

Marion County 2024 EAR Update

January 2025

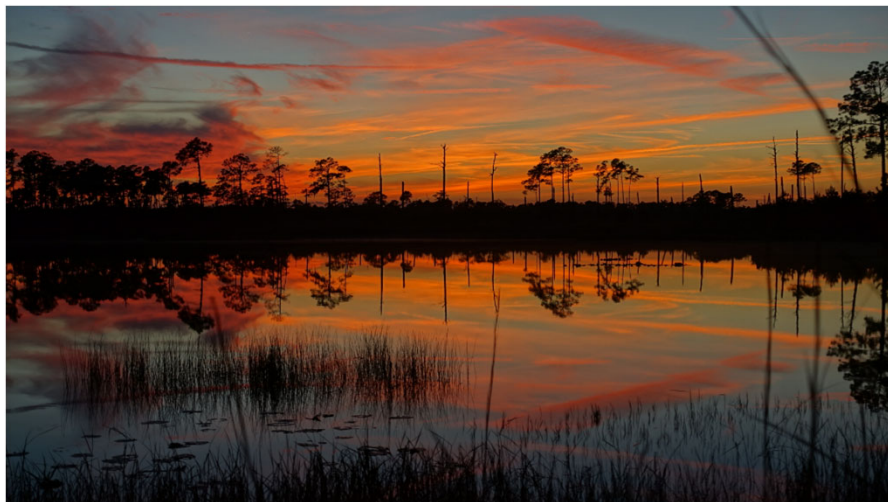
Marion County Growth Services | Kimley-Horn and Associates, Inc.



Agenda



1. Background
2. Engagement & Workshops
3. Survey Results
4. Public Opinion Trends
5. Next Steps





EAR Purpose

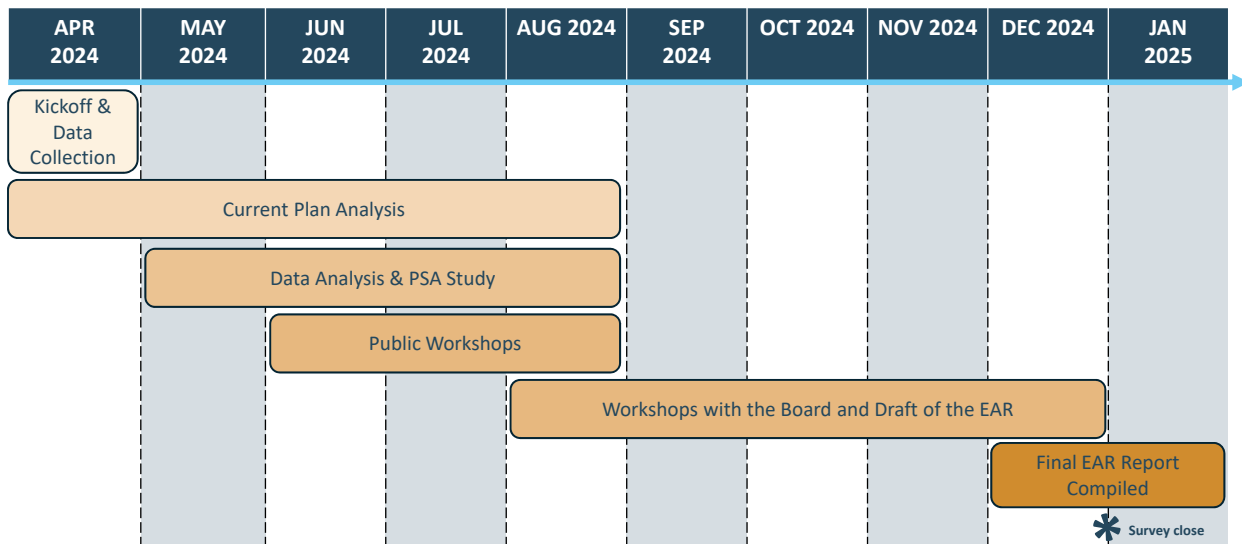
Evaluation & Appraisal Reports (EAR) are required by state statute at least every seven (7) years

