

# Marion County Comprehensive Plan Updates

May 1<sup>st</sup>, 2025

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



## Agenda

1. Economic Element Bring Back
2. Parks Level of Service (LOS)
3. Redlines
4. Next Workshop





# Economic Element Redline-Bring Back

enhances economic sustainability and growth while still providing for thorough review of all development plans.

Policy 1.3.1: The County Administrator, or his designee, shall continuously identify request staff to expedite and coordinate permitting for projects to in-aid-to-encourage priority industry and business prospects to expand or relocate to the County.

Policy 1.3.2: The County Administrator, or his designee, shall identify and establish staff to serve as liaisons to provide direct and coordinated assistance for projects undergoing expedited review and permitting.

OBJECTIVE 1.4: The County shall coordinate in coordination with the Ocala/Marion County Chamber and Economic Partnership (CEP) an economic development agency, to maintain an inventory of commercial and industrial designated lands. This list shall be made available to any member of the public upon request, make the inventory available to the public in multiple formats (e.g., electronic, etc.), and use its development review process to monitor development activity on a continuous basis.

Policy 1.4.1: To identify sites suitable for targeted industries The County will coordinate with an economic development agency to establish and maintain a land use data base as part of its development review process to monitor each of the various land use designations which allow commercial and industrial development as identified on the FLUM which may include, but not be limited to, total acres by future land use designation, acres developed, absorption rates, and other factors determined suitable.

Policy 1.4.2: Growth Services Department and Office of the County Engineer shall coordinate use of the development review process to monitor and track development activity for the various land use designations which allow commercial and industrial development and provided reports to the Board of County Commissioners, other agencies (e.g., CEP, DEO, Florida Commerce etc.) and the public as deemed appropriate.

OBJECTIVE 1.54: The County shall partner with economic development agencies to encourage and grant economic development incentives to new, expanding, and/or relocating businesses in accordance with the policies under its objective.

Policy 1.54.1: The County shall establish a process/program to identify development(s) and/or project(s) qualified to obtain economic development incentives. The process/program may further be coordinated with local economic development agencies and the State of Florida economic development-related offices and agencies, including, but not limited to, the Department of Economic Opportunity (DEO), Florida Commerce, Florida Department of Transportation, and/or Enterprise Florida, Inc., (EFL) Select Florida and those agencies' qualifying programs.

Policy 1.5.2: For qualified development(s) and/or project(s), the County may establish:

- a) Incentives to offset application and review fees subject to the completion and performance of the qualified development.
- a) Incentives to offset impact fees and other capital charges subject to the completion and performance of the qualified development.

a) Incentives to coordinate long-term improvements with developments with suitable reimbursements to the qualified development.

a) Incentives to support small scale public infrastructure improvements to facilitate road access/ingress/egress, access to centralized water and/or centralized wastewater systems (e.g., Marion County Economic Development Infrastructure Grant Program).

a) Incentives to encourage new to Marion County jobs which that meet minimum average annual wage requirements established by the Board of County Commissioners (e.g., Marion County Economic Development Financial Incentive Grant Program).

Policy 1.5.3: For qualified development, the County may establish incentives to create property tax incentives/abatement/caps subject to the completion and performance of the qualified development, consistent with any applicable Florida Statutes.

Policy 1.54.2: The County may establish and/or use Tax Increment Financing (TIF) options and/or Community Redevelopment Areas (CRA), particularly for those areas which (i) provide, or are required to provide for the establishment of, qualified development, consistent with any applicable Florida Statutes.

Policy 1.54.3: The County may establish additional economic development tools designed to encourage private sector capital investment and new to Marion County job creation using specialized programs such as, but not limited to, Enterprise Zones, Growthfields, etc., consistent with those programs' applicable regulatory requirements, particularly when such programs will support and encourage qualified development.

Policy 1.5.6: The County may enter into public/private partnerships to establish for the establishment of facilities and/or services which will facilitate the expansion and/or development of the community.

