.

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental

1720 SE 16<sup>th</sup> Ave; Bldg 100  
Ocala FL 34471  
352.387.4540 ext. 211  
352.387.4545 fax

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**From:** Development Review <DevelopmentReview@marionfl.org>  
**Sent:** Friday, December 5, 2025 11:35 AM  
**To:** Jon Harvey <JHarvey@Tillmaneng.com>; Permits <Permits@Tillmaneng.com>  
**Cc:** Development Review <DevelopmentReview@marionfl.org>; Pool, Aaron <Aaron.Pool@marionfl.org>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Odom, Kenneth <Kenneth.Odom@marionfl.org>  
**Subject:** RE: Waiver Request for Fawn Lake Estates PUD

Hi Jon,

Could you please provide the additional documentation that was discussed at the last DRC meeting for Fawn Lakes PUD? The only document I have is the waiver application.

Please provide by noon as to not delay the publishing deadline for the agenda.

Thank you,

Kelly

Your Development Review Team  
**Office of the County Engineer**

Marion County Board of County Commissioners  
412 SE 25th Ave., Ocala, FL 34471  
Main: 352-671-8686

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**From:** Jon Harvey <JHarvey@Tillmaneng.com>  
**Sent:** Thursday, November 13, 2025 4:39 PM  
**To:** Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>  
**Cc:** Development Review <DevelopmentReview@marionfl.org>  
**Subject:** FW: Waiver Request for Fawn Lake Estates PUD

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Here is the latest that I have. I recall that there was discussion at DRC, but not sure if it was Staff level or DRC committee. Can it be placed on the DRC agenda ? AR # 33487 has been assigned to the PUD. Attached is the formal submittal.

Please contact this office should you need further assistance.

*Jon Harvey*  
*352-387-4540*

Planning Technician

***Tillman & Associates***  
ENGINEERING, LLC.

Civil Engineering - Planning - GIS - Landscape Architecture - Environmental  
1720 SE 16<sup>th</sup> Ave; Bldg 100  
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352.387.4545 fax

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**From:** Jon Harvey  
**Sent:** Thursday, October 2, 2025 3:50 PM  
**To:** Development Review <DevelopmentReview@marionfl.org>  
**Cc:** David Tillman <DTillman@Tillmaneng.com>; Troy Locklin <tlocklin@tillmaneng.com>; T Hawk <thawk1068@gmail.com>; Weyrauch, Kenneth <Kenneth.Weyrauch@marionfl.org>; Rison, Christopher <Christopher.Rison@marionfl.org>; Varadin, Chuck <Chuck.Varadin@marionfl.org>; Jeff

McPherson <[JMcPherson@Tillmaneng.com](mailto:JMcPherson@Tillmaneng.com)>; Pool, Aaron <[Aaron.Pool@marionfl.org](mailto:Aaron.Pool@marionfl.org)>; Madeloni, Elizabeth <[elizabeth.madeloni@marionfl.org](mailto:elizabeth.madeloni@marionfl.org)>  
**Subject:** RE: Waiver Request for Fawn Lake Estates PUD

Thank you for the feed back. We did submit the PUD application yesterday concurrently with this waiver application. Elizabeth with Growth Services is processing the application. By this email I am requesting that she provide the AR # to you as soon as possible. Please let me know when you need the \$100.00 fee. Is this waiver fee in addition to the PUD Concept plan your office will be charging once the AR# is assigned from Growth Services?

Please contact this office should you need further assistance.

*Jon Harvey*  
352-387-4540

Planning Technician



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**From:** Development Review <[DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org)>  
**Sent:** Thursday, October 2, 2025 3:33 PM  
**To:** Jon Harvey <[JHarvey@Tillmaneng.com](mailto:JHarvey@Tillmaneng.com)>; Development Review <[DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org)>  
**Cc:** David Tillman <[DTillman@Tillmaneng.com](mailto:DTillman@Tillmaneng.com)>; Troy Locklin <[TLocklin@Tillmaneng.com](mailto:TLocklin@Tillmaneng.com)>; T Hawk <[thawk1068@gmail.com](mailto:thawk1068@gmail.com)>; Weyrauch, Kenneth <[Kenneth.Weyrauch@marionfl.org](mailto:Kenneth.Weyrauch@marionfl.org)>; Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>; Varadin, Chuck <[Chuck.Varadin@marionfl.org](mailto:Chuck.Varadin@marionfl.org)>; Jeff McPherson <[JMcPherson@Tillmaneng.com](mailto:JMcPherson@Tillmaneng.com)>; Pool, Aaron <[Aaron.Pool@marionfl.org](mailto:Aaron.Pool@marionfl.org)>  
**Subject:** RE: Waiver Request for Fawn Lake Estates PUD

