

MARION COUNTY

2050 COMPREHENSIVE PLAN

JULY 2026

TABLE OF CONTENTS

Introduction.....

I. Terms & Definitions..... 6

II. Acronyms..... 12

III. Future Land Use Element..... 20

IV. Housing Element..... 70

V. Transportation Element..... 76

VI. Sanitary Sewer Element..... 91

VII. Potable Water Element..... 98

VIII. Solid Waste Element..... 106

IX. Stormwater Element..... 111

X. Aquifer Recharge Element..... 117

XI. Conservation Element..... 122

XII. Recreation and Open Space Element..... 128

XIII. Intergovernmental Coordination Element..... 134

XIV. Capital Improvements Element..... 140

XV. Economic Element..... 148

XVI. Property Rights Element..... 152

Appendix.....

A. Maps..... 154

LIST OF MAPS

Appendix A: Maps 154

Future Land Use Map (FLUM) 155
Transfer of Rights 156
Historic Places 157
Urban and Rural Areas 158
Marion Oaks PSAs 159
Silver Springs PSA 160
Traffic Circulation 161
Existing Mass Transit 162
Existing Bicycle and Pedestrian Networks 163
Coastal High Hazard and Evacuation Routes 164
Transportation Concurrency Areas 165
Future Transportation Corridors 166
Rail Corridors 167
Aquifer Recharge 168
Aquifer Vulnerability 169
Springs Protection Overlay Zones 170
Well & Wellfield Wellhead Protection Areas 171
Environmentally Sensitive Overlay Zones 172
Floodplains per 2023 FEMA Maps 173
Mineral Resources 174
Outstanding Florida Waters 175
Soils (Generalized) 176
Topography (Generalized) 177
Wetlands 178
Florida Ecological Greenways Network 179
Irvine / Sunny Oaks Regional Activity Center (RGAC) 180
Irvine / Sunny Oaks RGAC: Conceptual Plan 181
Oak Run: Master Development Plan 182
Spruce Creek Country Club: Master Development Plan 183
Spruce Creek South: Master Development Plan 184
Stonecrest: Master Development Plan 185
The Villages of Marion: Master Development Plan 186
Village of Rainbow Springs: Revised Master Development Plan 187
Circle Square Woods DRI: Development Plan 188
On Top of the World DRI: Development Order Map 189

INTRODUCTION

The **Marion County 2050 Comprehensive Plan** revisits and revises the short- and long-term goals of the County, set in the previous 2035 Comprehensive Plan. The revisions are intended to reflect updated data, new Florida State Statute requirements, and the current needs of the County. Feedback from the public, staff, and commissioners were taken into account to drive the updates behind the new 2050 Comprehensive Plan Goals, Objectives, and Policies (GOPs). As required by Florida State Statutes Chapter 163, the County analyzed and planned for growth in the short- (10 year) and long-term (20 year) time frames. The State also requires that the Comprehensive Plan is backed by a Data Inventory and Analysis (DIA), and was completed during this process.

The Comprehensive Plan sets forth a framework for future land use, determining where and how residential, commercial, industrial, recreational, and conservation spaces will be developed. The **Future Land Use Element (FLUE)** uses detailed population projections from the DIA and includes strategies like the Urban Growth Boundary, Transfer of Development Rights, and protection of farmland to contain urban sprawl. Accompanying this, category summaries and standards help guide density and residential capacity during the planning timeframe. Housing is a central focus of the Element with attention to affordability, diversity in housing options, and the preservation of historical resources. Concurrently, the **Housing Element** uses the DIAs current and projected needs, highlighting data on housing types, tenure, cost burdens, and special populations, to guide the policy decisions. Solutions are proposed to address affordability challenges and support safe, diverse housing for all residents.

Transportation planning is addressed comprehensively in the **Transportation Element** to ensure the county's mobility infrastructure can support both current and future demands. The Element sets standards for levels of service on county and state roads and integrates strategies to mitigate congestion, prioritize road improvements, and promote transit alongside walking and cycling. Emphasis is placed on aligning transportation planning with land use to support sustainable growth.

The management of potable water and sanitary sewer systems is aligned closely with land use, ensuring efficient expansion and investment in infrastructure, especially within the growth boundary. The **Potable Water** and **Sanitary Sewer Elements** outline groundwater protection measures, regulatory updates for sewage systems, and compliance with evolving water quality requirements, all aiming to secure long-term water resources and environmental health. The **Solid Waste Element** aims to anticipate future needs as landfills reach their limits and promotes waste reduction and litter management countywide. Stormwater management and protection of the Floridan Aquifer are key to safeguarding both surface and groundwater resources. The **Stormwater Element** details policy regarding inventory systems, concurrency management, and regulatory standards for new developments.

Within the **Conservation Element**, the protection of natural resources is prioritized, cataloging the county's lands, water bodies, soils, and wildlife habitats. This Element provides support for public acquisition, conservation easements, and incentive programs to preserve critical resources and maintain rural character, reflecting strong public input for environmental stewardship. The **Recreation and Open Space Element** uses the DIAs inventory of public parks and amenities and assessment of service levels based on population to drive policy. The Element advocates for future parkland acquisition, amenity upgrades, and ensures accessibility for all residents, including children, seniors, and people with disabilities. It encourages creative funding and partnerships to expand both active and passive recreational opportunities.

INTRODUCTION

The **Intergovernmental Coordination Element** helps to ensure that local planning aligns with regional, state, and federal objectives. Mechanisms for joint planning, regulatory compliance, and shared service provision are established to foster effective communication, dispute resolution, and mutual goal achievement. The **Capital Improvements Element** establishes a five-year schedule for public infrastructure investments, prioritizing projects to meet growth and level of service standards. This includes ongoing monitoring, funding coordination, and integration with broader transportation, water, sewer, waste, parks, and school facility plans.

The **Economic Element** utilizes the DIA profile of the county's economy, which identifies leading sectors and analysis of workforce trends, education levels, commuting patterns, and affordability issues. The Element includes strategies for diversifying the local economy, including the promotion of agritourism and rural enterprise, to address wage gaps and poverty rates.

Accompanying the Comprehensive Plan Elements are the **Comprehensive Plan Maps**. These maps serve as both visual depictions of specific policies and reference material for the Comprehensive Plan. A **Terms & Definitions** section was added to support the **Acronyms** section in an effort to clarify meaning and make the document more accessible. Together, the Elements and Maps present a coordinated, data-driven, and community aligned approach to managing Marion County's future growth, quality of life, and health and safety through 2050.



SECTION I

TERMS & DEFINITIONS

GOAL 1: The County and Marion County Comprehensive Plan 2050 may use various definitions which are ordinarily and customarily encountered and used by professionals and professional organizations which participate in the comprehensive planning and land development regulation processes.

OBJECTIVE 1.1: For the purposes of the Marion County Comprehensive Plan 2050, the definitions listed herein shall generally be applicable and shall comply with the interpretation requirements as set forth.

Policy 1.1.1: The following definitions may be used within the Marion County Comprehensive Plan and/or Marion County Land Development Code; however the list is not all inclusive and additional or other definitions may be used for appropriate purposes, consistent with the additional policies of this Objective:

Access shall mean a driveway or other opening for vehicles to enter from or exit to a right-of-way. An access point may include multiple ingress and egress lanes and a divider median provided that all features utilize the same apron.

Accessory Dwelling Unit means an ancillary or secondary living unit, that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit, per FS 163.31771(1).

Agriculturally-related means pertaining to, or connected with, the cultivation of land and the producing and raising of crops and livestock. This use must be directly related to an agricultural use.

Agritourism shall mean a way to support bona fide agricultural production by providing a stream of revenue and by educating the general public about agricultural industry, as defined in FS 570.86.(1).

Affordable Housing means the monthly rents or monthly mortgage payments including taxes and insurance do not exceed 30 percent of that amount which represents the percentage of the median annual gross income.

Automobile-Oriented Uses means a land use which functions to prioritize vehicular access over other modes of transportation or pedestrians.

Best Planning Practices shall mean the most effective and proven methods, principles, and strategies for achieving desired outcomes to guide development while managing plans.

Bona fide agriculture means good faith commercial agricultural use of the land, as defined in FS 193.461.3(b).

Clustering means concentrating structures within a specific area to preserve the remaining area for open space, conservation, or recreation.

Community Residential Home means a dwelling unit licensed to serve residents who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justine, or the Department of Children and Families Services or licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet physical, emotional, and social needs of the residents.

Compact Development shall mean patterns of development that promote efficient land use by concentrating development in areas suitable for urban growth, often with higher densities and a mix of uses.

Compatibility means a condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

Complete Streets means a street that is designed and operated to allow safe, accessible, and convenient travel for all users, regardless of the transportation mode.

Connectivity means linkage between origins and destinations for vehicles, bicyclists, and pedestrians through a system of streets and pathways that promote accessibility, walkability, and efficient transportation.

de minimus (concurrency) shall mean a development's impact on public facilities and services might be so small or negligible that concurrency requirements do not need to be imposed.

Density Bonus means a policy that allows developers and/or applicants to increase the number of dwelling units on a property above the maximum allowed units that are permitted by zoning regulations, in exchange for providing affordable housing or meeting other specified conditions.

Equestrian means activities involving horses, including riding, training, and participating in events like horse shows and competitions.

Family/Cottage Unit shall mean an accessory non-commercial dwelling unit designed as an independent living unit smaller than the primary structure, which may be connected to the utility systems of the primary dwelling.

Florida Wildlife Corridor shall mean the conserved lands and opportunity areas defined by the Department of Environmental Protection as priority one, two, and three categories of the Florida Ecological Greenways Network.

Hamlet shall mean a small, unincorporated settlement within a larger community, and is essentially a rural equivalent of a neighborhood.

Infill means the development of vacant parcels in otherwise built-up area where public facilities such as sewer systems, roads, schools and recreation areas are already in place.

Innovative Development Patterns shall mean creating more compact, sustainable, and resource-efficient communities while addressing modern challenges and improve the quality of life for residents.

Interlocal Agreement shall mean a contract between two or more agencies to jointly exercise powers or functions that are shared.

Isolated Development refers to a development that is physically separate or remote from existing settlements or established infrastructure; used in zoning regulations to discourage sprawl and protect natural areas.

Level of Service means an indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based on and related to the operational characteristics of the facility. Level of service shall indicate the capacity per unit of demand for each public facility.

Littoral means relating to or situation on or near the shore of the sea or a lake.

Mixed-use means a development or area that combines multiple types of land uses within a single location or building.

Mix of uses shall mean a development or redevelopment project containing a mix of compatible uses intended to support diversity in housing, walkable communities, the need for less automobile travel and a more efficient use of land, which could be vertically or horizontally mixed.

Multi-Modal means transportation systems that incorporate multiple types of travel options, which enable people to choose from a variety of modes to move efficiently from one place to another.

Open Space shall mean land that is unbuilt, protected, and intended for recreation, natural resource protection, or preservation of land. This may include but not limited to parks, gardens, farms, and undeveloped land.

Paired Villas or duplex means two dwellings attached by a shared wall with two individual entrances, often with separate garages and backyards.

Planned Service Area means an area hub where a concentration of infrastructure (roads, utilities, and parks and recreation amenities) is in place, or can feasibly be in place, making it an efficient and effective location to encourage growth and development, especially a mix of uses such as residential, employment, and commercial.

Planning Principles means implementing strategies that will enhance the livability and vision of the County in with the following principles:

1. Preserve, protect, and manage the County's valuable natural resources.
2. Recognize and protect the rural, equestrian, and agricultural character as an asset of the County's character and economy while providing clear, fair, and consistent standards for the review and evaluation of any appropriate future development proposals.
3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that promotes infill development, enhances the scale, intensity, and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.
4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

Recreation shall mean active or passive activities to enhance the quality of life for residents while considering factors of accessibility, sustainability, and the diverse needs of the community.

1. *Active Recreation* means an area that is specifically for physical activity which can be used actively such as an area with workout equipment (indoor or outdoor), dog park, looped sidewalk, jogging/biking path, playground, various sport courts and ball fields, and pools (indoor or outdoor).
2. *Passive Recreation* shall mean a form of recreation that is defined as a more relaxing activity, typically emphasizing enjoyment of natural resources and providing a reprieve from the built environment. Examples include picnic tables, park benches, sunbathing at the beach, open park space existing in its natural form, or visiting a local historical site.

Regional Activity Center (RAC) is intended to provide for the shopping and limited services needed by residents in the rural area, and encourage and allow for mixed use nodes of residential (single-family and multi-family), commercial uses, and agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the urban areas of the county for daily needs and services.

Rural Area means an area located outside the Urban Growth Boundary (UGB) and often categorized by low population density, open spaces, and often associated with agricultural or natural landscapes, outside of cities or towns. This area may be eligible for development at an increased density in accordance with one of the density bonus design programs. Rural Areas consist of the following land use designations:

1. Rural Land
2. Rural Activity Centers
3. Public
4. Preservation
5. World Equestrian Center (WEC)

Rural Economy means the economic system and activities, livelihoods, and patterns of production and consumption in non-urban areas. Commonly centered around agriculture and natural resources.

Sending and Receiving Area, as used in the Transfer of Development Credits program, means to accommodate development while avoiding conflict with environmentally sensitive areas and transitioning from higher-density urban areas to lower-density rural areas

Smart Growth shall mean a comprehensive approach to community development that promotes balanced, efficient, and sustainable growth by encouraging compact development, preserving open space, and providing diverse transportation options.

Smart Landscape Practices shall mean methods of planting and irrigation that reduce water usage and environmental disruption while supporting the native vegetation and ecosystem.

Substandard shall mean any subject does not meet the current code standards, requirements, and/or specification at the time of adoption.

Transfer of Development and Credit means landowners can sell or transfer their right to develop a property to another property, within the County.

Urban Area shall mean lands located within the Urban Growth Boundary (UGB) as designated by the Comprehensive Plan Future Land Use Map or those lands located in the Rural Area bearing an Urban Area land use designation as specified in Comprehensive Plan Future Land Use Element Appendix A, Table A-1 Land Use Classifications and Standards. Urban Areas consist of the following land use designations:

1. Rural Land inside the UGB
2. Low Residential
3. Medium Residential
4. High Residential
5. Urban Residential
6. Commercial
7. Employment Center
8. Commerce District
9. Public
10. Preservation
11. World Equestrian Center (WEC)

Urban Estates: It is the intent of Marion County to support the unique equestrian character residents, and the community, enjoy. Urban Estates development is intended to be large-lot subdivisions which reflect the rural equestrian and small farm characteristics historically found in the County. Uses may include personal horses, the boarding of horses, and limited/small-scale farm animals such as chickens and goats. This type of Urban Estates development is only permissible within the Urban Growth Boundary and also in Low Residential or Medium Residential land use categories consistent with the following requirements and as further defined in the Land Development Code:

1. Urban Estates developments must be a minimum of ten (10) acres.
2. Individual Urban Estates lots within each development shall be a minimum of two (2) acres..
3. An Urban Estates development may be established at a lower density below that of minimum density required in the Medium Residential land use designation.
4. An accessory family/guest cottage/apartment, as defined by the Land Development Code, may be established on each lot along with the lot's primary residence.

Urban Sprawl shall mean a development pattern characterized by low density, automobile-dependent development with either a single use or multiple uses that are not functionally related, requiring the extension of public facilities and services in an inefficient manner, and failing to provide a clear separation between urban and rural uses.

Workforce Housing shall mean housing that is affordable for middle-income workers, essential to the local economy. The goal is to provide housing options that are within the financial reach of those earning between 60% and 120% of the area median income (AMI).

Zero-lot line means the use of land for a structure, which is not attached to any other structure that has one (1) wall located on one (1) interior side lot line.

Policy 1.1.2: The final determination for the use or meaning of a definition as used in the Comprehensive Plan shall be the responsibility of the Marion County Growth Services Director, or his designee.

Policy 1.1.3: An appeal of an definition determination by the Growth Services Director designee shall be to the Growth Services Director.

Policy 1.1.4: An appeal of an definition determination by the Growth Services Director shall be to the Marion County Development Review Committee.

Policy 1.1.5: An appeal of an definition determination by the Development Review Committee shall be to the Marion County Board of County Commissioners.

Policy 1.1.6: An appeal of an definition determination by the Board of County Commissioners shall be to the applicable Circuit Court.



SECTION II

ACRONYMS

GOAL 1: The County and Marion County Comprehensive Plan 2050 may use various acronyms which are ordinarily and customarily encountered and used by professionals and professional organizations which participate in the comprehensive planning and land development regulation processes.

OBJECTIVE 1.1: For the purposes of the Marion County Comprehensive Plan 2050, the acronyms listed herein shall generally be applicable and shall comply with the interpretation requirements as set forth.

Policy 1.1.1: The following acronyms may be used within the Marion County Comprehensive Plan and/or Marion County Land Development Code; however the list is not all inclusive and additional or other acronyms may be used for appropriate purposes, consistent with the additional policies of this Objective:

AADT. Average Annual Daily Trips.

AASHTO. American Association of State Highway and Transportation Officials.

ACLF. Adult Congregate Living Facility.

ADF. Average Daily Flow.

ADO. Amended Development Order.

ALF. Assisted Living Facility.

AMI. Area Median Income.

AMOA. Acknowledgement of Military Operating Area.

ANSI. American National Standards Institute.

AOZ. Airport Overlay Zone.

API. American Petroleum Institute.

ASME. American Society of Mechanical Engineers.

ASTM. American Society for Testing Materials.

AWS. Alternative Water Supplies.

AWWA. American Water Works Association.

BLIM. Binding Letter of Modification for Vested Rights.

BLIVR. Binding Letter of Interpretation for Vested Rights.

BOCC. Board of County Commissioners.

BMAP. Basin Management Action Plan.

BMP. Best Management Practice(s).

C&D. Construction and Demolition.

CCR. Covenants, Conditions, and Restrictions.

CDBG. Community Development Block Grant.

CDD. Community Development District.

CEP. Chamber & Economic Partnership.

CESQG. Conditionally Exempt Small Quantity Generators.

CFASPP. Continuing Florida Aviation System Planning Process.

CFR. Code of Federal Regulations.

CIE. Capital Improvements Element.

CMP. Congestion Management Process.

CMS. Concurrency Management System.

CO. Certificate of Occupancy.

CPA. Comprehensive Plan Amendment.

CPAA. Comprehensive Plan Amendment Application.

CRA. Community Redevelopment Area.

CWS. Community Water System.

DADF. Designed Average Daily Flow, in gallons.

DBH. Diameter at Breast Height.

DEM. Florida Division of Emergency Management or equivalent.

DEO. Florida Department of Economic Opportunity.

DIA. Data Inventory Analysis.

DIP. Ductile Iron Pipe.

DIPRA. Ductile Iron Pipe Research Association.

DO. Development Order.

DOF. Division of Forestry.

DOH. Florida Department of Health, local, regional or state, as applicable.

DR. Development Rights.

DRI. Development Regional Impact.

DSS. Domestic Self Supply.

EALS. Environmental Assessment for Listed Species.

EALS-ER. Environmental Assessment for Listed Species Exemption Request.

EC. Employment Center.

ECFRPC. East Central Florida Regional Planning Council.

EPA. United States Environmental Protection Agency.

ERC. Equivalent Residential Connection.

ESOZ. Environmentally Sensitive Overlay Zone.

FAA. Federal Aviation Administration.

FAC. Florida Administrative Code.

FAR. Floor Area Ratio.

FBC. Florida Building Code.

FCC. Federal Communications Commission.

FDACS. Florida Department of Agriculture and Consumer Services.

FDC. Fire Department Connection.

FDEP. Florida Department of Environmental Protection.

FDOF. Florida Division of Forestry.

FDOT. Florida Department of Transportation.

FEMA. Federal Emergency Management Agency.

FFL. Florida Friendly Landscaping.

FFPC. Florida Fire Prevention Code.

FGCC. Federal Geodetic Control Committee.

FHBM. Flood Hazard Base Map.

FIRM. Flood Insurance Rate Map.

FIS. Flood Insurance Study.

FLUCCS. Land Use, Cover and Forms Classification System: A Technical Manual, State of Florida Department of Transportation.

FLUE. Future Land Use Element.

FLUM. Future Land Use Map.

FMSF. Florida master Site File.

FNAI. Florida Natural Areas Inventory.

FPA. Farmland Preservation Area.

FPOZ. Flood Plain Overlay Zone.

FPS. Feet Per Second.

FPSC. Florida Public Service Commission.

FQD. Florida Quality Development.

FS. Florida Statute.

FWC. Florida Fish and Wildlife Conservation Commission.

GFA. Gross Floor Area.

GLA. Gross Leasable Area.

GPD. Gallons Per Day.

GPM. Gallons Per Minute.

GRPA. Groundwater Recharge Preservation Area.

HOA. Home Owners Association.

HPARA. High and Prime Aquifer Recharge Area.

HUD. Housing and Urban Development.

IES. Illuminating Engineering Society.

IFR. Instrument Flight Rules.

ILA-PSFP. Interlocal Agreement for Public School Facility Planning.

IOS. Improved Open Space.

ITE. Institute of Transportation Engineers.

KSA. Karst Sensitive Area.

LBR. Limerock Bearing Ratio.

LDC. Land Development Code.

LDR. Land Development Regulation.

LDRC. Land Development Regulation Commission.

LID. Low Impact Development.

LOS. Level of Service.

LOSS. Level of Service Standard.

LPA. Local Planning Agency.

LPDS. Low Pressure Dosing System.

LRTP. Long Range Transportation Plan.

