

Marion County Comprehensive Plan Updates

June 23rd, 2025

Marion County Growth Services | Kimley-Horn and Associates, Inc.



Kimley»Horn 1

Agenda



1. Bring Back Items
 1. Transportation LOS
 2. TDR Discussion
2. Final Recap
3. Future Land Use Element Redlines



Kimley»Horn 2

Bring Back Items

Scenic Roads Level of Service



Policy 2.1.2: Level of Service Standards

Marion County shall utilize the following minimum peak hour ~~level of service~~ **LOS** standards on functionally classified County and State roadways within unincorporated Marion County. Major local roadways to be evaluated for transportation concurrency will be identified within the Congestion Management Process (CMP) Database to be developed in conjunction with the Ocala Marion Transportation Planning Organization (TPO).

Functional Classification	County Roadways					FDOT Roadways	
	Urban	Rural	Farmland Preservation Area (FPA)	Scenic Road-Rural	Scenic Road-Urban	Urban	Rural
Freeway Interstate	D	C	B	C	B	D	C
Principal Arterial	D	C	B	C	B	D	C
Minor Arterial	ED	DC	B	C	B	D	C
Major Collector	ED	DC	B**	C	B	D	C
Minor Collector	E	D	B**	C	B	D	C

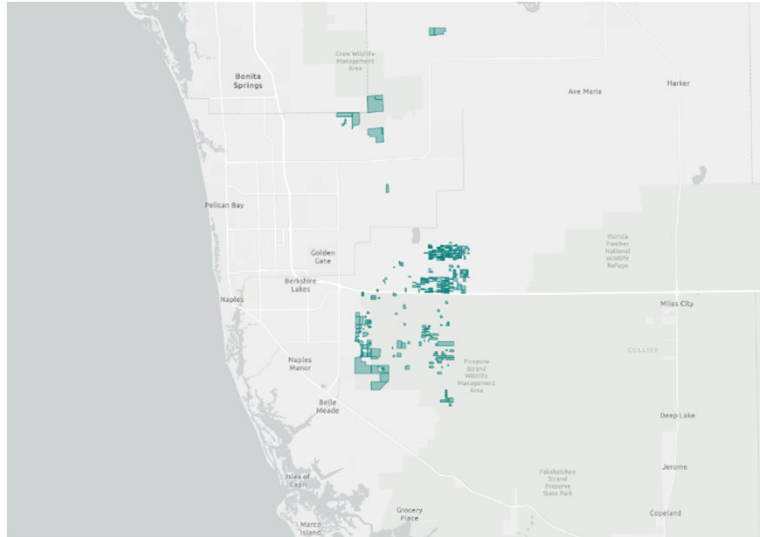
** LOS D for roadways in the FPA : CR-318 from CR-225 to US-441; CR-25A from SR-326 to US-441; CR-225A from CR-326 to US-27; CR-326 from CR-225A to NW 44th Ave; CR-328.

TDR Research



Private Market Model Examples:

- Collier County, FL
 - Redmond, WA
 - Pierce County, WA
-
- The Collier County example uses a county run website that maintains info of buyers, sellers, recent sales.
 - They are not a bank
 - They have conserved thousands of acres



<https://www.colliercountyfl.gov/government/growth-management/divisions/planning-and-zoning-division/comprehensive-planning-section/rural-fringe-mixed-use-district/tcr-program-rural-fringe-mixed-use-district>

Kimley»Horn 5

TDR Policies



Policy 9.1.1: Maximum Density and Intensity Bonus with Transfer of Rights Programs

The County shall allow for density and intensity increases with the Transfer of Rights Programs as follows:

1. **Density Bonus:** An additional maximum of two-three (23) dwelling units per one (1) gross acre is permitted for Urban Area land use designations and further defined in the LDC.
A maximum of three (3) dwelling units per one (1) gross acre may be achieved for qualifying Rural Lands inside the UGB and further defined in the LDC.

The number of Transferrable Development Credits (TDC) required shall comply with the Transfer of Rights Programs. If property developed with the density bonus TDC program cannot meet the appropriate Zoning development standards, such as setbacks, minimum lot size, etc., then a PUD zoning shall be required.

- a. Requests for the use of one (1) dwelling unit per one (1) acre over the maximum density within the existing land use and zoning district may be approved administratively so long as all other provisions of the Transfer of Rights Program is met.
- b. Any request over one (1) dwelling unit per one (1) acre over the maximum density within the existing land use and zoning district shall require Board of County Commission approval.

2. **Intensity Bonus:** A maximum increase of the maximum Floor Area Ratio (FAR) of 0.25 is permitted. The number of Transferrable Development Credits (TDC) required shall comply with the Transfer of Rights Programs. If property developed with the intensity bonus cannot meet the appropriate Zoning development standards, such as setbacks, minimum lot size, etc., then a PUD zoning shall be required.
3. **Combination of Density and Intensity Bonus:** If both density and intensity of development are utilized, then a PUD zoning shall be required to develop the site consistent with the above requirements of this policy.

