



Marion County  
Board of County Commissioners

Growth Services ♦ Planning & Zoning

2710 E. Silver Springs Blvd.  
Ocala, FL 34470  
Phone: 352-438-2600  
Fax: 352-438-2601

Attachment A

STAFF/OFFICE USE ONLY

|           |  |
|-----------|--|
| Case No.: |  |
| AR No.:   |  |
| PA:       |  |
|           |  |
|           |  |

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.F(2) and LDC Division 2.13.

Total PUD Acreage: ~~110.04 +/-~~ 110.14 +/- Maximum Proposed Residential Units: 329  
(#SFR 329 #MF     )

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

The property owner must sign this application unless written authorization naming the listed applicant/agent to act on his/her behalf is attached.

Midway 65 LLC.

Property Owner name (please print)

277 Midway Road

Mailing Address

Ocala, FL 34472

City, State, Zip Code

~~352-689-0155~~ 352-266-7408

Phone Number (include area code)

thawk1068@gmail.com

E-Mail Address (include complete address)

[Signature]  
Signature\*

Tillman & Associates Engineering, LLC.

Applicant/Agent Name (please print)

1720 SE 16th Avenue, Bldg 100

Mailing Address

Ocala, FL 34471

City, State, Zip Code

352-347-4540

Phone Number (include area code)

Permits@tillmaneng.com

E-Mail Address (include complete address)

[Signature]  
Signature

\*By signing this application, applicant hereby authorizes Growth Services to enter onto, inspect, and traverse the property indicated above, to the extent Growth Services deems necessary, for the purposes of assessing this application and inspecting for compliance with County ordinance and any applicable permits.

NOTE: A zoning change will not become effective until after a final decision is made by the Marion County Board of County Commissioners and any applicable appeal period concludes. The owner, applicant or agent must be present at the public hearing to represent this application. If no representative is present and the board requires additional information, the request may be postponed or denied. Notice of said hearing will be mailed to the above-listed address(es). All information given by the owner and/or applicant/agent must be correct and legible in order to be processed.

STAFF/OFFICE USE ONLY

|              |                      |                  |
|--------------|----------------------|------------------|
| Project No.: | Code Case No.:       | Application No.: |
| Rcvd by:     | Rcvd Date: / / FLUM: | AR No.:          |
|              |                      | Rev: 12/21/23    |

Empowering Marion for Success

A-1

## A) Application Fee:

| NEW PUD or PUD Amendment Requiring Board of County Commissioners Approval   | PUD Amendment that does NOT require Board of County Commissioners Approval  |
|---|---|
| <b>BASE FEE: \$1,000.00 AND</b><br><b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b><br><b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b> | <b>BASE FEE: \$150.00 AND</b><br><b>PLUS \$5.00 X maximum number of potential residential dwelling units (DU) (IF ANY) AND</b><br><b>PLUS \$5.00 X maximum acreage (AC) for non-residential development (commercial, industrial, institutional, etc.) (IF ANY).</b> |
| <b>Fee Calculation Method Example:</b><br><b>(Base Fee - \$1,000 or \$150.00) + (\$1,645.00 X Max DUs) + ( NA X Max Non-Res AC) = \$ 2,645.00 Total Fee</b>   |   |

B) Conceptual Plan with Architectural information: At a minimum, the PUD Rezoning Application shall be accompanied by a Conceptual Plan, in compliance with Land Development Code Division 2.13 and Land Development Code Section 4.2.31, along with accompanying documentation for review by the County Growth Services Department and shall provide documentation addressing the following:

1. The name of the proposed PUD shall be centered at the top of the sheet along the long dimension of the sheet.
2. Vicinity map that depicts relationship of the site to the surrounding area within a 1 mile radius.
3. Drawing of the boundaries of the property showing dimensions of all sides.
4. Provide the acreage of the subject property along with a legal description of the property.
5. Identify the Comprehensive Plan future land use and existing zoning of the subject property (including acreage of each) and for all properties immediately adjacent to the subject property.
6. Identify existing site improvements on the site.
7. A list of the uses proposed for the development.
8. A typical drawing of an interior lot, corner lot, and cul-de-sac lot noting setback requirements. For residential development, the typical drawings will show a standard house size with anticipated accessory structure.
9. Proposed zoning and development standards (setbacks, FAR, building height, etc.).
10. Identify proposed phasing on the plan.
11. Identify proposed buffers.
12. Identify access to the site.
13. Preliminary building lot typical(s) with required yard setbacks and parking lot locations. *(This information must address all possible principle and accessory structures for all uses.)*
14. Preliminary sidewalk locations.
15. Proposed parallel access locations.
16. Required traffic impact analysis in compliance with Land Development Code 2.12.29.
17. Show 100 year floodplain on the site.
18. Show any proposed land or right of way dedication.
19. Identify any proposed parks or open spaces.
20. A note describing how the construction and maintenance of private roads, parking areas, detention areas, common areas, etc. will be coordinated during development and perpetually after the site is complete
21. Architectural renderings or color photos detailing the design features, color pallets, buffering details.
22. Any additional information that may be deemed appropriate for the specific project *(e.g., documentation and/or presentation material by the owner or applicant/agent, or information identified as required or recommended by County staff in the pre-application meeting conducted prior to submitting the application).*

*Tillman & Associates*  
ENGINEERING, LLC.

October 1, 2025

Mr. Chuck Varadin, Director  
Growth Services  
2710 E Silver Springs Blvd  
Ocala, FL 34471

RE: Submittal of Fawn Lake PUD application

Mr. Varadin,

Our office is submitting a PUD application for 329 detached single family residential homes. At the direction of your office, we are submitting a waiver to request a "step down" in land use on a portion of this project from High Residential to Medium Residential. The purpose of this waiver request is to lower the minimum density requirements of this project as allowed in policy 2.1.2. of the Comprehensive Plan. Enclosed are the following items:

- Executed Rezoning application to PUD
- Deed as proof of ownership
- Sunbiz Detail
- MCPA card for parcel 9027-0000-02
- Approval letter for Traffic Methodology
- Plan Set (including concept plan)
- Waiver application packet submittal (copy submitted to DRC)

I believe this meets the minimum requirements to submit the PUD application for consideration. We reserve the opportunity to provide additional documentation as needed or requested. Should your office need further information, please contact our office.

Sincerely,

Tillman and Associates Engineering, LLC



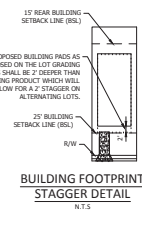
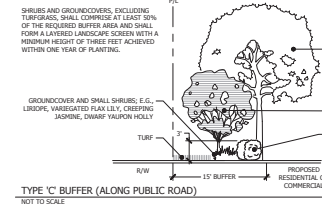
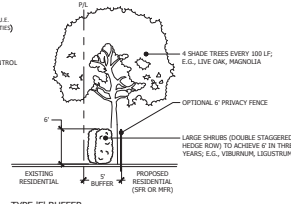
[illegible]

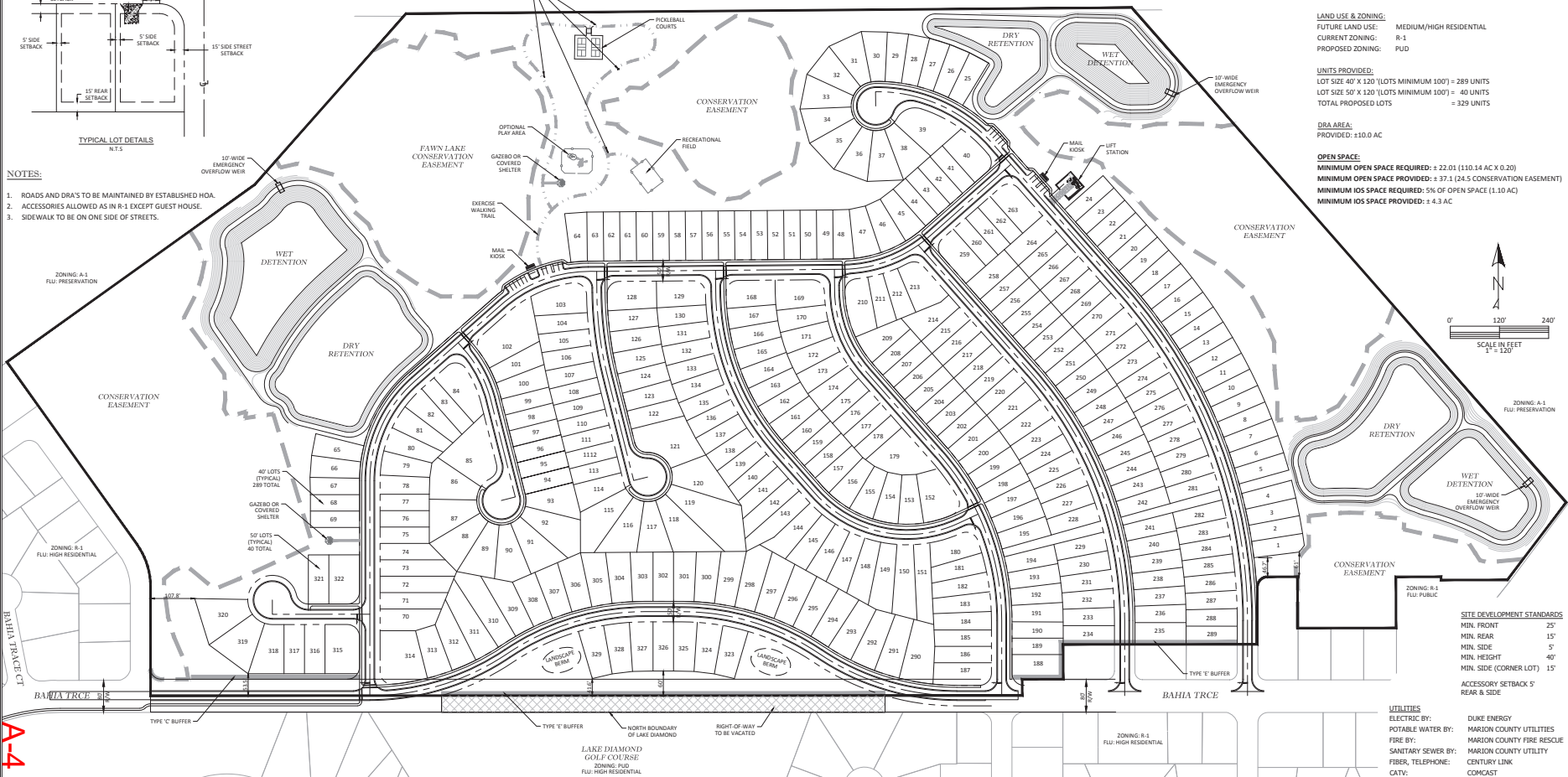
Diagram illustrating Typical Lot Details. The diagram shows a lot with setbacks and dimensions. Key dimensions and setbacks are labeled:

- 25' FRONT SETBACK
- 5' SIDE SETBACK
- 15' REAR SETBACK
- 25' SIDE SETBACK
- 15' SIDE SETBACK
- 25' (width of the lot)
- 15' (width of the lot)
- 5' (width of the lot)

A note indicates: "THIS DISTANCE SHALL BE THE LESSER OF 1/2 THE LOT WIDTH OR 50 FEET".