MCAVA. Marion County Aquifer Vulnerability Assessment.

MCFR. Marion County Fire Rescue.

MCHD. Marion County Health Department.

MCOR. Marion County Official Records.

MCSB. Marion County School Board.

MCSS. Marion County Senior Services.

MCUD. Marion County Utility Department.

MFLA. Marion Friendly Landscaping Area.

MGD. Million Gallons per Day.

MOA. Military Operating Area.

MSBU. Municipal Service Benefit Unit.

MSTU. Municipal Service Taxing Unit.

MTS. Minimum Technical Standards.

MUTCD. Manual on Uniform Traffic Control Devices.

NAICS. North American Industry Classification System from the US Census Bureau.

NAVD. North American Vertical Datum.

NEC. National Electric Code.

NEMA. National Electrical Manufacturers Association.

NFPA. National Fire Protection Association.

NGVD. National Geodetic Vertical Datum.

NPDES. National Pollutant Discharge Elimination System.

NRCS. Natural Resources Conservation Service.

NSF. National Sanitation Laboratory Foundation.

OHWL. Ordinary High Water Line.

OSHA. The Federal Occupational Safety and Health Administration.

OSTDS. On-site Treatment and Disposal System.

P&Z. Planning and Zoning Commission.

PAR. Public Access Reuse.

PBTS. Performance Based Treatment System.

PELAP. Parks and Environmental Land Acquisition Program.

PSA. Planned Service Areas.

PSC. Florida Public Service Commission.

PUD. Planned Unit Development.

PWRCA. Priority Water Resource Cautionary Area.

QNA. Qualified Natural Area.

RAC. Rural Activity Center.

RGAC. Regional Activity Center.

RIB. Rapid Infiltration Basin.

RPZ. Reduced Pressure Zone.

RRLA. Rapid Rate Land Application System.

RV. Recreational Vehicle.

RVP. Recreational Vehicle Park.

RWSP. Regional Water Supply Plans.

SFHA. Special Flood Hazard Area.

SHS. State Highway System.

SIC. Standard Industrial Classification.

SIP. Stormwater Implementation Program.

SIS. Strategic Intermodal System.

SJRWMD. St. Johns River Water Management District.

SPZ. Springs Protection Zone.

SPOZ. Springs Protection Overlay Zone.

SRA. Scenic Roads Area.

SRAA. Scenic Roads Amendment Application.

SREF. State Requirements for Educational Facilities.

SRLA. Slow Rate Land Application System.

STI. Storage Tank Inventory.

SUP. Special Use Permit.

SWCD. Soil and Water Conservation District.

SWD. Solid Waste Department.

SWFWMD. Southwest Florida Water Management District.

SWMP. Solid Waste Management Plan.

TDC. Transferrable Development Credit.

TDCA. Transfer of Development Credits Application.

TDM. Transportation Demand Management.

TDR. Transferrable Development Rights.

TIF. Tax Increment Financing.

TMDL. Total Maximum Daily Load.

TOD. Transit-Oriented Design.

TN. Total Nitrogen.

TPO. Transportation Planning Organization.

TRP. Transfer of Rights Program.

TVR. Transfer of Vested Rights.

UF/IFAS. University of Florida, Institute of Food and Agriculture Science.

UGB. Urban Growth Boundary.

UND. Urban Neighborhood District.

US ACOE. United States Army Corps of Engineers.

USDA. United States Department of Agriculture.

USDA-NRSC. United States Department of Agriculture-Natural Resources Conservation Service.

USDOT. United Stated Department of Transportation.

USFS. United States Forest Service.

USFWS. United States Fish and Wildlife Service.

USGS. United States Geological Survey.

VFR. Visual Flight Rules.

VMT. Vehicle Miles Traveled.

V/C. Volume to Capacity Ratio.

WBSL. Water Boundary Setback Line.

WEC. World Equestrian Center.

WHPA. Well/Wellhead Protection Area.

WMP. Watershed Management Plan.

WRAMS. Water Resource Assessment and Management Study.

WRPC. Withlacoochee Regional Planning Council.

WRWSA. Withlacoochee Regional Water Supply Authority.

WSP. Water Supply Plan.

WTP. Water Treatment Plant.

WWTF. Wastewater Treatment Facility.

ZC. Zoning Change.

Policy 1.1.2: The final determination for the use or meaning of an acronym as used in the Comprehensive Plan shall be the responsibility of the Marion County Growth Services Director, or his designee.

Policy 1.1.3: An appeal of an acronym determination by the Growth Services Director designee shall be to the Growth Services Director.

Policy 1.1.4: An appeal of an acronym determination by the Growth Services Director shall be to the Marion County Development Review Committee.

Policy 1.1.5: An appeal of an acronym determination by the Development Review Committee shall be to the Marion County Board of County Commissioners.

Policy 1.1.6: An appeal of an acronym determination by the Board of County Commissioners shall be to the applicable Circuit Court.



SECTION III

FUTURE LAND USE ELEMENT

INTRODUCTION

The Marion County Future Land Use Element (FLUE) Goals, Objectives and Policies are designed to provide a comprehensive, area-wide vision for sustainable urban, suburban and rural growth that supports a transportation network, variety of land uses, natural and agricultural resources, and open space. The 2050 Future Land Use Map and the Goals, Objectives and Policies established herein, shall guide the future development of areas throughout the County to ensure that such future development supports the vision and development pattern of Marion County in a sustainable manner.

GOAL 1: PURPOSE OF THE FUTURE LAND USE ELEMENT

To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:

1. **Promote the conservation and preservation of natural and cultural resources;**
2. **Support and protect agricultural uses;**
3. **Protect and enhance residential neighborhoods while allowing for mixed-use/mix of uses of development within the County;**
4. **Strengthen and diversify the economic base of the County;**
5. **Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the County;**
6. **Ensure adequate services and facilities to timely serve new and existing development;**
7. **Protect and enhance the public health, safety, and welfare; and**
8. **Protect private property rights.**

OBJECTIVE 1.1: PLANNING FRAMEWORK

To create a planning and implementation strategy that will enhance the livability of the County and preserve the County's natural, historical, cultural, physical and economic resources to:

1. Promote sustainability , energy-efficiency, and resiliency
2. Promote efficient land-use patterns
3. Provide for economic development opportunities
4. Discourage the proliferation of urban sprawl
5. Promote environmental responsibility
6. Promote a sense of place for residents through community assets

Policy 1.1.1: Marion County Planning Principles

The County shall rely upon the following principles to guide the overall planning framework and vision for the County:

1. Preserve, protect, and manage the County's valuable natural resources.
2. Recognize and protect the rural, equestrian, and agricultural character as an asset of the County's character and economy while providing clear, fair, and consistent standards for the review and evaluation of any appropriate future development proposals.
3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that promotes infill development, enhances the scale, intensity, and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.
4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is

conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

Policy 1.1.2: Adopted Future Land Use Map (FLUM Series) and 2050 Planning Horizon

The FLUM Series embodies strategies designed to build long-term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective, efficient and timely manner, and protect natural, cultural, and environmental resources that are unique to the County. The County provides appropriate goals, objectives, policies, data and analysis for a future land use, long-range planning horizon through the year 2050. The County adopts the FLUM Series as listed below and included in Comprehensive Plan Future Land Use Element Appendix A:

1. Future Land Use Map (FLUM)
2. Transfer of Rights
3. Historic Places
4. Urban and Rural Areas
5. Marion Oaks PSAs
6. Silver Springs PSA
7. Traffic Circulation
8. Existing Mass Transit
9. Existing Bicycle and Pedestrian Networks
10. Coastal High Hazard and Evacuation Routes
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16. Springs Protection Overlay Zones
17. Well & Wellfield Wellhead Protection Areas
18. Environmentally Sensitive Overlay Zones
19. Floodplains per 2023 FEMA Maps
20. Mineral Resources
21. Outstanding Florida Waters
22. Soils (Generalized)
23. Topography (Generalized)
24. Wetlands
25. Florida Ecological Greenways Network
26. Irvine / Sunny Oaks Regional Activity Center (RGAC)
27. Irvine / Sunny Oaks RGAC: Conceptual Plan
28. Oak Run: Master Development Plan
29. Spruce Creek Country Club: Master Development Plan
30. Spruce Creek South: Master Development Plan
31. Stonecrest: Master Development Plan
32. The Villages of Marion: Master Development Plan
33. Village of Rainbow Springs: Revised Master Development Plan
34. Circle Square Woods DRI: Development Plan
35. On Top of the World DRI: Development Order Map

Policy 1.1.3: Accommodating Growth
The County shall designate on the Future Land Use Map (FLUM) sufficient area in each land use designation to distribute development to appropriate locations throughout the County. Changes to the FLUM shall be considered in order to accommodate the existing and projected population and its need for services, employment opportunities, and recreation and open space while providing for the continuation of agriculture activities and protection of the environment and natural resources.

Policy 1.1.4: Private Property Rights
In accordance with the Private Property Rights Elements, the County shall recognize and protect private property rights in the creation and implementation of land use regulations and other government actions; and shall provide compensation or other appropriate relief as provided by law, for actions by the County that are determined to be unreasonable uses of the police power so as to constitute a taking

Policy 1.1.5: Higher Density/Intensity Uses
The County shall encourage infill development and require higher densities and intensities of development to be located within the Urban Growth Boundary (UGB) or Planned Service Areas (PSA), where sufficient infrastructure and services are available.

Policy 1.1.6: Buffering of Uses
The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

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 by requiring interconnectivity to surrounding and adjacent uses where feasible.

Policy 1.1.8: Antiquated Subdivision Strategy
The County shall implement programs, including but not limited to, encouraging the vacation of antiquated subdivision plats and the Transfer of Vested Rights (TVR), which encourage antiquated subdivisions outside of the UGB to be eliminated and return to acreage [different from Farmland Preservation Area (FPA)], used for agricultural activities or redeveloped as large lot residential uses consistent with the– 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 (FPA). Where averaging occurs, projects will be subject to development requirements as the combined sites will be considered urban area.

1. A Planned Unit Development (PUD) Zoning change shall be required to utilize this policy as follows, with criteria further defined in LDC:
    a. **Density Averaging:** The number of residential units in the combined parcels must be less than or equal to the total residential units allowed for the individual residential parcels.
    b. **Intensity Averaging**: The FAR of non-residential uses must be less or equal to the FAR in the individual parcels.

2. Where parcels proposed for averaging are transected by the UGB and include properties with a Rural Land future land use designation, the maximum allowable density of the areas outside of the UGB possessing the Rural Land designation shall not exceed one dwelling unit per acre or exceed a FAR of 0.35. The project shall also be subject to LDC requirements of the Urban Area.

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)

GOAL 2: ALLOCATION AND DISTRIBUTION OF LAND USES
Allow for a mix of uses to meet the population growth and economic development needs throughout the County by identifying appropriate areas for residential, commercial, industrial, public, recreation and open space, and conservation land uses.

OBJECTIVE 2.1: FUTURE LAND USE DESIGNATIONS
To implement development patterns that promote a variety of residential, nonresidential, and mixed-use development to meet the needs of the community, the County shall adopt future land use designations that allow for mix of uses throughout the County.

Policy 2.1.1: Supply and Allocation of Land
The County shall designate future land uses on the FLUM to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis) and allow for a sufficient allocation of land and land uses to allow for development based on market potential.

Policy 2.1.2: Land Use Requirements
The FLUM Series shall designate areas for the uses listed in FLUE Table 1 and further described in Policy 2.1.13

through Policy 2.1.29. Density and intensity shall be calculated on a gross acreage basis unless otherwise noted. Minimum densities shall be adhered to within the UGB and 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 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 PSA incentives.

Policy 2.1.3: Density and/or Intensity Bonus
The County shall allow for density and intensity bonuses to occur within all Future Land Use designations within the UGB PSAs and existing Urban Areas consistent with the County's Transfer of Rights Programs in Objective. 9.1.

Policy 2.1.4: Open Space Requirement
A minimum of 350 square feet of open space for each residential lot 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.

Policy 2.1.5: Permitted and Special Uses
The County shall identify permitted and special uses that are appropriate for each land use designation and zoning classification, as further defined in the Comprehensive Plan, and LDC.

Policy 2.1.6: Protection of Rural Areas
Rural areas shall be protected from premature urbanization, and a vibrant rural economy shall be encouraged outside the UGB and PSAs. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development, such as within the UGB and PSAs.

Policy 2.1.7: Amendment Applications for Conversion of Rural Lands
Applications for conversion/amendment of agricultural properties designated as Rural Land on the 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 concurrently with development;
3. The proposed amendment site is adjacent to the UGB 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.

Policy 2.1.8: Community Facilities in Rural Areas
Community facilities, such as schools, churches, synagogues, community centers, and day-care centers may be located in Rural Areas and Hamlet developments by means of the Special Use Permit process, as further defined in the LDC.

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 criteria defined in Policy 1.2.5 and 1.2.7 of the Solid Waste Element.

Policy 2.1.10: Wells and Wellfields (> 100,000 GPD)
The County shall maintain an LDC ordinance to require all new and expansion of existing wells and/or wellfields that supply water for qualified Community Water Systems (CWS), as specified in Future Land Use Element (FLUE) Objective 7.6, to obtain a Special Use Permit (SUP) and other approvals as further defined in the LDC. This provision functions as a means to reflect and provide public notice regarding establishing the well/wellfield and its concurring Well/Wellfield Protection Area. It is not intended to, and shall not, be implemented in a manner that conflicts with the exclusive jurisdiction of the water management districts to regulate the consumptive use of water under Chapter 373, FS. Upon satisfactory conclusion to the SUP consideration, the well and/or wellfield shall be added to *Well & Wellhead Protection Areas Map* of the Comprehensive Plan, with the next available administrative amendment.

Policy 2.1.11: School Siting Criteria
The County shall allow public schools in all future land use designations, except Commerce District and Preservation. Private schools may be permitted or require a Special Use Permit (SUP) in the same land use designations as public schools as well as in the Commerce District land use designation as established by the LDC. The County may establish design and development criteria for private schools depending on the school type, student population, and other unique characteristics of the school and the surrounding area to ensure potential impacts are addressed, as further defined in the LDC. In the planning, siting, land acquisition, and development of the schools, evaluation of factors shall include consideration of the following criteria for private schools. In coordination with the Marion County School Board, consistent with Interlocal Agreements, the county shall consider the below factors when addressing public school facility sitings:

1. The location of schools proximate to urban residential development and contiguous to existing school sites, which provide logical focal points for community activities and serve as the cornerstone for innovative urban design, including opportunities for shared use and collocation with other community facilities;
2. The location of elementary schools proximate to, and within walking distance of, the residential neighborhoods served;
3. The location of high schools on the periphery of residential neighborhoods, with access to major roads;

4. Compatibility of the school site with present and projected uses of adjacent property;
5. Whether existing schools can be expanded or renovated to support community redevelopment and revitalization, efficient use of existing infrastructure, and the discouragement of urban sprawl;
6. Site acquisition and development costs;
7. Safe access to and from the school site by pedestrians and vehicles;
8. Existing or planned availability of, or cost to provide, adequate public facilities and services to support the school, including water and sewer service, and transportation facilities;
9. Environmental constraints that would either preclude or render cost infeasible for the development or significant renovation of a public school site;
10. Adverse impacts on archaeological or historic sites listed in the National Register of Historic Places or designated by the affected local government as a locally significant historic or archeological resource;
11. The site is well drained, and the soils are suitable for development or are adaptable for development and outdoor educational purposes with drainage improvements;
12. The proposed location is not in conflict with the local government comprehensive plan, stormwater management plans, or watershed management plans;
13. The proposed location is not within a velocity flood zone or floodway, as delineated in the applicable comprehensive plan;
14. The proposed site can accommodate the required parking, circulation, and queuing of vehicles; and
15. The proposed location lies outside the area regulated by Section 333.03(3)(d), FS, regarding the construction of public educational facilities in the vicinity of an airport.

Policy 2.1.12: Agricultural Uses Within an Urban Area

The County may allow the continuation of existing agricultural uses on urban designated lands within the Urban Areas, including within the UGB and PSAs, until the property is utilized for types of development allowed by the Future Land Use designation, as further defined in the LDC. However, such uses shall not be construed to limit the urban development of the surrounding area as authorized within this policy. Pursuant to FS 163.3205, solar facilities are permissible in agricultural land use categories.

Policy 2.1.13: Protection of Rural Neighborhoods

Marion County shall recognize that existing “Rural Neighborhoods” deserve special protection from the intrusion of urban uses, densities, and intensities where new development occurs within the immediate vicinity. For the purpose of this policy, a “Rural Neighborhood” is an existing recorded or unrecorded subdivision where the overall density does not exceed one unit per three acres, and the subdivision has a predominant Future Land Use Designation of Rural Land.

Policy 2.1.14: General definitions for uses:

1. **Agricultural Use:** Any generally accepted, reasonable, and prudent method for the operation of a farm (including solar facilities pursuant to FS 163.3205), including, but not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee; pisciculture, if the land is used principally for the production of tropical fish; aquaculture, including algaculture; sod farming; agritourism; all forms of farm products as defined in Section 823.14(3), FS and farm production. Agricultural Lands are classified as such pursuant to Section 193.461, FS.
2. **Commercial Use:** Any establishment providing goods and services, including but not limited to, retail stores, restaurants/bars, personal services, business services, healthcare facilities and services, professional offices, medical offices, transient travel and lodging facilities, and similar types of uses as further defined by the LDC. Resiliency Facilities, as defined by FS 163.3210, are permitted and will continue to

be permitted in all commercial land uses and commercial zoning districts.

3. **Industrial Use:** Any site or establishment involved in processing, assembly, or manufacturing of goods, warehousing, distribution, research and development, resource extraction or processing, transportation, fabrication, or similar uses as further defined by the LDC. Industrial uses do not generally involve the direct sale of goods and services to the general public.
4. **Residential Use:** One-family dwellings, two-family dwellings, multi-family dwellings, various forms of group living, and long-term care facilities, and similar types of uses as further defined by the LDC.
5. **Permanent Open Space:** For land use designs or designations required to provide permanent open space, "open space" is defined as undeveloped lands suitable for passive recreation or conservation and agricultural uses. All portions of the open space shall be maintained in a healthy vegetative state and all agricultural uses and activities shall be consistent with the current best management practices adopted by the Florida Department of Environmental Protection (FDEP), Florida Department of Agriculture and Consumer Services (FDACS), and/or the Marion County Board of County Commissioners, whichever is more stringent. The open space shall be used to protect any environmentally sensitive lands and locally significant resources required to be conserved and/or protected when practicable. The open space should be provided in a form that buffers the increased development densities from surrounding lands and supports and/or encourages the formation of wildlife and habitat connections when possible.

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

1. Professional office uses may be authorized through the LDC's Special Use Permit process within an Urban Area residential future land use designation as specified in FLUE Table 1, particularly the Urban Area residential land use designations (Low, Medium, High, and Urban Residential) as shown on the FLUM Series in conjunction with a residential or mixed-use zoning classification. Allowable professional office uses may take place in converted residential or newly constructed structures that reflect the appearance of residential structures within the surrounding community. Such professional office uses must be located along collector roads or 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.
2. Commercial uses may be approved within an Urban Area residential future land use designation as specified in FLUE Table 1 as part of a Planned Unit Development (PUD) application consistent with the following:
    a. Ratio.
        (1) Commercial uses may be provided with the PUD, at a ratio of two acres of commercial use area per each 250 dwelling units.
            (a) A minimum of 250 units required before any commercial use area may be authorized in the PUD.
            (b) 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:
        (1) 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
        (2) Uses consistent with B-1 and B-2 (Community Business Classification) for projects of a

size equal to or greater than 800 dwelling units.

(3) More intense commercial uses and special uses may be permitted by the Board upon review and recommendation of the Development Review Committee, 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.

(1) 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.

AGRICULTURAL LAND USE DESIGNATIONS

Policy 2.1.16: Rural Land (RL)

This land use designation is intended primarily for agricultural uses, associated housing related to farms and agriculturallyrelated 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. **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, FS and as further defined in the LDC.
2. **Hamlets:** Residential uses in the Rural Areas outside the UGB and not within the FPA 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. 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.

RESIDENTIAL LAND USE DESIGNATIONS

Policy 2.1.17: Low Residential (LR)

This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, a PSA or Urban Areas. Parcels outside of, but contiguous to the UGB and outside of the FPA are eligible for conversion to the Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use. Where the Low Residential designation abuts the FPA or other Rural Area, hamlet, clustered, or other development methods to

preserve large tracts of open space are encouraged. Urban Estates developments are permissible as further described in the Definitions Section of this Plan and the LDC.

Policy 2.1.18: Medium Residential (MR)
This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, PSAs, or Urban Areas. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use. Urban Estates developments are permissible as further regulated in the Definitions Section of this Plan and the LDC.

Policy 2.1.19: High Residential (HR)
This land use designation is intended to recognize areas suited for a mixture of single-family and multifamily residential units in existing and new development that is located within the UGB or Urban Areas. The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Policy 2.1.20: Urban Residential (UR)
This land use designation is intended to recognize areas suited primarily for multi-family residential units, but allows for single-family residential units to provide for a mix of various housing types to meet the community needs within the UGB or Urban Areas. The density range shall be eight (8) dwelling units to sixteen (16) dwelling units per one (1) gross acre and commercial uses shall be permitted as accessory uses within this land use designation, as further defined in the LDC. This land use designation is an Urban Area land use.

