

# Marion County Comprehensive Plan Updates

September 10th, 2025

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



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## Agenda



1. Public Engagement Review
2. SB180 Planning
3. Bring Backs



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# Public Engagement Review

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## Public Engagement Since 2024



### 2024 Engagement

**8 citizen workshops** were conducted in all four parts of the County

At these workshops we listened to the community on their concerns and interests in the growth of the county

**Nearly 700 responses** were gathered using an online survey to supplement the public workshops

**8 workshops** were also conducted with the Board of County Commissioners

The Board went line-by-line of all the proposed changes to the Comprehensive Plan

### 2025 Engagement

**9 additional workshops** were conducted with the Board of County Commissioners

These workshops focused on hot topic items that needed further discussion and vetting

**A new survey** recently launch to gathered feedback on the proposed revisions

**2 workshops** were held in person to gain public input

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## Marion Oaks Workshop – 7/30/2025

**Attendance** ~ 70 attendees

**Board input** – 166 voting dots, 86% were green

**Comments** – 28 sticky notes

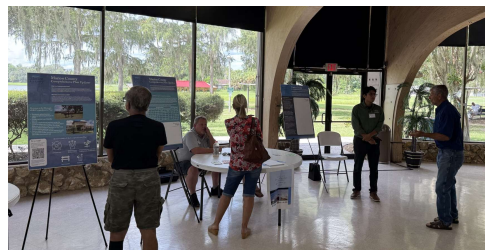


## Silver Springs Workshop – 8/9/2025

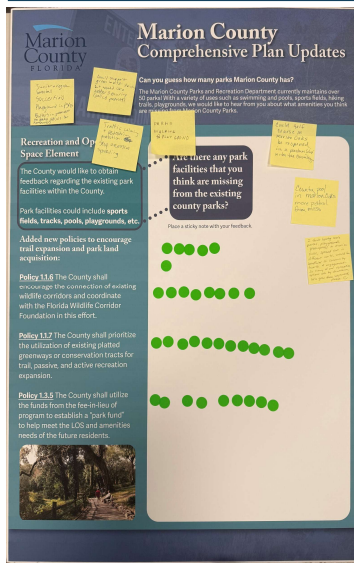
**Attendance** ~ 20 attendees

**Board input** – 23 voting dots, 96% were green

**Comments** – 9 sticky notes



## Public workshop summary with pics

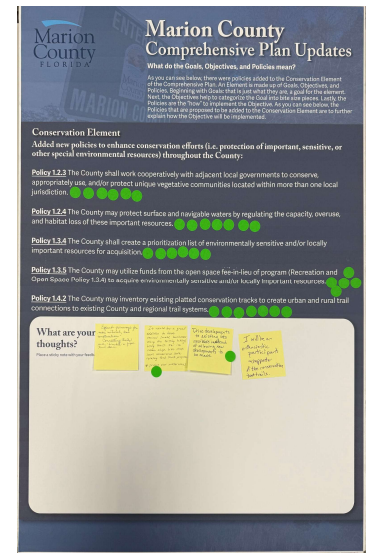


### Topics with the most support

1. Recreation and open space
2. Conservation

### Topics with a few concerns

1. Future Land Use Element (Office and commercial in residential uses)
2. Slightly mixed views on the PSA form-based code



## Resident Online Survey

The online survey was created by Kimley-Horn utilizing Survey123.

**IN TOTAL, THERE WERE  
150  
ONLINE SURVEY PARTICIPANTS**

- Launched on July 25<sup>th</sup>, 2025
- Closed on August 31<sup>st</sup>, 2025

The content mirrored that of the in-person workshop and residents were able to provide comments on major element revisions, PSAs, and provide general feedback



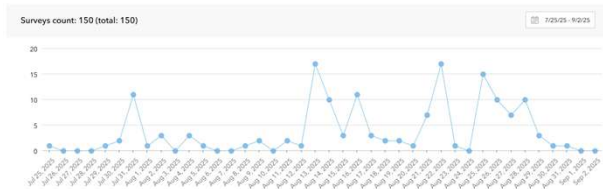
## Resident Input Survey Trends

### Majority supported

- ① Conservation Element
- ② Solid Waste Revisions
- ③ Recreation and Open Space Element
- ④ Economic Element
- ⑤ Planned Service Areas (PSAs)

### A few concerns

- ① Future Land Use Element (FLUE)
- ② Transportation Element



## Community Quotes

- "I like all of it, and am happy to see this being so thoughtfully addressed."

