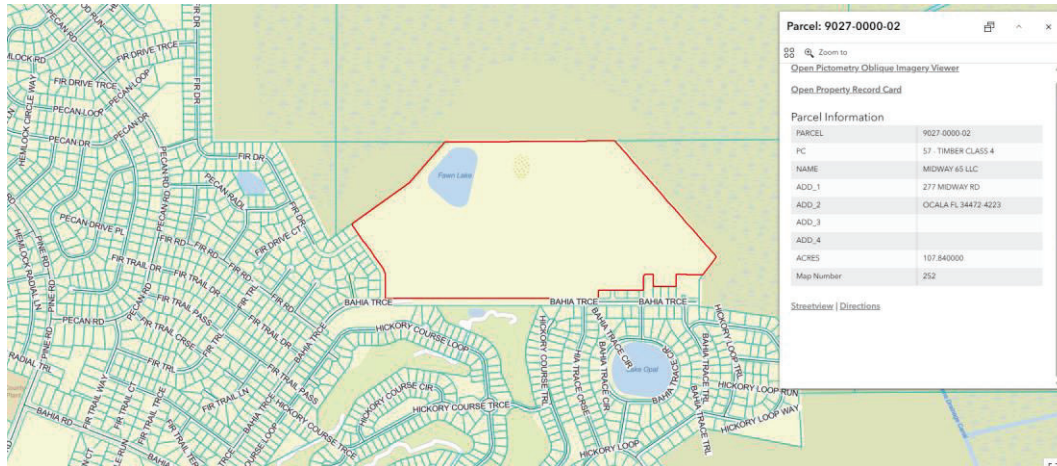


FAWN LAKES ESTATES P.U.D: Parcel 9027-0000-02



PARCEL ACCOUNT NUMBERS: 9027-0000-02

APPLICATION FOR PUD REZONING or PUD AMENDMENT

With: Concept Plan X Master Plan

The undersigned hereby requests a zoning change per Marion County Land Development Code (LDC), Article 4, Zoning, on the below described property and area, to **PUD (PLANNED UNIT DEVELOPMENT)** from:
A-1 (General Agriculture) to develop a residential subdivision.

Property Address: No known address assigned

Legal Description: Attach a copy of the deed(s) with property legal description and demonstrating ownership.

Required Documents: Attach a copy of the required PUD Documents listed in the checklist on the reverse side of this application as required by LDC Section 4 2 31 E(2) and LDC Division 2.13.

Total PUD Acreage: ~~110.44 +/-~~ 110.14 +/-

Maximum Proposed Residential Units: 329
 (# SFR 329 # MF)

Maximum Non-Residential (Commercial or Industrial) Acreage: None

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

Proposed PUD 329 Units

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

Estimate of Students Single-Family

Elementary $0.107 \times 329 = 36$

Middle $0.043 \times 329 = 15$

High $0.071 \times 329 = 24$

Elementary – Greenway Elementary School = 89% Enrollment

Middle – Lake Weir Middle School = 88% Enrollment

High – Lake Weir High School = 75% Enrollment

MARION COUNTY



SHERIFF'S OFFICE

November 17, 2025

Growth Services
2710 E Silver Springs Blvd
Ocala, FL 34470

To Whom it May Concern,

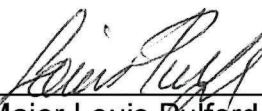
The Fawn Lakes Estates zoning change will potentially bring in 790 new residents to an already highly populated area. Not adding more deputies to the area will undoubtedly affect service in that area.

A measure used throughout law enforcement and by the Florida Department of Law Enforcement is the ratio of officers per 1,000 residents. The Marion County Sheriff's Office ratio is currently 1.14 deputies per 1,000 residents, where the state average is 1.65 deputies per 1,000 residents for sheriff's offices.

Using MCSO's current deputy ratio, we would need to add an additional deputy to keep up the demands of the added population. The total cost for a first-year deputy is \$222,099

Sincerely,

WILLIAM WOODS, SHERIFF

By: 
Major Louis Pulford
Law Enforcement Bureau

Billy Woods, Sheriff

E-2



PUD/RESIDENTIAL APPLICATION IMPACTS TO FIRE RESCUE SERVICES

FAWN LAKE ESTATES

PARCEL # 9027-000-02



Fawn Lake Estates



■ Parcel Specifics – Parcel 9027-0000-02

- **Parcel ID:** 9027-0000-02
- **Acreage:** 110.14 acres
- **Current Future Land Use (FLU):** General Agriculture (A-1)
- **Proposed Future Land Use (FLU):** Residential Subdivision
- **Proposed Use:** 329 single-family residential units with amenities
- **Estimated Population Impact:** ~ **850 residents** (based on an average of 2.6 persons per household in Marion County)
- The analysis shown is **parcel-specific** and applies only to the properties identified in the application.