MIXED-USE LAND USE DESIGNATIONS

Policy 2.1.21: Rural Activity Center (RAC)
This land use designation allows for nodes with a mix of uses consisting of residential (singlefamily and multi-family) and commercial uses, including agricultural-related commercial uses to meet the daily needs of residents in the Rural Area to reduce trips to the Urban Areas of the County for daily needs. This designation shall be located at intersections of arterial, collector, and/or major roads and extend no greater than onequarter (1/4 mile) or 1,320 linear feet from the center of the RAC for a maximum of 96 acres. For the Summerfield RAC, which includes an off-set major road intersection pair (S. Hwy 301/SE 145th Street & S. Hwy 301/SE 147th Street) and lies west of the CSX Railroad Line, the one-quarter (1/4 mile) or 1,320 linear feet from the center may be measured from either major road intersection and extend east along SW 147th Street to the CSX Railroad Line The maximum acreage of the Summerfield RAC is not to exceed 125 acres. New RACs shall have at least three existing businesses and be at least five (5) miles from other RACs, as measured from the center of the RAC, unless it can be demonstrated that eighty-five (85) percent of the RAC is developed. In order to minimize development impacts to the surrounding Rural Area, properties in the RAC shall be designed to provide shared access, obtain access from the lesser road class, and minimize impacts to the operations of the intersection, and compatibility concerns for the surrounding properties. The density range shall be up to two (2) dwelling units per one (1) gross acre, and the intensity shall be a maximum Floor Area Ratio of 0.35, as further defined by the LDC. This land use designation a Rural Area land use designation.

Policy 2.1.22: Commercial (COM)
This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed

residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre, and the intensity shall be a maximum Floor Area Ratio of 1.0, as further refined in the PUD process in the LDC. This designation is an Urban Area land use and allows for campgrounds and recreational vehicle parks (RVP).

Policy 2.1.23: Employment Center (EC)
This land use is intended to provide a mix of business, enterprise, research and development, light to moderate intensity commercial, and light industrial, activities. This designation may also allow residential uses, campgrounds and recreational vehicle parks (RVP). This land use designation will allow for and encourage mixed use buildings. The density range for residential units shall be up to sixteen (16) dwelling units per one (1) gross acre, and the intensity shall be a maximum Floor Area Ratio of 2.0, as further defined by the LDC. This designation is an Urban Area land use.

NON-RESIDENTIAL LAND USE DESIGNATIONS

Policy 2.1.24: Commerce District (CD)
This land use is intended to provide for more intense commercial and industrial uses than may be suitable in the Employment Center (EC) designation due to noise, odor, pollution, and other nuisance issues. A maximum Floor Area Ratio of 2.0 is allowed, as further defined by the LDC. This designation is an Urban Area land use.

Policy 2.1.25: Public (P)
This land use is intended to recognize publicly owned properties for the use of the general public or portions of the community infrastructure and services, which includes items such as parks, government buildings, water treatment plants, public safety facilities, schools, etc., with a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This can be either an Urban Area or Rural Area land use.

Policy 2.1.26: Preservation (PR)
This land use is intended to recognize publicly, or privately owned properties intended for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional, local government, or non-profit agency. Development for recreation, scientific research, education, training facilities, public facilities or services (including stormwater facilities pursuant to the buffer requirements as defined in the LDC), etc., in this designation shall be limited to result in minimal impact to the preservation of the area as allowed under the contractual agreement or management plan, as further defined in the LDC. This can either be an Urban or Rural Area land use.

Policy 2.1.27: Municipality (M)
This land use is intended to identify properties that are located within municipalities in the County.

Policy 2.1.28: World Equestrian Center (WEC)
This land use is intended to provide for the development of the Golden Ocala World Equestrian Center, a regional attraction consisting of equestrian-related improvements (including indoor and outdoor arenas, barns, show rings, etc.) and other improvements to support the horse community and community in general. This designation also allows for commercial uses (including retail, hotel, office, community uses and business opportunities), recreational uses, residential uses, recreational vehicle parks ("RVP") and mixed uses. Any commercial uses on World Equestrian Center ("WEC") designated lands in the Rural Area (i.e., outside the UGB) shall be limited to equestrian-related uses associated with the World Equestrian Center. Any hotels or other commercial uses that are not permitted in the Rural Lands Future Land Use designation shall be prohibited on WEC-designated lands in the Rural Area (i.e., outside the UGB); provided, however, Recreational Vehicle Parks and clubhouse spaces may be allowed if expressly permitted by a FLUE Policy applicable to a parcel of real property assigned the WEC designation. As used herein, the term "equestrian-related use" shall mean a land use that is principally rural and equestrian in character and associated with and supportive of equestrian sports. Examples of equestrian-related uses include polo fields, equestrian arenas, equestrian instruction facilities, veterinary clinics, farriers (non-mobile), stables and barns, and feed stores and tack shops. Any and all accessory uses to equestrian-related uses shall be directly ancillary and incidental to such equestrian related use and shall be located on the same lot or parcel as the principal equestrian-related use. The maximum density for residential uses (i) within the Urban Area shall be four (4) dwelling units per one (1) gross acre; and (ii) within the Rural Area shall be one (1) dwelling unit per ten (10) gross acres. The maximum intensity for non-residential uses (i) within the Urban Area (inside the UGB) shall be a Floor Area Ratio of 0.5, as further defined by the LDC; and (ii) within the Rural Area (outside the UGB) shall be a Floor Area Ratio of 0.35, as further defined by the LDC. This can be either an Urban or Rural Area land use and is limited to the lands: (1) described in Exhibit "C" to Ordinance No. 20-36 dated December 16, 2020 (as may be subsequently amended); all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC); and (2) described in Exhibits "A1" and "A2" to Ordinance No. 22-26 dated June 21, 2022; all such lands shall be developed under a single-unified Planned Unit Development (PUD) zoning district classification on and over such land, consistent with Marion County's Land Development Code (LDC).

Policy 2.1.29 Commercial Recreation (CR)
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.

1. General permitted uses: include outdoor recreational facilities such as fish camps, campgrounds, marinas, and similar uses not listed above.
2. 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.
3. Maximum Impervious Surface Ratio: 0.40

Future Land Use Element Table 1: Summary of Future Land Use Designations*			
FLU	**DENSITY**	**FAR**	**USES**
RURAL AREAS (Outside UGB)			
AGRICULTURAL USES			
Rural Land (RL)	0 – 1 du/10 ac	N/A	Agriculture, residences associated with agriculture, or Conservation.
NON-RESIDENTIAL / MIXED USES			
Rural Activity Center (RAC)	0 - 2 du/ac	0 – 0.35	Office, Commercial, Public, Recreation, Residential
URBAN AREAS (Inside and Outside UGB)			
RESIDENTIAL USES			
Low Residential (LR)	0 - 1 du/ac	N/A	Residential, Public, Recreation, Conservation
Medium Residential (MR)	1 – 4 du/ac	N/A	Residential, Public, Recreation, Conservation
High Residential (HR)	4 - 8 du/ac	N/A	Residential, Public, Recreation, Conservation
Urban Residential (UR)	8 - 16 du/ac	N/A	Residential, Public, Recreation, Conservation, Commercial (accessory)
NON-RESIDENTIAL / MIXED USES			
Commercial (COM)	0 – 8 du/ac	0 – 1.0	Office, Commercial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)
Employment Center (EC)	0 - 16 du/ac	0 – 2.0	Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, RVP
Commerce District (CD)	N/A	0 – 2.0	Office, Commercial, Industrial, Public
Commercial Recreation (CR)	N/A	0 – 0.35	Campgrounds, fish camps, marinas
ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)			
NON-RESIDENTIAL / MIXED USES			
Public (P)	N/A	0 – 1.0	Public, Office, Commercial, Recreation, Golf Course
Preservation (PR)	N/A	N/A	Preservation, Conservation
Municipality (M)	N/A	N/A	Municipality
World Equestrian Center (WEC)**	*Rural Area (Outside UGB)*		
	0-1 du/10 ac (Rural Area)	0 – 0.35 for Rural Areas (outside the UGB)	Residential, World Equestrian Center with equestrian-related uses per FLUE Policy 2.1.28 for property depicted on FLUM Residential, World Equestrian Center with equestrian related use, and Recreational Vehicle Park (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club)
	Urban Area (Inside UGB)		
	0-4 du/ac (Urban Area)	0 - 0.50 for Urban Areas (inside the UGB)	World Equestrian Center, Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP)

NOTE:

*Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.

** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

OBJECTIVE 2.2: DENSITY REQUIREMENTS IN ENVIRONMENTALLY SENSITIVE AREAS
Marion County shall specify the land use and density allowed in wetlands, floodplains, contiguous uplands of lakes and rivers, and other environmentally sensitive areas as follows, consistent with this Plan and as further defined in the LDC:

Policy 2.2.1: Wetlands
For areas designated as Urban Area on the FLUM that are wetlands the base density shall be one (1) unit per five (5) acres.

Policy 2.2.2: 100-Year Flood Plain
For areas designated as Urban Area on the Future Land Use Map that are within 100-year flood plain, the base density shall be one (1) unit per acre.

Policy 2.2.3: Uplands Adjacent to Waterbodies
For areas that are contiguous uplands of lakes, rivers, and other water bodies, as shown on the FLUM, densities in these areas shall be at no more than two (2) dwelling units per gross acre if enhanced septic systems are used and no more than one (1) dwelling unit per gross acre if conventional septic systems are used, in compliance with FS 381.0065 and 373.811. In upland areas where central wastewater systems are available and utilized, density may be at the density allowed by the underlying land use category.

Policy 2.2.4: Aggregation of Parcels in Wetlands & 100-Year Flood Plain:
Contiguous parcels of record under common ownership shall be considered in the aggregate and shall be required to aggregate to meet the wetland or floodplain density requirements.

GOAL 3: PRIORITY DEVELOPMENT AREA(S)
To direct new development and redevelopment activities to appropriate areas of the County in order to provide the necessary public facility and service infrastructure in a cost-effective and efficient manner.

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY
To establish a boundary that clearly identifies Urban Areas where longterm capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County's long-term viability.

Policy 3.1.1: Establishment of UGB
The County FLUM Series, *Marion County 2050 Future Land Use Map,* designates an UGB that reinforces the preferred land use patterns of Marion County through policies designed to effectively discourage the proliferation of urban sprawl. The establishment and maintenance of the UGB shall be accomplished through the following standards:

1. The UGB shall encompass a sufficient supply of urban designated land to support projected demand for the horizon of the plan, less the supply generated from vested subdivisions (Development of Regional Impact (DRIs), Florida Quality Developments (FQDs), etc.) and Rural Land;
2. All new development and redevelopment within the UGB shall be served by central water and wastewater,

whether it is provided by the County, municipality, or private provider;
3. All land contained within an UGB delineated on the FLUM shall be treated as one single urban area for the purposes of these policies;
4. Any parcel of land that overlaps into the UGB by more than 50% by area shall be considered inside the Boundary. Similarly, any parcel that overlaps the UGB by 50% or less shall be considered outside the Boundary;
5. The County shall conduct a review at least every seven (7) years to assess the need to modify the UGB and evaluate the need for public facilities and services within the UGB; and
6. The County shall encourage development to be concentrated within the UGB.

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. Encourage compact and mixed-use building design.
4. Encourage and incentivize distinctive, attractive communities with a strong sense of place as described in the County's Vision Statement.
5. Create walkable and interconnected neighborhoods and related support services.
6. Create a range of diverse housing opportunities and choices.
7. Provide a variety of transportation choices.
8. Encourage community and stakeholder collaboration.
9. Make development decisions predictable, fair and cost-effective.
10. Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.
11. Establish priority areas for public facility and service infrastructure.

Policy 3.1.3: Modification of UGB

The County finds that the development rights assigned within this Plan and the development forms allowed by this Plan provide adequate development opportunities within and outside the UGB. In order for the Board to modify the UGB the following standards must be affirmatively met:

1. **Market Demand:** An analysis of the requested expansion or reduction of the UGB shall be provided to show why a change in development form is required to accommodate the population, housing or employment needs of the County projected over the planning horizon of this Plan or adjustments that may be needed due to market conditions.
2. **Contiguity to Existing Urban Development Patterns:** It must be demonstrated that the expansion area is contiguous to existing urban patterns of development.
3. **Availability of Urban Infrastructure:** A projection of requirements for public facilities and services must be completed and the ability to provide those facilities and services to serve the proposed development through private or public means shall be demonstrated.
4. **Compatibility:** An evaluation of existing land uses and environmentally sensitive areas within the expansion area must be completed. Appropriate policies shall be written and adopted into this Plan to provide appropriate protections for the transition of land uses adjacent to rural development, to provide for non-interference with agricultural or conservation activities, and to provide for protection of environ-

mentally sensitive lands.

5. **Urban Sprawl:** It must be demonstrated that the expansion area and development within it will discourage urban sprawl.
6. **Water Supply:** It must be demonstrated that there is available water supply for the proposed expansion area.

Policy 3.1.4: Rural Area Outside of UGB

The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

1. Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.
2. Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
3. Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
4. Create a focused strategy for the regulation of mining and resource extraction activity.
5. Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC.
6. Promote agritourism to incentivize the continued operation of agricultural activities and to generate rural employment opportunities.

Policy 3.1.5: Urban Areas Outside of UGB

The County shall maintain existing Future Land Use designations that have been previously adopted that are outside of the UGB to recognize vested development rights. Any expansion or creation of new Urban Areas outside the UGB shall require a Comprehensive Plan Amendment, analysis to demonstrate the potential need for the creation of such new Urban Areas, and other appropriate documentation in accordance with Policy 3.1.4. It shall not be necessary to modify the UGB to expand or create Urban Areas outside the UGB unless the expansion or creation of the new urban area is within the FPA.

OBJECTIVE 3.2: PLANNED SERVICE AREAS (PSAs)

Through Board approval, PSAs may be established 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. In following the established form-based code in the LDC, PSAs are encouraged to incorporate vertically mixed-use development with higher density/intensity development.
2. 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. The County may incentivize development inside of a PSA.
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. 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.

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 UGB or PSA 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 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: Example PSA locations
The below example three PSA sites meet the definition of a PSA. The three example sites are identified on the PSA maps adopted with this Plan.

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

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

OBJECTIVE 3.3: FARMLAND PRESERVATION AREA
The Farmland Preservation Area (FPA) is intended to encourage preservation of agriculture as a viable use of lands and an asset of Marion County's economy and to protect the rural character of the area. Planning principles within this area are designed to protect significant natural resources, including prime farmland and locally important soils as defined by the United States Department of Agriculture and unique karst geology that provides high recharge to the Floridan Aquifer, a key source of freshwater for central Florida. The County establishes this area as critical to the enhancement and preservation of its designation as the Horse Capital of the World.

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 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 FPA be consistent with and preserve, protect, support, and enhance the rural, equestrian, and farmland character of the 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 promote 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 illuminating devices, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light 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 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 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.
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.

Policy 3.3.2: Density Limitations within FPA

The County shall implement and maintain density intensity increases within the FPA as follows:

1. Hamlet and Cluster Density Bonus developments shall not be permitted within the FPA.
2. Density and Intensity Averaging Allowance shall not be permitted within the FPA.
3. Family Division of properties with a minimum of one (1) dwelling unit per three (3) gross acres shall be permitted as allowed in this element and as further defined in the LDC.

Policy 3.3.3 Establishment of Sending Areas

The FPA is an area that automatically qualifies properties designated Rural Land as being within the Transfer of Development Rights (TDR) Sending Area due to the concentration of agricultural activities and designated locally important and prime farmland areas as further defined in Goal 9 below and the LDC.

Policy 3.3.4 Standards for Amending the Farmland Preservation Area

Any Comprehensive Plan Amendment that would increase development intensity or density within the FPA or that would remove one or more parcels from the FPA, shall be required to be accompanied by a concurrent Comprehensive Plan Amendment to extend the UGB to include the parcel(s) under consideration. Comprehensive Plan Amendments to expand existing Rural Activity Centers are exempted from this requirement if the Rural Activity Center and the proposed amendment comply with the size, density, and other requirements set forth in Policy 2.1.21.

GOAL 4: IMPLEMENTATION OF THE COMPREHENSIVE PLAN
To enable the public to know and understand how the County will implement the goals, objectives, and policies of the Comprehensive Plan.

OBJECTIVE 4.1: ADMINISTRATION OF THE COMPREHENSIVE PLAN
The County shall administer and interpret the Comprehensive Plan, Zoning, and LDC and resolve issues that may arise during the development review process in a cost-effective, efficient, and timely manner in order to reduce barriers that may unnecessarily discourage economic development activities.

Policy 4.1.1: Consistency between Comprehensive Plan, Zoning, and LDC
The County shall amend and maintain an official land use and zoning map, appropriate land use designations and zoning classifications, and supporting LDC that shall be consistent with each other.

Policy 4.1.2: Conflicts between Comprehensive Plan, Zoning, and LDC
The Comprehensive Plan shall be the governing document. In the event of conflict between the Comprehensive Plan, Zoning, and LDC, the more stringent regulation shall apply, unless the County has developed a process to allow a variance or waiver of the regulation where a conflict in regulations occurs in accordance with the Comprehensive Plan, Zoning, or LDC.

Policy 4.1.3: Interpretation of Boundaries for the Comprehensive Plan
Whenever possible, Comprehensive Plan boundaries shall be interpreted as coinciding with manmade boundaries, such as rights-of-way lines, property lines, section lines, or with natural boundaries such as water bodies in effect at the time of establishment. If any Comprehensive Plan boundary shown on the FLUM cannot be determined to coincide with any such boundary, the affected party may request an official interpretation from the Growth Services Director or designee; these interpretations may be appealed to the Board whose decision shall be final.

Policy 4.1.4: Select Uses or Activities with Special Requirements
The County shall implement and maintain an LDC that identifies special requirements for select uses and activities, based on issues that may potentially impact the surrounding area and/or environmentally sensitive areas.

Policy 4.1.5: Review of Development and Building Permits
The County shall review all development and building permits during the development review process to ensure that new development or redevelopment is consistent and complies with all requirements of the Comprehensive Plan, Zoning, and LDC prior to issuing final approval for development within the County.

Policy 4.1.6: Inapplicability of Policy 2.1.13 to the On Top of the World Development of Regional Impact, Circle Square Woods Vested Development of Regional Impact and Golden Ocala Development Order.
Policy 2.1.13 (Protection of Rural Neighborhoods) shall not apply to the following properties, including any development orders and permits issued for development within the properties:

1. The On Top of the World Development of Regional Impact ("OTOW DRI"), which is governed by the OTOW DRI Amended and Restated Development Order, as amended by Marion County on November 20, 2018, and as may be amended from time to time in the future ("ARDO").
2. The Circle Square Woods Binding Letter of Interpretation for Modification to a Development of Regional

Impact with Vested Rights, as amended by Marion County on November 20, 2018 and as may be amended from time to time in the future (BLIM).

3. Marion County Ordinance No. 17-28 adopted by the Marion County Board of County Commissioners on October 17, 2017, as supplemented by the Settlement Agreement Concerning Golden Ocala Approvals dated February 20, 2018, as may be amended from time to time in the future ('collectively the Golden Ocala Development Order').

In the event of a conflict between Policy 2.1.13 of the Comprehensive Plan and the ARDO, the BLIM or the Golden Ocala Development Order, the ARDO, BLIM or Golden Ocala Development Order, as applicable, shall be deemed to prevail.

GOAL 5: CHANGING THE DEVELOPMENT REGULATIONS
To identify criteria and documentation necessary for the County to evaluate and make recommendations on requested changes to the County's development regulations and process for reviewing and approving requested changes

OBJECTIVE 5.1: COMPREHENSIVE PLAN AND ZONING CHANGES
To identify criteria and documentation necessary for the County to evaluate requested changes to following development regulations: Comprehensive Plan policies, FLUM, and FLUM Series, Zoning Changes (ZC) and Special Use Permits (SUPs).

Policy 5.1.1: Application Requirements
The County shall require an application with sufficient details of a request to amend the Comprehensive Plan and the Official Zoning Map, consistent with Chapter 163, FS, the Comprehensive Plan, Zoning, and LDC.

Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning
Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Justification for the necessity of the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
6. Prevention of urban sprawl, as defined by Ch. 163, FS;
7. Consistency with the UGB;
8. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
9. Compatibility with current uses and land uses in the surrounding area;
10. Water Supply and Alternative Water Supply needs; and
11. Concurrency requirements.

GOAL 6: PUBLIC INFRASTRUCTURE PLANNING

The County shall implement and maintain short (10 years) and long-term (at least 20 years) strategies in collaboration with other local, state, and federal agencies in order to provide public infrastructure to meet the population growth and economic developments needs throughout the County.

OBJECTIVE 6.1: COORDINATION OF PUBLIC FACILITIES AND SERVICES

To ensure the provision of public facilities and services in a timely, efficient, and cost-effective manner, that is in coordination with this element. These policies are general summaries of the requirements, which are further specified in their respective elements and the Capital Improvements Element.

Policy 6.1.1: Public Facilities Guidelines

The County shall locate public facilities and services to maximize the efficiency of services provided as well as minimize their cost, impacts on the natural environment and resources, and surrounding uses and land uses.

Policy 6.1.2: Concurrency of Services

The County shall require that the development of land be timed and staged in conjunction with the provision of supporting public facilities and services to meet community needs, consistent with this Plan and LDC.

Policy 6.1.3: Central Water and Wastewater Service

The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan and as further defined in the LDC.

Policy 6.1.4: Private Water and Wastewater Service

The County shall not prohibit the provisions of potable water, septic tanks and other wastewater treatment facilities by private developers as allowed and regulated in the LDC.