- The LOS updates are a good step, but without aggressive investment...congestion will continue to worsen.

- "I fully support developing PSA in the right locations."

- "I like this [PSAs]. It's nice to have walkable destinations near home."

- "These [FLUE] changes appear to be...limiting growth and allow for excess overreach...within the UGB. This is poor strategy as a whole!!!"

- "No... We do not need this. The shores is congested and a bottle neck."

- "Great job, folks!"



- "I would like to see both PSA 1 and PSA 2 built. It would make the entire community a better place to live."

- "Excellent idea, mixed-use residential is something we're seriously lacking."

- "Marion County is too sprawled out to make that concept [PSAs] feasible"

- "Marion Oaks is already overcrowded. Roads need to be redeveloped"

- "These are worthy revisions and conservation is important"

# SB 180 Planning

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## SB 180 Planning



Reviewed sensitive  
policies with Staff

Retained majority of  
existing plan

Certain policies  
require additional  
review by the Board

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## SB 180 Policy Review

### STRUCK - FLUE Policy 3.1.3

#### 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 inside and adjacent to the UGB to protect existing adjacent rural development outside of the UGB as further defined in the LDC.

## SB 180 Policy Review

### SPECIFIED - FLUE Policy 8.2.5

#### **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 County 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 than 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 receiving a request for comment upon a particular exemption. Relevant state agencies shall include, but are not limited to, the following:

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## SB 180 Policy Review



### SPECIFIED - Transportation Policy 2.1.5

#### **Policy 2.1.5: Bicycle and Pedestrian LOS**

Marion County may utilize the Quality/Level of Service Handbook developed by the FDOT to determine a LOS for bicycle and pedestrian facilities. The following strategies may be implemented to improve bicycle and pedestrian LOS:

1. Evaluate and implement neighborhood level connectivity techniques.
2. Provide sidewalks and bicycle facilities (including bicycle lanes or share-use paths) on all new and reconstructed collector and arterial facilities in Urban Areas. However, a design exception may be approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy restrictions.
3. Require new developments to provide for bicycle and pedestrian facilities.
4. Planning and construction of new trail facilities as outlined in the TPO's Bicycle and Pedestrian Master Plan and Active Transportation Plan.

#### **Policy 2.1.5: Bicycle and Pedestrian LOS**

Marion County may utilize the Quality/Level of Service Handbook developed by the FDOT to determine a LOS for bicycle and pedestrian facilities (further delineated in Policy 2.3.6 of this Element). The following strategies may be implemented to improve bicycle and pedestrian LOS:

1. Evaluate and implement neighborhood level connectivity techniques.
2. Provide sidewalks and bicycle facilities (including bicycle lanes or share-use paths) on all new and reconstructed collector and arterial facilities in Urban Areas. However, a design exception may be approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy restrictions.
3. Require new developments to provide for bicycle and pedestrian facilities.
4. Planning and construction of new trail facilities as outlined in the TPO's Bicycle and Pedestrian Master Plan and Active Transportation Plan.

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## SB 180 Policy Review



### SPECIFIED - Transportation Policy 2.3.6

#### **Policy 2.3.6: Bicycle and Pedestrian Infrastructure**

The County shall participate with the TPO in the update and implementation of the Bicycle and Pedestrian Master Plan and Active Transportation Plan (as amended and revised). The provision of bicycle and/or pedestrian infrastructure may be required of future development consistent with the Development and maintenance of these facilities shall be consistent with the latest version of the Ocala/Marion County Bicycle and Pedestrian Master Plan and Active Transportation Plan and focused on identified key facilities and those areas of the bicycle/pedestrian network with known deficiencies.

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The County shall participate with the TPO in the update and implementation of the Bicycle and Pedestrian Master Plan and Active Transportation Plan (as amended and revised). The provision of bicycle and/or pedestrian infrastructure may be required of future development consistent with LDC and/or the Development and maintenance of these facilities shall be consistent with the latest version of the Ocala/Marion County Bicycle and Pedestrian Master Plan and Active Transportation Plan and focused on identified key facilities and those areas of the bicycle/pedestrian network with known deficiencies.