Policy 1.54.24: The County shall annually review the effectiveness of economic development partnerships and initiatives to evaluate the economic health of the community.

OBJECTIVE 1.65: The County shall target support priority industries that create higher wage jobs and diversify the economic base of the County.

Policy 1.65.1: The County shall identify and maintain a target priority industries strategy and prepare, implement, and maintain a coordinated marketing plan to attract businesses that fit the identified markets.

Policy 1.65.2: The County may also partner with and/or designate one or more entities for this effort to facilitate achieving priority industries, such as, but not limited to, the Ocala/Marion Chamber & Economic Partnership (CEP).

OBJECTIVE 1.76: The County may utilize public/private partnerships to help stimulate the economic growth of the County.

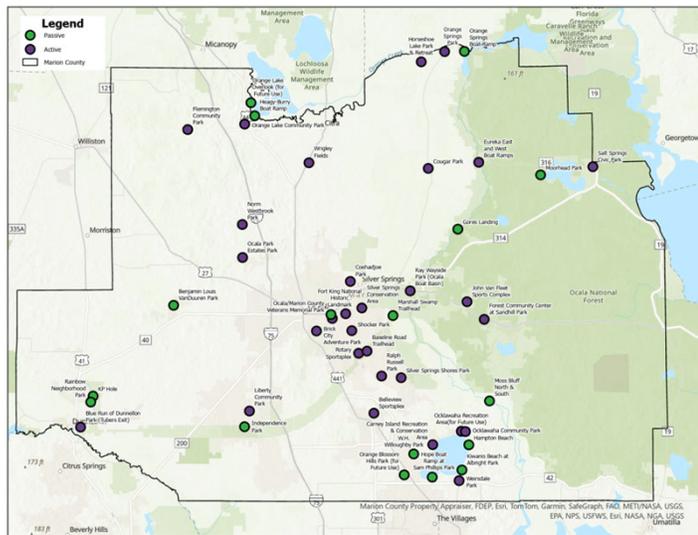
Policy 1.76.2: The County may use public/private partnerships with local, state, and federal economic development-related agencies and organizations to prepare proposals to companies

# Parks Level of Service (LOS)



# Park Acreage

Park Type	Acreage within county inventory	County managed acres
Neighborhood	131.1	89.0
Community	297.5	235.0
Sportsplex	199.2	282.6
Memorial	6.2	6.2
Special Use	108.5	222.0
Water Access	22.0	93.5
<b>Total</b>	<b>764.5</b>	<b>928.2</b>



County managed acres total **928.2**

\*Regional parks and greenways excluded from Park LOS calculation due to majority of land being large tracts of preservation or conservation with minimal recreation



# Current LOS – Park Acreage Based

**Current Level of Service Standard:**  
 2 acres of park area per 1,000 residents  
 (Based on 2016 PRMP)

Year	Population	Park Acres	Needed Acreage	Actual LOS
2025	429,600	928.2	859	2.16
2030	468,700	928.2	937	1.98
2035	503,500	928.2	1,007	1.84
2040	534,100	928.2	1,068	1.74
2045	562,500	928.2	1,125	1.65
2050	587,900	928.2	1,176	1.58

Deficient by 2030

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

## Proposed LOS – Park Acreage AND Amenity Based



- An **amenity-based** LOS approach measures the quantity of amenities per population
- Can be an effective method to meet the various interests of the residents versus just acreage-based standard

### Example

- 1 basketball court per 15,000 residents
- 150,000 residents require 10 basketball courts