Kimley»Horn 6

TDR Policies



3. **Transfer Credit Rate:** -The Transfer of Development Credits (TDC) transfer rate shall be as follows:

a. Transfer of Development Rights Program:

1. One (1) TDC per one (1) gross acre of qualifying area.
2. One (1) TDC equals one (1) acres of open space reduction is permitted but may not completely eliminate the need for open space as required by the LDC.
- a.3. One (1) TDC equals 0.05 acres of non-residential development with a maximum increase in FAR of 0.25 above the allowable FAR in the policies of Objective 2.1.

b. Transfer of Vested Rights Program:

1. One (1) TDC per one (1) vested residential unit or lot.
2. One (1) TDC per acre of vested commercial/non-residential entitlement. If the entitlement is expressed as a total area of non-residential development, the calculation applies to the entitled development potential, not the land area.

4. **County Commissioner Approval:** The application of credits to a sending area Transfer Development Credits (TDCs) may only be approved by the Board of County Commissioners through the petition process and the Board may reject any petition application, including, but not limited to, those petitions-applications associated with parcels where conservation easements are, or have been purchased or were otherwise granted prior to petitioning the County for development credits. This process applies to both the TDR and TVR Programs.

TDR Policies



Policy 9.1.6: Transfer of Credits

The transfer of credits between parties is subject to approval by the Growth Services Director or designee and is based upon the submission of an application for transfer provided by the Growth Services Department.

Policy 9.1.67: Receiving Areas

The receiving areas shall include unincorporated areas as shown in FLUM Series Map-#12; Transfer of Rights, as further described below for the TDR and TVR Programs:

1. **LEVEL I** – All residential and non-residential properties within the UGB;
2. **LEVEL II** – All properties designated Rural Land and located within the UGB; and
3. **LEVEL III** – All properties formerly designated as Urban Reserve, as of January 1, 2010, that are located outside the UGB, except where all or a portion of the property lies within an Environmentally Sensitive Overlay Zone.

Policy 9.1.78: Utilization of TDCs

Transfer rates for the Receiving Areas shall be assigned as follows for the TDR and TVR Programs:

1. **Receiving Areas:** TDCs may only be utilized within the designated Receiving Areas.
2. **Use of TDCs in Receiving Areas:** TDCs may be used for either to add residential units and/or FAR to non-residential development as follows:
 - a. **For Residential Units:** One (1) TDC equals one (1) dwelling unit. The Allowances in Receiving Areas section below (Policy 9.1.7.4) contains the maximum density allowed

TDR Policies



by land use designation, with a maximum of two (2) dwelling units above the allowable density of land use designations in the policies of Objective 2.1.

- b. **For Non-Residential Area:** One (1) TDC equals 0.05 acres of non-residential development with a maximum increase in FAR of 0.25 above the allowable FAR in the policies of Objective 2.1.

- c. **Open Space:** One (1) TDC equals ~~0.05~~ one (1) acres of open space. TDCs may be used to meet a maximum of 0.25 of a development's required open space.

- 3. **Verification of TDCs:** The County will verify the validity of the TDCs and their usage on the property within the Receiving Area. Owners of TDCs will identify to the County the specific parcel(s) of land within the Receiving Area where the TDCs are to be utilized.

- 4. **Allowances in Receiving Areas:** The TDCs may be utilized to increase the residential and non-residential development densities and intensities in accordance ~~to with~~ Objective 2.1 of this element and below.

- a. **LEVEL I** – Residential densities and non-residential intensities within the UGB can utilize TDCs as allowed by this element. A maximum of three (3) dwelling units per acre above the existing land use density may be permitted.

- b. **LEVEL II** – Rural Land designated properties may increase residential densities up to up to three (3) units per acre that allowed under the Low Residential designation and non-residential intensities as allowed by Commercial or less intense non-residential designation.

- c. **LEVEL III** – Rural Land designated properties that were formerly designated Urban Reserve prior to January 1, 2010, may increase residential densities to that allowed under the Low Residential designation and non-residential intensities as allowed by Commercial or less intense non-residential designation, provided that central water and sewer services are available and ~~utilized~~ utilized. A maximum of one (1) dwelling unit per acre may be permitted.

- d. **Higher Density Intensity:** Additional density or intensity for properties that utilize

TDR Policies



beyond the above allowances.

- 5. **Application and Processing Fees:** All costs, including costs associated with determining the size and location of the specific Sending and Receiving Area parcels and all recording costs associated with recording the conservation easement and utilization of the TDCs form shall be the responsibility of the owner.

- 6. **Development of Property Utilizing TDCs:**

- a. Requests not exceeding an additional one (1) unit per acre over the existing land use and zoning designation shall be reviewed administratively as part of the development review process.

- b. Request exceeding an additional one (1) unit per acre over the existing land use and zoning designation shall be reviewed through the PUD application process.

- c. The redemption of credits for open space (Policy 9.1.7.2.c) may be reviewed and permitted administratively through the development review process.