**TYPICAL LOT DETAILS**  
N-15

1. ROADS AND DRA'S TO BE MAINTAINED BY ESTABLISHED HOA.
2. ACCESSORIES ALLOWED AS IN R-1 EXCEPT GUEST HOUSE.
3. SIDEWALK TO BE ON ONE SIDE OF STREETS.



PARCEL ID:  
9027-0000-02

SITE:  
TOTAL AREA ±110.14 ACRES

LAND USE & ZONING:  
FUTURE LAND USE: MEDIUM/HIGH RESIDENTIAL  
CURRENT ZONING: R-1  
PROPOSED ZONING: PUD

**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

DRA AREA:  
PROVIDED: ±10.0 AC

**OPEN SPACE:**  
**MINIMUM OPEN SPACE REQUIRED:**  $\pm 22.01$  (110.14 AC X 0.20)  
**MINIMUM OPEN SPACE PROVIDED:**  $\pm 37.1$  (24.5 CONSERVATION EASEMENT)  
**MINIMUM IOS SPACE REQUIRED:** 5% OF OPEN SPACE (1.10 AC)  
**MINIMUM IOS SPACE PROVIDED:**  $\pm 4.3$  AC

| SITE DEVELOPMENT STANDARDS |     |
|----------------------------|-----|
| MIN. FRONT                 | 25' |
| MIN. REAR                  | 15' |
| MIN. SIDE                  | 5'  |
| MIN. HEIGHT                | 40' |
| MIN. SIDE (CORNER LOT)     | 15' |
| ACCESSORY SETBACK 5'       |     |
| REAR & SIDE                |     |

|                    |                           |
|--------------------|---------------------------|
| <u>UTILITIES</u>   |                           |
| ELECTRIC BY:       | DUKE ENERGY               |
| POTABLE WATER BY:  | MARION COUNTY UTILITIES   |
| FIRE BY:           | MARION COUNTY FIRE RESCUE |
| SANITARY SEWER BY: | MARION COUNTY UTILITY     |
| FIBER, TELEPHONE:  | CENTURY LINK              |
| CATV:              | COMCAST                   |

***Tillman & 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

**Attachment**

SAWN LAKE ESTATES PUD  
MARION COUNTY, FLORIDA

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

SHT. 1

# Attachment A





Prepared by  
Debora Phillips, an employee of  
**First American Title Insurance Company**  
1808 East Silver Springs Blvd  
Ocala, Florida 34470  
(352)690-1787

Return to: Grantee

File No.: 142032620065  
Consideration: \$882,320.00

**SPECIAL WARRANTY DEED**

State of Florida

County of Marion

**THIS SPECIAL WARRANTY DEED** is made on December 12, 2019, between

**Crystal Lake Properties, LLC, a Florida limited liability company**

having a business address at: 2500 Weston Road #311, Weston, FL 33331  
("Grantor"). and

**Midway 65, LLC, a Florida limited liability company**

having a mailing address of: , 277 Midway Rd  
("Grantee"), Ocala FL 33472

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, remised, released, conveyed and confirmed unto said "Grantee", it's successors and assigns forever, following described land, situate, lying and being in the County of **Marion**, State of **Florida**, to-wit:

The following described lands in Marion County, Florida:

Lots 1 through 19, Block 1858;  
Lots 1 through 26, Block 1859;  
Lots 1 through 19, Block 1862;  
Lots 1 through 12, and Tract B-F, Block 1863;  
Lots 1 through 19, Block 1864;  
Lots 1 through 26, Block 1865;  
Lots 1 through 37, Block 1866;  
Lots 1 through 35, Block 1867;  
Lots 1 through 18, Block 1868;  
Lots 1 through 20, Block 1869;  
Lots 1 through 13, Block 1870;  
Lots 2 through 13, Block 1871;  
Lots 1 through 19, Block 1872;

## Attachment A

Lots 1 through 9, Block 1873;  
Lots 1 through 7, Block 1874;  
Lots 1 through 4, Block 1874A;  
Lots 1 through 8, Block 1875;  
Lots 8 and 9, Block 1876;

All being in SILVER SPRINGS SHORES UNIT NO. 27, as per plat thereof recorded in Plat Book J, Pages 233 through 252, inclusive 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 BY A RECENT SURVEY 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°43'15"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 AFORMENTIONED 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 THOUGH 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

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 80.00 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 160.00 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 73.20 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"E 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.

Tax Parcel Identification Number: **9027-0000-02**

**SUBJECT**, however, to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions or requirements imposed by governmental authorities, if any.

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances except taxes accruing subsequent to **2019**. That it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

**In Witness Whereof**, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Crystal Lake Properties, LLC, a Florida limited liability company



By: Executive Land Development, a Florida limited liability company

By:

Name: Steven P. Fischer  
Title: MGR

Signed, sealed and delivered in our presence:

Witness Signature

Print Name: Daniel Martin

State of Florida

County of Broward

Witness Signature

Print Name: Fred Sadoff

**THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED** before me on **December 12, 2019**, by **Steven P. Fischer, as MGR of Executive Land Development, a Florida Limited Liability Company, MGR, on behalf of Crystal Lake Properties, LLC, a Florida limited liability company**, existing under the laws of the State of **Florida**, who is/are personally known to me or who has/have produced a valid driver's license as identification.

Notary Public

Daniel Martin

(Printed Name)

My Commission expires:

02/28/2020



Daniel Alejandro Martin  
Commission #FF964168  
Expires: February 28, 2020  
Bonded thru Aaron Notary

(Notarial Seal)



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
MIDWAY 65 LLC

### Filing Information

**Document Number** L19000294848  
**FEI/EIN Number** N/A  
**Date Filed** 12/02/2019  
**State** FL  
**Status** ACTIVE

### Principal Address

277 Midway Rd  
Ocala, FL 34472

Changed: 04/02/2020

### Mailing Address

277 Midway Rd  
Ocala, FL 34472

Changed: 04/02/2020

### Registered Agent Name & Address

Hawkins, Troy  
277 Midway Road  
Ocala, FL 34472

Name Changed: 01/13/2023

Address Changed: 01/13/2023

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

HAWKINS, TROY  
277 Midway Rd  
Ocala, FL 34472

### Annual Reports

| Report Year | Filed Date |
|-------------|------------|
| 2022        | 02/25/2022 |
| 2023        | 01/13/2023 |
| 2024        | 01/23/2024 |

**Document Images**

|   |  |
|---|--|
| <a href="#">01/23/2024 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">01/13/2023 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">02/25/2022 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/15/2021 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">04/02/2020 -- ANNUAL REPORT</a>             | <a href="#">View image in PDF format</a> |
| <a href="#">12/02/2019 -- Florida Limited Liability</a> | <a href="#">View image in PDF format</a> |



Jimmy H. Cowan, Jr., CFA

**Marion County Property Appraiser**

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336



## 2025 Property Record Card

# Real Estate

9027-0000-02

Prime Key: 2933887

[MAP IT+](#)

Current as of 5/20/2025

Property Information

MIDWAY 65 LLC  
277 MIDWAY RD  
OCALA FL 34472-4223

Taxes / Assessments:

Map ID: 252

Millage: 7011 - UNINCORPORATEDM.S.T.U.PC: 57

Acres: 107.84

2024 Certified Value

|                      |           |                     |             |
|----------------------|-----------|---------------------|-------------|
| Land Just Value      | \$833,904 |                     |             |
| Buildings            | \$0       |                     |             |
| Miscellaneous        | \$21,568  | Impact              |             |
| Total Just Value     | \$855,472 | Land Class Value    | (\$819,172) |
| Total Assessed Value | \$36,300  | Total Class Value   | \$14,732    |
| Exemptions           | \$0       | <u>Ex Codes:</u> 08 | \$36,300    |
| Total Taxable        | \$36,300  |                     |             |

History of Assessed Values

| Year | Land Just | Building | Misc Value | Mkt/Just  | Assessed Val | Exemptions | Taxable Val |
|------|-----------|----------|------------|-----------|--------------|------------|-------------|
| 2024 | \$833,904 | \$0      | \$21,568   | \$855,472 | \$36,300     | \$0        | \$36,300    |
| 2023 | \$667,304 | \$0      | \$21,568   | \$688,872 | \$36,716     | \$0        | \$36,716    |
| 2022 | \$667,304 | \$0      | \$21,568   | \$688,872 | \$33,718     | \$0        | \$33,718    |

Property Transfer History

| Book/Page                 | Date    | Instrument          | Code                   | Q/U | V/I | Price       |
|---------------------------|---------|---------------------|------------------------|-----|-----|-------------|
| <a href="#">7098/0658</a> | 12/2019 | 06 SPECIAL WARRANTY | 8 ALLOCATED            | Q   | V   | \$882,400   |
| <a href="#">4966/1663</a> | 01/2008 | 09 EASEMNT          | 0                      | U   | V   | \$100       |
| <a href="#">4250/1512</a> | 11/2005 | 07 WARRANTY         | 8 ALLOCATED            | U   | V   | \$673,700   |
| <a href="#">4122/1130</a> | 07/2005 | 07 WARRANTY         | 2 V-SALES VERIFICATION | Q   | V   | \$1,950,000 |
| <a href="#">2593/0355</a> | 01/1999 | 07 WARRANTY         | 2 V-SALES VERIFICATION | Q   | V   | \$900,000   |
| <a href="#">2331/0456</a> | 01/1997 | 06 SPECIAL WARRANTY | 2 V-SALES VERIFICATION | Q   | V   | \$337,230   |

Property Description

SEC 33 TWP 15 RGE 23  
PLAT BOOK J PAGE 233  
SILVER SPRINGS SHORES UNIT 27  
BLK 1858 LOTS 1-19  
BLK 1859 LOTS 1-26

# Attachment A

BLK 1862 LOTS 1-19  
 BLK 1863 LOTS 1-12  
 BLK 1864 LOTS 1-19  
 BLK 1865 LOTS 1-26  
 BLK 1866 LOTS 1-37  
 BLK 1867 LOTS 1-35  
 BLK 1868 LOTS 1-18  
 BLK 1869 LOTS 1-20  
 BLK 1870 LOTS 1-13  
 BLK 1871 LOTS 2-13  
 BLK 1872 LOTS 1-19  
 BLK 1873 LOTS 1-9  
 BLK 1874 LOTS 1-7  
 BLK 1874A LOTS 1-4  
 BLK 1875 LOTS 1-8  
 BLK 1876 LOTS 8.9  
 TRACT B-F &  
 WRA BETWEEN LOTS 7 & 8 &  
 WRA N OF LOT 12 &  
 WRA SW OF LOT 1 &  
 WRA SELY OF LOT 18 BLK 1868 &  
 PLAT BOOK 3 PAGE 106  
 SILVER SPRINGS SHORES UNIT 27 A REPLAT  
 BLK 1876A LOT 1 &  
 ALL REVERSIONARY INT IN ALL NON PAVED ROADS-WRAS WITHIN  
 THESE BDYS  
**Parent Parcel:** 9027-0000-00