Policy 6.1.5: Individual Water and Wastewater Service

The County shall require that all development in areas not providing public water and wastewater services shall utilize individual well and on-site treatment and disposal (OSTDS) facilities in accordance with state law, this Plan, and as further defined in the LDC.

Policy 6.1.6: Water Supply Plan

The County shall require that all development be able to demonstrate that there is sufficient water supply, including alternative water supplies if necessary, available to meet the needs of the proposed development, whether provided by public or private centralized utilities or private individual sources, consistent with the Southwest Florida Water Management District (SWFWMD), St. John's River Water Management District (SJRWMD), and Withlacoochee Regional Water Supply Authority (WRWSA) Regional Water Supply Plans (RWSP) and the County's Water Supply Plan (WSP), and other plans or entities that may be necessary for the provision of water for the County to meet the needs of existing and future residents and businesses.

Policy 6.1.7: Transportation Network
The County shall require all development to be designed to include an efficient system of internal circulation and address the impacts of development, including multi-modal transportation for surrounding areas and distribution of traffic flow in the transportation network within the County. Individual lots shall be designed with access to the internal street system and utilize shared access where suitable.

Policy 6.1.8: Stormwater Run-off
The County shall require the developer/owner of any site to be responsible for the management of runoff in a manner so that post-development runoff rates and volumes do not exceed pre-development conditions consistent with this Plan and as further defined in the LDC.

Policy 6.1.9: Public Schools
The County should collaborate with the School Board and municipalities to ensure adequate school facilities throughout the County to meet the education needs of the children within the community as further defined in the Interlocal Agreement for Public School Facilities. This policy shall not be construed so as to cause the Marion County School District to be in conflict with the State Requirements for Educational Facilities (SREF) in Chapter 1013, FS, or the Stipulated Agreement regarding school desegregation between the Marion County School Board and the U.S. Department of Justice.

Policy 6.1.10: Confirmation of Availability of Services
The County shall require developers to assess their needs regarding essential services (electric, gas, etc.) and seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the County during the development review process prior to issuance of a development order.

Policy 6.1.11: Location of Public Facilities and Services
Public facilities and services needed to provide essential service to existing and future development shall be allowed within the appropriate Zoning classification or by SUP, as further defined in the LDC.

Policy 6.1.12: Coordination with Other Entities
The County shall coordinate long-term planning efforts for public facilities and services with the municipalities, private service providers, and other entities within the County that may provide similar services or participate in the process to meet the needs of the community.

Policy 6.1.13: Capital Improvements Program
The County shall implement and maintain a Capital Improvements Program for public facilities and services, as further defined in the Capital Improvements Element of this Plan.

GOAL 7: OVERLAY ZONES AND SPECIAL AREAS

The County shall utilize overlay zones and special areas to identify unique spaces that require additional development regulations to maintain and protect their unique characteristics or purposes. Each zone or area is described with its respective regulations, and sites may be subject to multiple zones and/or areas. The land use designation and/or Zoning classification for any site remains undisturbed by the creation of a zone or area, but may require enhanced development standards than those that would otherwise apply.

OBJECTIVE 7.1: AIRPORT OVERLAY ZONE (AOZ)

To ensure compatibility of uses adjacent to and allow the continued operations of public airports in accordance with Chapter 163 and 333, FS.

Policy 7.1.1: Establishment of AOZ

The AOZ shall be established as an overlay around publicly owned major airports within the county and shall address the following criteria, including but not limited to, and as further defined in the LDC:

1. Obstructions due to building or other structure height.
2. Noise, odor, animal congregation, and other nuisances.
3. Runway clearance zones at the ends of and extended beyond the runways.

Policy 7.1.2: Airport Master Plans in AOZ

Each public airport shall have a plan for the proposed uses of the airport, as adopted in the Transportation Element and Maps.

OBJECTIVE 7.2: ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ)

To provide a focused effort for the protection of surface waters by improving stormwater quality by better managing stormwater run-off due to development activities.

Policy 7.2.1: Establishment of ESOZ

The County shall regulate intensity of development where environmentally sensitive lands may be subject to the adverse impacts of development or where a specific natural feature or area requires protection. The ESOZ shall be established as an overlay around those areas of the county as adopted in the FLUM Series, and further defined in the LDC. The following is a list of areas included in the ESOZ:

1. **Waterbodies:**
    a. **Springs** – Silver and Rainbow Springs
    b. **Lakes** – At least 200 acres or larger, as further identified in the LDC
    c. **Spring Runs** – Silver, Rainbow, Salt, Glen, and Juniper Springs
    d. **Rivers and Streams** – 500 feet landward of the water/wetland edge of perennial wetlands and primary tributaries, as further identified in the LDC
2. **Silver River State Park:** The ESOZ shall include the entire Silver River State Park property.

Policy 7.2.2: Permitted Uses
To ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities, the County shall maintain regulations in the LDC for permitted and special uses.

Policy 7.2.3: Required Site Analysis
The County shall require a site analysis of soil conditions, geologic characteristics, topographic relief, stormwater run-off, identification of existing natural systems on the site, and other pertinent site characteristics to identify the effects of any proposed development or any changes to existing development that increase density or intensity of use as part of the development review process. Additional requirements may be required for development that is in excess of forty (40) acres, consists of twenty (20) or more residential units, involves non-residential development, occurs on property with water frontage, or additional information is requested by another local, state, or federal agency, for which the applicant shall comply with such requests prior to approval from the County.

Policy 7.2.4: Buffer and Setback Requirements
To retain vegetated buffers and adequate setbacks to control erosion and sedimentation into a lake, river, spring, spring run, stream, karst features, and wetlands and thereby protect water quality, promote proper function of septic systems, attenuate flood waters, lessen effects of strong winds, provide privacy, enhance views, and reduce noise and buffers.

1. **Karst Topography/Features:** Buffer and setback requirements shall be established based on criteria and standards in Policies 8.2.8 and 8.2.9 of this element and as further defined in the LDC.
2. **Water Boundary Setback Line:** Buffer and setback requirements below shall be applied landward from the water boundary setback line, as further defined in the LDC.

Policy 7.2.5: Protection of Littoral Zone Vegetation
The County shall require the protection of the littoral zone vegetation to limit shoreline erosion and potential adverse water quality impacts due to development consistent with (FDEP) and Florida Fish and Wildlife Conservation Commission (FWC) requirements. Protection of such areas is the responsibility of the property owner and shall be identified on approved site plans.

Policy 7.2.6: Stormwater Management
Optimum design of a stormwater management system shall mimic and use the features and functions of natural drainage systems, such as: natural drainage ways, depressions, wetlands, floodplains, highly permeable soils, and vegetation. The use of swales, berms, or detention/retention areas will be required when necessary to prevent direct flow of stormwater runoff to a receiving water body.

Policy 7.2.7: Development within the Flood Plain within the ESOZ
In order to reduce flooding potential for property developed in the ESOZ, the following requirements shall be implemented for development within the flood plain:

1. **Structures**: All structures within the flood plain shall be developed consistent with Policy 7.3.4 of this element.
2. **Compensatory Floodplain Storage:** One to one compensatory volume storage for any floodplain impacts or encroachment is required.
3. **Sewage:** No sewage effluent disposal or OSTDS shall be permitted within the 100-year floodplain.
4. **Density:** Density shall not exceed one dwelling unit per acre.

5. **Clearing of Vegetation:** Clearing vegetation within the 100-year flood plain shall be consistent with Objective 7.2 and 7.3 and their policies in this element.

Policy 7.2.8: Centralized Utilities
Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an ESOZ and further regulated by the LDC. If publicly or privately owned central wastewater facilities are available within a quarter mile of the property line of a development project, then all development within that project will be required to hook up to the central wastewater system.

Where regional and sub-regional centralized wastewater facilities are not available, alternative wastewater facilities, including package plants and community cluster systems, may be used. The County shall establish criteria in its LDC for determining when connection to an existing centralized facility is required and when construction of an alternative wastewater facility may be permitted. Consideration shall be given to such factors as project type, size, density, location and other relevant factors. All new and expanded facilities shall comply with the treatment and disposal standards established pursuant to Policy 1.6.1 of the Sanitary Sewer Element.

Policy 7.2.9: On-Site Treatment Disposal Systems (OSTDS)
On-site sewage disposal systems (OSTDS), including aerobic and anaerobic systems, which will create an effluent quality comparable to that from a central wastewater treatment system or treatment systems to remove nutrients to be determined by site conditions and density may be allowed when built to County specifications and where density requirements are met.

1. **Enhanced Septic System Requirements:** Within Basin Management Action Plan areas, Springs Protection Areas, and where site conditions, such as slope, soil conditions, infiltration rates, or natural drainage features so require, enhanced septic systems may be required. These system modifications can include, but are not limited to: lift pumps to remove effluent farther from the high-water line to a safe upland treatment and disposal site, effluent sand filters, and aerobic systems.
2. **Placement of OSTDS:** All septic tanks and drainfields shall be located in the front yard or street side of all structures to allow for future connection to centralized wastewater when available, but exceptions may be granted due to conditions on the site. Placement of the OSTDS is further regulated in the LDC.
3. **Variance for OSTDS:** A variance may be requested for existing parcels, which are too small to allow for a residential dwelling or when replacement of an existing septic systems fails to meet the LDC or the F.A.C., and the requirements of this policy cannot be met. The setback and buffer requirements may be reduced proportionately with the parcel dimensions, as further defined in the LDC.

Policy 7.2.10: Density and Intensity Limitations
In order to limit stormwater flow and discharge from septic tanks, which pose a threat to groundwater and surface water quality through discharges that contain pathogens, toxic materials, phosphorous and nitrogen, which can increase eutrophication in surface waters and contaminate groundwater, density restrictions will ensure adequate assimilation and dilution of the contaminants to acceptable concentrations. Density shall be determined by the lesser of the Future Land Use designation or other density restrictions as further stated within this policy, based on the utilization of central or non-centralized water and sewer systems, including use of OSTDS, to meet the development standards within the ESOZ.

1. **Centralized Utilities Available**: Where central wastewater systems are available and utilized, density may be at that of the underlying land use category, except for the ESOZ around Lake Weir as follows:
    a. **Three (3) Dwelling Units per One (1) Gross Acre:** Within the ESOZ and the road network

surrounding Lake Weir comprised of County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, SE 132nd Place, and Southeast 115th Avenue or one thousand (1,000) feet from the mean annual water line of Lake Weir, whichever is farther from Lake Weir.

b. **Four (4) Dwelling Units per One (1) Gross Acre:** Within the ESOZ and beyond the road network described above or one thousand (1,000) feet from the mean annual water line of Lake Weir.

2. **OSTDS are Available:** Density of the development is allowed as follows, until such time as centralized water and wastewater are available for development:
   a. **Within One-Thousand (1,000) feet of a Waterbody:** The maximum density shall be one dwelling unit per gross acre when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are utilized.
   b. **Beyond 1,000 feet from a Waterbody and within the ESOZ:** A maximum of two dwelling units per gross acre will be allowed when appropriate septic systems, either enhanced conventional or enhanced aerobic are utilized.
   c. **Stressed Waterbodies:** Densities, intensities of use, or rate of development may be reduced in areas where bodies of water are under stress. The Trophic State Index (TSI) shall be used as a means for indicating the stress from nutrient loading placed upon a water body. When the TSI number increases by ten (10) points in two (2) years, it shall be presumed that this water body is under stress due to excess nutrient loading.
   d. **Lake Weir:** For the Urban Area and Rural Area surrounding Lake Weir that are within the ESOZ, the following density standards shall apply:
      (1) Urban Area / Uses
         (a) One (1) Dwelling Unit per Two (2) Gross Acres: Within the ESOZ and the road network surrounding Lake Weir comprised of County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, SE 132nd Place, and Southeast 115th Avenue or one thousand (1,000) feet from the mean annual water line of Lake Weir, whichever is farther from Lake Weir, the allowable density shall be one dwelling unit per two (2) gross acres when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are used.
         (b) One (1) Dwelling Unit per One (1) Gross Acre: Within the ESOZ and beyond the road network described above or one thousand (1,000) feet from the mean annual water line of Lake Weir, the allowable density shall be one unit per gross acre when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are used.
      (2) Rural Area / Uses
         (a) The density may be at that of the underlying land use category and clustering shall be encouraged, consistent with Policy 10.1.4 of this element.

Policy 7.2.11: Use of Best Management Practices (BMP)
The County shall require the implementation of Best Management Practices (BMPs) in the ESOZ to protect surface water from contamination due to silvicultural and agricultural activities on properties within the ESOZ, unless otherwise not required and consistent with Policy 8.1.9 of this element.

Policy 7.2.12: Waterfront Lot Tract Width
Waterfront lots within the ESOZ shall have a minimum tract width of 125 feet, but existing lots not meeting this requirement, as of January 1, 1992, are vested from this minimum tract width requirement.

OBJECTIVE 7.3: FLOOD PLAIN OVERLAY ZONE (FPOZ)
To reduce the exposure of people and property to flooding events.

Policy 7.3.1: Establishment of FPOZ / FEMA Flood Insurance Rate Maps (FIRM)
The County shall adopt by reference the Flood Insurance Study as amended, from the Federal Emergency Management Agency (FEMA) to implement the National Flood Insurance Program in the County. These maps are adopted as part of the Comprehensive Plan Map*, Floodplains per 2023 FEMA Maps.*

Policy 7.3.2: Modification of FPOZ
The County shall update the flood plain zones based on map amendment revisions that are made due to FEMA map amendments due to requested changes or identification of errors, consistent with the requirements of Objective 7.3 and its policies of this element.

Policy 7.3.3: Protection of FPOZ
The County shall maintain an LDC that requires the identification of the flood plain on any proposed development site prior to the issuance of a development order and addresses public health, safety, and welfare issues to prevent and reduce potential public and private losses due to flooding. Development may be limited within the floodplain in order to minimize property flood damage from a storm event. These restrictions and limitations shall include:

1. Uses and structures within the flood plains;
2. Land filling, grading, and clearing that may cause erosion or inhibit flood waters;
3. Development shall comply with the rules of the National Flood Insurance Program;
4. Septic systems shall comply with state law, the Florida Department of Health rules and other policies of this Plan and the LDC; and
5. Require all subdivisions and site plans to maintain pre-development run-off characteristics and provide compensating storage.

Policy 7.3.4: Structures in the FPOZ
The County shall require the finished floor of all structures to be elevated at least one (1) foot above the one percent (100-year) flood elevation, except for water-related and non-habitable accessory structures in accordance to and support of FEMA regulations, Title 44, Code of Federal Regulations (CFR) 60.1 and as further defined in the LDC.

OBJECTIVE 7.4: SPRINGS PROTECTION OVERLAY ZONE (SPOZ)
To provide an additional level of water quality protection for springs and groundwater throughout the County by reducing and managing potential groundwater contamination for water supplies.

Policy 7.4.1: Establishment of SPOZ
The County established the boundaries of the SPOZ, which includes both a Primary and Secondary Springs Protection Zone (SPZ), as adopted in the FLUM Series, Springs Protection Overlay Zones (SPOZ).

1. **Primary SPZ:** The Primary SPZ shall be based on the 0 to 10 year recharge travel time
2. **Secondary SPZ:** The Secondary SPZ shall be the remainder of the county to provide additional protection to surface waterbodies and groundwater and provide protection of other Spring Primary SPZ until

such time as the County or other entity completes studies of the remaining springs in the County.

Policy 7.4.2: Modification of SPOZ
The County may update the Primary and Secondary SPZ as additional studies are performed by the County or other entities that demonstrate a need for additional protection standards for either the Silver Springs and Rainbow Springs, for which were the basis of the SPOZ, or other existing or new springs that may be identified.

Policy 7.4.3: Permitted Uses
The County shall maintain an LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Policy 7.4.4: Required Site Analysis
In addition to the ESOZ site analysis requirements of Policy 7.2.3 of this element, an assessment of the development impacts on recharge volume and groundwater quality, with emphasis on nitrogen, to assess whether additional measures are needed and can be provided to mitigate potential impacts shall be required for any new development that increases density or intensity of use within the Primary and Secondary SPZ, as applicable to the site.

Policy 7.4.5: Required Buffer Area
Buffer and setback requirements shall be established based on criteria and standards in Policies 8.2.8 and 8.2.9 of this element, and as further defined in the LDC.

Policy 7.4.6: Stormwater Management
Stormwater management systems within the SPOZ shall incorporate low-impact development principles, innovative technology to enhance removal and attenuation of nutrients and other pollutants, and sinkhole formation and contamination reduction methods to reduce surface water and groundwater contamination, as further implemented by other policies of this Plan and defined in the LDC.

Policy 7.4.7: Centralized Utilities
Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an SPOZ in accordance to Policy 7.2.8 of this element and central water facilities shall be the preferred method of providing water supply.

Policy 7.4.8: On-Site Treatment Disposal Systems (OSTDS)
For development where connection to a regional, sub-regional, or alternative wastewater system is not required, then an OSTDS will be required.-Within the Primary SPOZ, enhanced OSTDS able to reduce total nitrogen by a minimum of 65% is required if central sewer connection is not available. Where an area or parcel is included in an adopted five-year Capital Improvement Plan for provision of central wastewater, or otherwise included in an area prioritized for sewer expansion, an exception to use conventional OSTDS may be granted by the Board. Under this exception, connection will be required when sewer becomes available, as further defined in the LDC.

Policy 7.4.9: Use of Best Management Practices (BMP)
The County shall require the implementation of Best Management Practices (BMPs) in the SPOZ to protect groundwater quality from contamination due to silvicultural and agricultural activities on properties within the SPOZ, unless otherwise not required and consistent with Policy 8.1.9 of this element.

OBJECTIVE 7.5: MILITARY OPERATING AREA (MOA)
To ensure that future development within the adopted MOA will not negatively impact current and long-term use of the military installation, as listed in the OPNAVINST 3550.1 series, the County will promote health and welfare by limiting incompatible land uses, and allow compatible land uses within such areas.

Policy 7.5.1: Establishment of MOA
The MOA shall be established as an overlay for military installations and surrounding areas within the County in the following Sections, Townships, Ranges:

T11S, R24E, Sections 24-36; T12S, R23E, Sections 1, 11-15, 22-28, 32-36; T12S, R24E, all Sections; T12S, R25E, all Sections; T13S, R23E, Sections 1, 30, 32-36; T13S, R24E, all Sections; T13S, R25E, all Sections; T13S, R26E, all Sections; T14S, R23E, Sections 1-3, 11-13, 24-25; T14S, R24E, Sections 1-30, 32-36;	T11S, R23E, Section 36; T14S, R25E, all Sections; T14S, R26E, all Sections; T15S, R24E, Sections 1-3, 10-14, 24; T15S, R25E, Sections 1-30, 32-36; T15S, R26E, all Sections; T15S, R261/2E, all Sections; T16S, R25E, Sections 1-4, 9-16, 21-28, 33-36; T16S, R26E, all Sections; T17S, R25E, Sections 1-3, 12; and T17S, R26E, Sections 1-18, 20-27, 35-36.

Policy 7.5.2: Review of Development and Changes to MOA Regulations
The County shall enable input from relevant entities regarding the potential impact development may have to the operations of existing and future military installations within the County during the development review process as follows:

1. **Review and Comments on Development:** The County shall request comments from the appropriate Department of Defense or U.S. Navy officials for any proposed changes to the Comprehensive Plan, Zoning, LDC, building permits, and other requests that may adversely impact military facilities and operations. Applicants shall be required to address any issues that may arise that adversely impact the operations of military installations within the County.
2. **Ex-Officio Membership on Advisory Boards:** The Planning and Zoning Commission and the Land Development Regulation Commission shall include, as ex-officio members, appropriate Department of Defense or U.S. Navy representatives, to advise them regarding land use and zoning issues with the potential to impact military facilities and operations.

OBJECTIVE 7.6: WELLHEAD / WELLFIELD PROTECTION AREA (WHPA)
To protect public water supply wells from incompatible uses and known sources of contamination.

Policy 7.6.1: Establishment of WHPA
Well/Wellhead Protection Area (WHPA) requirements for a qualified Community Water Systems (CWS), as defined by Chapter 62-521.200(1), FAC and operated by local governments, community or special districts, or private utility providers regulated by the Florida Public Service Commission (PSC), shall be maintained to provide protection of existing and proposed wells and from contamination for the design life of the facility. When multiple wells are existing and/or suitably planned for future service, in lieu of a WHPA for each individual well, a wellfield protection area approach may be used provided the identified Wellfield Protection Area encompasses all existing and planned wells to be used by the qualified CWS. Qualified CWS WHPAs are defined and established as listed below and as adopted on the FLUM, Well & Wellhead Protection Area.

Policy 7.6.2: Zone Requirements
The County shall implement and maintain a LDC regarding the placement and establishment of new land uses and development for WHPAs, at a minimum consistent with Chapters 62-521, 62-532, 62-555.312, and 62-610.200, FAC, as amended.

Policy 7.6.3: Land Use and Development Tracking in WHPA
Marion County shall maintain an LDC regarding land use and development that requires the identification and designation of qualified CWS and WHPAs through development review processes, whether for new development or uses within existing WHPAs or new qualified CWS, which will establish corresponding WHPAs, as determined appropriate.

Policy 7.6.4: Identification and Designation of Wells in WHPA
The County shall coordinate with the appropriate local, regional, and state agencies to maintain a qualified CWS inventory using the best available data and providing information, including at a minimum, geographic location, capacity, service type, and owner, as well as other information deemed appropriate by the County.