- d. Property developed that utilizes the Transfer of Rights Programs shall be required to meet all applicable requirements of Florida Statutes, the County's Comprehensive Plan, Zoning, and LDC during the development review process.

High-Level Final Recap

Overall Changes to the Elements



- For all elements:
 - Cleaned up the redundancies
 - Tried to incorporate user friendly ways to make the documents easier to read
 - Added Definitions section using the LDC, FSS, and planning best practices
 - Moving the Abbreviations section to the front
 - Corrected formatting issues
 - Took a deep dive into all the elements with the Board to make sure the community's interests were taken into account
- Focused on major topics such as:
 - Level of Service
 - Special programs such as TDRs and PSAs
 - Protection of Rural Lands, Rural Neighborhoods, and Agriculture
 - Density
 - Rural Activity Centers



Housing Element

- No major changes
- Cleaned up policies and added required policies per F.S.S.

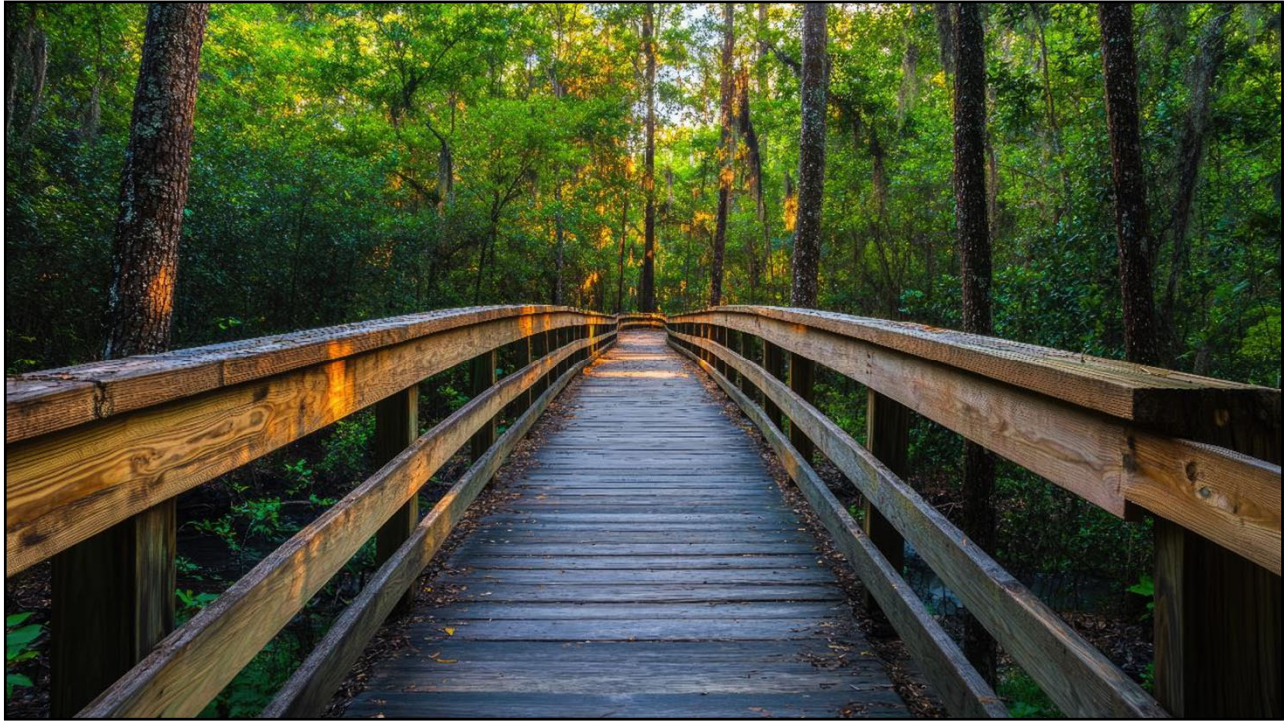


Transportation Element

- Working on LOS to better fit the County's needs and transportation concerns
- Reorganized the format to be more user friendly

Functional Classification	County Roadways					FDOT Roadways	
	Urban	Rural	Farmland Preservation Area (FPA)	Scenic Road-Rural	Scenic Road-Urban	Urban	Rural
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Minor Arterial	ED	DC	B	C	B	D	C
Major Collector	ED	DC	B**	C	B	D	C
Minor Collector	E	D	B**	C	B	D	C

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Sanitary Sewer Element



- Added policies to meet community needs, updated policies to meet FSS (BMAP language), and removed policies if the LDC is more restrictive

Policy 1.1.7: The County shall investigate the feasibility of establishing franchise regulations and rules to require that privately owned systems certificated by the Florida Public Service Commission (FPSC) be constructed to the standards and regulations contained in the LDC for County-owned systems.

Policy 1.2.8: ~~The~~ County shall periodically review the financial feasibility of connecting OSTDS and/or package sewage treatment plants to centralized sanitary sewer systems as opportunities arise in the County due to growth and expansion of urban services, ~~such as implementing an UGB or similar urban area development boundary or other opportunities.~~ In accordance with F.S. 163.3177, as part of the County's Water and Wastewater Utility Master Plans, the County will consider the feasibility of providing central utility services to developments of more than 50 residential lots, built or unbuilt, with more than one OSTDS per one acre.