## Land Data - Warning: Verify Zoning

| Use  | CUse | Front | Depth | Zoning | Units | Type | Rate | Loc | Shp | Phy | Class | Value | Just Value |
|------|------|-------|-------|--------|-------|------|------|-----|-----|-----|-------|-------|------------|
| 5721 |      | .0    | .0    | R1     | 83.30 | AC   |      |     |     |     |       |       |            |
| 9902 |      | .0    | .0    | R1     | 7.71  | AC   |      |     |     |     |       |       |            |
| 9510 |      | .0    | .0    | R1     | 6.10  | AC   |      |     |     |     |       |       |            |
| 9902 |      | .0    | .0    | R1     | 2.93  | AC   |      |     |     |     |       |       |            |
| 9902 |      | .0    | .0    | R1     | 5.76  | AC   |      |     |     |     |       |       |            |
| 9902 |      | .0    | .0    | R1     | 2.04  | AC   |      |     |     |     |       |       |            |
| 9480 |      | .0    | .0    | R1     | 1.00  | UT   |      |     |     |     |       |       |            |
| 9994 |      | .0    | .0    | A1     | 1.00  | UT   |      |     |     |     |       |       |            |

Neighborhood 2027 - CRYSTAL LAKES ADD U27 SSS  
 Mkt: 6 70

## Miscellaneous Improvements

| Type             | Nbr    | Units | Type | Life | Year In | Grade | Length | Width |
|------------------|--------|-------|------|------|---------|-------|--------|-------|
| 268 PLAT ENGINER | 107.84 |       | AC   | 99   | 1974    | 3     | 0.0    | 0.0   |

## Appraiser Notes

## Planning and Building

**\*\* Permit Search \*\***

| Permit Number | Date Issued | Date Completed | Description |
|---------------|-------------|----------------|-------------|
|---------------|-------------|----------------|-------------|

*FAWN LAKE ESTATES  
P.U.D. CONCEPT PLAN*

*SECTION 33, TOWNSHIP 15, RANGE 23  
MARION COUNTY, FLORIDA*

*PARCEL #: 9027-0000-02*

*PROJECT AREA: 110.14 ± ACRES*

*EXISTING LAND USE: MEDIUM/HIGH RESIDENTIAL*

*EXISTING ZONING: R-1*

*PROPOSED ZONING: PUD (PLANNED UNIT DEVELOPMENT)*

**GENERAL NOTES:**

1. LAYOUT IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
2. SIDEWALKS TO BE PROVIDED ALONG ONE SIDE OF INTERNAL STREETS AS NEEDED. PAY FEE IN LEU OF MAY BE UTILIZED AT DEVELOPERS OPTION.
3. THIS PROPERTY SHALL BE MAINTAINED BY AN ESTABLISHED HOA OR DEVELOPER.
4. PROJECT IS WITHIN FLOODZONE "X, A" ACCORDING TO FIRM PANEL #12083C0545D, EFFECTIVE ON 08/28/2008.
5. DEVELOPER HAS THE OPTION TO PLAT UNITS IN DEVELOPMENT.
6. DEVELOPMENT TO COMPLY WITH ARTICLE 6.19 OF THE L.D.C.
7. ALL LOTS WITH NUMBER IN CIRCLE 50 FEET WIDE, WITHOUT CIRCLE 40 FEET WIDE.
8. PORTION OF THIS PROPERTY IS IN THE ENVIRONMENTAL SENSITIVE OVERLAY ZONE.
9. THIS PROPERTY IS IN THE PRIMARY SPRINGS PROTECTION ZONE.

***Tillman & Associates***  
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

*COVER SHEET*

DATE 09/26/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 01.01



**INDEX OF SHEETS**

|               |  |
|---------------|--|
| 01.01         | COVER SHEET                                      |
| 02.01         | LIST OF REQUIREMENTS                             |
| 03.01         | PUD CONCEPT PLAN                                 |
| 04.01         | OVERALL RENDERING (TO BE PROVIDED AT LATER DATE) |
| 05.01 - 05.06 | SITE DATA  |
| 06.01         | TYPICAL  |
| 07.01         | CROSS SECTION                                    |
| 08.01 - 08.02 | BUFFER DETAILS                                   |
| 09.01         | BUFFER RENDERING                                 |
| 10.01 - 10.08 | HOUSE RENDERING                                  |
| 11.01         | OPEN SPACE MAP & CALCULATIONS                    |
| 12.01 - 12.04 | AMENITY RENDERING                                |
| 13.01         | SIGNAGE RENDERING                                |

**LIST OF REQUIREMENTS**

1. THE NAME OF THE PUD SHALL BE CENTERED AT THE TOP OF THE SHEET ALONG THE LONG DIMENSION OF THE SHEET. *"SEE SHEET 03.01"*.
2. VICINITY MAP THAT DEPICTS RELATIONSHIP OF THE SITE TO THE SURROUNDING AREA WITHIN A 1 MILE RADIUS. *"SEE SHEET 05.01"*.
3. DRAWING OF THE BOUNDARIES OF THE PROPERTY SHOWING DIMENSIONS OF ALL SIDES. *"SEE SHEET 03.01"*.
4. PROVIDE THE ACREAGE OF THE SUBJECT PROPERTY ALONG WITH A LEGAL DESCRIPTION OF THE PROPERTY. *"SEE SHEET 05.03"*.
5. IDENTIFY THE COMPREHENSIVE PLAN FUTURE LAND USE AND EXISTING ZONING OF THE SUBJECT PROPERTY (INCLUDING ACREAGE OF EACH) AND FOR ALL PROPERTIES IMMEDIATELY ADJACENT TO THE SUBJECT PROPERTY. *"SEE SHEET 05.04 - 05.05"*.
6. IDENTIFY EXISTING SITE IMPROVEMENTS ON THE SITE. *"NO EXISTING IMPROVEMENT ON SITE"*.
7. A LIST OF THE USES PROPOSED FOR THE DEVELOPMENT. *"SINGLE FAMILY RESIDENCE AND AMENITIES"*.
8. A TYPICAL DRAWING OF AN INTERIOR LOT, CORNER LOT, AND CUL-DE-SAC LOT NOTING SETBACK REQUIREMENTS. FOR RESIDENTIAL DEVELOPMENT, THE TYPICAL DRAWINGS WILL SHOW A STANDARD HOUSE SIZE WITH ANTICIPATED ACCESSORY STRUCTURE. *"SEE SHEET 06.01, 07.01"*.
9. PROPOSED ZONING AND DEVELOPMENT STANDARDS (SETBACK, FAR, BUILDING HEIGHT, ETC.) *"SEE SHEET 06.01"*.
10. IDENTIFY PROPOSED BUFFERS. *"SEE SHEET 03.01, 08.01, 08.02, 09.01"*.
11. IDENTIFY ACCESS TO THE SITE. *"SEE SHEET 03.01"*.
12. PRELIMINARY BUILDING LOT TYPICAL(S) WITH REQUIRED YARD SETBACK AND PERKING LOT LOCATIONS. (THIS INFORMATION MUST ADDRESS ALL POSSIBLE PRINCIPLE AND ACCESSORY STRUCTURES FOR ALL USES.) *"SEE SHEET 06.01"*.
13. PRELIMINARY SIDEWALK LOCATIONS. *"SEE SHEET 03.01, 05.02"*.
14. REQUIRED TRAFFIC IMPACT ANALYSIS IN COMPLIANCE WITH LAND DEVELOPMENT CODE 2.12.29. *"TO BE PROVIDED PRAIRIE BCC MEETING"*.
15. SHOW 100 YEAR FLOODPLAIN ON THE SITE. *"SEE SHEET 05.06"*.
16. SHOW ANY PROPOSED LAND OR RIGHT OF WAY DEDICATION.
17. IDENTIFY ANY PROPOSED PARKS OR OPEN SPACES. *"SEE SHEET 11.01, 12.01 - 12.04"*.
18. A NOTE DESCRIBING HOW THE CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS, PARKING AREAS, DETENTION AREAS, COMMON AREAS, ETC. WILL BE COORDINATED DURING DEVELOPMENT AND PERPETUALLY AFTER THE SITE IS COMPLETE. *"SEE SHEET 05.02, NOTE 14"*.
19. ARCHITECTURAL RENDERINGS OR COLOR PHOTOS DETAILING THE DESIGN FEATURES, COLOR PALLET, BUFFERING DETAILS. *"SEE SHEET 10.01 - 10.08, 12.01 - 12.04"*.
20. ANY ADDITIONAL INFORMATION THAT MAY BE DEEMED APPROPRIATE FOR THE SPECIFIC PROJECT (E.G., DOCUMENTATION AND/OR PRESENTATION MATERIAL BY THE OWNER OR APPLICANT/AGENT, OR INFORMATION IDENTIFIED AS REQUIRED OR RECOMMENDED BY COUNTY STAFF IN THE PRE-APPLICATION MEETING CONDUCTED PRIOR TO SUBMITTING THE APPLICATION).

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 Office: (352) 387-4540 Fax: (352) 387-4545

FAWN LAKE ESTATES  
 MARION COUNTY, FLORIDA

## LIST OF REQUIREMENTS

DATE 10/01/25  
 DRAWN BY \_\_\_\_\_  
 CHKD. BY JH  
 JOB NO. 25-0073  
 SCALE \_\_\_\_\_  
 SHT. 02.01

**FAWN LAKE ESTATES PUD CONCEPT PLAN**

**50' PRIVATE LOCAL RIGHT-OF-WAY ROADWAY SECTION**  
N.T.S.

**TYPICAL LOT DIMENSIONS**  
N.T.S.

**TYPICAL LOT DETAILS**  
N.T.S.

**NOTES:**

- ROADS AND DRA'S TO BE MAINTAINED BY ESTABLISHED HOA.
- ACCESSORIES ALLOWED AS IN R-1 EXCEPT GUEST HOUSE.
- SIDEWALK TO BE ON ONE SIDE OF STREETS.