The last EAR completed by Marion County took place in **2018**

The purpose of an EAR is to:

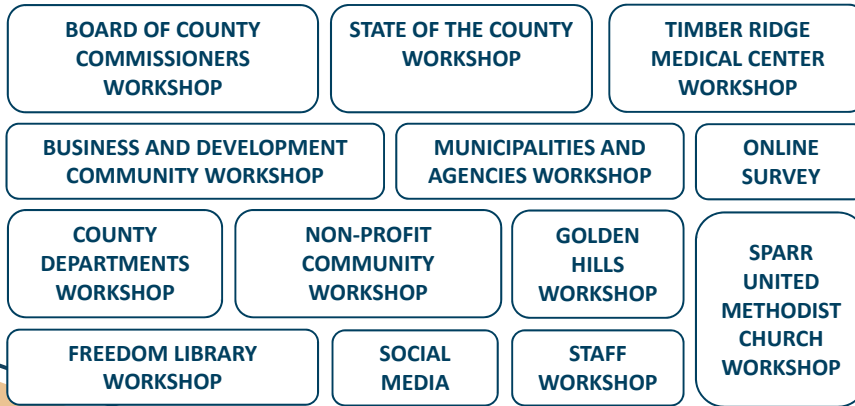
- Determine if there is a need to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated
- Determine if updates are needed based on changes to local conditions

2024 Timeline





Engagement Opportunities



Engagement Structure



BOARD WORKSHOPS	COMMUNITY WORKSHOPS
<ul style="list-style-type: none"> • 7 in-person workshops to date • 2 additional scheduled 	<ul style="list-style-type: none"> • 8 in-person workshops to date • 2 in-person stakeholder meetings

Survey shared on socials, poster boards, QR codes and commission meetings

EAR & PSA Workshops		
Meeting	Time	Location
Wednesday, July 17th		
1 NE Quad <i>(Open House Style)</i>	MIDDAY (11:30am – 1:30pm)	Sparr United Methodist Church 13100 NE Jacksonville Rd, Sparr, FL 32192
2 SE Quad <i>(Open House Style)</i>	EVENING (6pm – 8pm)	Silver Springs Shores Community Center 590 Silver Rd, Ocala, FL 34472
Thursday, July 18th		
3 SW Quad <i>(Open House Style)</i>	AFTERNOON (2pm – 4pm)	Timber Ridge Medical Park 9401 SW SR 200, Ocala, FL 34481
4 SW Quad <i>(Open House Style)</i>	EVENING (6pm – 8pm)	Freedom Library (County) 5870 SW 95 th Street, Ocala, FL 34476
Tuesday, July 23rd		
5 NE Quad <i>(Open House Style)</i>	EVENING (6pm – 8pm)	Forest Community Center at Sandhill Park 771 CR 314A, Ocklawaha, FL 32179
Thursday, July 25th		
6 NW Quad <i>(Open House Style)</i>	EVENING (6pm – 8pm)	Golden Hills Country Club 4782 NW 80th Ave, Ocala, FL 34482
Tuesday, August 6th		
7 SW Quad <i>(Open House Style)</i>	EVENING (6pm – 8pm)	Marion Oaks Community Center 294 Marion Oaks Ln, Ocala, FL 34473
Thursday, August 22		
8 State of the County <i>(Open House Style)</i>	EVENING (5:30pm – 7:30pm)	Mulberry Grove Complex 8445 SE 165th Mulberry Ln, The Villages, Florida 32162



BCC Workshop Summary

June 11th Workshop:

- Overview and input on the EAR process
- SWOT analysis on comprehensive plan topics as they relate to the County

September 12th Workshop:

- Conservation and Recreation & Open Space Elements discussed, FLU Element discussion started
- Planning framework and FLU designations
- The UGB, Buffers and Step downs were top focus / need to follow up