## Marion Amenity Based LOS – Common amenities



Amenity	Standard*	Demand			Existing	Surplus/(Deficit)		
		2030	2040	2050		2030	2040	2050
<b>Basketball courts</b>	1 court per 15,000 residents	31	35	39	11 courts	(20)	(24)	(28)
<b>Court sports - Tennis, pickleball</b>	1 court per 60,000 residents	8	9	10	17 courts	9	8	7
<b>Diamond Fields - Baseball, Softball</b>	1 field per 11,000 residents	42	48	53	46 fields	4	(2)	(7)
<b>Equipped Play Area (Playground)</b>	1 area per 9,500 residents	49	56	61	23 areas	(26)	(33)	(38)
<b>Rectangular Fields - Football, Soccer, Multi-use</b>	1 field per 14,000 residents	33	38	41	12 fields	(21)	(26)	(29)
<b>Swimming Pools</b>	1 pool per 110,000 residents	4	5	5	0 pools	(4)	(5)	(5)
<b>Volleyball Court</b>	1 court per 57,000 residents	8	9	10	7 court	(1)	(2)	(3)

Source: Parks and amenities from Marion County GIS Data Library, 2024; level of service standards from National Recreation and Park Association, 2024

\*Standards are national level and can be customized to fit the needs and feature of Marion County

## Proposed LOS – Park Acreage AND Amenity Based



Although amenity and acreage deficiencies will be realized by 2030, additional factors to consider include:



### Natural amenities

- Marion County features many passive park space that residents desire and could be activate in the future and the hybrid approach is more holistic for the community



### Private recreation

- Private communities fill a gap in service to serve residents but are not always open to all



### Open space requirement

- Per FLUE policy 2.1.4, residential developments are required to include a minimum of 350 square feet of open space per unit

## Park LOS Examples



LOS with amenities included

**Sumter County\***: Amenity based LOS, unincorporated areas exempt

**Nassau County\***: Amenity and acreage-based LOS including:

- Community parks 3.35 ac / 1,000 pop
- Regional parks 10 ac / 1,000
- Beach access 0.25 ac / 1,000
- Boat facilities 0.40 ac / 1,000

**Citrus County\***: The County shall adopt the following level of service standards for new development for park facilities:

- Parks (County/City) - 3 ac /1,000 pop
- Regional (Federal/State) - 10 ac /1,000 pop
- Boat Ramps - 1 lane / 5,000 pop

\*Utilizes park impact fees



## Park LOS Examples

### Acreage-based LOS

**Levy County\***: 2 ac / 1,000 pop

**Broward County\***: 3 ac / 1,000 pop

**Lake County\***: 4 ac / 1,000 pop

**Pasco County\*** and **Polk County\*** use a quantity of population per park that varies based on park type

**Alachua County\***: varies by park type:

- Improved activity-based recreation sites (0.5 ac / 1000 pop)
- Improved resource-based recreation sites (5.0 ac / 1,000 pop)

**St. John's County\*** varies by park type:

- Neighborhood (2 ac / 1,000 pop)
- Community (3 ac / 1,000 pop)
- Regional/Open Space (20 ac / 1,000 pop)

*\*Utilizes park impact fees*



## Benefits and Approaches of the Proposed LOS

### Tourism

Citizen **quality of life**

Fun and budget friendly way to **keep kids active and occupied**

Expanding existing facilities with needed amenities is a **cost-effective approach** to fill in the gaps and create more recreation opportunities.

**Impact fees** may be used to begin collecting funds to drive these improvements





# Impact Fees Examples

## Clay County Additional Impact Fees for Completed Permit Packages Submitted after 10/1/2024

These Impact Fees are charged in addition to existing School Impact Fees and Mobility fees as applicable