**PROJECT DATA**

PARCEL ID: 9027-0000-02

**SITE:**  
TOTAL AREA: ±110.14 ACRES

**LAND USE & ZONING:**  
FUTURE LAND USE: MEDIUM/HIGH RESIDENTIAL  
CURRENT ZONING: R-1  
PROPOSED ZONING: PUD

**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  
\* 50' LOTS (40)

**DRA AREA:**  
PROVIDED: ±10.0 AC

**OPEN SPACE:**  
MINIMUM OPEN SPACE REQUIRED: ± 22.03 (110.14 AC X 0.20)  
MINIMUM OPEN SPACE PROVIDED: ± 37.1 (24.5 CONSERVATION EASEMENT)  
MINIMUM IDS SPACE REQUIRED: 5% OF OPEN SPACE (1.10 AC)  
MINIMUM IDS SPACE PROVIDED: ± 4.3 AC

**SITE DEVELOPMENT STANDARDS**

| MIN. FRONT                    | 25' |
|-------------------------------|-----|
| MIN. REAR                     | 15' |
| MIN. SIDE                     | 5'  |
| MIN. HEIGHT                   | 10' |
| MIN. SIDE (CORNER LOT)        | 40' |
| ACCESSORY SETBACK REAR & SIDE | 15' |

**UTILITIES**

| ELECTRIC BY:                                      | DUKE ENERGY              |
|---|--------------------------|
| POTABLE WATER BY: <td>MAJON COUNTY UTILITIES</td> | MAJON COUNTY UTILITIES   |
| FIRE BY: <td>MAJON COUNTY FIRE RESCUE</td>        | MAJON COUNTY FIRE RESCUE |
| SANITARY SEWER BY: <td>MAJON COUNTY UTILITY</td>  | MAJON COUNTY UTILITY     |
| FIBER, TELEPHONE: <td>CENTURY LINK</td>           | CENTURY LINK             |
| CATV: <td>COMCAST</td>                            | COMCAST                  |

[illegible]

DATE 10-01-25  
DRAWN BY HB  
CHKD. BY JH  
JOB NO. 25-0071

SHT. 03.01

## Attachment A

PROJECT DATAPARCELS

9027-0000-02

LAND USE:

MEDIUM RESIDENTIAL: 46.82 ±ACRES  
 HIGH RESIDENTIAL: 63.32 ±ACRES

SITE

TOTAL AREA 110.14 ±ACRES

LAND USE & ZONING

FUTURE LAND USE MEDIUM/HIGH RESIDENTIAL  
 CURRENT ZONING R-1  
 PROPOSED ZONING PUD

ALLOWABLE DENSITY (MEDIUM RESIDENTIAL: 46.82 ±ACRES)

MINIMUM 1 UNITS PER ACRE = 47 UNITS

MAXIMUM 4 UNITS PER ACRE = 187 UNITS

ALLOWABLE DENSITY (HIGH RESIDENTIAL: 63.32 ±ACRES)

MINIMUM 4 UNITS PER ACRE = 253 UNITS

MAXIMUM 8 UNITS PER ACRE = 506 UNITS

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

DRA AREA

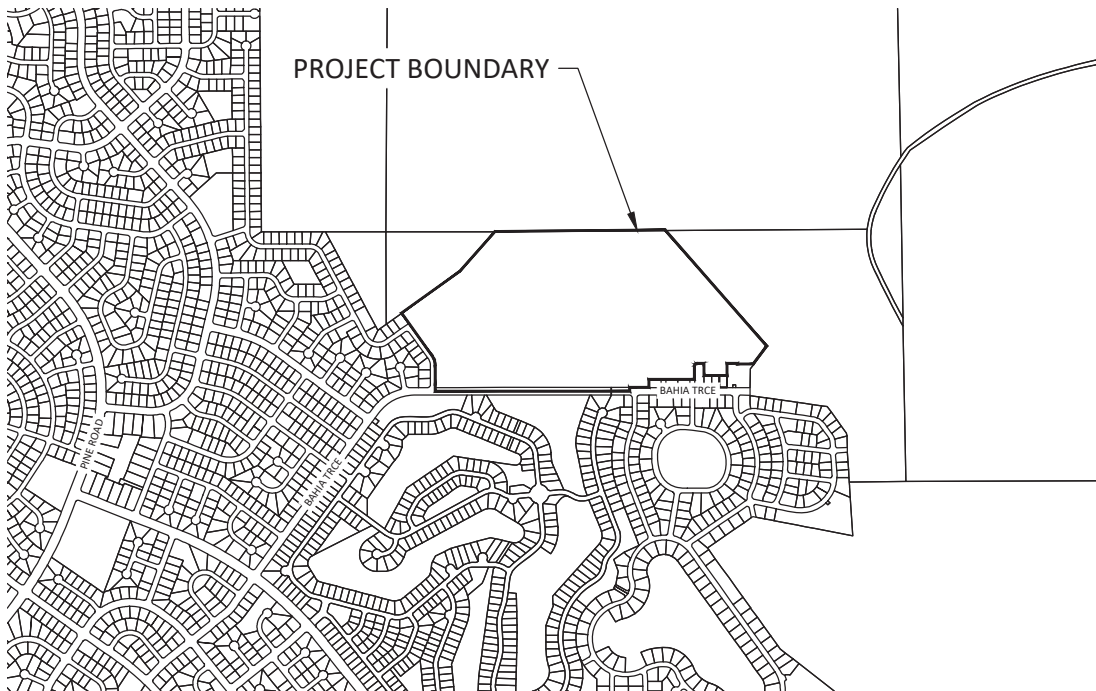
PROVIDED 10.00 AC (9.09%)

UTILITIES

|                   |                           |
|-------------------|---------------------------|
| ELECTRIC BY       | DUKE ENERGY               |
| POTABLE WATER BY  | MARION COUNTY UTILITIES   |
| FIRE BY           | MARION COUNTY FIRE RESCUE |
| SANITARY SEWER BY | MARION COUNTY UTILITY     |
| FIBER, TELEPHONE  | CENTURY LINK              |
| CATV              | COMCAST                   |

SITE DEVELOPMENT STANDARDS

|                        |     |               |
|------------------------|-----|---------------|
| MIN. FRONT             | 25' |               |
| MIN. REAR              | 20' | ACCESSORY 5'  |
| MIN. SIDE              | 5'  | ACCESSORY 5'  |
| MIN. HEIGHT            | 40' | ACCESSORY 20' |
| MIN. SIDE (CORNER LOT) | 15' |               |

VICINITY MAP

SCALE: 1" = 2000'

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 Office: (352) 387-4540 Fax: (352) 387-4545

FAWN LAKE ESTATES  
 MARION COUNTY, FLORIDA

SITE DATA

DATE 09/30/25

DRAWN BY

CHKD. BY JH

JOB NO. 25-0073

SCALE 1" = 2000'

SHT. 05.01



**SIDE DATA NOTES:**

1. THE PROJECT MAY BE DEVELOPED IN MULTIPLE PHASES, AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER SHALL NOTIFY THE COUNTY OF PROPOSED PHASING CHANGES AT THE TIME OF SITE PLAN SUBMITTAL(S). EACH PHASE MAY INCLUDE TEMPORARY SUPPORT TRAILERS (INCLUDING BUT NOT LIMITED TO SALES, CONSTRUCTION, DEVELOPMENT AND REAL ESTATE OFFICES) WHICH WILL BE REMOVED UPON COMPLETION OF WORK IN EACH APPLICABLE PHASE. INFRASTRUCTURE NECESSARY TO SUPPORT EACH PHASE OF THE PROJECT SHALL BE CONSTRUCTED CONCURRENTLY WITH THAT PHASE AS A CONDITION OF PLATTING AND/OR SITE PLAN APPROVAL.
2. ALL BUFFERS SHALL ADHERE TO THE MARION COUNTY LDC STANDARDS FOR ADJOINING USES ON THE EXTERIOR OF THE P.U.D. BOUNDARIES EXCEPT AS OTHERWISE DEFINED WITHIN THE SUBMITTED DOCUMENTS. NO INTERNAL BUFFER SHALL BE REQUIRED AND LEFT UP TO THE DISCRETION OF THE DEVELOPER.
3. THE PROJECT SHALL CONNECT TO MARION COUNTY UTILITIES FOR WATER AND SEWER.
4. APPLICANT RESERVES THE ABILITY TO REARRANGE OR MODIFY LOCATION OF HOUSING UNIT TYPES PRIOR TO APPROVAL OF FINAL MASTER PLAN. PROVISIONS FOR ADEQUATE BUFFERS WILL BE PROVIDED.
5. THIS PROJECT WILL BE PLATTED AS FEE-SIMPLE LOTS.
6. PRIVATE ROAD STATUS WITH 50' RIGHT-OF-WAY WIDTH TOGETHER WITH 10.00' UTILITY EASEMENT.
7. ALL LOTS/TRACTS IN THIS SUBDIVISION SHALL USE THE INTERNAL SUBDIVISION ROADWAYS FOR DRIVEWAY/VEHICLE ACCESS.
8. ALL CONSTRUCTION COVERED BY THESE PLANS SHALL COMPLY WITH THE MATERIAL REQUIREMENTS AND QUALITY CONTROL STANDARDS CONTAINED IN THE MARION COUNTY LAND DEVELOPMENT CODE.
9. HOME OWNERS ASSOCIATION IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF BOTH NEW AND REPLACEMENT QUADRANT STREET SIGNS.
10. ACCESSORY STRUCTURES (SCREEN ENCLOSURES, ETC.) SHALL CONFORM TO THE BUILDING SETBACKS AS DETAILED.
11. ADDITIONAL PERMITS WILL BE REQUIRED FOR SIGNAGE, WHICH MAYBE LOCATED IN BUFFER EASEMENT. AND WILL COMPLY WITH LDC REGULATIONS.
12. ACCESSORY USES ALLOWED AS PERMITTED WITHIN AN R-1 ZONE, EXCEPT GUEST COTTAGE.
13. SIDEWALKS TO BE PROVIDED ON ONE SIDE OF ROADS OR PAY FEE IN LIEU OF AS AN OPTION.
14. ROADS, DETENTION AREAS, AND COMMON AREAS WILL BE CONSTRUCTED BY THE DEVELOPER AND WILL BE EVENTUALLY MAINTAINED BY DECLARANT POA.