GOAL 8: RESOURCE PROTECTION STRATEGIES

To protect the unique assets, character, and quality of life throughout the County, the County will implement and maintain appropriate strategies that minimize potential adverse impacts by development through the implementation of land use policies and the LDC.

OBJECTIVE 8.1: PROTECT AGRICULTURE, EQUESTRIAN, AND RURAL CHARACTER
To establish a framework for addressing development within the Rural Areas that will encourage the preservation of agriculture as a viable short- and long-term use of lands and as an asset of the County's economy and that will provide clear, fair, and consistent standards for the review and evaluation of future development proposals.

Policy 8.1.1: Protection of Existing Residential Development
The County shall recognize existing residential development and require that new development address issues of compatibility through implementation and maintenance of the LDC that addresses impacts of new develop-

ment to the surrounding area and uses.

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.

Policy 8.1.4: Protection of Scenic Views and Vistas
All non-agricultural development or uses shall be designed to maintain open vistas and protect the integrity of the rural character of the major roadways within the Rural Area.

Policy 8.1.5: Context Sensitive Transportation Design
The County shall require that all future roadway projects outside of the UGB be designed consistent and compatible with the land use context of the area and shall reinforce landscape and habitat preservation by limiting access and roadway intersections. The design shall also incorporate signage and design features to accommodate wildlife crossings near wildlife habitat areas.

Policy 8.1.6: Central Utilities in Rural Area Outside UGB
The County shall limit the extension of central potable water and wastewater service within the Rural Area outside of the UGB or PSAs as follows:

1. Individual wells and OSTDS's may be allowed as the method for providing potable water and wastewater service as regulated in the LDC.
2. New development shall not be designed nor constructed with centralized water or wastewater systems with the exception of:
    a. Serving areas with existing urban FLU designations, as of January 1, 2014, that are outside of the UGB;
    b. Future Land Use designations, specialized development, and/or overlays allowed in accordance with this element;
    c. Existing Developer's or Settlement Agreement approved by the County prior to January 1, 2014;
    d. Clear and convincing evidence that demonstrates by the proponents of the system expansion that a health or safety problem exists in a built but un-served area for which there is no other feasible solution or to promote water conservation, aquifer, or springs protection in instances where significant adverse impacts are demonstrated to occur by not utilizing centralized water and wastewater. In such cases, the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property; or
    e. Extension of centralized water and wastewater shall be at the applicant's expense.

Policy 8.1.7: Central Utilities in Rural Area within UGB
The County shall permit the extension of centralized water and wastewater within the Rural Area within the UGB, but costs associated with the extension of services shall be at the developer or property owner's expense, and the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property.

Policy 8.1.8: Silvicultural and Agricultural Activities BMPs
The County shall protect surface water and groundwater quality through the use of BMPs by encouraging use on a voluntary basis, except where BMPs shall be mandatory to protect environmentally sensitive areas or resources that may potentially be impacted by these activities, consistent with Objective 1.2 and policies of the Conservation Element and as further defined in the LDC.

OBJECTIVE 8.2: PROTECTION OF NATURAL AND HISTORIC RESOURCES

To preserve and prevent the degradation of natural and historic resources.

Policy 8.2.1: Contamination - Standards and Regulations
The County shall provide performance standards for and regulate development activities that contaminate air, water, soil, or crops in the LDC.

Policy 8.2.2: Mining
The County shall provide criteria and regulate the extraction of natural mineral resources by addressing the following at a minimum, as further defined in the LDC:

1. Requiring mines to meet all Department of Environmental Protection requirements;
2. Buffering to ensure compatibility with surrounding properties and reduce off-site impacts;
3. Address impacts to surface and groundwater;
4. Identify habitat protection areas and listed species on the site;
5. Phasing schedule and map for the mining activities; and
6. Reclamation plan after mining activities end.

Policy 8.2.3: Archeological and Historic Resources
The County shall identify and maintain information about archeological and historic resources that are in need of protection, as specified in associated policies of the Housing Element of this Plan and as shown in the FLUM Series, Archeological and Historic Areas, which is based on information from the Florida Division of Historic Resources.

Policy 8.2.4: Wetlands
The County shall implement and maintain an LDC to preserve and protect wetlands in the County and utilize the National Wetlands Inventory, as adopted by the FLUM Series, Wetlands, and consistent with the Florida Statutes wetland definition.

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:** As further defined in the LDC, all development or land clearing shall require development review, except for bona fide silvicultural or agricultural activities.
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 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:
        (1) FWC
        (2) U.S. Fish and Wildlife Service (USFWS)
        (3) Division of Forestry (DOF) of the FDACS.
        (4) U.S Forest Service (USFS)
3. **Survey of Listed Plant and Animal Species or Communities:** A survey shall be required to identify the types of animals and vegetation, as specified in the LDC, and it shall be conducted by an ecologist, biologist, or similar professional and include an inventory of listed animals and plants, endangered and threatened species, and species of special concern on the site, including following protocols established by the FWC and USFWS, as follows:
    a. Size and distribution of native habitat
    b. Listed species' populations
    c. Feasibility and viability of on-site protection and management of listed species
    d. Whether or not a wildlife corridor or conservation area exists on-site and evaluate the feasibility of maintaining them
    e. Appropriateness of mitigating the impacts of development by relocation and/or on-site protection measures for listed species
4. **Findings of Listed Species on Development Site and Required Actions:** The County and the relevant federal and/or state agencies noted within this policy shall implement the following requirements when listed species are determined to be on the development site during land clearing, development review, and construction processes, including maintaining consistency with Chapter 68A-27 FAC.:
    a. Protection of Listed Species: When a site proposed for development or clearing is determined to contain listed species, those listed species and their habitat shall be protected by creating a habitat management plan, inclusive of a conservation easement as required by Section 704.06, FS, or by the designation of a site as permanent open space under an approved management

plan, to protect the listed species from the impacts of development or land clearing and demonstrate how viable, sustainable populations shall be maintained. The plan must be prepared by a qualified professional, reviewed by the appropriate regulatory or management agency such as FWC, USFS, USFWS, or DOF; and approved by the County prior to the issuance of a permit or development order.

b. **Mitigation for Listed Species:** If protection would result in the taking of private property or, if after consulting the relevant federal and/or state agencies, the County Commissioners determine that mitigation will result in a greater benefit to the relevant species and habitat, mitigation shall be required as a condition of a development order or permit. The method of protection required by the County shall be determined on a case-by-case basis and shall be directly related to the following criteria, whether on or off-site:

    (1) Number and types of listed species present of presumed to be present on the site as determined by a site survey;
    (2) Size, type, quality, and location of habitat;
    (3) Life cycle needs supplied by the habitat, i.e., nesting, roosting, breeding, foraging, etc.;
    (4) Size of the habitat in relation to the size of the site proposed for development or land clearing; and
    (5) Location of the site and habitat in relation to existing or proposed wildlife corridors, designated conservation areas, lands with conservation easements, or natural reservations.

c. **Additional Requirements for Off-Site Mitigation:** When it is determined by the County that alternative off-site actions will provide equivalent or better protection or viability for affected listed species or habitat, the County has the option of allowing an applicant to meet the requirements of one or more of the following options:

    (1) Monetary contribution to the Parks and Environmental Land Acquisition Program (PELAP) for the acquisition of environmentally sensitive lands within the County, and the funds shall be applied to lands that are known to contain viable populations of listed species or habitat similar in type and quality to that on the site proposed for development or clearing.
    (2) Species relocation to similar habitat on protected lands, which must be approved by the appropriate state regulatory or management agency.
    (3) Land that is within or contiguous with the Ocala National Forest, Cross Florida Greenway, Silver River State Park, Rainbow River State Park, St. Johns River Water Management District lands, or other Preservation designated land within the County can be acquired and donated to the appropriate managing agency. Lands donated under this option must be of equivalent acreage and contain listed species habitat of the same type and value as that upon the proposed development site.
    (4) Off-site mitigation options shall satisfy the habitat requirements of listed species. Monetary contributions and land donations shall be sufficient to replace the habitat functions of the area to be protected and managed as required in this policy. A minimum of one-for-one replacement value of habitat shall be required for monetary contributions or land donations.

d. **Requirements for Conservation Easement and Permanent Open Space:** The conservation easement or permanent open space per the habitat management plan shall be dedicated to the County, or to a public or non-profit conservation agency or organization; or by virtue of designation of the protected area as Preservation on the FLUM Series. Final development orders, when issued, will identify protected areas that are to be designated as Natural Reservation on the FLUM. These areas will be designated as Preservation on the FLUM during the next ensuing plan

amendment cycle after issuance of a development order or permit. Acceptance of land dedication or conservation easements, or dedication of open space under an approved management agreement shall satisfy the habitat requirements of the listed species. The County has the final authorization to accept or reject a particular conservation easement or permanent open space area.

e. **Release of Conservation Easements and Permanent Open Space:** Conservation easements or permanent open space per the habitat management plan may be released only when it is shown by competent substantial evidence that the purpose for which such easements or permanent open space were dedicated have been completed, or are no longer capable of being accomplished because no listed species utilize the site. Landowners shall not be held responsible for ongoing management activities other than those that are required under the habitat management plans specified in this policy.

f. **Maintenance of Files:** Information, data, agreements, and agency comments associated with this Policy shall be maintained at a central location by the County and shall be available for inspection.

Policy 8.2.6: Open Space
The County shall encourage open space areas for properties being developed to be clustered to conserve and preserve natural and historic resources within the development to the greatest extent possible during the development review process.

Policy 8.2.7: Density and Intensity of Development
The County shall consider the appropriate density and intensity of development based on the conditions of the site, including the impact on natural and historic resources, as further defined in the LDC.

Policy 8.2.8: Karst Topography/Features and High Recharge Area (HRA)
The County shall implement and maintain an LDC that addresses identification and development review processes and required buffers related to karst and high recharge areas that may adversely impact surface and groundwater during the development of property. This policy will address the County's circumstances of being situated in a geologic area featuring limestone and rock characteristics identified as karst, promoting the quick and rapid movement of water between the surface and the aquifer.

Policy 8.2.9: Buffers for Karst Topography/Features
The County shall require buffers to address potential groundwater contamination that could occur due to development near karst features. Karst buffers shall be maintained in permanent natural vegetative cover.

Policy 8.2.10: Setback from Cross Florida Greenway
Additional setbacks shall be required that are in proportion to the density and intensity of development adjacent to the Cross Florida Greenway, as further defined in the LDC.

GOAL 9: PROTECTION OF FARMLAND IN THE RURAL AREA

To protect farmland in the Rural Area by allowing properties to continue to be utilized for agricultural activities while providing opportunities for property owners to obtain transferable development credits that can be utilized to encourage development within the UGB and Urban Areas that are more suitable for higher density and intensity development.

OBJECTIVE 9.1: TRANSFER OF RIGHTS PROGRAMS

The County shall implement transfer of rights programs designed to protect rural, agricultural, and natural resources, especially those identified in the Conservation Element and locally important and prime farmlands within the County. These resources include, but are not limited to, the preservation of high-water recharge and underground drainage basins, springs, karst areas, sinkholes, sinks, sinkhole ponds, and other karst features.

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:** A maximum of two (2) dwelling units per one (1) gross acre, is permitted for Urban Area land use designations 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 TDC program cannot meet the appropriate Zoning development standards, such as setbacks, minimum lot size, etc., then a PUD zoning shall be required.
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.

Policy 9.1.2: Transfer of Development Rights (TDR) Program

The County shall maintain a TDR Program that allows the conservation of designated lands in exchange for Transfer of Development Credits (TDC) that can be utilized in Urban Areas within and outside the UGB and other areas as allowed by this program or Plan.

Policy 9.1.3: Transfer of Vested Rights (TVR) Program

The County shall implement and maintain a TVR Program that allows the conservation of Rural Land designated lands that have been platted into residential subdivision prior to the implementation of the Comprehensive Plan, Zoning, and/or LDC by abandoning wholly or partially the development rights in exchange for TDCs that can be utilized in Urban Areas within and outside the UGB and other areas as allowed by this program or Plan.

Policy 9.1.4: Establishment of Sending Areas

The County shall designate the following as Sending Areas:

1. **TDR Program:**
    a. **Farmland Preservation Area (FPA):** The FPA is a boundary that automatically qualifies properties designated Rural Land as being within the Sending Area due to the concentration of agricultural

activities and designated locally important and prime farmland areas. The FPA shall be shown on the *Transfer of Rights Map*, adopted with this Comprehensive Plan.

b. **Rural Land Properties Outside of FPA:** Rural Lands outside the FPA and UGB that are shown on FLUM Series, *Marion County 2050 Future Land Use Map,* adopted with this plan, and within an unincorporated area. The lands must be a minimum of 30 acres in size. The applicant shall be required to demonstrate that the property meets the intent for conservation for this program.

2. **TVR Program:**
   a. Parcels of record; or
   b. Antiquated subdivisions; or
   c. Property not identified by the County, other local, or private provider for the provision of centralized water and wastewater within the next ten (10) years, based on a short- or long-term capital improvements program or long-term County master utility plan.

3. **Exceptions:**
   a. Rural Land designated properties within the UGB are considered Receiving Areas.
   b. Rural Land designated properties outside the UGB that were formerly designated Urban Reserve prior to February 10, 2011, are considered Receiving Areas consistent with Objective 9.1 and its policies of this element.

Policy 9.1.5: Minimum Requirements to be issued TDCs

Property owners interested in participating in the Transfer of Rights Programs shall submit an application that meets, but is limited to, the following requirements:

1. **Conservation Easement:** A conservation easement shall be encumbered on the property and the following additional requirements shall apply:
   a. **TDR Program:** Residential dwelling units, including family divisions, and non-residential uses, except for bona fide agriculture-related structures or those approved by the conservation easement shall be prohibited.
   b. **TVR Program:** An existing residence in the conservation area may be permitted, but no additional development of the site shall be permitted.

2. **Minimum Parcel Size:**
   a. **TDR Program:** A parcel of land must be a minimum of 30 acres in size and the associated conservation easement must include a minimum of 30 acres for a parcel to be included in the TDR program. Land utilized for this program shall be contiguous and appreciable size, not spread out or consist of multiple isolated small partial or full parcels.

   b. **TVR Program:** The lands must consist of a minimum of ten contiguous acres of real property. Parcels or blocks of lots separated only by road right-of-way shall be considered as being contiguous.

3. **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.

   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 may only be approved by the Board and the Board may reject any application, including but not limited to, those 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.

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 9.1.7: Receiving Areas
The receiving areas shall include unincorporated areas as shown in Comprehensive Plan Map: *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 9.1.8: 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 either to add residential units and/or FAR to nonresidential development as follows:
    a. **For Residential Units:** One (1) TDC equals one (1) dwelling unit. The Allowances in Receiving Areas section below (Policy 9.1.8.4) contains the maximum density allowed 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 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 nonresidential development densities and intensities in accordance 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.
    b. **LEVEL II** – Rural Land designated properties may increase residential densities up to 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 nonresidential designation, provided that central water and sewer services are available and utilized. A maximum of one (1) dwelling unit per acre may be permitted.

5. **Higher Density or Intensity:** Additional density or intensity for properties that utilize the Transfer of Rights Programs shall require a Comprehensive Plan Amendment beyond the above allowances.
6. **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.
7. **Development of Property Utilizing TDCs:**
    a. 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.

Policy 9.1.9: Land Use Amendment to Recognize Increased Density and Intensity
The County shall amend the Comprehensive Plan FLUM identifying the specific parcel(s) having a new land use designation due to an increase in density or intensity due to utilizing TDCs, as part of the TDR or TVR Programs, on properties during the next available Large Scale Amendment Cycle, as necessary.

Policy 9.1.10: Methods to Increase Development Density and Intensity
Both Transfer of Rights programs may be utilized to increase density and/or intensity for property or a Comprehensive Plan Amendment may be applied for as allowed in this element.

Policy 9.1.11: Tracking System
The County shall maintain an internal Transfer of Rights Programs tracking system. The tracking system shall list the parcels within the unincorporated area where TDCs have been issued, where TDCs are available for use, and where the TDCs have been utilized to increase density and intensity of properties.

Policy 9.1.12: Evaluation of the Transfer of Rights Programs
The County shall assess the Transfer of Rights Programs and consider ways to enhance the utilization of the programs at least once during the Evaluation and Appraisal Report (EAR) process that is required by the State every seven (7) years.

GOAL 10: SPECIAL COMMUNITY PLANNING

To allow for recognition of existing and future development areas where the County may implement and maintain various strategies to enhance neighborhood, community, or regional planning areas through specific policies that may be suitable for select areas, and they may not apply countywide in all instances.

OBJECTIVE 10.1: PRE-EXISTING USES, STRUCTURES, AND VESTED RIGHTS

To ensure that existing rights of property owners are preserved in accordance with the Constitution of the State of Florida and the United States. The County shall maintain vested rights regulations within its LDC, which shall generally be guided by principles of statutory vesting and common law vesting.

Policy 10.1.1: Vested Rights Determinations and Process

The County shall implement and maintain vested rights regulations in the LDC, based on such items as completion of development, common law vesting, and other documentation that demonstrates that significant steps have been taken to secure development rights on properties within the unincorporated area of the County.

Policy 10.1.2: Vesting of DRI-Scale Developments

Within those areas identified as Vested DRI-Scale Developments in possession of and subject to a valid Binding Letter of Interpretation for Vested Rights (BLIVR), and/or Binding Letter of Modification for Vested Rights (BLIM), issued by Florida Commerce prior to the adoption date of this Plan, the continued development of residential and non-residential densities and intensities shall be permitted consistent with the project's development plan as acknowledged by the corresponding BLIVR, and/or BLIM, for each development. The BLIM Map H/Development Plan has been adopted as part of the FLUM Series as referenced by Future Land Use Element Policy 1.1.2.34, *Circle Square Woods DRI: Development Plan*, wherein the BLIM Map H/Development Plan is the effective FLUM applicable to the BLIM. For BLIMs existing on the effective date of this section, land use allocations may be allocated in accordance with the BLIM provisions without the need to amend the Comprehensive Plan. If the approved BLIM Map H/Development Plan is amended or modified consistent with the provisions of the existing BLIM, the FLUM shall be amended in a timely manner at no cost to the existing BLIM developer; and the County shall allow for development of the property to proceed as allowed by the amended BLIM and BLIM Map H/Development Plan prior to the land use map being updated by the County.

Policy 10.1.3: DRI/FQD Development of Regional Impact or Florida Quality Development

This provision identifies and relates to development projects formerly approved consistent with Chapter 380, F.S, with a current Development Order or Amended Development Order (DO/ADO) and approved Master Plan Map H (Map H) that is adopted as part of the FLUM Series as referenced by Future Land Use Element Policy 1.1.2.28 through 1.1.2.35; wherein the Map H is the effective FLUM applicable to the DRI/FQD and any depiction of the DRI/FQD within the overall FLUM is provided solely for general reference purposes. Lands newly designated DRI/FQD or amendments to an existing DRI/FQD shall be developed consistent with the corresponding project's current DO/ADO and Map H, as well as the County's Comprehensive Plan and LDC including, but not limited to, land use densities and intensities, and development standards established therein. Newly designated or amended DRI/FQDs shall designate the land use categories permitted in the DRI/FQD consistent with the categories provided in this element. Any newly designated or amended DRI/FQD that is not consistent with the established Map H and/or underlying land uses shall require a plan amendment concurrent with the approval of the DRI/FQD DO/ADO. An amendment to a DRI shall not require an amendment to the Comprehensive Plan unless the DRI amendment application proposes to change the land use allocations on Map H. For DRIs existing on the effective date of this

section, land use allocations may be located in accordance with DRI DO conditions without the need to amend the Comprehensive Plan. If the approved Map H is amended or modified consistent with provisions of the existing DO/ADO, the FLUM shall be amended in a timely manner at no cost to the existing DRI/FQD; and the County shall allow for development of the property to proceed as allowed by the DO/ADO and amended Map H prior to the land use map being updated by the County.

Policy 10.1.4: Aggregation of Parcels of Record or Residential Lots
Exceptions to the densities required in the Future Land Use Element shall be allowed for parcels meeting the following criteria:

1. **Parcel of Record**: A designated parcel, tract, or area of land established by plat, metes and bounds description, or otherwise permitted by law, to be used, developed or built upon as a unit, which complies with the applicable building codes and zoning regulations, and which existed on or before January 1, 1992, and under one ownership as of August 11, 1993, as defined below:
    a. Parcels recorded or registered and parcels shown on all other unrecorded subdivisions, plats, or surveys in existence as of August 14, 1970, as provided in Chapter 70-803, Laws of Florida (1970); or
    b. Parcels shown as a specific lot, parcel, or tract which parcel was created on or before January 1, 1992 and recorded in the public records of Marion County, Florida; or
    c. Parcels in subdivisions approved by the Board of County Commissioners and recorded prior to January 1, 1992; or
    d. Parcels located in unrecorded subdivisions or registered divisions of land into “flag lots”, as that term is commonly known in the County, where parcels were filed and accepted by the County and existing as of January 1, 1992.
2. **Non-Contiguous Parcels of Record:** An exception to the densities required in this element shall be allowed for parcels created on or before January 1, 1992, under one ownership, and evidenced by a properly executed deed or contract for deed held by the purchasing party, as of August 11, 1993 for the purpose of constructing one single-family residential unit. The deed or contract for deed shall be recorded in the public records on or before August 11, 1993 or proven by clear and convincing evidence to have been in existence on or before August 11, 1993. Clear and convincing evidence shall require a copy of the document, properly executed, and copies of canceled checks or other proof of payments having been made prior to August 11, 1993.