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## SB 180 Policy Review



### SPECIFIED - Transportation Policy 7.1.6

#### **Policy 7.1.6: ~~Private~~ Public Airports and Surrounding Land Use**

~~As allowable by Florida Statute Chapter 333, land uses shall be restricted on properties in the vicinity of public use airports. Land use shall be restricted adjacent to private use airports that would inhibit the safe operation of the airport.~~

#### **Policy 7.1.7: Airports and Airport Hazards**

~~Pursuant to Florida Statute 333, construction and development activities shall be restricted on properties in the vicinity of public or private use airports that would create an airport hazard or obstruction that would inhibit the safe operation of the airport or endanger the lives or property of the users of the airport or the occupants of land in its vicinity.~~

#### **Policy 7.1.6: ~~Private~~ Public Airports and Surrounding Land Use**

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## SB 180 Policy Review



### REVERTED & CORRECTED -

### Sanitary Sewer Objective 1.4

**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 ~~ing~~ 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.

**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 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 ~~ing~~ sprawl, consistent with the element. The LDC shall establish connection requirements that implement this Policy. When considering the expansions of the County's central sewer system, the County shall consider the effect of extending new transmission lines into rural areas outside of the UGB.

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## SB 180 Policy Review



### PARTIALLY REVERTED

#### Sanitary Sewer Objective 1.6

**OBJECTIVE 1.6:** To help prevent the further degradation of groundwater and springsheds within the SPZCounty, and allow for adequate water supply in the future, new and expanding wastewater facilities shall be designed to maximize higher treatment standards, reclaimed water use, and conservation and minimize the discharge of nitrogen and other pollutants to groundwater.

**OBJECTIVE 1.6:** To help prevent the further degradation of groundwater and springsheds within the SPZCounty, and allow for adequate water supply in the future, new and expanding wastewater facilities shall be designed to maximize reclaimed water use and conservation and minimize the discharge of nitrogen and other pollutants to groundwater.

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## SB 180 Policy Review



**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 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.

### SPECIFIED & SHIFTED

#### Solid Waste Policy 1.2.5

**Policy 1.2.6:** The SWD shall annually evaluate annually the number, location, and utilization of convenience centers to ensure that solid waste services at each facility meet the demands of the population being served. The SWD shall continue to coordinate with other public and private solid waste providers ~~in order to~~ eliminate duplication of services.

**Policy 1.2.6:** As permissible in Future Land Use Element Policy 2.1.9, new Construction and Demolition (C&D) and Class III solid waste management facilities shall be permitted using a comprehensive technical approach in accordance with the Comprehensive Plan and LDC. In addition, the 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 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 and development regulations and the LDC and shall include, at a minimum, the following:

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## SB 180 Policy Review



### REVERTED

### Conservation Policy 1.1.2

**Policy 1.1.2:** -The County shall include the following as locally significant natural resources ~~due~~ requiring special protection to minimize adverse impacts to these resources:

- Surface waters of the State;
- Native vegetative communities as identified by the State of Florida's Natural Areas Inventory (FNAI) Program;
- Commercially valuable mineral resources as defined by the state;
- Soils, particularly those that are highly supportive of the equine industry and identified as prime farmland and locally important farmland as defined by the United States Department

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- Surface waters of the State;
- Native vegetative communities as identified by the State of Florida's Natural Areas Inventory (FNAI) Program;
- Commercially valuable mineral resources as defined by the state;
- Soils, particularly those that are highly supportive of the equine industry and identified as prime farmland and locally important farmland as defined by the United States Department

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## SB 180 Policy Review



### REVERTED - Conservation Policy 1.2.2

**Policy 1.2.2:** The County ~~shall~~ may require development design, construction, and management techniques to protect environmentally sensitive and locally significant natural resources, including but not limited to the following:

- Compliance with stormwater management LOS standards as provided in the Stormwater Element (SE) and reflected in the Capital Improvement Element (CIE);
- The reduction of densities in specified habitats or areas when development is proposed within those areas, unless development is clustered to protect and conserve the habitats, including those adjusted densities provided in FLUE Objective 9.1;
- The clustering of development to create open spaces that function to buffer and protect identified resources on-site and off-site to development, and provide habitat linkages when possible;

e.d. The preservation of Specimen Trees;