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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**SITE DATA  
NOTES**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 05.02

ACREAGE OF PROPERTY:  
110.14 ± ACRES

LEGAL DESCRIPTION:

PARCEL 9027-0000-02

SEC 33 TWP 15 RGE 23

PLAT BOOK J PAGE 233

SILVER SPRINGS SHORES UNIT 27

BLK 1858 LOTS 1-19

BLK 1859 LOTS 1-26

BLK 1862 LOTS 1-19

BLK 1863 LOTS 1-12

BLK 1864 LOTS 1-19

BLK 1865 LOTS 1-26

BLK 1866 LOTS 1-37

BLK 1867 LOTS 1-35

BLK 1868 LOTS 1-18

BLK 1869 LOTS 1-20

BLK 1870 LOTS 1-13

BLK 1871 LOTS 2-13

BLK 1872 LOTS 1-19

BLK 1873 LOTS 1-9

BLK 1874 LOTS 1-7

BLK 1874A LOTS 1-4

BLK 1875 LOTS 1-8

BLK 1876 LOTS 8.9

TRACT B-F &

WRA BETWEEN LOTS 7 & 8 &

WRA N OF LOT 12 &

WRA SW OF LOT 1 &

WRA SELY OF LOT 18 BLK 1868 &

PLAT BOOK 3 PAGE 106

SILVER SPRINGS SHORES UNIT 27 A REPLAT

BLK 1876A LOT 1 &

ALL REVERSIONARY INT IN ALL NON PAVED ROADS-WRAS WITHIN

THESE BDYS

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FAWN LAKE ESTATES  
 MARION COUNTY, FLORIDA

**ACREAGE OF PROPERTY AND  
 LEGAL DESCRIPTION**

DATE 09/26/25

DRAWN BY \_\_\_\_\_

CHKD. BY JH

JOB NO. 25-0073

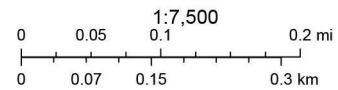
SCALE \_\_\_\_\_

SHT. 05.03



5/23/2025, 9:00:58 AM

- |                                  |                         |
|----------------------------------|-------------------------|
| Marion County                    | Public (N/A; FAR 1.0)   |
| Parcels                          | Preservation (N/A; N/A) |
| Future Land Use                  | Streets                 |
| High Residential (4 - 8 du/ac)   |                         |
| Medium Residential (1 - 4 du/ac) |                         |



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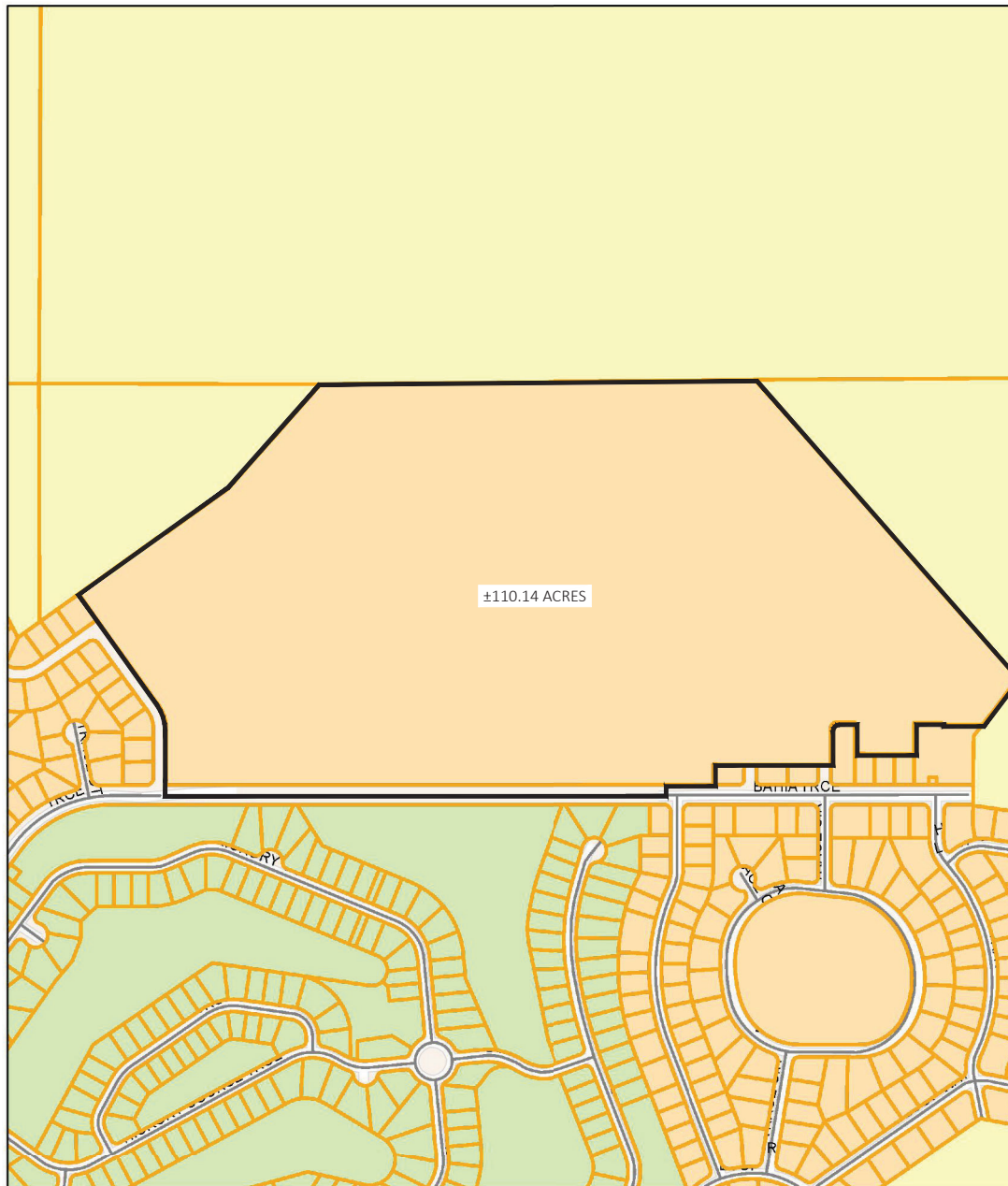
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**SITE DATA**  
**FUTURE LAND USE**

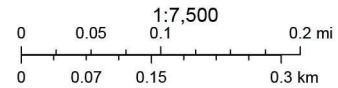
DATE 09/26/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 05.04

## Zoning Classification



5/23/2025, 8:57:49 AM

- |  |                       |  |         |
|--|-----------------------|--|---------|
|  | Marion County         |  | PUD     |
|  | Parcels               |  | R-1     |
|  | Zoning Classification |  | Streets |
|  | A-1                   |  |         |



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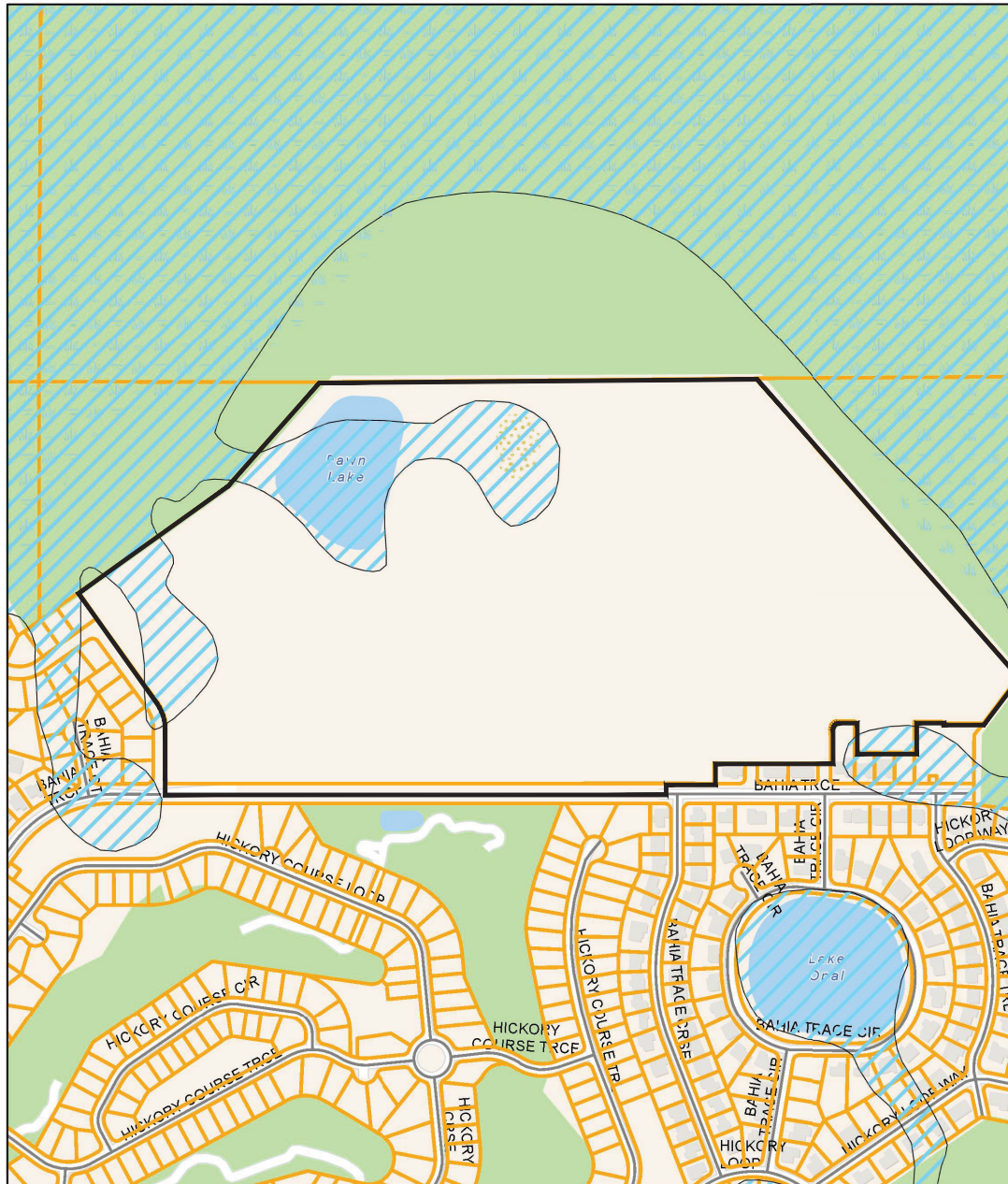
FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**SITE DATA**  
**ZONING CLASSIFICATION**

DATE 09/26/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 05.05



# Flood Zones



5/23/2025, 9:12:29 AM

- Marion County
- Other Areas
- X - Areas Outside 0.2% Annual Chance Flood
- Special Flood Hazard Areas - 1% Annual Chance Flood
- A - No Base Flood Elevation Determined
- Parcels
- Streets

1:7,500  
0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

**Tillman & Associates**  
ENGINEERING, LLC.

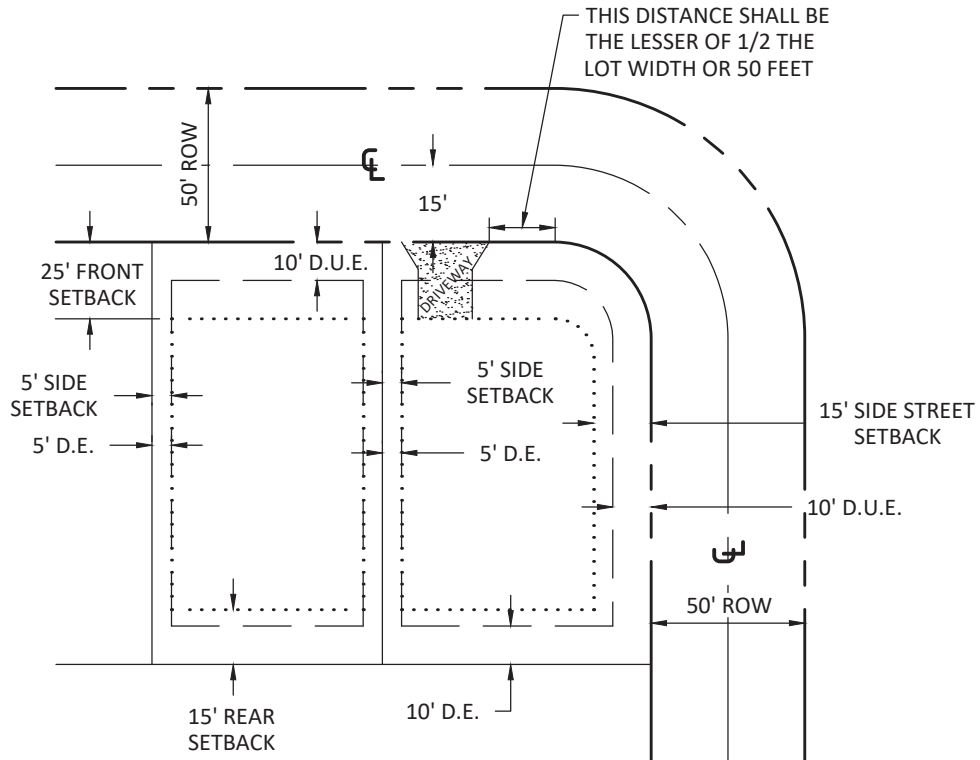
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**SITE DATA**  
**FLOOD ZONE MAP**