Land Use	Charged per	Government Jails & Constitutional Facilities <sup>1</sup>	Fire & Rescue Facilities <sup>2</sup>	Law Enforcement Facilities <sup>3</sup>	Community Parks <sup>4</sup>	Regional Park Facilities <sup>1</sup>	Libraries & Cultural Services <sup>1</sup>	Total
<b>Residential</b>								
Single Family (up to 1,500 sq. ft.)	Dwelling Unit	\$ 414	\$ 942	\$ 715	\$ 905	\$ 263	\$ 261	\$ 3,500
Single Family (1,501 to 2,499 sq. ft.)	Dwelling Unit	\$ 552	\$ 1,256	\$ 951	\$ 1,206	\$ 350	\$ 347	\$ 4,662
Single Family (2,500 sq. ft. and up)	Dwelling Unit	\$ 689	\$ 1,567	\$ 1,190	\$ 1,506	\$ 438	\$ 433	\$ 5,823
Multifamily	Dwelling Unit	\$ 329	\$ 748	\$ 567	\$ 719	\$ 209	\$ 207	\$ 2,779
Mobile Home	Dwelling Unit	\$ 466	\$ 1,061	\$ 805	\$ 1,019	\$ 295	\$ 293	\$ 3,939
Senior Unit	Dwelling Unit	\$ 314	\$ 714	\$ 541	\$ 686	\$ 199	\$ 197	\$ 2,651
<b>Nonresidential (per 1,000 Sq.Ft. / Hotel Room / Car Wash Lane)</b>								
Commercial: Retail and Services	1,000 Sq. Ft.	\$ 435	\$ 1,235	\$ 751	\$ -	\$ -	\$ -	\$ 2,421
Car Wash	Lane	\$ 755	\$ 1,020	\$ 1,304	\$ -	\$ -	\$ -	\$ 3,079
Hotel/Lodging Room	\$ 151	\$ 327	\$ 259	\$ -	\$ -	\$ -	\$ -	\$ 737
Office	1,000 Sq. Ft.	\$ 365	\$ 1,900	\$ 631	\$ -	\$ -	\$ -	\$ 2,896
Industrial	1,000 Sq. Ft.	\$ 126	\$ 676	\$ 218	\$ -	\$ -	\$ -	\$ 1,020
Institutional	1,000 Sq. Ft.	\$ 387	\$ 903	\$ 669	\$ -	\$ -	\$ -	\$ 1,959
Nursing Home	1,000 Sq. Ft.	\$ 242	\$ 1,190	\$ 417	\$ -	\$ -	\$ -	\$ 1,849

<sup>1</sup> Applicable county wide

<sup>2</sup> Applicable in unincorporated areas and all cities except for the Town of Orange Park

<sup>3</sup> Applicable in unincorporated areas plus the cities of Keystone Heights and Penney Farms

<sup>4</sup> Applicable in unincorporated areas



# Impact Fees Examples

## St. Johns County's Schedule of Fees and Services

Impact Fees

IMPACT FEE SCHEDULE (per County Ordinance 2018-16)