**Policy 1.2.2:** The County ~~shall~~ may require development design, construction, and management techniques to protect environmentally sensitive and locally significant natural resources, including but not limited to the following:

- Compliance with stormwater management LOS standards as provided in the Stormwater Element (SE) and reflected in the Capital Improvement Element (CIE);
- The reduction of densities in specified habitats or areas when development is proposed within those areas, unless development is clustered to protect and conserve the habitats, including those adjusted densities provided in FLUE Objective 9.1;
- The clustering of development to create open spaces that function to buffer and protect identified resources on-site and off-site to development, and provide habitat linkages when possible;
- The establishment and management of buffers and other land use controls between development activities and identified resources, with emphasis on ensuring the buffer establishes a balance between the scale and intensity of development and the scope, quality, and character of the resource;
- The use of Marion Friendly flora to prevent or discourage non-native invasive species;
- The implementation of water conservation, irrigation, and fertilizer management provisions;
- The implementation of design and development standards regarding setbacks, lot dimensions, and building location/design, particularly when such sites abut or are determined to be connected, such as but not limited to, hydrologically connected, to identified resources;
- The use of mitigation for on-site resources through alternative on-site locations, off-site, or monetary methods to ensure the protection/conservation of the resource, the intent of off-site or monetary mitigation is to achieve a minimum of one-for-one mitigation/replacement, with focus on maintaining the mitigation action within the County unless otherwise authorized;
- The Transfer of Development Rights (TDR) and the Transfer of Vested Rights (TVR) Programs as provided within the FLUE; and
- ~~The establishment of an~~ Maintaining the Urban Growth Boundary (UGB) within which the provision of adequate public facilities shall be provided to all developments.

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## SB 180 Policy Review



### STRUCK – Conservation 1.2.4

**Policy 1.2.4:** The County may protect surface and navigable waters by regulating the capacity, overuse, and habitat loss of these important resources.

## SB 180 Policy Review



### SPECIFIED – Recreation and Open Space Policy 1.3.4

**Policy 1.3.4:** The LDC shall contain provisions requiring new residential developments (e.g., subdivisions and ~~particularly developments of regional impact~~planned unit developments) to provide minimum open space per dwelling unit consistent with FLUE Policy 2.1.4 as a condition of approval.

a. Compliance with this provision may be satisfied by on-site development or, when on-site provision is impractical or not selected by the developer, by providing for off-site development or the payment of a fee-in-lieu to the County for off-site acquisition and/or development, consistent with the PRMP. The LDC shall provide for ~~of~~ the determination of any fee-in-lieu for off-site provision.

b. When on-site recreational sites and facilities are established to meet the open space requirement, suitable mechanisms must be established to fund the management and maintenance of the space, and the County may require the establishment of a municipal services taxing unit or municipal services benefit unit for such, in addition to any private arrangements made by the developer (e.g., property owners association, development district, etc.).

b-c. New recreational facilities shall strive to interconnect with existing recreation facilities in the immediate area.

**Policy 1.3.4:** The LDC shall contain provisions requiring new residential developments (e.g., subdivisions and ~~particularly developments of regional impact~~planned unit developments) to provide minimum open space per dwelling unit consistent with FLUE Policy 2.1.4 as a condition of approval.

a. Compliance with this provision may be satisfied by on-site development or, when on-site provision is impractical or not selected by the developer, by providing for off-site development or the payment of a fee-in-lieu to the County for off-site acquisition and/or development, consistent with the PRMP. The LDC shall provide for ~~of~~ the determination of any fee-in-lieu for off-site provision.

b. When on-site recreational sites and facilities are established to meet the open space requirement, suitable mechanisms must be established to fund the management and maintenance of the space, and the County may require the establishment of a municipal services taxing unit or municipal services benefit unit for such, in addition to any private arrangements made by the developer (e.g., property owners association, development district, etc.).

b-c. Encourage new recreational facilities to interconnect with existing recreation facilities in the immediate area.