October 1st Workshop

- FLU Element continued
- Densities and Land uses were top focus / need for follow up

October 29th Workshop

- Environ. sensitive areas, UGB, PSAs. Farmland preservation areas discussed
- Urban vs rural inside vs outside UGB and PSA identification top focus / need for follow up

November 7th Workshop

- Comp. plan, zoning changes, public facilities & services, AOZ, ESOZ, Protect agricultural, equestrian, and rural
- Modifications largely OK, need to make sure AOZ and ESOZ are contained in LDC. Focus on buffers

December 9th Workshop

- Protection of natural & historic resources, Transfer of rights, Pre-existing uses, Structures, & vested rights, Infill & redevelopment, RGAC, Innovative planning strategies
- Transfer of Rights need for follow up



BCC Workshop Summary

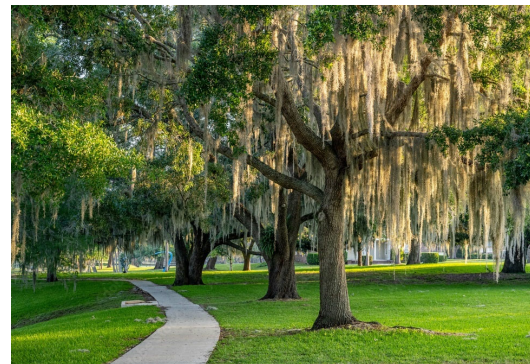
January 9th Workshop:

- Brief Transportation LOS Discussion
 - BOCC would like examples of real life LOS
- Need a definition for Compact Development
- Need to investigate interconnectivity requirements



Bring Back Topics:

- Data Centers
- Economic Element



Final Survey Results



The online survey was created by Kimley Horn utilizing Survey123.

IN TOTAL, THERE HAVE BEEN

668

ONLINE SURVEY PARTICIPANTS*

Launched on May 31st, 2024
Closed on January 2nd, 2025

*No demographic or location data was collected from respondents.

Top Answers:

When you think about the future of Marion County, what excites you the most?



Top Answers:

When you think about the future of Marion County, what concerns you the most?



Community Quotes



- "It is essential the future growth takes into consideration the needs of maintaining the open spaces and natural environment"

- "Sustainable growth that includes easy to access amenities for existing residents."

- "I'd like to see our Rural areas stay rural....Growth is good but too much or inappropriately placed will destroy the reasons everyone wants to come to Marion County."

- "I would love to see M.C focus and expand more on conservation of the forest and wildlife."



- "We need more recreational activities."

- "Marion County needs to bring up the roads and infrastructure."

- "Please balance our growth with quality of life."

- "Work on encouraging low-cost housing options."

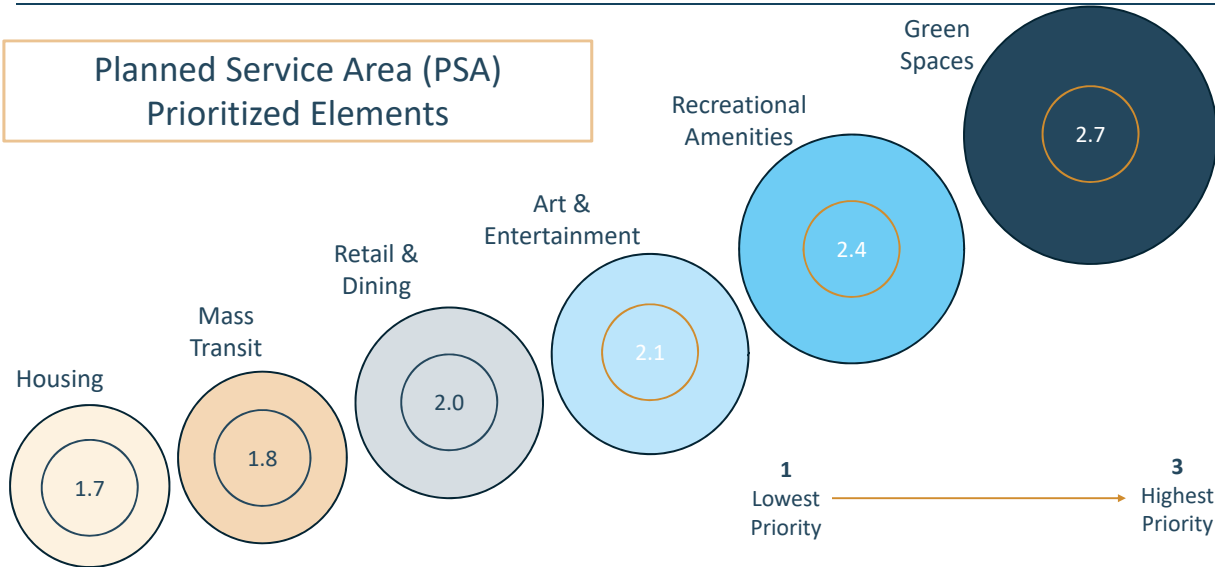
- "There should be more mixed-use properties and more innovative development."