    Non-contiguous parcels means parcels that do not have any common property lines, including parcels that have common property lines and would otherwise be considered contiguous but are separated by unplatted roads or streets which have been dedicated for public use or prescriptive easements for road right-of-way purposes.
3. **Contiguous Parcels of Record:** In limited cases, an exception to the densities required in this element shall be allowed for parcels created on or before January 1, 1992 and under one ownership, as described above, under 1. Parcels of Record, as of August 11, 1993 may qualify for an exception.

    Contiguous parcels means parcels with at least one common property line. If a parcel is contiguous to other parcels owned by the same owner or entity, then such owner or entity must aggregate the parcels to meet the underlying density established in this Comprehensive Plan to the greatest extent possible.
4. **Recorded and Unrecorded Subdivisions:** An exception to the densities required in this element shall be allowed for parcels as follows, consistent with the contiguous and non-contiguous parcels of record requirements above:

a. Parcels within a phase of the subdivision which have met the applicable conditions set forth below prior to January 1, 1992 shall be permitted to develop at the density established for that subdivision, provided that all requirements of this Comprehensive Plan are met. Those subdivisions not meeting the requirements listed below will be required to aggregate parcels to meet the density requirements of this Plan; or
b. Subdivisions that have direct access to a County paved road and in which all parcels front on a continually maintained paved or stabilized road that meets the standards established by the County; or
c. Parcels within subdivisions in which all parcels are served by a storm water management system that functions at the standards established by the County; or
d. Parcels within subdivisions in which the sale of individual lots to persons by the original subdivider has occurred at the following rates prior to August 11, 1993 if:
    (1) At least 85 percent of the total number of lots are sold if the subdivision was created in 1982 or before;
    (2) At least 60 percent of the total number of lots are sold if the subdivision was created from 1983 to 1987 inclusive;
    (3) For subdivisions created after 1987 the following conditions apply in order for no aggregation requirements to be placed upon contiguous lots within the subdivision:
        (a) At least 50 percent (50%) of the total number of lots are sold if the subdivision was created in 1988; or
        (b) At least 50% of the total number of lots are sold by 1994 if the subdivision was created in 1989; or
        (c) At least 50% of the total number of lots are sold by 1995 if the subdivision was created in 1990; or
        (d) At least 50% of the total number of lots are sold by 1996 if the subdivision was created in 1991; or
        (e) At least 50% of the total number of lots are sold by 1997 if the subdivision was created in 1992.

The percentage of lots sold is meant to reflect the good faith sale of individual lots to many individuals and not the transfer of large number of lots to investors. The County shall deny this exception if the sale of lots as indicated above does not reflect this intent.

5. **Compliance with Comprehensive Plan, Zoning, and LDC:** Property granted a density exception pursuant to this policy may be subject to all other appropriate Comprehensive Plan, Zoning, and LDC.
6. **Appeals:** The County shall implement an appeal procedure, as further defined in the LDC.

Policy 10.1.5: County Recognition of Pre-Existing Development

The County shall ensure that conforming commercial and industrial uses existing as of April 7, 1994, the initial adoption date of the plan, shall be considered conforming uses.

1. **Proof of Development:** Property owners shall be required to provide sufficient documentation to the County to obtain a conformity letter for such existing development.
2. **Permitted Use(s):** The pre-existing use(s) may expand onto any property with the same ownership, properly zoned and contiguous to the existing commercial or industrial use as of the referenced date. The pre-existing use shall be limited to the number of use(s) on the site and was developed in conformity with the Zoning classification at that time. The recognized pre-existing use may change as long as the use is allowable within the Zoning classification.

3. **Subdivision of Property with Pre-Existing Use(s):** Should the property that includes a pre-existing use recognized under this policy be legally subdivided, then the conforming use letter shall apply only to the portion of the property that historically included the majority of the pre-existing use with primary consideration for the hard improvements such as structures, public water and sewer, driveway and parking supporting the recognized use.
4. **Property Compliance:** If a property with a vested letter obtains a Comprehensive Plan amendment and Zoning Change for consistency purposes, then the vested letter shall be void and the property shall comply with all applicable Comprehensive Plan, Zoning, and LDC requirements.
5. **Appeals:** The County shall implement an appeal procedure as further defined in the LDC.

Policy 10.1.6: Non-Conforming Uses and Structures
The County shall implement and maintain an LDC that addresses the continued use of or redevelopment of uses or structures that were legally established and in compliance with regulations at the time of establishment but no longer comply with Comprehensive Plan, Zoning, and/or LDC due to changes in regulations, right-of-way or land acquisition by government agencies, etc. The County will establish performance criteria with regards to continued use and redevelopment of the uses and structures, as further defined in the LDC.

OBJECTIVE 10.2: INFILL AND REDEVELOPMENT
To encourage infill and redevelopment to maintain and enhance neighborhood viability, revitalize urban corridors, and discourage urban sprawl.

Policy 10.2.1: Special Area Planning
The County shall consider use of various planning strategies, such as, corridor studies, sector plans, neighborhood plans, redevelopment plans, etc., as necessary for infill and redevelopment opportunities.-

Policy 10.2.2: Redevelopment Partnerships
The County shall collaborate and maintain cooperative relationships with local, state, and federal agencies, private sector, and other parties to allow for funding opportunities and technical assistance to be available to meet redevelopment needs within the unincorporated area.

Policy 10.2.3: Funding Sources
The County shall continue to seek funding opportunities, such as, Community Development Block Grant Program, grants, and other funding sources for identifying and addressing areas in need of revitalization.

OBJECTIVE 10.3: REGIONAL ACTIVITY CENTER (RGAC) OVERLAY
To allow for compact, high intensity, high density multi-use development, which may include a mix of the following uses: retail, office, housing, cultural, recreational and entertainment facilities, hospitality facilities (hotels and motels), and industrial uses that serve a regional area in accordance to Rule 2824.014(10), F.A.C. and Chapter 380.06(2)(3), FS, as amended.

Policy 10.3.1: Establishment of RGAC Overlay
RGACs shall be designated on the FLUM Series, as an overlay zone by a Comprehensive Plan Amendment that is also consistent with Rule 28-24.014(10), F.A.C. and Chapter 380.06(2)(e), FS.

Policy 10.3.2: Development Mix and Form for RGAC
The County shall promote an intensive mixture of employment, goods and services, and residential uses in RGACs, achieve the highest standards of quality in the urban and/or urbanizing environment, provide for economic development opportunities, and provide a balanced and constructive tax base. In addition, a RGAC shall promote a compact urban form that will be less dependent on automobile use, discourage urban sprawl, and promote sustainable land use patterns.

Policy 10.3.3: Master Plan Requirements for RGAC
The adoption of a Comprehensive Plan Amendment for RGACs shall include a Master Plan that promotes the physical and functional integration of a mixture of land uses that addresses, at a minimum, the following:

1. Developed as a PUD;
2. Provide for a diverse mix of land uses as provided for in Rule 28-24.014(10), F.A.C., housing types, densities and intensities Areas of similar single-use types and density and intensity shall be discouraged. Development densities and intensities, including minimum and maximum amounts of each land use category, shall be determined and established by the adopted Comprehensive Plan Amendment;
3. Locate only in those areas of the County where major employment centers exist or are encouraged;
4. Provide for a transition of land use intensities near the periphery to allow for and provide compatibility with adjacent land uses;
5. Propose areas of regional employment, regional tourism, and/or education activities and opportunities;
6. Locate at or in reasonable proximity to interstate interchanges or similar facilities with· increased capacity and accessibility as defined in Rule 28-24.014(10), F.A.C., Chapter 163, FS, and committed public facilities, as identified in the Capital Improvements Element of this Plan; and
7. Provide, or have the ability to provide, timely adequate public facilities and infrastructure necessary to support the RGAC as defined in Rule 28-24.014(10), F.A.C., Chapter 163, FS, and committed public facilities, as identified in the Capital Improvements Element of this Plan.

Policy 10.3.4: Adoption of RGAC on the FLUM
The following RGACs have been adopted on the FLUM.

1. **MARION OAKS / MCGINLEY REGIONAL ACTIVITY CENTER (RGAC)**

   Location: Surrounded by the Marion Oaks VDRI Subdivision, on the north and south side of SW Hwy 484.

   Size: ±1,290 acres

   Parcel IDs: 41200-056-00, 41200-056-02, 41200-056-03, 41205-000-00, 41205-000-01

   Range of Uses:
   a. Employment Center (Commercial - Retail/Office/Light to Moderate (Regional) Business, Light Industrial [Maximum FAR: 2.0], and Residential – single and multi-family units [0 to 16 du/ac]): ±313.8;
   b. Commerce District (Heavy Commercial and Heavy Industrial): ±962 acres and maximum FAR:

2.0 and
c. Public (ROW & DRAs) 2.5 acres

Conceptual Plan: Marion Oaks / McGinley Regional Activity Center (RGAC)

2. IRVINE / SUNNY OAKS REGIONAL ACTIVITY CENTER (RGAC)

Location: Southeastern corner of I-75 and CR 318.

Size: Approximately 453 acres

Parcel ID: 03204-000-00

Range of Uses:
a. Employment Center – 150 acres
(1) Residential: 41.7 acres with 250 units (6 du/ac)
20.8 acres with 250 units (12 du/ac)
(2) Commercial/Industrial: 87.5 acres with FAR of 2.0
b. Commerce District – 303 acres with FAR of 2.0

Conceptual Plan: Irvine / Sunny Oaks Regional Activity Center (RGAC)

OBJECTIVE 10.4: INNOVATIVE PLANNING STRATEGIES
To develop and enforce innovative planning techniques and LDC designed to protect residential neighborhoods, enhance the economic viability of the community, promote the efficient use of infrastructure, preserve natural resources, reinforce the market area concepts, and reduce the proliferation of urban sprawl.

Policy 10.4.1: Traditional Neighborhood Design (TND)
The County shall encourage development to utilize traditional neighborhood design standards as a means to require efficient urban growth patterns that exhibits the following characteristics and conforms to, but is not limited, by the following design principles, as further defined in the LDC:

1. **Village or Town Centers with Mixed Uses:** A mixture of non-residential and residential uses of various densities, intensities, and types designed to promote walking between uses and a variety of transportation modes, such as bicycles, transit, and automobiles.
2. **Functional Neighborhoods:** Residential areas are located and designed as neighborhoods, which embrace a full range of urban facilities including neighborhood retail centers, a variety of housing types, public/civic space, and a variety of open-space amenities, schools, central water and wastewater, and fire/safety accessibility.
3. **Walkable Streets:** Integrated neighborhoods and compact development that designs a community based on reasonable walking distances, the location of parking, and the design of streetlights, signs, and sidewalks.
4. **Interconnected Circulation Network:** An interconnected street system that prioritizes pedestrians and bicycle features and links neighborhoods to shopping areas, civic uses, parks, and other recreational features.

5. **Open Space and Natural Features:** Development activity recognizes the natural and environmental features of the area and incorporates the protection, preservation, and enhancement of these features as a resource amenity to the development.

Policy 10.4.2: Transit-Oriented Design (TOD)
The County shall encourage development to utilize transit-oriented design standards to reinforce the use of public transportation by locating higher-density, mixed-use development, including employmentoriented businesses and higher-density residential uses, adjacent to transit stops. The TOD standards must address, but are not limited to the following, as further defined in the LDC:

1. Establishment of block lengths
2. Building setbacks and orientation to the street
3. Establishing minimum density and floor area ratio
4. Uses that support public transportation and walkability
5. Reduction in parking requirements and encourage shared parking
6. Strategies that reduces the usage of automobiles and allows for non-automobile areas
7. Includes design of multi-modal transportation and interconnection links within development and surrounding areas
8. Open-space requirements
9. Architectural or building form guidelines
10. Utilization of form-based codes

Policy 10.4.3: Context-Sensitive Design for Roadway Corridors
The visual and functional characteristics of streets are important in the design of the community. The following, but not limited to, design principles for the road network shall be encouraged to be used throughout the County, as further defined in the LDC:

1. Streets should be designed as a part of the public realm with amenities
2. Streets should be designed to accommodate a mix of travel modes, including vehicles, bikes, transit, and pedestrians
3. Streets should be designed holistically considering the pavement, curbing, bikeways, pedestrian ways, lighting, signs, front-yard setback areas, and building facades
4. Neighborhoods may connect to adjacent activities, subdivisions, and neighborhoodserving businesses through the design of a street and pedestrian system and traffic-calming measures where appropriate
5. Creative and integrated designs for stormwater retention systems and fencing

Policy 10.4.4: Joint Planning and Interlocal Agreements
The County shall utilize joint planning and interlocal agreements to collaborate with the municipalities, School Board, and other entities to address community needs on a regional basis as needed for such activities, including but not limited to, as follows:

1. Annexations
2. Extra-territorial jurisdiction
3. Coordination of public facilities and services
4. Review opportunities for development activities that may impact other jurisdictions
5. Shared-use facilities and services
6. Exchange of information, data, ordinances, resolutions, etc.

OBJECTIVE 10.5: Large Scale Developments
To recognize innovative planning techniques and the unique nature of large scale development projects that may affect multiple jurisdictions and state resources pursuant to Chapter 380.06, Florida Statutes.

Policy 10.5.1: Golden Ocala
This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM) Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; and (c) FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02 concerning approximately acres (the "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County Future Land Use Map Series (FLUMS) as identified on Map 15.h.
2. Golden Ocala is a mixed-use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities, and other uses to support the horse community, the Golden Ocala project and the community in general.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Low Residential	400
Medium Residential (including original Golden Ocala PUD)	1103
Equestrian Estate	300
High Residential	408
Condominium	170
Rural	16
Total Housing Units	2,397
NON-RESIDENTIAL	
Commercial	4,000,000 square feet
Equestrian Facility	13,500 seats
Hotel	1,350 rooms
Recreational Vehicle	280 units (does not include unoccupied parking areas)

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial and World Equestrian Center future land use categories. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.
5. Concerning Marion County's Concurrency Management System:

a. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017- D05 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public records of Marion County, Florida (the "2018 Concurrency Agreement").
b. Concerning the portion of the Project that is the subject of FLUM Amendments 2020-D01 and 2020-L02, neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County LDC (LDC Article 2, etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).
7. The commercial, common and non-residential areas, World Equestrian Center, and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor water conservation facilities, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.
8. Development of:
    a. Commercial, condominium, RV, low density residential lots north of US 27 (other than those developed as Equestrian Estate Lots), medium density residential lots and the Equestrian Facility developments shall be served by central potable water and central sanitary sewer service.
    b. Equestrian Estate lots:
        (1) Located South of US 27, shall be served by central potable water or central sanitary sewer services; and
        (2) Located North of US 27, may, at the option of the developer, be served by:
            (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or
            (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.
9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.
10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated February 20, 2018 and approved by Marion County on such date).

OBJECTIVE 10.6: Specialty Planned Areas.
To recognize the development and enforcement of specific development options on specific areas or projects as enabled by other components of the Comprehensive Plan.

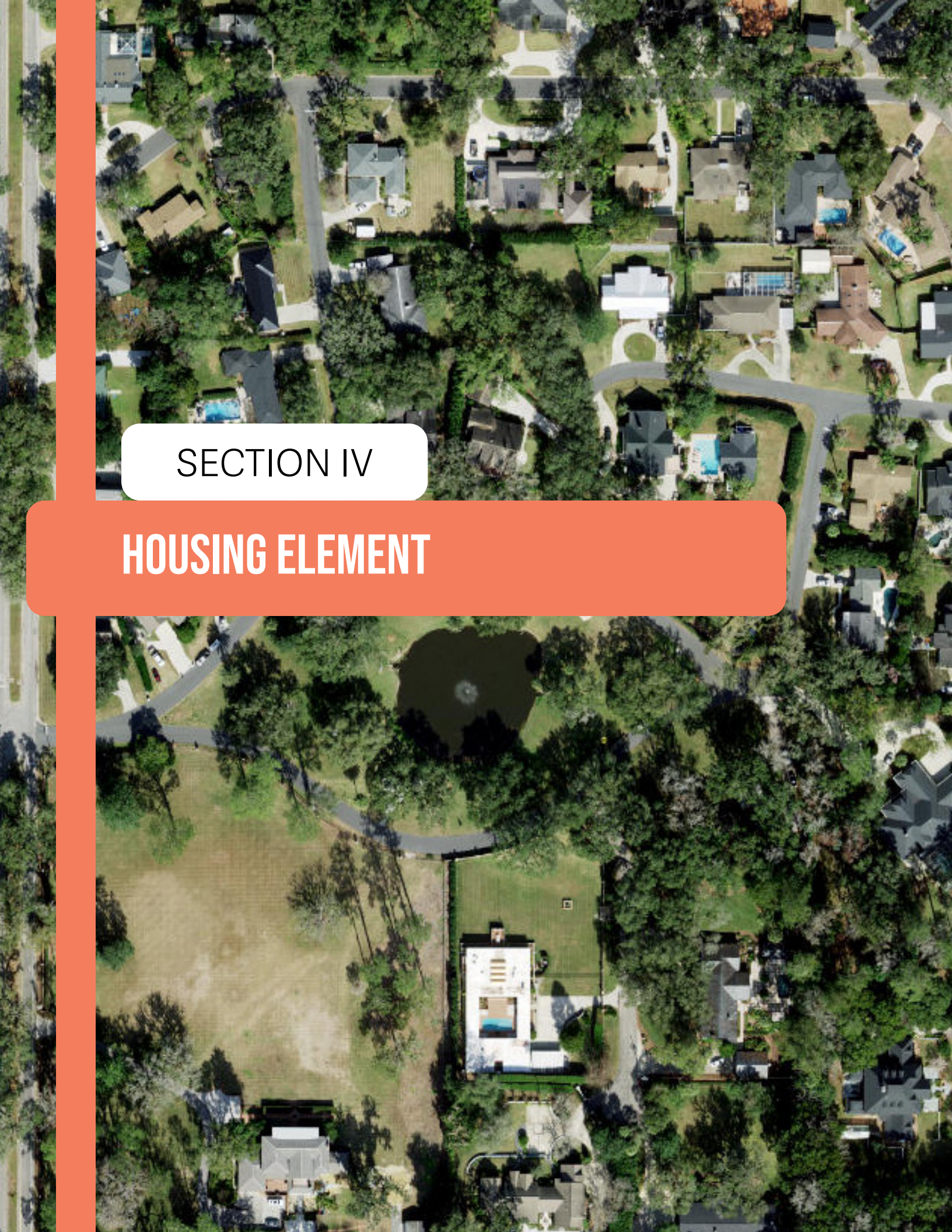
Policy 10.6.1. WEC Jockey Club.
This concerns the Future Land Use Map Amendment and Text Amendment 22-L01 and 22-L02, respectively, concerning approximately 1,029.51 acres (the "Project"). The land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Project is a mixed-use development composed of recreation, single family, retail, clubhouse, RV units, equestrian facilities, and other uses to support the horse community and the community in general.
2. Pursuant to Policy 2.1.28 of the Future Land Use Element (as amended by Amendment 22-L02), a recreational vehicle park is permitted within the Project subject to the limit on the maximum project entitlements set forth below. The physical facilities of the existing on-site social club/clubhouse structure, currently located on parcel number 02067-000-03 consisting of ±5.84 acre, providing food service, beverage service, and meeting space may be maintained in their current form, subject to accommodating interior renovations while maintaining the overall shell/envelope of the existing structure.
3. The maximum project entitlements are as follows:

RESIDENTIAL HOUSING	
Residential	94 Units
NON-RESIDENTIAL	
Retail	120,000 square feet
Equestrian Facility	9,000 seats
Recreational Vehicle	100 spaces

4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the World Equestrian Center future land use categories in the Rural Area. A land use tradeoff mechanism may be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.
5. No Residential lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

All development shall be served by central potable water and central sanitary sewer service; this shall not preclude use of wells for fire flow, irrigation and agricultural purposes.



SECTION IV

HOUSING ELEMENT

GOAL 1: Marion County shall encourage and promote the availability of safe, sanitary, and affordable housing in areas that have the necessary infrastructure to meet the needs of present and future residents of the County.

OBJECTIVE 1.1: The County shall designate sufficient areas for residential land uses on the Future Land Use Map (FLUM) to support private sector development of new housing that encompasses a wide range of housing types, sizes, and costs to meet Marion County's housing needs for the short and long-term planning horizon.

Policy 1.1.1: Future Land Use Element (FLUE) land use categories shall provide a full range of residential choices and allow for a variety of housing types within individual categories, including single-family detached and attached, multi-family housing such as paired villas, townhouses, apartment complexes, Family/Guest Cottage, and mixed-use commercial/residential units.

Policy 1.1.2: The County shall maintain level of service standards for residential development inside and outside of the Urban Growth Boundary and be consistent with this Plan.

Policy 1.1.3: The County shall maintain development information regarding land use, zoning, environmental and other development guidelines to support private sector housing development, and may periodically publish such information for reference purposes for the public.

Policy 1.1.4: The County shall continue to evaluate regulations, policies, and plan provisions that may impact the cost of affordable housing pursuant to Resolution 1994-R-28, as amended.

Policy 1.1.5: The County shall continue to enforce its Fair Housing Ordinance to promote open occupancy and fair housing practices.

Policy 1.1.6: The County shall maintain a LDC that conserves natural resources and encourages smart growth principles, innovative development patterns, including, but not limited to compact development and/or mixed-use communities.