## SB 180 Policy Review



### 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 Concurrency Management Process (CMP) Database to be developed in conjunction with the Ocala Marion Transportation Planning Organization (TPO). :

### DISCUSS - Transportation Policy 2.1.2

Functional Classification	County Roadways					FDOT Roadways	
	Urban	Rural	Farmland Preservation Area (FPA)	Scenic Road-Rural	Scenic Road-Urban	Urban	Rural
<del>Freeway</del> 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
<del>Major</del> 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 44<sup>th</sup> Ave; CR -328.

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# Bring Backs

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## Data Inventory and Analysis (DIA)

- Data Inventory and Analysis (DIA) documents are intended to present the current data, reference statutes, and consider existing plans pertaining to all elements to support the policies in the Comprehensive Plan.
- The revised DIA utilized the existing DIA as a base and updated the data and sources using the most recently published resources.
- It takes into account the public, staff, and commissioner engagement feedback from 2024-2025 and various data to tell the story behind the new 2050 Comprehensive Plan Goals, Objectives, and Policies.
- Together, these elements present a coordinated and data-driven approach to managing Marion County's future growth, quality of life, and environmental integrity through 2050



## Recreation and Open Space Level of Service

Based on the revised LOS measure, Marion County has a surplus of 2,322.58 acres.

RECREATION AND OPEN SPACE TABLE 2. PARK LOS BY YEAR			
Population (unincorporated)	Park Acres (including regional parks and greenways)	Needed Acreage	Actual LOS
350,116	3022.81	700.23	8.63
382,940	3022.81	765.88	7.89
412,117	3022.81	824.23	7.33
438,060	3022.81	876.12	6.90
462,393	3022.81	924.79	6.54
484,397	3022.81	968.79	6.24

Source: Acreage from Marion County GIS Data Center, 2024, and PRMP, 2016; Population from University of Florida's BEBR Projections, January 2024



## Recreation and Open Space Level of Service

**No consensus on desired amenities;  
some common responses include:**

Upgrade, increase # of restrooms

Increase security measures

More walking and biking trails

More equestrian parks/trails

Pools / swimming opportunities

Sports complexes

Playground/family friendly parks

Update/expand/build more parks

More shade

The parks are fine as is

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## Hamlet

### AGRICULTURAL LAND USE DESIGNATIONS

#### Policy 2.1.16: Rural Land (RL)

This land use designation is intended ~~to be used~~ primarily for agricultural uses, associated housing related to farms and agriculturally-related commercial and industrial uses, ~~including agritourism. Pursuant to FSS 163.3205, solar facilities are permissible in agricultural land use categories.~~ The base density shall be ~~one~~ (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC:

~~1. 4. Family Division:~~ A parcel of record within Rural Land may be permitted to be subdivided up to three times, provided that no resulting lot is less than one (1) acre outside of the FPA and not less than three (3) acres inside the FPA consistent with 163.3179, F.S. and as further defined in the LDC.

~~2. Cluster Density Bonus:~~ Rural Areas outside the UGB and not within the FPA Farmland Preservation Area may develop as a cluster density bonus development under the PUD process up to a maximum of one (1) dwelling unit per seven (7) gross acres with a required minimum of 60% permanent open space set aside, as further defined in the LDC.

~~3.2. Hamlets:~~ Residential uses in the Rural Areas outside the UGB and not within the FPA Farmland Preservation Area may develop as a hamlet development under the PUD process and shall provide a minimum of 60% permanent open space with cluster development in one of the following forms, and as further defined in the LDC:

- ~~a. a. one~~ (1) dwelling unit per five (5) acres
- b. one (1) dwelling unit per 3.5 acres with the permanent open space delineated as a separate tract from the individual developable parcels and shall remain under common ownership by the developer, property owner association, undivided property interest of the developable land within the hamlet, or a third party approved by the County Commissioners.