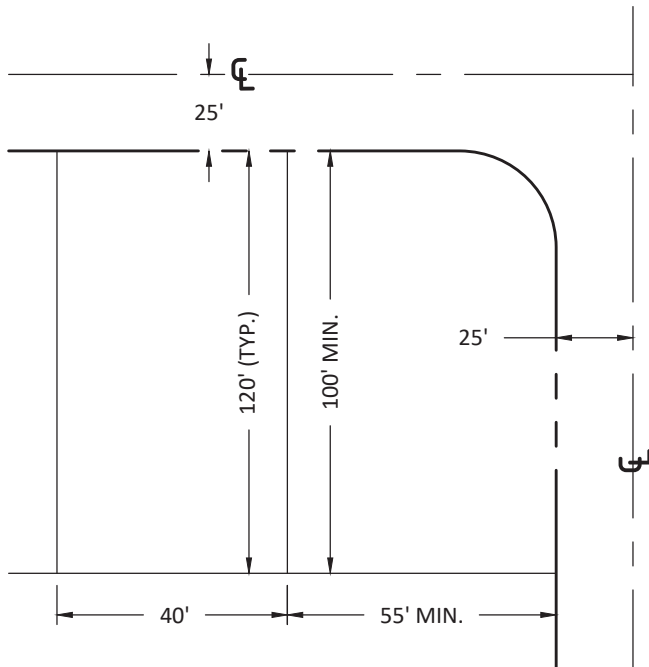
DATE 07/25/25  
DRAWN BY  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE  
SHT. 05.06





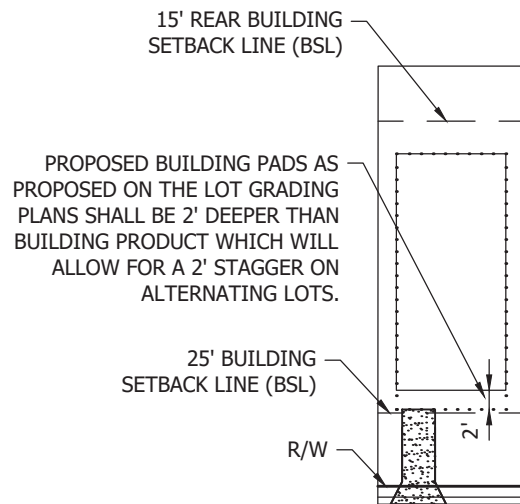
**TYPICAL LOT DETAILS**

N.T.S.



**TYPICAL LOT DIMENSIONS**

N.T.S.



**BUILDING FOOTPRINT STAGGER DETAIL**

N.T.S.

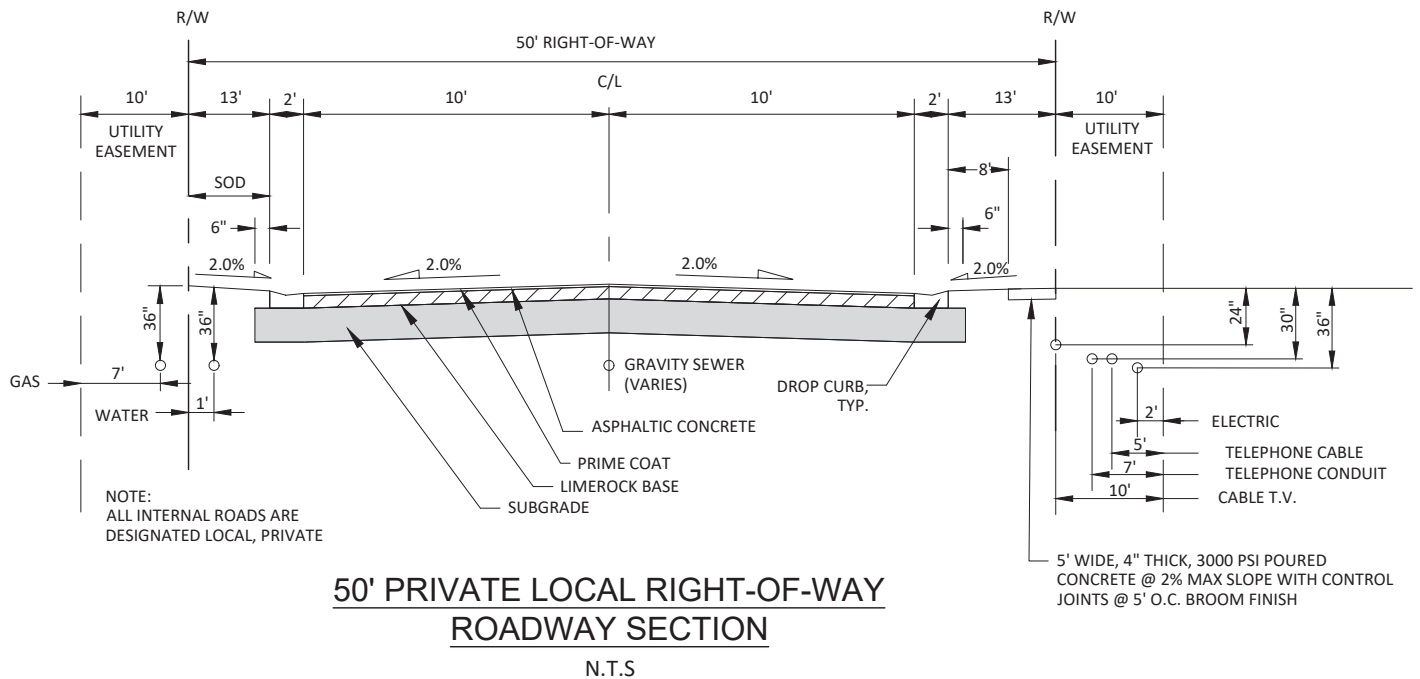
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**TYPICALS**

DATE 09/30/25  
DRAWN BY  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE  
SHT. 06.01



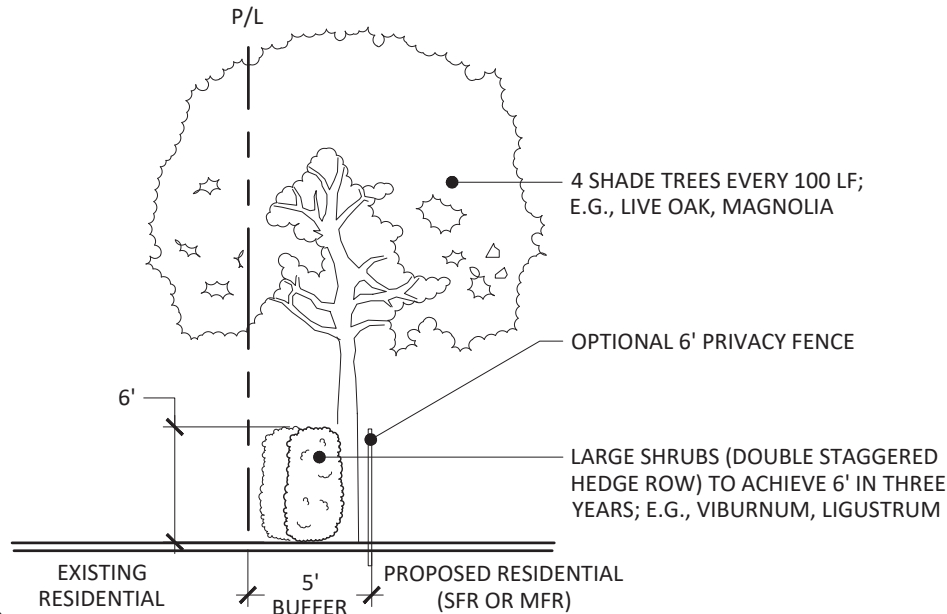
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

*CROSS SECTIONS*

DATE 7/25/2025  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 07.01



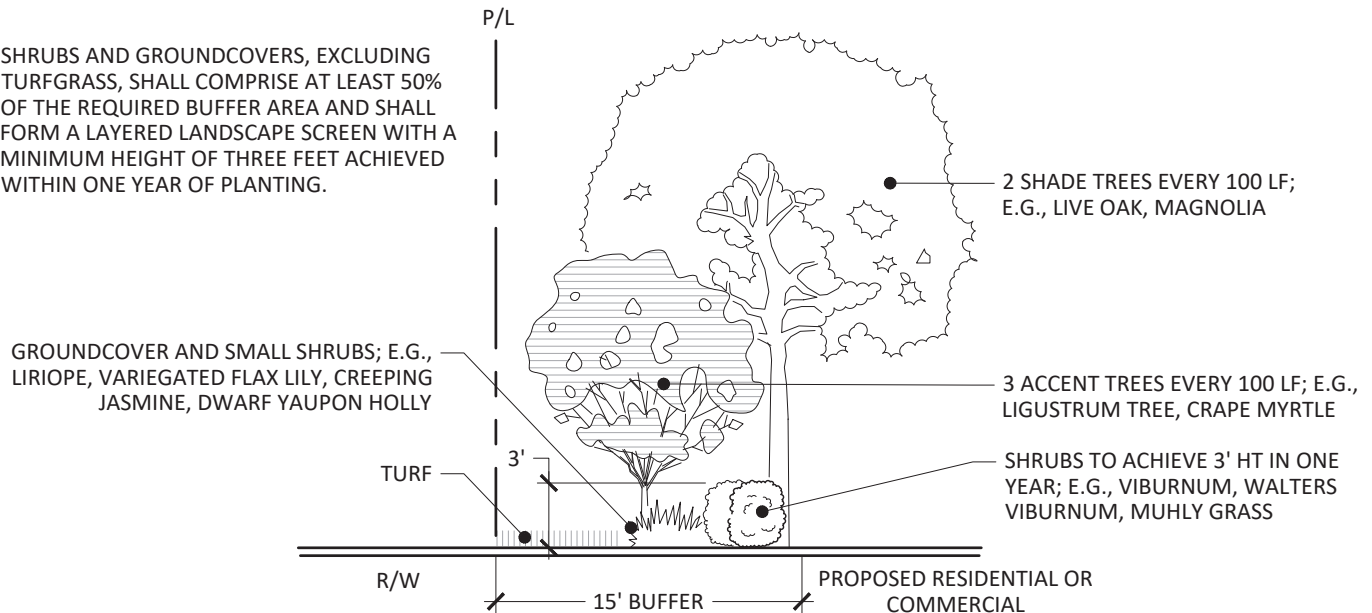
### TYPE 'E' BUFFER

NOT TO SCALE

#### TYPE 'E' BUFFER

BUFFER SHALL CONSIST OF A FIVE-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST FOUR SHADE TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS SHALL BE PLANTED IN A DOUBLE-STAGGERED ROW AND BE CAPABLE OF REACHING A MAINTAINED HEIGHT OF SIX FEET WITHIN THREE YEARS. GROUNDCOVERS AND/OR TURFGRASS SHALL NOT BE USED IN THIS BUFFER OR 6' PRIVACY FENCE.

SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50% OF THE REQUIRED BUFFER AREA AND SHALL FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR OF PLANTING.



### TYPE 'C' BUFFER (ALONG PUBLIC ROAD)

NOT TO SCALE

#### TYPE 'C' BUFFER

BUFFER SHALL CONSIST OF A 15-FOOT WIDE LANDSCAPE STRIP WITHOUT A BUFFER WALL. THE BUFFER SHALL CONTAIN AT LEAST TWO SHADE TREES AND THREE ACCENT/ORNAMENTAL TREES FOR EVERY 100 LINEAL FEET OR FRACTIONAL PART THEREOF. SHRUBS AND GROUNDCOVERS, EXCLUDING TURFGRASS, SHALL COMPRISE AT LEAST 50 PERCENT OF THE REQUIRED BUFFER AND FORM A LAYERED LANDSCAPE SCREEN WITH A MINIMUM HEIGHT OF THREE FEET ACHIEVED WITHIN ONE YEAR.

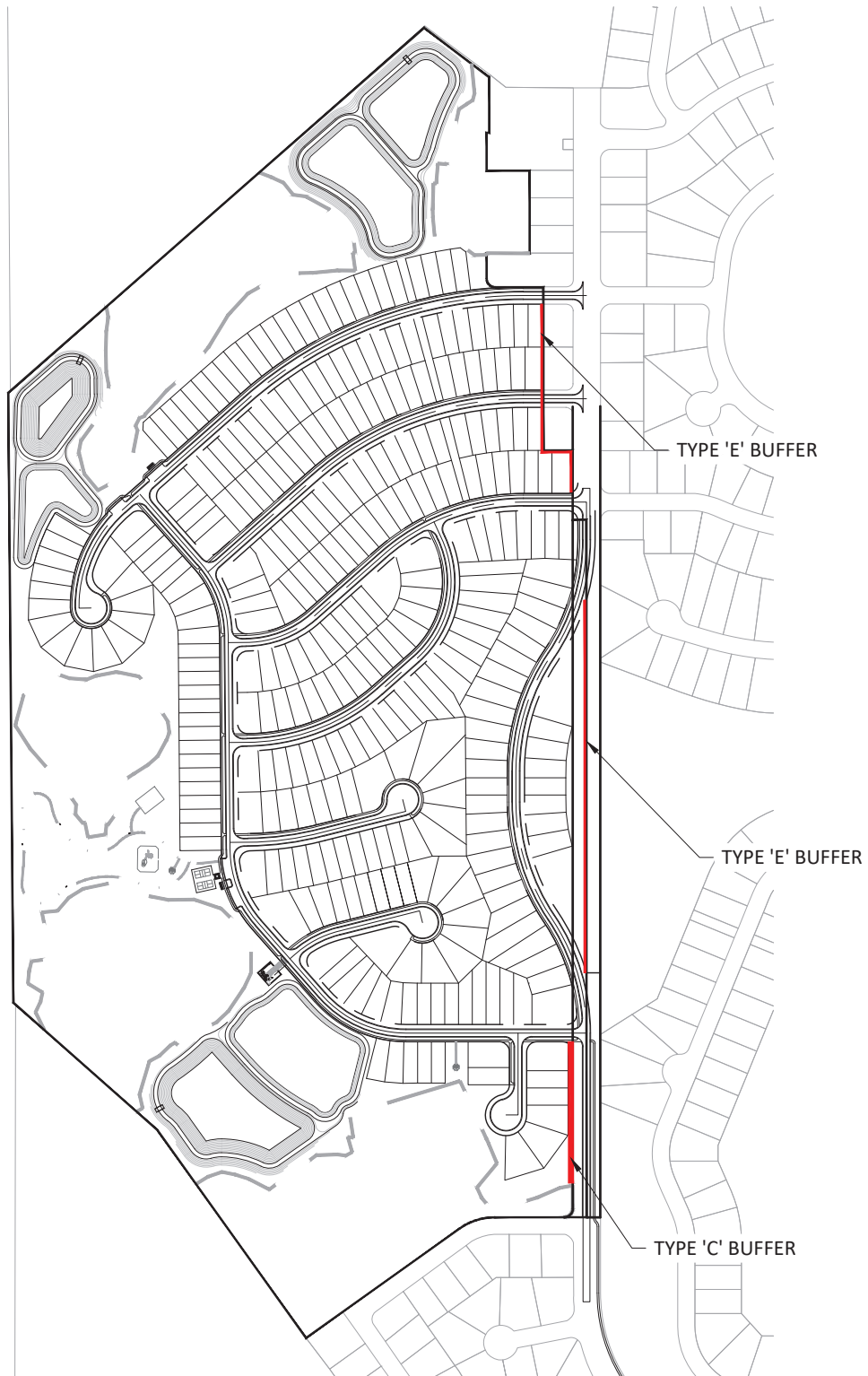
**Tillman & Associates**  
ENGINEERING, LLC.

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

FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

### BUFFER DETAILS

DATE 07/25/25  
DRAWN BY  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE  
SHT. 08.01



PLEASE NOTE EXISTING VEGETATION MAY BE UTILIZED TO MEET THE BUFFER REQUIREMENTS.

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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

***BUFFER DETAILS***

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 08.02



100'

TYPE 'E' BUFFER



100'

TYPE 'C' BUFFER

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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

***BUFFER RENDERING***

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 09.01





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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**HOUSE RENDERING**  
**40' WIDE LOTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.01





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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**HOUSE RENDERING**  
**40' WIDE LOTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.02





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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**HOUSE RENDERING**  
**40' WIDE LOTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.03



#### ARCHITECTURAL STYLE

NOTES: FAÇADE COLORS SHALL BE LOW REFLECTANCE, SUBTLE, OR NEUTRAL TONE COLORS. BUILDING TRIM AND ACCENT AREAS MAY FEATURE BRIGHTER COLORS, INCLUDING PRIMARY COLORS.

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MARION COUNTY, FLORIDA

**HOUSE RENDERING**  
**40' WIDE LOTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.04





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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**HOUSE RENDERING**  
**50' WIDE LOTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.05





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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**HOUSE RENDERING**  
**50' WIDE LOTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.06





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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**HOUSE RENDERING**  
**50' WIDE LOTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.07



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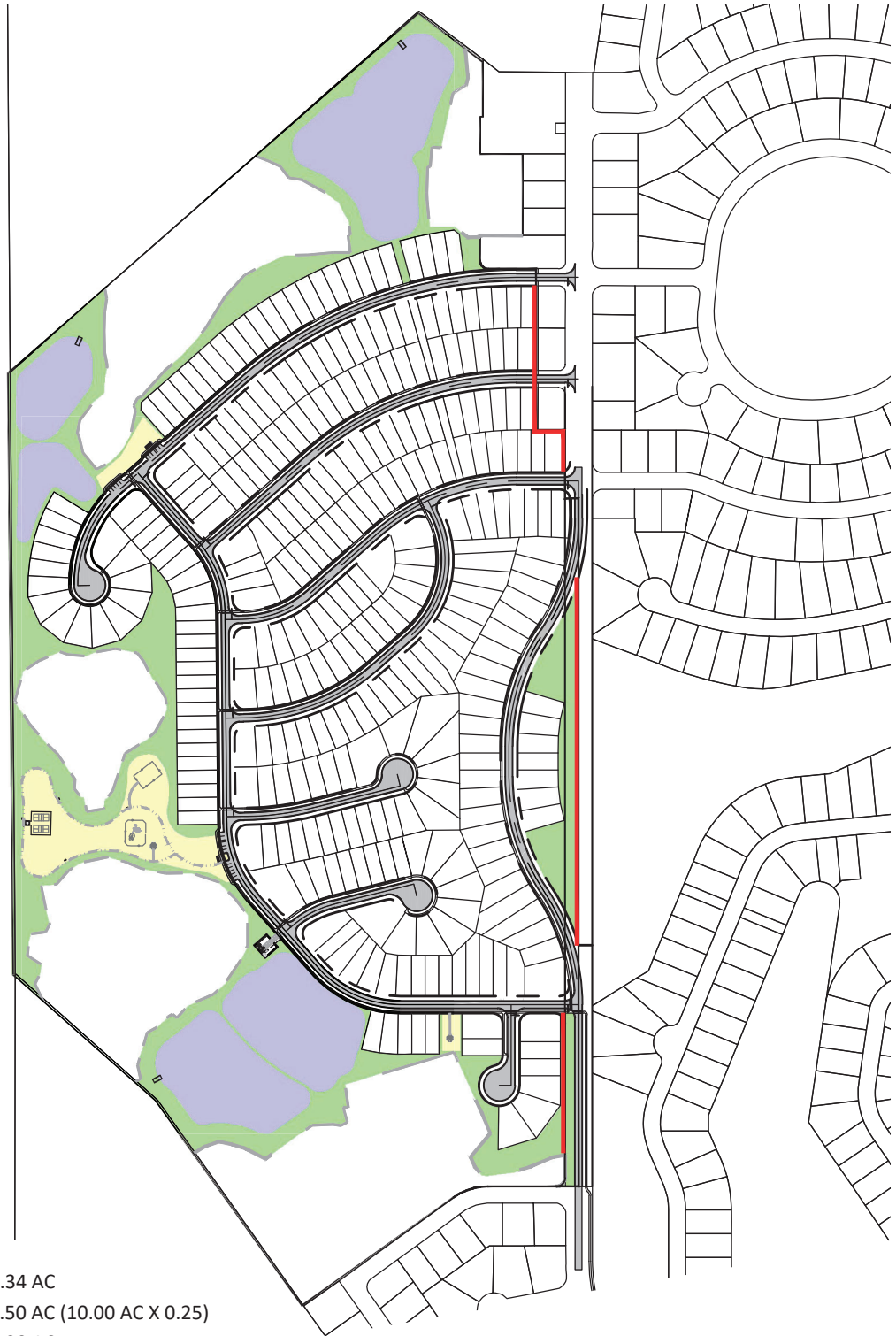
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