Common Definitions Used By Fire Rescue



- 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



- 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



- 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



- 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 Fawn Lake Estates



- 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.

THIS PARCEL IS IN COMMISSION
DISTRICT 1

Empowering Marion for Success



E-11

FIRE STATION 18, 8.6 ROAD MILES



THERE WERE 2,265 CALLS FOR SERVICE WITHIN THE 1.5 MILE TRAVEL FOR FIRE STATION 21.

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THERE WERE 11,523 CALLS FOR SERVICE WITHIN THE 5 MILE TRAVEL FOR FIRE STATION 21.

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

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



Closest Fire Suppression Response



- Station 17 (Silver Springs Shores)
 - 6-minute travel time
 - Overlapping Incidents: FY23/24 suppression unit overlap rate: 4.72% – (Green)
 - 1,357 incidents/unit
- Station 28 (Rolling Greens)
 - 11-minute travel time
 - Overlapping Incidents: FY23/24 suppression unit overlap rate: 5.03% – (Green)
 - 1,828 incidents/unit

- Station 18 (Bellevue)
 - 19-minute travel time
 - Overlapping Incidents: FY23/24 suppression unit overlap rate: 6.08% – (Green)
 - 749 incidents/unit (2 suppression units)

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

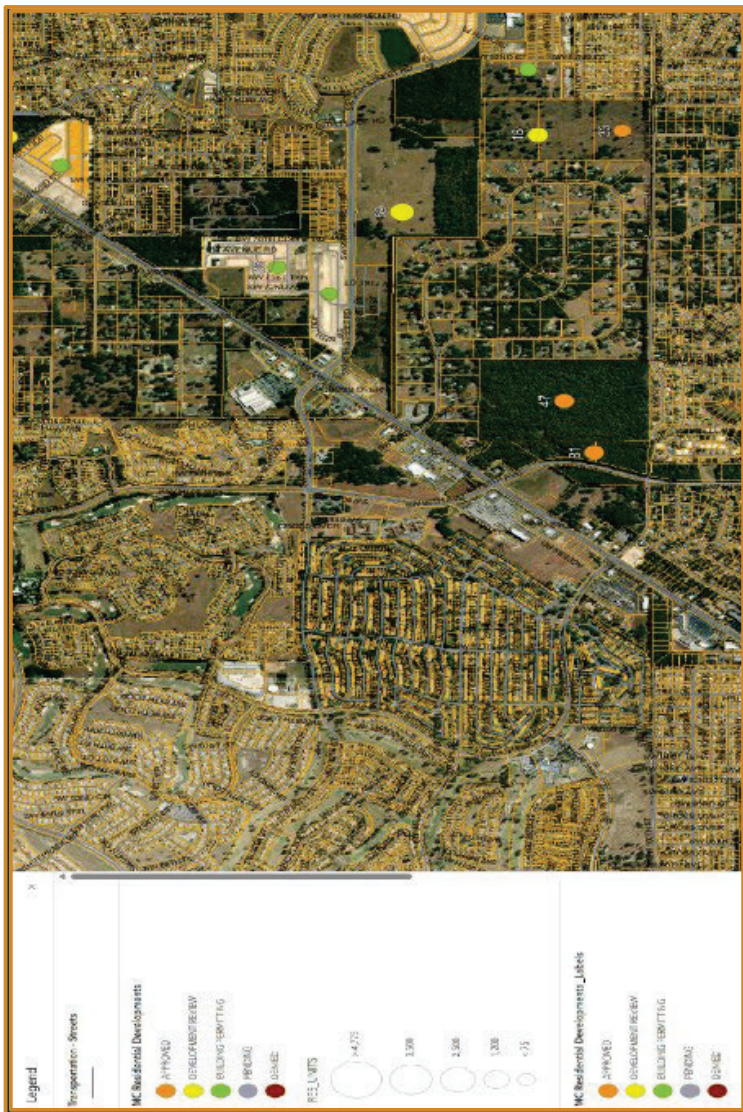
Closest Ambulance Response

- Station 17 (Silver Springs Shores)
 - 6-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 28 (Rolling Greens)
 - 11-minute travel time
 - Overlapping Incidents: FY23/24 transport unit overlap rate: 2.98% – (Green)
 - 2,615 incidents/unit (Above Trigger Point)(2 Transport Units)
- Station 70 (EMS East)
 - 13-minute travel time
 - Overlapping Incidents: FY23/24 transport unit overlap rate: 0.98% – (Green)
 - 1,162 incidents/unit (3 Transport Units)
- Station 18 (Bellevue)
 - 19-minute travel time
 - Overlapping Incidents: FY23/24 transport unit overlap rate: 4.57% – (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



- If approved, additional resources are warranted to handle increased demand from the proposed parcel.
- The transport units from two of the Four closest fire stations are above the adopted capacity limits currently and additional growth will exacerbate these numbers.



QUESTIONS?