Sanitary Sewer Element

OBJECTIVE 1.4: The County shall regulate land use, through its Comprehensive Plan and the LDC, to achieve a development pattern that provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized sanitary sewer facilities ~~will be available to~~ are required for existing and new development ~~in order to~~ achieve a development pattern consistent with the provision of adequate wastewater treatment facilities, ~~and thereby meeting~~ future needs and discouraging sprawl, consistent with the element. The LDC shall establish connection requirements that implement this Policy. When considering the expansions of the County's central water system, the County shall consider the effect of extending new transmission lines into rural areas outside of the UGB.

Policy 1.4.1: For all development ~~within the County within the UGB or with an Urban Area designation~~, connection to centralized wastewater facilities is required as detailed in the LDC. ~~The LDC shall maintain standards which that specify connection requirements in urban and rural areas.~~ Where an OSTDS is deemed allowable by the LDC, the system must meet the requirements and standards of the LDC and the State Health. ~~For clustered developments in Rural Land, connection to centralized wastewater facilities, rather than septic tanks, shall be encouraged when feasible. Otherwise, septic tanks may be allowed, provided soils and environmental conditions meet LDC requirements and standards established by the Marion County Department of Health.~~

Policy 1.4.2: ~~Development in ESOZ DRIs and FQDs may be required to use either package wastewater treatment systems, or alternative systems that produce a comparable effluent quality, are built to county specification, and meet the LOS standards established in Policy 1.1.1 until a centralized system is available.~~



Potable Water Element

- Cleaned up many of the policies to meet current processes and to be more flexible for the County

OBJECTIVE 1.3: The County, through its ~~water and wastewater utility master plans~~, shall continue to identify regulations and priorities to coordinate the extension of, or increase the capacity of, designated potable water systems within each service area consistent with the Comprehensive Plan and the annual update of the CIE Schedule.

Policy 1.3.1: ~~With the exception of~~ Except for municipally operated and/or managed systems and systems certificated by the Florida Public Service Commission (FPSC), the County, through the LDC, shall regulate construction standards for all existing potable water system expansions and future potable water systems, in addition to regulating dedication standards for possible future county owned water systems.

Policy 1.3.2: The County shall investigate the feasibility of requiring privately owned systems (certified by FPSC) to adhere to standards and regulations contained in the LDC for County-owned systems.

OBJECTIVE 1.4: The County shall coordinate, through interlocal agreements, with municipalities and private utilities to provide and extend wastewater treatment facilities to areas currently within the unincorporated areas of the County that have been identified in the Comprehensive Plan as appropriate for centralized systems, that are not planned for service by the County in any adopted Master Plan or Study, and which do not constitute urban sprawl.

The County may enter into interlocal agreements with municipalities, development/special districts, and/or franchise agreements with publicly owned and privately owned public water systems, where appropriate, to ensure the availability of water.

Policy 1.4.1: For unincorporated areas in the County that are served or proposed to be served by municipal facilities, the County shall coordinate with the appropriate municipalities to ensure consistency between the land use regulations and the existing potable water facility capacity and expansion plans.



Potable Water Element

OBJECTIVE 1.6: The County shall regulate land use through the Comprehensive Plan and LDC to achieve a development pattern that discourages sprawl and provides a clear separation of urban and rural areas in terms of densities and intensities of use and provisions ~~for-of~~ infrastructure. Centralized water facilities ~~will may~~ be available to existing and new development ~~in-order-~~ to achieve a development pattern consistent with the provision of publicly owned and privately owned water ~~systems and will~~ ensure that there is an adequate water supply for the current population ~~and that~~ allows for future growth in the County.

When considering the expansions of the County's central water system, the County shall consider the effect of extending new transmission lines into rural areas outside of the UGB.

Policy 1.7.8: The County shall implement reuse/reclaimed water practices and encourage other public and private providers and ~~Domestic Self-Supply~~ DSS water users to do so ~~in-order~~ to reduce the demand for groundwater withdrawals and potable water, increase awareness of water supply issues, and allow for continued responsible growth in the County. The County shall continue to develop and maintain water conservation practices that may include, but are not limited to:

- a. ~~—~~ Treated effluent ~~must may~~ be used as irrigation water when it becomes available, economically feasible, and ~~permissible~~;
- b. ~~—~~ ~~The lowest quality water source, such as r~~ Reclaimed water and surface/storm water ~~must may~~ be used as landscape irrigation when deemed ~~feasible~~;
- c. ~~—~~ ~~Treat w~~ Wastewater effluent ~~shall be treated~~ to public access reuse standards;
- d. ~~—~~ Connection of new development or substantial redevelopment to a reuse system ~~when deemed feasible by the County~~;
- e. ~~—~~ Installation of meters for individual connections to the reuse system ~~where feasible by the County~~;
- f. ~~—~~ Installation of dual water distribution lines that will initially use the existing water source until the reclaimed water source is available;