*HOUSE RENDERING*  
*50' WIDE LOTS*

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 10.08





## OPEN SPACE:

|                  |                           |
|------------------|---------------------------|
| BUFFERS          | 0.34 AC                   |
| DRA              | 2.50 AC (10.00 AC X 0.25) |
| IOS              | 4.30 AC                   |
| OTHER OPEN SPACE | 29.96 AC                  |

TOTAL OPEN SPACE PROVIDED:  $\pm 37.10$  AC (33.7%)MINIMUM OPEN SPACE TO BE PROVIDED:  $\pm 22.03$  AC (110.14 AC X 0.20)

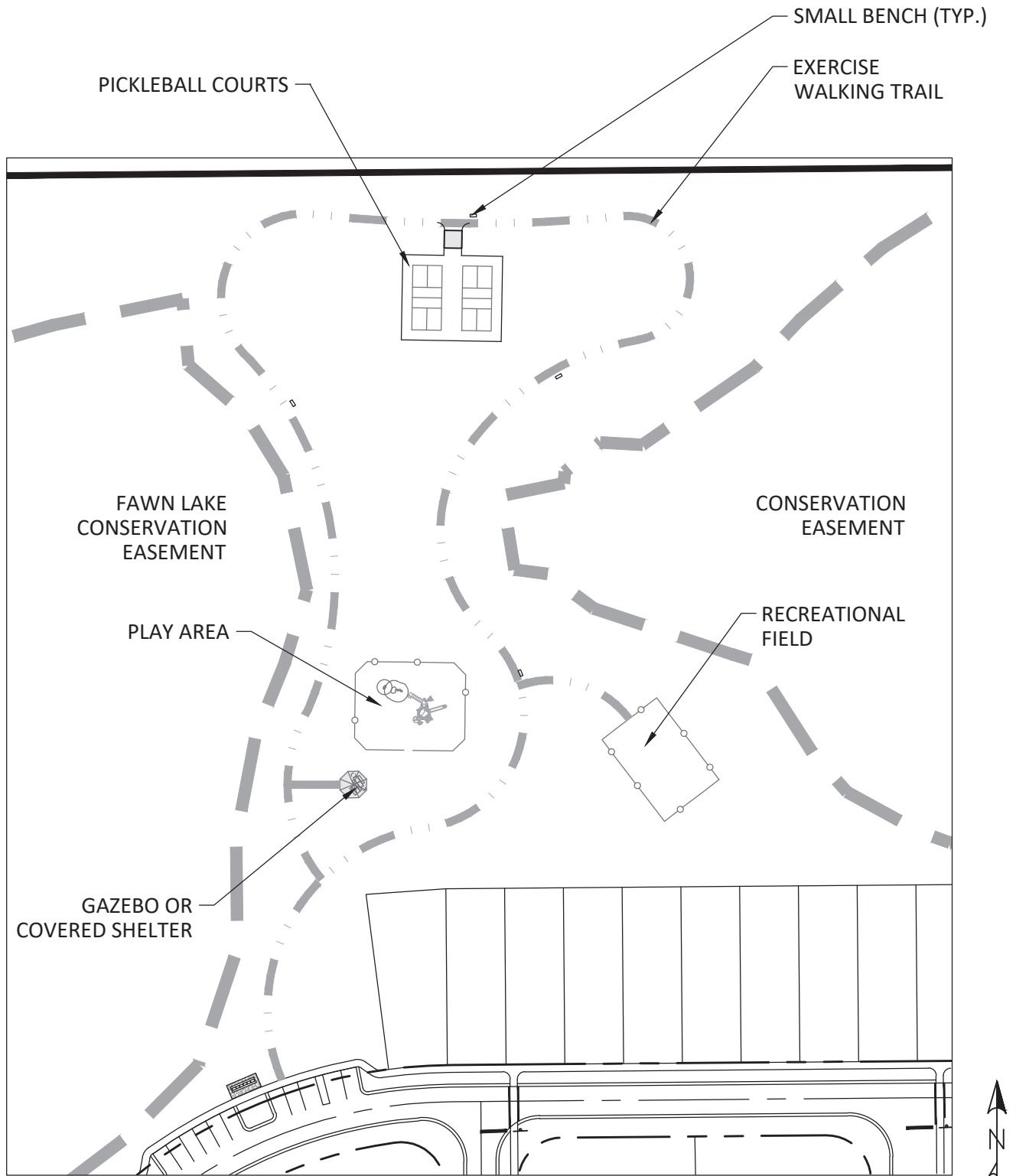
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

## OPEN SPACE MAP AND CALCULATIONS

DATE 09/30/25  
DRAWN BY  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE 1" = 500'  
SHT. 11.01



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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

AMENITY RENDERING

DATE 09/30/25  
DRAWN BY  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE  
SHT. 12.01



PLAYGROUND



SWINGSET

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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**AMENITY RENDERING  
PLAY AREA**

DATE 09/30/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 12.02





PICKLEBALL COURT

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

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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**AMENITY RENDERING  
PICKLEBALL COURTS**

DATE 07/25/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 12.03





COVERED SHELTER



WALKING TRAIL

PLEASE NOTE THAT MATERIAL FOR DELINEATING THE WALKING TRAIL MAY BE MADE UP OF OTHER MATERIAL. THE SIZE MAY VARY IN WIDTH.

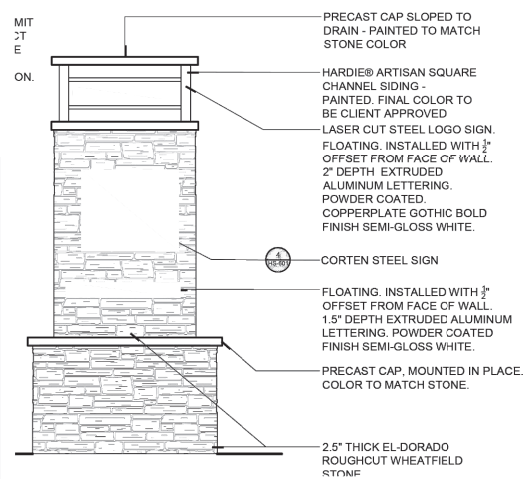
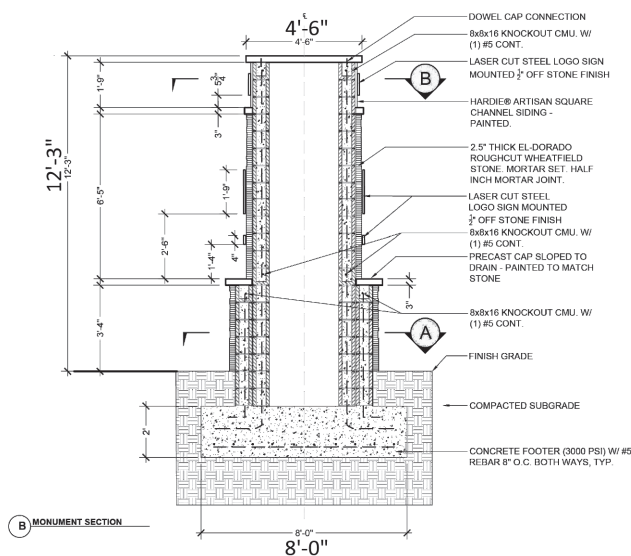
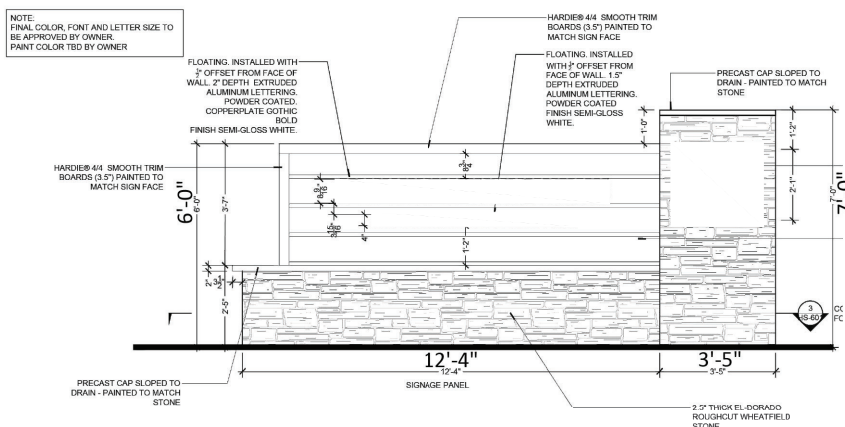
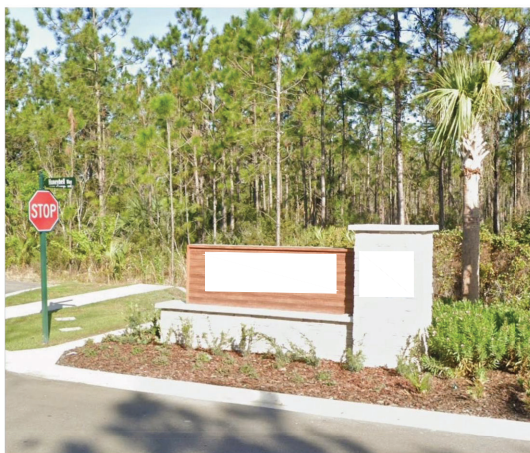
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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

**AMENITY RENDERING**  
**WALKING TRAIL & SHELTER**

DATE 09/30/25  
DRAWN BY \_\_\_\_\_  
CHKD. BY JH  
JOB NO. 25-0073  
SCALE \_\_\_\_\_  
SHT. 12.04



PLEASE NOTE THAT EITHER SIGN MAY BE PLACED AT ALL ENTRANCE LOCATIONS. ALL OTHER SIGNAGE TO CONFORM WITH LDC STANDARDS.

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FAWN LAKE ESTATES  
MARION COUNTY, FLORIDA

## SIGNAGE RENDERING

DATE 07/29/25

DRAWN BY \_\_\_\_\_

CHKD. BY JH

JOB NO. 25-0073

SCALE

SHT. 13.01





**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

August 21, 2025

KITTELSON & ASSOCIATES  
EMMANUEL MASINDOKI  
225 E. ROBINSON STREET, #355  
ORLANDO, FL 32801

**SUBJECT: TRAFFIC METHODOLOGY APPROVAL LETTER**  
**PROJECT NAME: FAWN LAKE PUD**  
**PROJECT #2025060057    APPLICATION: #32989    PARCEL #9027-0000-02**

Dear Emmanuel,

The Traffic Methodology dated August 12, 2025 for the above referenced project was approved by Marion County on August 21, 2025. Please submit the Traffic Study in accordance with this approved Methodology. The following comments are for your review. You need not reply to the comments, and if the comments have been previously completed, simply disregard.

Feel free to contact the Office of the County Engineer at (352) 671-8686 or [DevelopmentReview@marionfl.org](mailto:DevelopmentReview@marionfl.org) should you have questions.

Sincerely,

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