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## Current Hamlet Requirements-Scenarios

### #1 - Individual wants 5 acre “mini farm”

- Current Land Use is Rural Lands (1 unit per 10 acres)
- Ag Zoning
- They will need to request a land use and rezoning because they want double the density permitted i.e. 1 unit per 5 acres

### #2 - Developer wants 5 acre “mini farm”

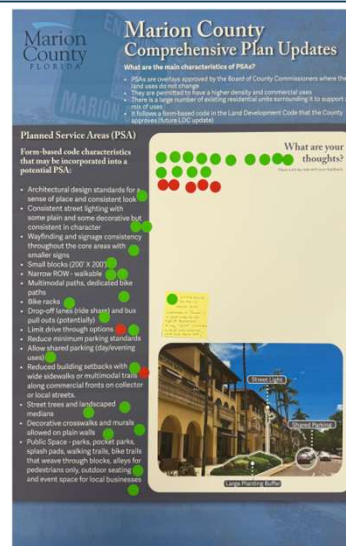
- Can do a Hamlet-must have 40 acres min
- Does not need a land use but does required PUD
- Connection requirements can be prohibitive but can request variance
- Open Space can be prohibitive (60%) but they are getting more density without land use amendment



## PSA Discussion

Online survey and in person workshops were overall supportive of PSAs

Some concerns include security, traffic, and potential restrictions stemming from the form-based code





# Proposed PSA Policies

## OBJECTIVE 3.2: PLANNED SERVICE AREAS (PSAs)

By June 30, 2022, Planned Service Areas (PSAs) shall be established on the Future Land Use Map FLUM series. PSAs are established to promote the efficient and cost-effective development of utility services and to discourage urban sprawl by providing services where there is existing infrastructure to support them, and promote efficient land use patterns by allowing mixed-use nodes.

1. The County shall develop in following the established form-based code in the LDC, PSAs within certain areas designated for are encouraged to incorporate vertically mixed-use development with higher density/intensity development and establish priorities for extension of services to each area.
2. Represents designated areas where PSAs are located where regional utility service (water and sewer) are or will be easily available. Development is encouraged in the PSA because of the availability or future availability of infrastructure to accommodate development.
3. Higher density development is permitted and encouraged within the PSA.
- 4.3. The county shall not subsidize development beyond the boundaries of the Planned Service Area (PSA).
- 5.4. New development proposed in the PSA shall be allowed only when central water and sewer are provided.

### Policy 3.2.1: Incentive Programs

Through the LDC, the County will create incentives to make development within the PSA desirable and cost-effective/affordable. Such incentives may include but are not limited to reduced parking requirements for priority uses, increased building height, expedited review processes, retrofitting existing development, increased density and intensity bonuses, tax

incentives, impact fee structuring and pre-zoning of vacant, underutilized lands to achieve planned densities.

### Policy 3.2.2 Limitation on the Extension of Central Utilities

The County shall limit the extension of central potable water and sanitary sewer service outside of the UGB and PSAs except (a) where existing urban densities (e.g. subdivisions) were constructed without central water and sewer; and for which the County determines the provision of central utilities is desirable to promote water conservation or aquifer and springs protection or (b) to connect to an existing urban area. Extension of centralized water or sewer systems outside of the Urban Growth Boundary (UGB) or Planned Service Areas (PSA) in order to provide services to existing urban areas or redundancy in the system shall not be construed as justification for increased densities or intensities adjacent to such systems, or otherwise outside of the Urban Growth Boundary (UGB).

### Policy 3.2.3 Periodic Review

The County will review and update PSAs based on capital improvement plans at least one time every five years.

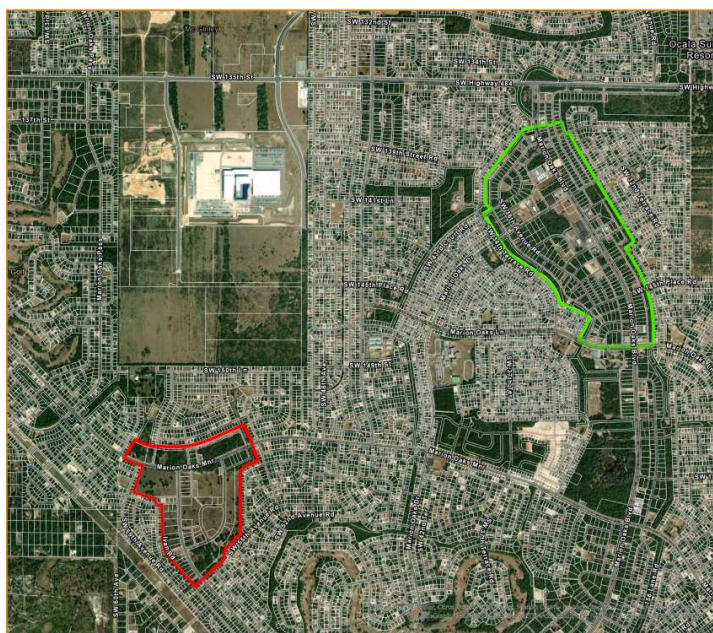
### Policy 3.2.4 County Initiated PSA

The County has identified three PSA sites that meet the definition of a PSA. The three sites are identified on the PSA maps adopted with this Plan.