- "We need to protect open space, limit development. Use existing retail buildings and not let them sit empty."



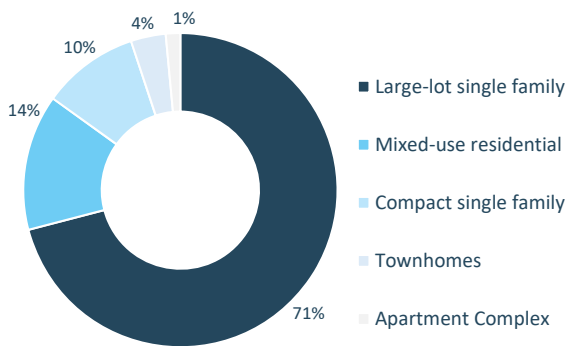
Final Survey Results

Planned Service Area (PSA) Prioritized Elements

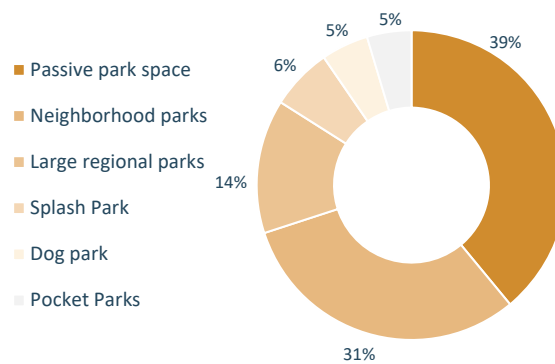


Final Survey Results

Residential Preference



Parks Preference

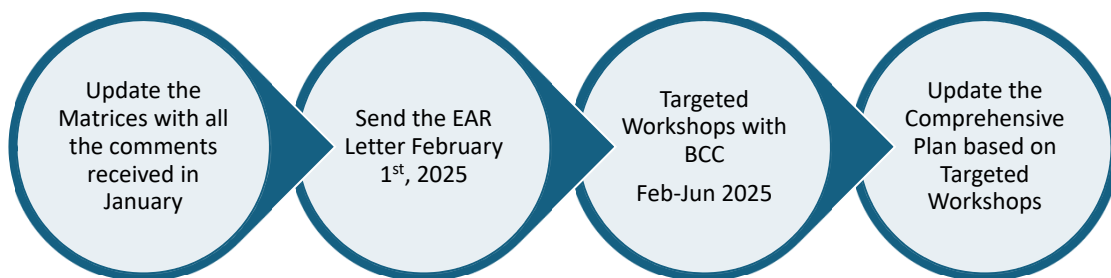


Public Engagement Trends



1. Promote sustainable and strategic growth
2. Enhance transportation infrastructure and connectivity
3. Preserve and enhance rural and natural landscapes

Next Steps



Q&A



Question and / or comments?