Good afternoon,

If your application hasn't started with Growth Services yet (you don't have an AR#) then this waiver application will need to be processed as a standalone waiver which is a \$300 fee. If you have your AR# it will be processed as a "waiver to..." and there will be a \$100 fee (the "first free waiver" ended on 10/1/23).

Please feel free to reach out should you have any questions.

Kind regards,

Kelly

Your Development Review Team  
**Office of the County Engineer**

Marion County Board of County Commissioners  
412 SE 25th Ave., Ocala, FL 34471  
Main: 352-671-8686

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**From:** Jon Harvey <[JHarvey@Tillmaneng.com](mailto:JHarvey@Tillmaneng.com)>  
**Sent:** Wednesday, October 1, 2025 2:01 PM  
**To:** Development Review <[DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org)>  
**Cc:** David Tillman <[DTillman@Tillmaneng.com](mailto:DTillman@Tillmaneng.com)>; Troy Locklin <[TLocklin@Tillmaneng.com](mailto:TLocklin@Tillmaneng.com)>; T Hawk <[thawk1068@gmail.com](mailto:thawk1068@gmail.com)>; Weyrauch, Kenneth <[Kenneth.Weyrauch@marionfl.org](mailto:Kenneth.Weyrauch@marionfl.org)>; Rison, Christopher <[Christopher.Rison@marionfl.org](mailto:Christopher.Rison@marionfl.org)>; Varadin, Chuck <[Chuck.Varadin@marionfl.org](mailto:Chuck.Varadin@marionfl.org)>; Jeff McPherson <[JMcPherson@Tillmaneng.com](mailto:JMcPherson@Tillmaneng.com)>; Pool, Aaron <[Aaron.Pool@marionfl.org](mailto:Aaron.Pool@marionfl.org)>  
**Subject:** Waiver Request for Fawn Lake Estates PUD

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<https://www.dropbox.com/t/YszZJtmwcGlnhQPm>

Development Review,

On Thursday, 9-26-2025, our office attended a DRC staff meeting concerning the consideration of exercising a “step down” in land use on a portion of parcel 9027-0000-02 from HR to MR. This is in line with policy 2.1.2. of the Marion County Comprehensive Plan. The Growth Services Department advised that we submit the waiver request concurrently with the PUD application. Therefore, I am submitting the waiver request. Attached is the executed application and the dropbox has the necessary documentation. Furthermore, it was advised that since this waiver is in conjunction with the PUD application review, that this would be counted as the “ initial free waiver”. Should this be true, then no \$300.00 application fee is required at this time. As mentioned, I have already submitted the PUD application to Growth Services and am sure that you will be receiving an application for a PUD concept review in the immediate future. It will likely make sense for both the waiver and the PUD recommendation to be heard at the same time. Thank you for your consideration on this matter.

Please contact this office should you need further assistance.

*Jon Harvey*  
*352-387-4540*

Planning Technician



Civil Engineering - Planning - GIS - Landscape Architecture - Environmental  
1720 SE 16<sup>th</sup> Ave; Bldg 100  
Ocala FL 34471  
352.387.4540 ext. 211  
352.387.4545 fax

Calculations for Fawn Lake step down:

Currently 110.27 designated HR – High Residential. Minimum density 4 units per acre (440 units), Maximum density 8 units per acre (881 units).

There are 24.54 acres of conservation easement assigned for wetlands protection. This leaves 85.73 remaining acres.

\*\*Per Comp Plan policy 2.2.1. “For areas designated as Urban Area on the FLUM that are wetlands the base density shall be one (1) unit per five (5) acres.”