1. Marion Oaks #1
2. Marion Oaks #2
3. Silver Springs #1

It is the intent that the County, in coordination with the community, will create a form-based code in the LDC to ensure the development within PSAs meet the intent of this Objective.

## Proposed PSA Locations in Marion Oaks



Marion County  
2050  
Comprehensive Plan  
Future Land Use Map Series



Planned Service Areas  
(PSAs)

### Proposed PSA

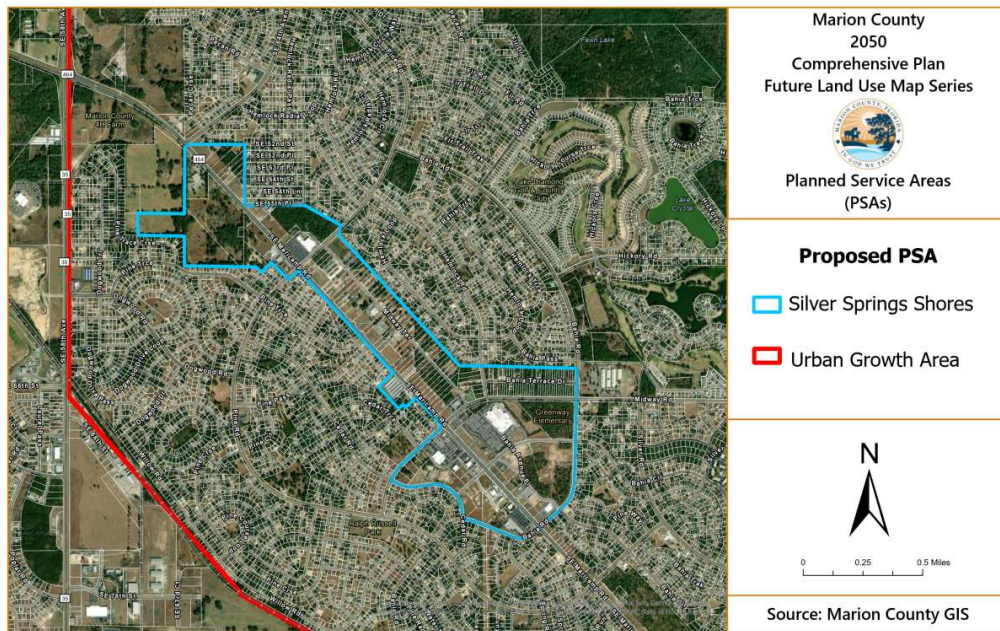
- Marion Oaks PSA 1
- Marion Oaks PSA 2



0 0.25 0.5 Miles

Source: Marion County GIS

## Proposed PSA Locations in Silver Springs Shores



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## PSA Discussion

### What we anticipate a form-based code to follow the PSA policies:

Street trees and  
landscaped  
medians

Limit drive  
through  
options

Decorative crosswalks  
and murals allowed on  
plain walls

Reduce minimum  
parking  
standards

Bike racks  
and  
infrastructure

Architectural design standards  
for a sense of place and  
consistent look

Reduced building setbacks with wide sidewalks or  
Multimodal trails along commercial fronts on  
collector or local streets.

Allow shared  
parking  
(day/evening uses)

Consistent street lighting with some  
plain and some decorative but  
consistent in character

Wayfinding and signage  
consistency throughout the core  
areas with smaller signs

Narrow  
ROW-  
walkable

Multi-Modal  
Paths, dedicated  
bike paths

Public Space- Parks, pocket parks, splash pads, walking trails,  
bike trails that weave through blocks, alleys for pedestrians only,  
outdoor seating and event space for local businesses

Small  
Blocks  
(200' X 200')

Drop-off lanes (ride  
share) and bus pull  
outs (potentially)

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### Question and / or comments?

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