Solid Waste Element

Policy 1.2.5: ~~Identifying areas for future New private~~ solid waste management facilities shall be accomplished using a comprehensive technical approach in accordance with the Comprehensive Plan and LDC. ~~In addition, the to ensure that the proposed areas are environmentally and economically viable request shall demonstrate:~~

- a. ~~The effect on the public's health, safety, or welfare;~~
- b. ~~The impact on the financial viability of the County's solid waste management system (unless considered de minimis by the County); and~~
- c. ~~The new or expansion request shall provide past performance of other waste handling facilities owned or operated by the applicant to demonstrate compliance with Federal, State, and local regulations.~~

Policy 1.2.7: Site criteria for ~~new or expansion of private~~ solid waste management facilities shall be specified in the ~~applicable State regulations land development regulations and the LDC~~ and shall include, at a minimum, the following:

- a. Provisions to ensure compatibility ~~of~~ a subject solid waste management facility with the given area.
- b. Provisions for ~~each~~ access to a subject solid waste management facility by collection vehicles, automobiles, and, where applicable, transfer vehicles.
- c. Provisions for safeguards against water and ground pollution originating from the disposal of ~~wastes waste~~.
- d. Provisions for security, such as fencing, gated entrances, lighting, and/or manned facilities, ~~and~~;
- e. Provisions for buffering from all adjacent uses except other solid waste management facilities.

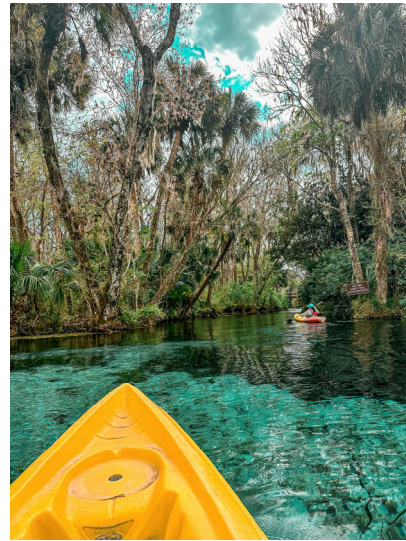
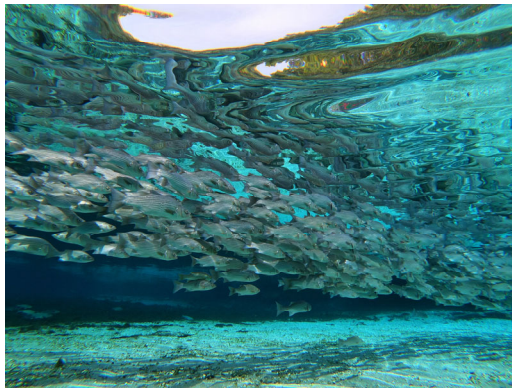
In accordance with the Future Land Use Element (FLUE) requirement for a Special Use Permit (SUP), the applicant for a solid waste management facility shall provide an analysis of the subject site to ensure that the ~~forementioned criteria~~ are satisfied.

- Updated language about new solid waste facilities following certain standards

Stormwater and Aquifer Elements



- No major changes
- Cleaned up the redundancies removed language that is already covered in the LDC



Intergovernmental Element



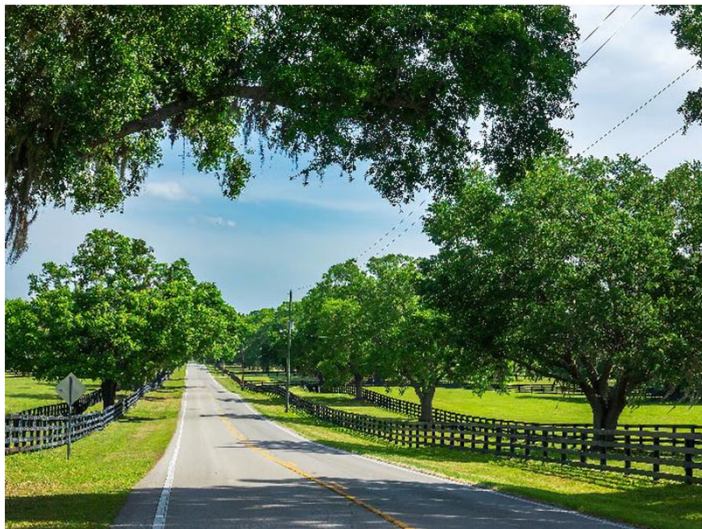
- No major changes
- Cleaned up the redundancies



Capital Improvements Element



- No major changes
- Cleaned up the redundancies
- Will aligned the LOS with the appropriate Elements when complete