Option 1:

63.32 acres remains as HR= 253.28 units (63.32 x 4)

46.82 acres converted to MR. \*\*\*note that 24.54 acres is designated conservation easement/wetlands\*\*\* This would be calculated at 1 unit / 5 acres = 4.9 units  
Remaining acreage of 22.28 designated MR = 22.28 units (22.28 x 1)

*253.28 units/HR minimum 4 units per acre*

*22.28 units/ MR minimum 1 unit per acre*

*4.9 units/ Conservation Easement/Wetlands (24.54 acres @ 1 unit per 5 acres)*

*280.46 units Total minimum required*

Option 2:

63.32 acres as HR- minimum 4 units per acre= 253.28 units

46.82 acres step down to MR – minimum 1 unit per acre= 46.82

*253.28 units – HR minimum 4 units per acre*

*46.82 units- MR minimum 1 unit per acre*

*300.1 units Total minimum required*

Option 3:

58.32 acres – HR minimum 4 units per acre = 233.28 units

51.82 acres – MR minimum 1 unit per acre = 51.82 units \*\*New Legal would need to be created\*\*

233.28 units – HR

51.82 units – MR

285.10 units – Total minimum required.

Currently the site is zoned R-1 with HR land use. Minimum required 440 units. This is not feasible even under the R-1 development standards (70' lots). Especially taking into consideration the conservation areas and necessary infrastructure, i.e. DRAs, and ROW.



A PARCEL OF LAND LYING IN SECTION 23, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SHORES UNIT NO. 37, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK "F" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT PERMANENT REFERENCE MARKER NO. 561 OF THE AFOREMENTIONED PLAT OF SILVER SPRINGS SHORES UNIT NO. 27, SAID MARKER NO. 561 BEING AT THE INTERSECTION OF THE WEST BOUNDARY OF SAID PLAT AND THE SOUTH RIGHT-OF-WAY OF BAHIA TRACE (A PARTIALLY VACATED ROAD), THENCE RUN N00°00'00" E ALONG SAID WEST BOUNDARY, A DISTANCE OF 105.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED, FROM SAID POINT OF BEGINNING CONTINUE N00°00'00" E, A DISTANCE OF 201.61 FEET TO A POINT OF CURVE, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA OF 3°20'20" AND A CHORD BEARING AND DISTANCE OF N17°13'15" W, 106.53 FEET, FROM SAID POINT OF CURVE RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 108.25 FEET TO THE POINT

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 15 SOUTH, RANGE 33 EAST, MARION COUNTY, FLORIDA, SAID LAND BEING A PART OF THE PLAT OF SILVER SPRINGS SPRINGS UNIT NO. 27, AS PER THE PLAT THEREOF OF RECORD IN PLAT BOOK "1" AT PAGES 233 THROUGH 252, OF THE PUBLIC RECORDS OF MARION COUNTY, FLORIDA, AND ALSO BEING A PART OF THE LAND DESCRIBED IN OFFICIAL RECORD BOOK 4122, PAGES 1130-1131, TOGETHER WITH OFFICIAL RECORD BOOK 4298, PAGES 1512-1513, AS RECORDED IN THE OFFICIAL RECORDS OF MARION COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARTIALLY VACATED ROAD); THENCE RUN N60°00'00"E ALONG SAID WEST BOUNDARY, A DISTANCE OF 40.00 FEET TO THE CENTERLINE OF SAID BAHIA TRACE; THENCE ALONG SAID CENTERLINE A BEARING N60°00'00"E, A DISTANCE OF 479.95 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREINAFTER DESCRIBED; THENCE N60°00'00"E DEPARTING FROM SAID CENTERLINE A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY OF SAID BAHIA TRACE; THENCE, ALONG SAID RIGHT OF WAY N 60°00'00"W, 240.44 FEET; THENCE, DEPARTING

PARCEL ID:  
9027-0000-02

SITE:  
TOTAL AREA ±110.14 ACRES

**UNITS PROVIDED:**  
 LOT SIZE 40' X 120' (LOTS MINIMUM 100') = 289 UNITS  
 LOT SIZE 50' X 120' (LOTS MINIMUM 100') = 40 UNITS  
 TOTAL PROPOSED LOTS = 329 UNITS

NOT VALID UNLESS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER

**Thompson & Associates**  
— ENGINEERING, LLC —  
CIVIL ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE • ENVIRONMENTAL  
1720 SE 16th Ave. Bldg 100, Ocala, FL 34471  
Office: (352) 387-4540 Fax: (352) 387-4545

[illegible]

FAWN LAKE ESTATES PUD  
MARION COUNTY, FLORIDA

DATE 09-18-23  
DRAWN BY HR  
CHKD. BY JH  
JOB NO. 25-0071

SHT. 1