LAND USE TYPE	Unit of Measurement	Roads	Buildings	Law Enforcement	Fire/Rescue	Parks	Schools	TOTAL	LAND USE TYPE	Unit of Measurement	Roads	Buildings	Law Enforcement	Fire/Rescue	Parks	Schools	TOTAL
<b>RESIDENTIAL:</b>									<b>COMMERCIAL:</b>								
Under 800 FT <sup>2</sup>	Unit	\$6,927	\$551	\$258	\$167	\$1,109	\$1,804	\$10,816	Commercial < 100K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$3,850	\$1,545	\$721	\$138	\$0	\$0	\$6,254
801-1,250	Unit	\$8,228	\$655	\$306	\$449	\$1,318	\$3,300	\$14,256	Commercial 100-199K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$5,286	\$1,383	\$646	\$124	\$0	\$0	\$7,439
1,251-1,800	Unit	\$8,486	\$675	\$316	\$591	\$1,359	\$4,769	\$16,196	Commercial 200-299K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$6,063	\$1,214	\$567	\$109	\$0	\$0	\$7,953
1,801-2,500	Unit	\$10,572	\$841	\$392	\$732	\$1,692	\$5,940	\$20,169	Commercial 300-399K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$7,073	\$1,036	\$484	\$93	\$0	\$0	\$8,686
2,501-3,750	Unit	\$12,298	\$978	\$456	\$1,015	\$1,969	\$8,333	\$25,049	Commercial 400-499K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$8,225	\$965	\$450	\$87	\$0	\$0	\$9,727
3,751-5,000	Unit	\$14,248	\$1,134	\$529	\$1,296	\$2,282	\$8,694	\$28,183	Commercial > 500K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$8,925	\$889	\$415	\$79	\$0	\$0	\$10,308
5,001 FT <sup>2</sup> and Over	Unit	\$15,042	\$1,197	\$559	\$1,579	\$2,409	\$8,838	\$29,624	Bank/Financial Institution	1,000 FT <sup>2</sup>	\$10,097	\$513	\$239	\$46	\$0	\$0	\$10,895
Hotel/Motel	Room	\$4,202	\$393	\$183	\$48	\$198	\$0	\$5,024	Service Station - all types	1,000 FT <sup>2</sup>	\$3,775	\$714	\$333	\$64	\$0	\$0	\$4,886
<b>INDUSTRIAL:</b>									<b>RECREATIONAL:</b>								
General Industrial	1,000 FT <sup>2</sup>	\$1,732	\$237	\$110	\$17	\$0	\$0	\$2,096	Gen Recreation	Acres	\$859	\$51	\$24	\$5	\$0	\$0	\$939
Warehousing	1,000 FT <sup>2</sup>	\$607	\$161	\$75	\$11	\$0	\$0	\$854	Campground/RV Park	Acres	\$21,364	\$6,953	\$3,247	\$622	\$0	\$0	\$32,186
Mini-warehousing	1,000 FT <sup>2</sup>	\$527	\$23	\$11	\$2	\$0	\$0	\$563	Marina	Barth	\$551	\$96	\$45	\$8	\$0	\$0	\$700
<b>OFFICE:</b>									<b>HEALTH/FITNESS CLUB:</b>								
General Office < 100K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$3,268	\$720	\$336	\$216	\$0	\$0	\$4,540	Health/Fitness Club	1,000 FT <sup>2</sup>	\$6,756	\$592	\$277	\$53	\$0	\$0	\$7,678
General Office 100-200K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$3,093	\$573	\$268	\$172	\$0	\$0	\$4,106	<b>INSTITUTIONAL:</b>								
General Office > 200K FT <sup>2</sup>	1,000 FT <sup>2</sup>	\$2,809	\$432	\$201	\$130	\$0	\$0	\$3,572	Elementary School	1,000 FT <sup>2</sup>	\$1,764	\$419	\$195	\$38	\$0	\$0	\$2,416
									High School	1,000 FT <sup>2</sup>	\$1,557	\$382	\$179	\$34	\$0	\$0	\$2,152
									College	1,000 FT <sup>2</sup>	\$2,446	\$366	\$170	\$32	\$0	\$0	\$3,014
									<b>MEDICAL:</b>								
									Hospital	1,000 FT <sup>2</sup>	\$2,307	\$1,129	\$527	\$101	\$0	\$0	\$4,064
									Nursing Home	1,000 FT <sup>2</sup>	\$1,346	\$79	\$37	\$7	\$0	\$0	\$1,469
									Medical Office	1,000 FT <sup>2</sup>	\$8,154	\$944	\$441	\$84	\$0	\$0	\$9,623

# Redlines

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## FLUE Redlines

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### **Policy 2.1.4: Open Space Requirement**

A minimum of 350 square feet of open space for each residential lot-unit shall be required in either single or linked multiple tracts within residential development, and the open space shall be accessible to all residents within the development, as further defined in the LDC.

## Recreation and Open Space Element Redlines



Full redlines in separate agenda file



## Conservation Element Redlines



Full redlines in  
separate agenda file





## Next Workshop:

### Date

- Monday, June 9<sup>th</sup>, 2025
- 2:30pm - 4:30pm

### Topics

- Definitions
- Concurrency
- Bring backs: Stepdown, Transportation, PSA, ESOZ



## Question and / or comments?

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