Economic Element



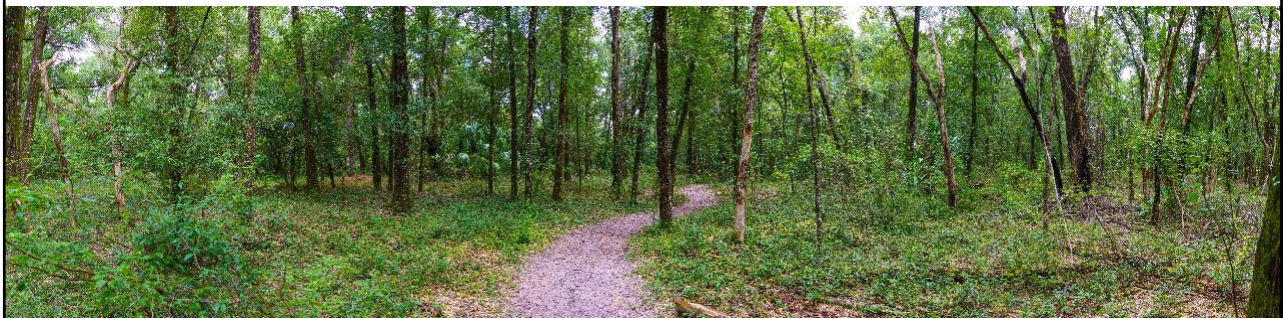
- Completely reorganized the Element
- Removed tasks that were not appropriate or required to be completed by the County



Property Rights Element



- Updated the Horizon to 2050





Future Land Use Element

- Took our time analyzing every single Goal, Objective, and Policy with the Board
- Cleaned up many policies and ensured they met F.S.S and aligned with the County's current processes
- The biggest update:
 - Strengthen the protection of rural lands, rural neighborhoods, and agricultural industry



Future Land Use Element

Policy 1.1.7: Discourage Strip Commercial and Isolated Development

The County shall discourage isolated development scattered and highway strip commercial development by requiring the development of such uses at existing commercial intersections, other commercial nodes, and mixed-use centers ~~with links to the surrounding area~~ by requiring interconnectivity to surrounding and adjacent uses where feasible.

Policy 1.1.8: Antiquated Subdivision Strategy

The County shall implement programs, ~~such as~~ including but not limited to, encouraging the vacation of antiquated subdivision plats and the Transfer of Vested Rights (TVR), ~~that which~~ encourage antiquated subdivisions outside of the UGB to be eliminated and return to acreage be set aside as preservation areas ~~[(different from Farmland Preservation Area (FPA))]~~, used for agricultural activities or redeveloped as large lot residential uses consistent with the ~~Rural Area~~ — FLUM.

Policy 1.1.9: Density and Intensity Averaging Allowance

The County shall allow for residential density and non-residential intensity averaging over two or more parcels with multiple Future Land Use designations, if the parcels are not within the ~~Farmland Preservation Area (FPA)~~. Where averaging occurs, projects will be subject to development requirements ~~as the combined sites will be considered urban area~~ of the urban area(s) vs. Urban Areas vs UGB.



Future Land Use Element

Policy 1.1.10: Rural Areas and Urban Areas

The County is divided into two separate areas which are not land use designations, these areas constitute the Rural and Urban Areas.

1. Rural Areas are only outside the UGB and consist of the following land use designations:
 - a. Rural Land
 - b. Rural Activity Centers
 - c. Public
 - d. Preservation
 - e. World Equestrian Center (WEC)
2. Urban Areas consist of:
 - a. Rural Land inside the UGB
 - b. Low Residential
 - c. Medium Residential
 - d. High Residential
 - e. Urban Residential
 - f. Commercial
 - g. Employment Center
 - h. Commerce District
 - i. Public
 - j. Preservation
 - k. World Equestrian Center (WEC)



Future Land Use Element

Policy 2.1.2: Land Use Requirements

The ~~Future Land Use Map~~ **FLUM** Series shall designate areas for the uses listed in Table 2-1 and further described in Policy 2.1.13 through Policy 2.1.25. Density and intensity shall be calculated on a gross acreage basis unless otherwise noted. Minimum densities shall be adhered to within the ~~UGB -Urban Growth Boundary-~~ and ~~Planned Service Areas~~ **PSAs unless otherwise approved through the Board.**

1. Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The ~~Future Land Use Map~~ **FLUM** will be updated to reflect such approvals, coincident with recording the Final Plat.
2. Maximum density will not be exceeded except through density and/or intensity bonus programs including averaging, TDCs or ~~Planned Service Area~~ **PSA** incentives.



Future Land Use Element

Policy 2.1.7 Amendment Applications for Conversion of Rural Lands

Applications for conversion/amendment of agricultural properties designated as Rural Land on the ~~Future Land Use Map~~ FLUM to a mixed-use, industrial, commercial, or residential future land use category shall at a minimum demonstrate the following:

1. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;
2. Availability of public infrastructure, including public water and sewer and transportation facilities to serve a more dense or intense use is available at the time of application; or will be available ~~at~~ concurrently with development;
3. ~~3~~ The ~~relationship of the~~ proposed amendment site is adjacent to the UGB ~~boundary~~ and/
or other more densely or intensely designated or developed lands;
4. The justification for the conversion/amendment.
5. The amendment is compatible with the surrounding area and meets the intent of the Comprehensive Plan; and
6. The amendment shall also meet the requirements within the LDC.