Policy 1.1.7: The County shall review the LDC to consider the need to allow new construction techniques and construction materials and products that would reduce housing construction and operation costs, conserve natural resource costs, and enhance public health and safety.

Policy 1.1.8: The County may evaluate proposed Comprehensive Plan Amendments, LDCs, ordinances, and procedures for their potential to increase or decrease the cost of housing. The DRC and State Housing Initiative Partnership (SHIP) Program's Affordable Housing Advisory Committee should participate in these reviews as appropriate and make recommendations to the Board of County Commissioners (BOCC) regarding the effects of such provisions on meeting housing needs, particularly related to affordable and workforce housing while balancing health and safety needs.

OBJECTIVE 1.2: The County shall assist public agencies and the private profit/non-profit sector in establishing and implementing programs to meet the demand for affordable housing as defined by Florida Statute (FS) Chapter 420. The County shall encourage sites for households with special housing needs, including very low-income, low-income, moderate-income, elderly, and rural and farmworker households, as well as workforce housing.

Policy 1.2.1: The County shall maintain Land Development Codes (LDC) that supports housing affordability by:

1. Encouraging medium and higher density single-family and multi-family affordable housing units within walking distance to employment centers and/or other community facilities;
2. Allowing accessory housing, to be constructed adjacent to single-family units, particularly within Urban Areas;
3. Allowing multi-family housing development in mixed-use land use and/or zoning categories;
4. Allowing clustering and zero-lot line developments in medium and higher density residential areas.

Policy 1.2.2: The County shall follow provisions of Administrative Policy 20074 and Section 420.9076, FS, to accommodate “fast-track” processing for construction of affordable developments for low- and moderate-income persons to reduce overall costs and serve as an incentive to developers.

Policy 1.2.3: The County may provide density bonuses and other incentives to encourage the private sector to construct housing for rent or purchase that shall provide affordable housing for low and moderate income persons and households with special housing needs.

Policy 1.2.4: The County shall identify “infill” areas with adequate public facility capacity that can be utilized for residential development. Affordable housing shall be encouraged in these areas by providing density bonuses and other incentives (e.g., FLUE TDR Programs) and through coordination with public agencies and private profit/non-profit entities involved in providing affordable housing.

Policy 1.2.5: Marion County shall determine the number of rural and farmworker households based on the most current U.S. Census data and other acceptable sources. The County may apply for or support applications for state and/or federal funding to assist the private profit/non-profit sector in developing safe, sanitary, and affordable housing for these households. Pursuant to FS 163.3162, housing units for agricultural workers are permissible on agricultural land being actively used for farming purposes.

Policy 1.2.6: The County shall periodically review its inventory of surplus land to identify parcels that could be used for affordable and/or special needs housing. The County may donate, trade, or sell these properties to private non-profit agencies to construct affordable housing.

Policy 1.2.7: The County shall periodically review and update the list of areas that qualify as Community Development Block Grant (CDBG) entitlement communities for affordable development to determine whether areas need to be added or removed from the list.

OBJECTIVE 1.3: Marion County shall encourage public agencies and/or the private profit/non-profit sector to establish and implement programs to ensure that existing substandard housing units are identified and create opportunities for rehabilitation, or if determined necessary, the demolition of such units, with the intent to periodically decrease the number of substandard housing units in the County.

Policy 1.3.1: The County may use Marion County Property Appraiser and current US Census data to establish and/or estimate an inventory of substandard housing to develop recommendations and strategies, such as rehabilitation, conservation, and/or demolition, to reduce the amount of substandard housing.

Policy 1.3.2: All County residents displaced as a result of government activities, particularly those of Marion County, shall be provided with relocation assistance as deemed appropriate by the BOCC.

Policy 1.3.3: The County Building Director, or designee, shall annually review and update the County's specialized housing-related Building Codes to ensure they are consistent with the current FBC and that enforcement procedures are appropriately implemented, as well as provide recommendations to address determined deficiencies.

Policy 1.3.4: The County shall continue code enforcement activities and routinely inspect housing throughout the County.

Policy 1.3.5: The County shall encourage the use of renovation and rehabilitation of substandard housing as a method of providing adequate housing along with stabilizing and maintaining existing neighborhoods when and where it is determined to be economically feasible.

Policy 1.3.6: The County shall pursue state, federal, and other funding sources for the rehabilitation and/or demolition of substandard housing units.

OBJECTIVE 1.4: The County shall ensure that group homes and foster care facilities, defined by §419.001, FS, licensed and/or funded by the Florida Department of Children and Family Services shall be allowed in residential zoning classifications (within the LDC) to meet the needs of persons requiring such housing.

Policy 1.4.1: Community Residential Homes are defined by §419.001, FS, as group homes or foster care facilities in which no more than 14 persons reside and where program size and content is structured to meet the needs of the individuals in these homes. These homes may also house staff persons as may be required to meet the standards of Federal, State, or local agencies.

Policy 1.4.2: Small Community Residential Homes are defined by §419.001, FS, as homes with six persons or less and are permitted by right in all single-family and medium-density multi-family residential districts. Community Residential Homes of seven or more persons are permitted by Special Use Permit in all residential districts.

Policy 1.4.3: The outward appearance of all Community Residential Homes shall remain compatible with the development in the immediate area (as defined in the LDC). However, this cannot restrict ADA compliance or other requirements essential to the building's use.

Policy 1.4.4: The Marion County Growth Services Department shall monitor the development and distribution of group homes (as defined by FS and LDC) to ensure that an over-concentration of group homes in any residential area is avoided and that Group Residential Homes are equitably distributed throughout the County.

OBJECTIVE 1.5: The County shall continue to coordinate with the State of Florida Division of Historical and Archaeological Resources to locate, identify, and evaluate those sites, buildings, structures, and districts that are associated with the archeological, historical, and architectural history of Marion County and to support and encourage preserving and protecting the historic resources that have been determined significant to the community consistent with State Statutes.

Policy 1.5.1: The County shall support maintenance of the Florida Master Site File (FMSF) inventory and may elect to seek State and Federal funding to conduct further surveys and investigations to expand the number of homes listed on the National Register when deemed appropriate by the BOCC.

Policy 1.5.2: The County shall support the rehabilitation and adaptive reuse of historically significant housing and provide technical assistance and information regarding the application and utilization of State and Federal assistance programs.

Policy 1.5.3: The County shall continue to assist the Marion County Historical Commission in providing public information, education, and technical assistance relating to historic preservation programs and the County's history and heritage.

OBJECTIVE 1.6: The County may develop a housing implementation program to support and enhance coordination among the public and private profit/non-profit sector housing delivery systems and increase local awareness of local, state, and federal housing programs.

Policy 1.6.1: As part of the housing implementation program, the County shall contact private profit/non-profit sector organizations to inform them as to the availability of the following:

1. Programs or funding alternatives that promote housing production, including the provision of affordable housing and the rehabilitation of historical and/or substandard housing units;
2. Programs such as housing subsidies or state and/or federal tax credits.

Policy 1.6.2: The County may establish a data base of housing information, technical assistance, and services to assist the public and private profit/non-profit sectors in identifying areas where affordable housing is needed and the types of housing needed.

OBJECTIVE 1.7: The County will promote energy and water conservation techniques that shall enhance the long-term usability and affordability of housing.

Policy 1.7.1: The County shall promote energy conservation techniques that incorporate Federal Energy Star Standards, consistent with the requirements of the State Energy Code.

Policy 1.7.2: The County's development review process and/or County Building Code provisions may include performance standards that reward developers through various incentives when projects implement construction techniques that reduce future maintenance, energy, and water demands and costs, such energy/water efficiency and sustainability; and such incentives may include expedited permit review times and permit fee reductions and/or credits, particularly when such techniques are "built-in" and not subsequently eligible for modification without obtaining County approval such as a building permit.

Policy 1.7.3: The County may provide developers/builders with information on how to incorporate Energy Star and Water Star provisions into construction.

Policy 1.7.4: The County shall seek financial resources that mitigate the cost of building and or retrofitting to Energy Star and/or Water Star provisions in affordable housing units and additionally when such resources can be used to provide the incentives identified in Policy 1.7.2.

Policy 1.7.5: The County shall encourage limiting or eliminating the use of toxic materials along with waste reduction and may provide additional incentive programs to support and encourage participation in other residential programs.



SECTION V

TRANSPORTATION ELEMENT

INTRODUCTION

The Marion County Transportation Element Goals, Objectives and Policies are designed to provide a comprehensive, area-wide vision of Marion County's transportation systems and integration into the land use planning process. Specifically the element provides in detail the purpose, form, and function transportation infrastructure should fulfill for residents and private industry. The overall goal of the Transportation Element is to establish and maintain greater economic competitiveness by improving efficiency and safety for the movement of people and goods between multiple modes of transportation that is responsive to the needs of the community and consistent with Future Land Use policies.

GOAL 1: PURPOSE OF THE TRANSPORTATION ELEMENT

To develop a comprehensive and performance driven approach to support transportation demands over the life of the comprehensive plan by improving economic efficiency and accessibility while protecting the unique assets, character, and quality of life in Marion County through the implementation of policies that address the following:

1. **Functionality of the Transportation System;**
2. **Land Use and Transportation;**
3. **Provision of Infrastructure;**
4. **Freight;**
5. **Transit; and**
6. **Aviation.**

OBJECTIVE 1.1: IMPLEMENTATION STRATEGY

To create an implementation strategy to enhance the mobility and economic competitiveness of Marion County and conserve the County's natural, cultural, and physical resources to discourage urban sprawl, enhance neighborhoods, maximize infrastructure investments and provide for economic development opportunities.

Policy 1.1.1: Implementation of Level of Service Standards

Marion County Shall rely upon the following principles to guide the overall transportation planning framework and vision for the County:

1. Consider all transportation options and impacts to ensure short-term decisions support strategic, long-term goals of the comprehensive plan.
2. Ensure that transportation decisions, strategies, and investments are coordinated with land use goals and recognize the unique character of Marion County.
3. Support a balanced and efficient transportation network for all modes.
4. Recognize freight and goods movement needs and challenges in Marion County and how they interact with the Florida Freight Network by examining all modes of freight transportation.
5. Support economic development through government practices that prioritize public infrastructure necessary to attract such activities.
6. Support opportunities for bicycle and pedestrian linkages where practicable between the on-road and off-road networks on local, state, and federal lands and trail networks to encourage alternative travel modes, recreational use, and ecotourism.

GOAL 2: FUNCTIONALITY OF THE TRANSPORTATION NETWORK
To coordinate land use decisions, access locations, and configurations to maintain and improve the efficiency and safety of the transportation system and to ensure transportation infrastructure supports the effective movement of automobiles, freight, cyclists, pedestrians, and transit throughout Marion County.

OBJECTIVE 2.1: LEVEL OF SERVICE
To ensure minimum peak hour level of service (LOS) standards are maintained for functionally classified County and State roadways within unincorporated Marion County.

Policy 2.1.1: Implementation of Level of Service Standards
Adopted LOS standards shall be used as the criteria to measure the available capacity of functionally classified facilities that are part of the traffic circulation system. The County may adopt specific roadways to be exempt from LOS standards through Ordinance. The County may not be compelled or required to fund roadway widening or construction of new roadways outside of the Urban Growth Boundary to address new or unmitigated impact of development within adjacent municipalities and counties.

Policy 2.1.2: Level of Service Standards
Marion County shall utilize the following minimum peak hour 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	Urban	Rural
Interstate	D	C	B	C	D	C
Principal Arterial	D	C	B	C	D	C
Minor Arterial	D	C	B	C	D	C
Collector	D	C	B*	C	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.

Policy 2.1.3: Analysis
For the purposes of conducting generalized planning analysis such as deficiency and needs analyses, geographic influence areas, and future year analyses, Marion County shall establish service volumes for classified roadways based on the FDOT Quality/Level of Service Handbook and Generalized Service Volume tables. The County may establish corridor specific service volumes and evaluate LOS based on detailed corridor or sub-area studies for the purpose of a more specific review if a generalized service volume results in a roadway approaching or exceeding the adopted LOS standard. The roadway service volumes shall be documented in the CMP Database to be developed in conjunction with the TPO and periodically updated.

Policy 2.1.4: Determination of Impact
All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall, at a minimum, provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided, including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun).

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.

OBJECTIVE 2.2: ACCESS MANAGEMENT
To maintain the intended functionality of Marion County's roadway network, access management standards shall be established, that provide access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.

Policy 2.2.1: Standards on County Roads
To increase safety and minimize traffic impacts on the LOS of roads, the County shall address access management criteria on County collector and arterial roads to evaluate new development. Access management requirements shall include, but are not limited to, dedicated turn lanes, limited driveways and curb cuts, shared access/driveways, cross access easements, frontage roads or rear access roads and driveways, inter-connected parking lots, and other means to reduce the need and ability to access properties from County roads and increase connectivity between adjacent properties. The County also recognizes, however, that certain County-maintained roads are functionally different from state roads and may require special attention to needs of a pedestrian-friendly corridor such as traffic calming features, minimal street widths, modest turning radii, modest design speeds, curb extensions, sidewalks, bicycle facilities, and the limited use of cul-de-sacs.

Policy 2.2.2: Standards on State Roads
Marion County shall maintain access management standards, consistent with Rule 14-97 F.A.C., to regulate and control vehicular ingress and egress to and from the State Highway System (SHS).

Policy 2.2.3: Single Access
Marion County shall discourage single access residential development along arterial and collector roadways, requiring connection to existing and future development where opportunities for connectivity exist, as further defined in the Land Development Code (LDC).

OBJECTIVE 2.3: CONNECTIVITY
To ensure a balanced and efficient transportation system within the Urban Growth Boundary, Marion County shall encourage the development of interconnected multi-modal transportation infrastructure that serves residential neighborhoods, commercial development, and commerce/employment centers.

Policy 2.3.1: Multi-modal
Marion County shall encourage mixed-use projects and development patterns that promote multi-modal transportation through the Future Land Use Element and Capital Improvements Element.

Policy 2.3.2: Provision of Multi-modal Connections
The County may provide or require the provision of bicycle and/or pedestrian ways, and/or other alternative modes of transportation through the LDC to connect residential, recreational, schools and commercial areas internally and to adjacent properties unless such facilities would create a safety hazard.

Policy 2.3.3: Development Requirements for Increased Connectivity
Marion County shall require, through the LDC, new residential and non-residential development and redevelopment projects generating more than 100 peak hour trips accessing arterial or collector roadways to increase connectivity and minimize trips on major roadways through the provision of the following:

1. **Residential Development:**
   a. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
   b. Deeding of land or conveyance of required easements generally parallel to a property's frontage of residential development located on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters.
   c. Interconnected local streets, drive accesses, pedestrian networks and bicycle networks that provide access between land uses (including non-residential uses) and direct routes to transit to reduce congestion. These projects include, but are not limited to State and County arterials and collectors. Developers may deed land for right of way and/or construct roadway extensions to County specifications.
2. **Non-Residential Development:**
   a. Cross-access connections/easements where available and economically feasible.
   b. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
   c. Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts

at the development site.

d. Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.
e. Deeding of land or conveyance of required easements generally parallel to a property's frontage on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus shelters.
f. Development of, or participation in, a transportation demand management (TDM) program that provides funding or incentives for transportation modes other than single occupant vehicle to reduce Vehicle Miles Traveled (VMT). Such TDM programs shall utilize a methodology approved by the County and may require performance monitoring and reporting.

Policy 2.3.4: Complete Streets
Marion County shall encourage the use of Complete Street principles to provide transportation facilities for all modes, and accommodate the needs of the elderly and school children, with the exception of the circumstances listed below on local and collector roadways within the Urban Growth Boundary:

1. Bicyclists and pedestrians are prohibited by law from using the facility.
2. Existing right-of-way is physically constrained and unable to accommodate all users.
3. Cost of establishing bikeways, walkways or other accommodations would be disproportionate to the need.
4. Complete Streets principals are deemed inappropriate or conflicting with public safety measures.

Policy 2.3.5: Connections to Educational Facilities
The County shall coordinate with the Marion County School Board to promote bicycle and pedestrian connections between schools and adjacent or nearby residential developments.

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 LDC and/or the latest version of the Bicycle and Pedestrian Master Plan and Active Transportation Plan**.**

Policy 2.3.7: Beautification and Wayfinding
The County may adopt design criteria for landscaping and signage along roadways and may implement a program to landscape and maintain existing and new median strips and rights-of-way.

GOAL 3: LAND USE AND TRANSPORTATION
To recognize the inter-relationship of land use patterns and the need to coordinate those with the County's transportation planning efforts to ensure the appropriate transportation network is in place within the Urban Growth Boundary (UGB) to address land use/transportation interactions.

OBJECTIVE 3.1: INTERGOVERNMENTAL COORDINATION
Traffic circulation planning shall be coordinated with Future Land Use Element and implemented through the County's Transportation Improvement Program, the annual update and adoption of the Capital Improvements Element Schedule of Improvements, the FDOT Work Program, the Ocala Marion TPO 5-Year Transportation Improvement Plan and Long Range Transportation Plan and plans of neighboring jurisdictions.

Policy 3.1.1: Long Range Transportation Plan
Marion County shall coordinate with the TPO in updating the Long Range Transportation Plan.

Policy 3.1.2: Coordinated Mobility Planning
Marion County shall establish cooperative agreements among local governments and transportation agencies to coordinate land use and transportation mobility planning efforts and establish improvement priorities. The goal of this approach is to produce an effective and efficient transportation network, coordinated with land use, in an effective, predictable and equitable manner. Agreements at a minimum shall address:

1. Provision of mobility needs through an interconnected and accessible transportation system that considers all modes of travel;
2. Discouragement of urban sprawl and reduction of greenhouse gas emissions by providing incentives to promote compact, mixed-use, and energy efficient development;
3. Coordination of the planned transportation system with growth areas defined in the Future Land Use Element; and
4. Mitigation of impacts of new development on the transportation system in proportion to those impacts.

Policy 3.1.3: Transportation Capital Improvements
Projects listed in the FDOT and TPO 5-Year Transportation Improvement Plans shall be included as part of the Capital Improvements Element (CIE) Schedule of Improvements.

Policy 3.1.4: Compatibility with Municipalities
Marion County shall review, for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities as they are amended in the future.

OBJECTIVE 3.2: CONCURRENCY
To administer transportation concurrency as adopted in the LDC to support transportation planning in Marion County.

Policy 3.2.1: Maintaining Levels of Services
Concurrency Management procedures shall ensure that the established levels of service are maintained on County, State, and Federal roadways.

Policy 3.2.2: Constrained Roadways
Concurrency Management procedures shall ensure that constrained roadways are protected from further, avoidable, degradation of the LOS and that all other roadways operate at or above the LOS standard defined in Policies 2.1.1 and 2.1.2 of this Element.

Policy 3.2.3: Proportionate Share
Consistent with the criteria set forth in Section 163.3180 Florida Statutes, Marion County shall allow an applicant for a Development of Regional Impact (DRI) development order, development agreement, rezoning, or other land use development permit to satisfy the transportation concurrency requirements and DRI review requirements when applicable, if the applicant enters into a binding agreement to pay for or construct its proportionate share of required improvements.

Policy 3.2.4: Development Agreement
Any transportation improvements, including improvements to satisfy transportation concurrency, to be provided by the developer shall be guaranteed in an enforceable development agreement.

GOAL 4: PROVISION OF INFRASTRUCTURE
Marion County shall develop a transportation system which maximizes economic efficiency and provides accessibility for residents and industry consistent with the Future Land Use Map.

OBJECTIVE 4.1: TRANSPORTATION INFRASTRUCTURE PLANNING
Marion County shall implement a benefit-cost based approach to the development of transportation infrastructure that evaluates all feasible alternatives and the economic advantages and disadvantages.

Policy 4.1.1: Map Series
The Transportation Element Map Series shall be the guiding document for the development of Marion County's transportation network. The maps shall be reviewed and updated, if required, at least every 7 years by projecting LOS for roadways using the best available data.

Policy 4.1.2: Data Collection
Traffic count procedures shall be established or strengthened by the County to support the data requirements of concurrency management and future transportation planning. The County shall coordinate database management with the TPO.

Policy 4.1.3: Transportation Network Analysis and Measurement
Marion County shall conduct ongoing traffic count and trip generation studies to provide data to assist in determining transportation impact fees, levels of service and other transportation related needs. The County shall coordinate with the TPO to update the CMP Database on at least a biennial basis.

Policy 4.1.4: Planning Strategies
The County shall document County roadway segments when the traffic volume representing 80% or greater of the adopted service volume, in accordance with Policy 2.1.1 and Policy 2.1.2, for prioritization of future capacity improvements.

Policy 4.1.5: Project Prioritization
Transportation improvement projects should be prioritized according to the following criteria:

1. Safety;
2. Location within or outside the Urban Growth Boundary;
3. Consistency with the Future Land Use Element;
4. Capacity deficiency;
5. System Continuity;
6. Right-of-Way;
7. Multi-Modal & Environmental Considerations; and
8. Consistency with the Ocala Marion County Transportation Planning Organization's Long Range Transportation Plan (LRTP)

Policy 4.1.6: Safety Improvements
Marion County should review crash data from FDOT's approved crash database and the TPO's Safety Action Plan for all collectors and arterial roads, to determine priorities for programming transportation safety capital improvements.

Policy 4.1.7: Right of Way Acquisition
Marion County shall annually establish a schedule for the acquisition of rights-of-way needed for future road improvements listed in the Transportation Improvement Program and CIE Schedule. The County shall ensure adequate rights-of-way for roadway, transit, bicycle, and pedestrian pathways and protect existing and future rights-of-way from building encroachment.