The Board of County Commissioners ("Board") may require that such conversion is conducted through the Transfer of Development Rights program.



Future Land Use Element

Policy 2.1.9: Landfills

The County shall allow landfills under the following conditions:

1. **New Landfills:** As of January 1, 2002, no new landfills, except for Construction and Demolition (C&D) landfills, ~~and Class III landfills~~, shall be permitted in the County.
2. **Existing Landfills and Expansion:** As of January 1, 2007, no existing landfill, except for C&D landfills, Class III landfills, and Marion County's Baseline Landfill, shall be allowed to expand in the County.
3. **Requirements:** All new landfills shall require a Comprehensive Plan Amendment and Special Use Permit (SUP) and comply with the ~~location~~ criteria identified defined in Policy 1.2.5 and 1.2.7 of the Solid Waste Element.



Future Land Use Element

FLUE Policy 2.1.15: Professional Office and Neighborhood Commercial Uses in Residential Land Use Designations

A. Professional office Neighborhood-commercial uses may be permitted/authorized through the LDC's Special Use Permit process within an Urban Area residential future land use designation as specified in FLUE Table 2-1, particularly the urban residential land use designations (Low, Medium, High, and Urban Residential) land use designations as shown on the Future Land Use Map/FLUM Series in conjunction with a residential or mixed-use zoning classification provided the commercial uses are compatible with surrounding land uses and do not adversely affect adjacent areas or disrupt traffic patterns. These uses are limited to low-intensity land usage and site coverage. Allowable neighborhood-commercial professional office uses may take place in are those that utilize existing converted residential or newly constructed structures that reflect the appearance of residential structures within the neighboring community for professional offices or new construction that resembles the appearance of a residential structure, as further defined in the LDC. All neighborhood-commercial Such professional office uses must be located along collector roads or minor arterials and shall obtain suitable change of occupancy and site plan approvals. The professional office use is limited to a 0.20 FAR. Such offices shall not be an addition to existing commercial allotments when a site is part of larger entitled project. For the purposes of this policy, professional office shall be offices of professional occupations or agencies characterized by low traffic and pedestrian volumes, and low density of building development, including but not limited to accountant, appraiser, architect, engineer, insurance adjuster, insurance sales, landscape architect, lawyer, consultant, personnel agency, real estate mortgage, or title agency, and investment agency. Non-office commercial uses shall be restricted to those uses that primarily are to serve the immediate residential areas, promote non-automotive travel, and reduce trip lengths.



Future Land Use Element

B. Commercial uses may be allowed within an Urban Area residential future land use designation as specified in FLUE Table 2-1 as part of a Planned Unit Development (PUD) application consistent with the following:

a. Ratio.

i. Commercial uses may be provided with the PUD, at a ratio of two acres of commercial use area per each 250 dwelling units.

1. A minimum of 250 units required before any commercial use area may be authorized in the PUD.

2. The floor area ratio shall not exceed 0.50.

b. Types of Uses. The type of commercial uses permitted in the commercial use area within the PUD project area shall comply with the following:

i. Uses consistent with the B-1 (Neighborhood Business Classification) for projects of a size equal to or greater than 250 dwelling units but less than 800 dwelling units; and

ii. Uses consistent with B-1 and B-2 (Community Business Classification) for projects of a size equal to or greater than 800 dwelling units.

iii. More intense commercial uses and special uses may be permitted by the Board upon review and recommendation of the Development Review eCommittee, consistent with the LDC.

c. Internal Design. The commercial use areas shall be situated internally to the PUD and buffered so as not to create a detrimental effect on adjacent internal residential areas or create traffic concerns outside of the PUD.

i. Commercial areas shall be designed to serve the residents of the PUD to reduce external traffic and support internal capture. These areas shall not be located at the perimeter of the PUD or with frontage on or direct access to an existing functionally-classified or major through road. A PUD that provides for the creation of a new internal functionally-classified or major through road, which is not access-controlled and is open and available to the public, may have a commercial use area established along that roadway, subject to compliance with the traffic and access management provisions of the LDC.

d. The commercial use area and the types of uses, consistent with section (b) above, shall be specifically included in the PUD development plan and phasing schedule.



Future Land Use Element

Policy 2.1.29 Commercial Recreation

This land use classification provides for low-intensity outdoor recreational uses and accessory facilities owned and/or operated by private or non-profit entities for commercial tourism purposes.

- a. General permitted uses: include outdoor recreational facilities such as fish camps, campgrounds, marinas, and similar uses not listed above.
- b. Minimum Required Open Space: at least 60% of the site shall be open space. The intent of this land use category is to preserve as much of the natural existing native vegetation as feasible.
- c. Maximum Impervious Surface Ratio: 0.40

Policy 3.1.2: Planning Principles within UGB

The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

1. Preserve open space, natural beauty and critical environmental areas.
2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
- ~~3. Strengthen and direct development towards existing communities and development.~~
- ~~4.3~~ Encourage compact and mixed-use building design.
- ~~5.4~~ ~~Foster~~ Encourage and incentivize distinctive, attractive communities with a strong sense of place ~~as described in the County's Vision Statement.~~
- ~~6.5~~ Create walkable and ~~linked-interconnected~~ neighborhoods and related support services.
- ~~7.6~~ Create a range of ~~diverse~~ housing opportunities and choices.
- ~~8.7~~ Provide a variety of transportation choices.

17



Future Land Use Element

Policy 3.1.3: Protection of Rural Lands Outside the UGB

The County may require additional buffering or setback requirements for new developments which are adjacent to the UGB to protect existing adjacent rural development as further defined in the LDC.



Future Land Use Element

Policy 3.3.1 Elements of Rural Character in the Farmland Preservation Area

The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands, specifically the Farmland Preservation Area (FPA), by requiring that all appropriate future development activities within this Area preserve, support, and enhance the fundamental elements of rural character set forth below, and further requiring that all Zoning Changes and Special Use Permits within the Farmland Preservation Area (FPA) be consistent with and preserve, protect, support, and enhance the rural, equestrian, and farmland character of the Farmland Preservation Area (FPA). The fundamental elements of rural character include the following:

1. **Scenic Views:** The viewshed of arterial and collector roadways in the Rural Area shall be protected from land clearing and other visual intrusions associated with development; such protections, however, shall not restrict the fundamental agricultural uses permitted within this Area.
2. **Open Space Protection:** Residential development options shall include incentives to the protection of open spaces as further regulated through the LDC.
3. **Rural Lighting:** In order to preserve the rural character of the area, artificial illumination, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion onto adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.
4. **Transportation:** Roadway design within the Rural Area shall be consistent with the principles of context sensitive design, which considers the relationship of land uses and all aspects of roadway design, including speed, travel lane width, access management, and landscaping. Where feasible, expansion or alteration of existing roadway corridors, including State Facilities, will be the preferred method to meet long-range transportation needs. New transportation corridors intended to be used specifically for the construction of expressways or limited access roadways within the Farmland Preservation Area (FPA) shall be developed in such a way as to avoid negative impacts to vital farmlands, key environmental areas, and valuable open space so that transportation and land use are compatible with the rural character of the area. The development of any such corridor shall be closely coordinated with the Board of County Commissioners and County Staff.
5. **Infrastructure:** Other infrastructure including water and sewer utilities and stormwater facilities within the Rural Area shall reflect a rural level of service and shall not be modified to the point that it encourages or allows for urban development.

5-6. Equestrian/Agriculture: In order to support the sustainability of equestrian/agricultural uses, agritourism should be encouraged as an alternative to conversion to non-equestrian/non-agricultural uses.



Future Land Use Element

Policy 8.1.2: Support Economic Viability of Agricultural Lands

The County shall preserve the economic viability of agricultural lands and prevent the premature conversion of these lands to other uses. Strategies to encourage protection and support the economic viability of such lands should include opportunities to promote agritourism.

Policy 8.1.3: Support Agricultural Production

Through the resources of the Agricultural Extension Service, the County shall actively promote the conservation of bona fide agricultural uses, and will provide information to agricultural producers to improve production and methods. The County will also promote agritourism in an effort to encourage preservation of agricultural uses.



Future Land Use Element

Policy 8.2.5: Environmental Assessment for Listed Species (EALS) / Listed Species Review

The County shall implement and maintain an LDC that addresses how the eCounty will assess and protect threatened and endangered plants and animals on properties during land clearing and the development review process. Areas identified for protection shall be required to incorporate measures such as, but not limited to: clustering, increased open space requirements, low density land use and zoning, and mitigation of impacts. The land development review process shall, at a minimum, provide for review under the following instances, as further defined in the LDC:

1. **Development and Land Clearing:** All development or land clearing shall require development review, except for bona fide silvicultural or agricultural activities, for properties containing more the 40 acres, involving twenty (20) or more residential units, or, is located within the ESOZ.
2. **Exemptions from Listed Species Review:** A wildlife and plant survey shall not be required under the following circumstances:
 - a. Lands depicted on 1986/87 LANDSAT Satellite Imagery Map or the Cooperative Land Cover SPOT imagery (2010-2013), whichever is more recent, produced by the Florida Fish and Wildlife Conservation Commission (FWC) as: exotic plant communities or barren land.
 - b. Silvicultural activities that are part of a resource management plan approved by the appropriate state agency.
 - c. Credible information is presented to the County and relevant state agencies that no listed species or important habitat exists on the development site. Such evidence shall be reviewed and comments shall be provided for a final determination on the need or lack of listed species review being required for the development site within 45 days of

37



Next Workshop:

Date

- TENTATIVE Monday, July 22nd, 2025
- 2:00pm - 4:00pm

Topics

- Bring Backs Items





Question and / or comments?

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