Policy 4.1.8: Right of Way Dedication/Construction Requirements
Marion County's LDC shall establish right-of-way and roadway construction requirements for County, local and private roadways and require all development plans to comply with these requirements.

Policy 4.1.9: Eminent Domain
The County may exercise the power of eminent domain as necessary to achieve right-of-way to implement the future roadway plan as adopted in the Comprehensive Plan, TPO Long Range Transportation Plan, and/or the County's adopted Transportation Improvement Plan.

GOAL 5: FREIGHT
Marion County shall enhance the freight transportation network (aviation, highways and rail), which supports existing industry and enhances future economic development opportunities.

OBJECTIVE 5.1: LAND USE AND FREIGHT
Marion County shall ensure manufacturing and industrial uses located near or having direct access to airports, rail lines and Florida Freight Network/Strategic Intermodal System (SIS) highways, are protected from obtrusions by surrounding land uses in order to minimize conflict among incompatible uses.

Policy 5.1.1: Intermodal Freight Strategy
Marion County shall promote an intermodal freight transportation strategy, including rail, truck, and air transportation with efforts to strengthen the connections between all modes to realize improved freight and goods movement.

Policy 5.1.2: Industry Outreach
As future land use planning and infrastructure development projects arise that may impact freight movement, Marion County shall engage local representatives from the freight community to advise the County as to what impact these changes may have on their operations and solicit possible alternatives.

Policy 5.1.3: Infrastructure Design Consideration
A context sensitive approach shall be taken in the design of roadways and driveways that carry substantial amounts of freight traffic. Context sensitive approaches include but are not limited to ensuring sufficient turning-radii, vertical clearance, weight capabilities, and intersection and driveway spacing.

GOAL 6: TRANSIT
Marion County shall coordinate with the TPO to undertake action to serve transportation disadvantaged persons with an efficient transit system; provide for the development of a rational and integrated multi-modal transportation system; provide management support to coordinate all components of the transit service system and relevant Comprehensive Plan elements; and preserve options to promote the development of long-range transit alternatives.

OBJECTIVE 6.1: FUTURE TRANSIT SERVICE
It is the objective of the County to have all areas within the Urban Growth Boundary, Planned Service Areas (PSA), and Urbanized areas (per the FDOT Urbanized Area Map) within the County served by transit. In addition, potential connectivity to adjacent services shall be encouraged.

Policy 6.1.1: Promotion of Transit
Marion County shall promote, through the Ocala Marion TPO, the use of fixed route and demand-response transit.

Policy 6.1.2: Transit Funding
Marion County shall continue to provide support for the transit system, within financial resources, in order to maintain this service.

Policy 6.1.3: Paratransit
Marion County shall continue to coordinate with the TPO's Transportation Disadvantaged Local Coordinating Board to provide support for the operation of paratransit services for the transportation disadvantaged in Marion County.

Policy 6.1.4: Funding for Transportation Disadvantaged
Marion County shall support, through TPO activities and funding resources, continued use of the Marion County Senior Services (MCSS), or equivalent approved vendor, to provide mobility for transportation disadvantaged persons and promote an increase in ridership.

Policy 6.1.5: Promotion of Transportation Alternatives
Marion County shall actively work with FDOT, the TPO, local governments, citizens and the business community in the promotion of mixed-use development, and support of vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour demand and reduce VMT.

Policy 6.1.6: Transportation Demand Management
Marion County may implement Transportation Demand Management (TDM) programs for its employees. The programs may include but are not limited to, ride sharing, ride matching, vanpooling, transit system information, telecommuting, flexible work hours, preferential parking and transit subsidies.

Policy 6.1.7: Funding Mechanisms
Marion County may investigate various funding mechanisms, including impact fees and mobility fees, to assist in the financing of the public transportation needs of the County.

OBJECTIVE 6.2: TRANSIT SUPPORTIVE DEVELOPMENT PATTERNS
Marion County shall encourage transit supportive development patterns and may require the provision of transit facilities.

Policy 6.2.1: Availability of Transit
The availability of transit facilities shall be one of the criteria used to evaluate proposed Comprehensive Plan amendments within the UGB.

Policy 6.2.2: Discouragement of Inefficient Development Patterns
Marion County shall ensure that provisions of all elements of the comprehensive plan are consistent with the goal of discouraging sprawl and disjointed development so as to support the use of transit.

Policy 6.2.3: Maximizing Residential and Employment Uses for Transit
Marion County shall encourage development that contributes to achieving the minimum development expectations for residential and employment generating land uses within areas appropriate for Transit-Oriented Designs identified in the Future Land Use Element (Policy 10.4.2) to enhance the efficiency and viability of transit performance.

Policy 6.2.4: Development Review
The LDC shall have provisions to require developments consider accessibility to multi-modal transportation systems and overall impacts.

Policy 6.2.5: Alternative Mitigation
Where appropriate, Marion County may consider non-auto mode improvements, including transit, as mitigation for transportation impacts of new development.

Policy 6.2.6: Multi-modal Connectivity
Marion County shall encourage multi-modal connectivity strategies for new development to include, but are not limited to the following:

1. Connection of established transit stops to the sidewalk network.
2. On-site pedestrian circulation plans for new development and redevelopment where sidewalks exist or are programmed in the Transportation Improvement Program (TIP) five-year schedule. Circulation plans include connecting the public sidewalk where sidewalks are not connected to the primary building entrance and direct cross access connections to all adjacent parcels.
3. Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
4. Require developments to provide cross-access easements or public right-of-way stubouts to adjacent parcels when such connections will improve connectivity and enhance access to surrounding land use. Provisions for future connections shall be provided in all directions, except where abutting land is undevelopable.
5. Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to other like facilities, schools and major trip generators.

Policy 6.2.7: Enhancement of Multi-modal Opportunities
Marion County shall seek to enhance multi-modal opportunities with parking strategies such as having available parking at transfer stations and major stops; park and ride; and locating bus stops at existing, major parking facilities (i.e. malls, shopping centers). The County shall establish, in the LDC, land use, site, and building guidelines and requirements for development adjacent to public transit corridors to ensure accessibility of new development to public transit consistent with the SunTran Transit Development Plan.

OBJECTIVE 6.3: TRANSIT DESIGN STANDARDS
Marion County shall encourage planning for transit through implementation of transit design standards.

Policy 6.3.1: Regional Activity Centers
Master plans for expanding Regional Activity Centers shall include the following elements:

1. Access management plan minimizing direct ingress/egress onto collector/ arterial roadways;
2. Coordinated multi-modal system for automobiles, bicycles, pedestrians and Transit;
3. Dedication/Coordination of Park and Ride facilities at the terminus for major regional transit systems; and
4. Pursue strategies for reduction in use of single occupant vehicles with local/regional/state and federal partners, including but not limited to: vanpooling and carpooling, preferential parking, transit facilities, constructing comfortable bus stops and waiting areas, adequate turning room, and where appropriate, signal preemption and queue-jump lanes.

Policy 6.3.2: Transit Facility Development
Marion County may require that transit facilities, such as turn-out bays, high-occupancy vehicle lanes, bus-only lanes, and transit shelter locations be included in the design of roadways identified as future transit corridors and along existing transit routes lacking adequate facilities. Design standards shall be provided in the LDC.

Policy 6.3.3: Development Specific Design Standards
For DRIs and new developments, Marion County may require site and building design to be coordinated with public transit, bicycle, and pedestrian facilities. Facility requirements may include, but not be limited to, pedestrian access to transit vehicles, transit vehicle access to buildings, adequate street widths, turning radii to accommodate transit buses, bus pull-offs, transfer centers, shelters, and bicycle facilities. Design standards shall be provided in the LDC.

GOAL 7: AVIATION
Marion County shall regulate the development of general aviation facilities, both public and private, to better serve the needs of the citizens of Marion County and surrounding areas by providing for aviation-compatible land uses for airports licensed for public use, by limiting or restricting incompatible land uses and activities.

OBJECTIVE 7.1: AVIATION AND LAND USE
The County shall maintain the regulatory framework for land uses in areas surrounding public use airports and Military Installations consistent with the Future Land Use Element to ensure the safety of the flying public and the current and long-term viability of military installations.

Policy 7.1.1: **Airport Development**
All airport development shall be in accordance with federal, state, and local directives and regulations.

Policy 7.1.2: Master Plan
The Marion County Airport Master Plan shall be the primary planning document for development of Marion County Airport.

Policy 7.1.3: Capital Improvements
Scheduled aviation capital improvements shall be reviewed by the Marion County Board of County Commissioners on an annual basis. Timing of improvements shall be dependent on availability of state, federal and local funding.

Policy 7.1.4: Capital Improvements Programming
Facility and expansion costs necessary to implement the aviation plan shall be included in the County's Capital Improvement Plan and the Capital Improvements Element of the Comprehensive Plan.

Policy 7.1.5: Preservation of Military Installations
The County shall review development requests for the type and intensity of use, height of structures and other criteria necessary to ensure the current and long-term viability of military installations, as listed in OPNAVINST 3550, 1 series.

Policy 7.1.6: Public Airports and Surrounding Land Use
Pursuant to Florida Statute Chapter 333, land uses shall be restricted on properties in the vicinity of public use airports.

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 7.1.8: Department of Defense Representatives
The Planning & Zoning Commission and the Land Development Regulation Commission shall include, as ex-officio members, appropriate local Department of Defense or U.S. Navy representatives to advise them regarding land use issues with the potential to impact military facilities and operations.

OBJECTIVE 7.2: CONSISTENCY WITH COMPREHENSIVE PLAN
Improvements to existing airports and new sitings shall be consistent with the Goals, Objectives, and Policies of the Future Land Use, Conservation, and Transportation Elements of this Plan.

Policy 7.2.1: Intergovernmental Coordination
The County shall coordinate with applicable Federal and State agencies to ensure that the Marion County Airport shall continue to be a part of the Continuing Florida Aviation System Planning Process (CFASPP).

Policy 7.2.2: Airport Improvement/Expansion
Improvements or expansion of airport facilities shall be reviewed with the necessary expansion or improvements to the traffic system to support the facility.

Policy 7.2.3: Minimization of Environmental Impacts
Airport improvements and expansion shall be designed to minimize adverse environmental impacts.

Policy 7.2.4: **Hazards to Flight**
Land use map amendments, zoning changes, or tower development within the vicinity of airports and military installations shall not be permitted without compelling data and analysis proving that the proposed uses will not create hazards to Visual Flight Rules (VFR) or Instrument Flight Rules (IFR) flight or adversely affect airport/ installation operations.

Policy 7.2.5: Regulation of Airports
The LDC shall establish the regulation of airports by Special Use Permit or special zoning category to allow placement of appropriate conditions to safeguard public health, welfare, and safety.



SECTION VI

SANITARY SEWER ELEMENT

GOAL 1: Marion County shall ensure safe, effective, and efficient wastewater treatment systems that protect the quality of surface water, groundwater, and springsheds are established and maintained and make centralized wastewater treatment service meeting established level of service (LOS) standards available for all new and existing development within the Urban Growth Boundary (UGB) and other areas deemed suitable by the County.

OBJECTIVE 1.1: The County shall establish LOS standards for wastewater service with consideration for the plans and procedures outlined in the Marion County Water and Wastewater Utility Master Plans, as amended, to provide for public safety and their efficient construction, operation, and maintenance in a cost feasible manner which may also be consistent with interlocal agreements between Marion County and authorized providers of wastewater and/or water services via bulk utilities service.

Policy 1.1.1: The LOS shall utilize a standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual On-Site Treatment and Disposal System (OSTDS) as those facilities are regulated by the State and shall meet LOS standards as defined in State regulation. The LOS standard shall be reviewed by the Board of County Commissioners (BOCC) periodically to determine if changes to the LOS standard are warranted.

Policy 1.1.2: The Marion County Water and Wastewater Utility Master Plans will implement the goals, objectives, and policies of the County's Comprehensive Plan. Projects specified in the Marion County Utility Master Plans are included and reflected, as and when appropriate, in the annual update of the Capital Improvements Element 5-Year Schedule of Capital Improvements.

Policy 1.1.3: The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plans, and the LDC.

Policy 1.1.4: Development of financing plans for wastewater systems shall promote the use of exactions and user charges to provide for the capital and operating costs of service to ensure that the costs of systems are paid for by the persons benefiting from the services provided. Such exactions and user charges shall be based on the proportionate fair share of costs attributable to demand created by users.

Policy 1.1.5: Priority for connection to central facilities, when available, shall be given first to wastewater treatment plants that have the immediate or imminent potential for causing public health or pollution problems (including degradation of groundwater, surface water, or springs/springsheds within the Springs Protection Zone (SPZ), second to treatment plants that are failing or using rapid rate land application that exceed Basin Management Action Plan (BMAP) effluent water quality standards, third to developments with urban densities served by OSTDS, fourth to treatment plants which are functioning near their capacity, and fifth to new development. However, this prioritization shall not preclude or prevent a 'lower priority' from connection due to any failure to connect a 'higher priority'.

Policy 1.1.6: Criteria shall be established as a part of the Marion County Wastewater Utility Master Plans and the LDC to monitor the design and operations of private utilities, including potential enforcement criteria and guidelines, and establish criteria to coordinate the extension of, and/or increase the capacity of, sanitary sewer facilities, consistent with the Comprehensive Plan.

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.

OBJECTIVE 1.2: For the provision of wastewater systems and the consolidation of private systems, the County will consider provisions set forth in the following series of reports, associated reports and/or documents, and amendments and/or revisions thereof:

1. Marion County Water and Wastewater Utility Master Plans, as amended
2. Marion County Water Resource Assessment and Management Study (WRAMS), as amended
3. Marion County Water Supply Plan, as amended
4. Adopted BMAPs, as amended
5. Other pertinent assessments and studies adopted by the County
6. The County shall also, where economically feasible, prevent fragmentation and differing qualities of service

Policy 1.2.1: Within the UGB, all new development approval requests (Comprehensive Plan Amendments, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County-approved provider is or will be available. Approved providers in the UGB are Marion County Utility Department (MCUD), the cities of Ocala, Belleview, and Dunnellon, and private utilities authorized by the County within their defined service boundaries.

Policy 1.2.2: For existing package treatment plants located within the County's Environmentally Sensitive Overlay Zones (ESOZs), adopted BMAP boundaries, or other environmentally defined areas, a determination, based on Florida Department of Environmental Protection (FDEP) regulations, shall be made to determine whether Advanced Wastewater Treatment or connection to a centralized system is required. The County may periodically review the operation of package sewage treatment plants and report results to the BOCC.

Policy 1.2.3: Existing or interim package sewage treatment plants shall be required to treat wastewater to a standard no less than that established pursuant to FDEP regulations concerning Minimum Treatment Standards (62-600.420, F.A.C., as amended), or to the standards required by an adopted BMAP. The County shall maintain LDCs that specify that existing sewer facilities, including package sewage treatment plants and cluster community treatment systems, shall either upgrade to meet current treatment and disposal standards established by the County or connect to a centralized wastewater treatment facility.

Policy 1.2.4: Interim or package sewage treatment systems that meet current treatment and disposal standards established by the State may be approved, but they shall be required to set in place a plan for connection to a central system when such becomes available and has the capacity.

Policy 1.2.5: Septic systems or OSTDS shall adhere to applicable State regulations, this Element, and LDC requirements, including the requirement to connect to a central sanitary sewer collection system when they become available. Septic systems shall not be exempt from this requirement to connect to a central sanitary collection system based on their lower cost.

Policy 1.2.6: The County shall, as part of its water and wastewater master planning program and Water Supply Plan, implement and adopt a water and wastewater service area map series. The map series shall, at minimum, show location and extent of the following: existing infrastructure and service areas, proposed new facilities and service areas that will result from approved development projects, planned service areas consistent with the Capital Improvement Element (CIE) Schedule, and other projected long-term service area boundaries, as appropriate.

Policy 1.2.7: Periodic reports concerning the Marion County Water and Wastewater Utility Master Plans, WRAMS, and Water Supply Plan shall be prepared to provide recommendations to the BOCC regarding the scope of subject programs, including, but not limited to: impacts of proposed land use amendments on future sewer capacity and availability; the size of facilities to be regulated; administrative organization; administrative procedures; program costs; funding options; and standards that regulate design, construction, operation and maintenance.

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. In accordance with FS 163.3177, as part of the County's Water and Wastewater Utility Master Plans, the County will continue to inventory residential lots to determine 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 within the next ten (10) years.

Policy 1.2.9: The Marion County Water and Wastewater Utility Master Plans, WRAMS, and Water Supply Plan shall implement conservation, reuse/reclaimed water use, and other alternative water supplies, treatment practices and measures that will assist in ensuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued growth within the County.

OBJECTIVE 1.3: The County may allow new package sewage treatment plants in areas that meet the requirements established in the LDC. Existing package treatment plants may continue to operate in all areas as long as they meet FDEP treatment and disposal standards, treatment and disposal standards established by the County for the ESOZ and SPZ, and any standards required by an adopted BMAP.

Policy 1.3.1: The County's Water and Wastewater Utility Master Plans shall analyze, investigate, and evaluate alternative collection and transmission system configurations for centralized treatment facilities to implement the Comprehensive Plan and discourage urban sprawl.

Policy 1.3.2: The County will allow continued operation of package treatment plants in all areas as long as they meet FDEP treatment and disposal standards and treatment and disposal standards established by the County for adopted BMAP areas, ESOZ areas, and the SPZ. Construction or expansion of new facilities will be required to adhere to the regulations in the LDC.

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 are required for existing and new development to achieve a development pattern consistent with the provision of adequate wastewater treatment facilities, thereby meeting future needs and discouraging sprawl, consistent with the element. The connection requirements that implement this Policy are regulated through the LDC. 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.

Policy 1.4.1: For all development within the County, connection to centralized wastewater facilities is required as detailed in the LDC. The LDC shall maintain standards 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.

Policy 1.4.2: The LDC shall provide for issuance of development permits within the identified wastewater service areas consistent with the following guidelines:

1. The type, density, location, and intensity of the proposed development and the applicability of other standards such as the LDC, adopted BMAPs, ESOZ criteria, and SPZ criteria shall determine the type of wastewater treatment system to be utilized;
2. Where public wastewater treatment facilities are required, they shall be available concurrent with the impacts of development. Centralized facilities that meet county specifications and the LOS standards for the service area will be provided by the developer in the interim and will be connected to central facilities when they become available; and
3. The proposed facilities are consistent with FDEP regulations.

Policy 1.4.3: Wastewater facilities to be provided by the developer shall be constructed in accordance with all County and State regulations and shall be guaranteed in an enforceable agreement addressing all elements of the facility, including but not limited to design standards, developer operations timelines, performance, and warranty issues.

Policy 1.4.4: The County shall monitor development in wastewater planning areas to facilitate scheduling for construction of facilities as part of the annual CIE Schedule.

Policy 1.4.5: The Utilities Department shall periodically evaluate the development status within the wastewater planning areas and make recommendations regarding the need to initiate an update of the Marion County Water and Wastewater Utility Master Plans.

Policy 1.4.6: Connection to an existing central sewer facility and/or construction of a new facility is required for development on land with an urban designation or within the UGB and shall be consistent with criteria in the LDCs.

Policy 1.4.7: Following the implementation of applicable BMAPs, the County shall identify existing subdivisions that utilize individual well and septic systems that have either current access to centralized water and wastewater facilities or future access to improvements that are expected based on the CIE schedule.

OBJECTIVE 1.5: 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 do not constitute urban sprawl.

Policy 1.5.1: For areas currently within the unincorporated portions of the County that are proposed to be served by municipal facilities, the County shall coordinate with the appropriate municipality to ensure that the wastewater facility's existing capacity and expansion plans for the area are consistent.

Policy 1.5.2: Interlocal agreements will be sought with the cities of Ocala, Belleview, and Dunnellon to include, among other things, delineation of specific future service area boundaries, schedules for facility provision, and mechanisms for coordination of development review and approval, to ensure that adequate infrastructure capacity will be available to serve development in service areas.

Policy 1.5.3: Private utility systems that have sufficient sewage treatment capacity may provide services to contiguous and adjacent development within the unincorporated areas of the County when consistent with the Comprehensive Plan and Water and Wastewater Utility Master Plans, and when approved by the County.

Policy 1.5.4: Franchise agreements with private utility systems shall include, among other things, delineation of specific future service area boundaries, schedules for facility provision, schedules to remain compliant with all water quality requirements, and mechanisms to ensure that adequate capacity will be available to serve development in their service areas.

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

Policy 1.6.1: The County shall develop and adopt regulations that establish standards for new and expanding facilities that dispose of effluent through advanced treatment standards and/or public access reclaimed systems that offset groundwater withdrawals and potable water use. Restricted public access irrigation in the Primary SPZ, and restricted public access slow and rapid rate land application systems in the Secondary SPZ may be

allowed where higher treatment standards are met, consistent with the LDC. The LDC regulations may also include specific requirements for certain types of new development to install reuse lines, and to utilize reuse water when available, based on project size, type, location and other relevant factors.

Policy 1.6.2: The County shall require all wastewater treatment facilities to conduct background and ongoing groundwater monitoring in accordance with State regulations, and to develop and implement remediation plans when chemical and organic compounds associated with wastewater concentrations, including but not limited to nitrogen, rise above State regulated levels as a result of facility activities.

Policy 1.6.3: The County shall encourage reuse of water to reduce the quantity of pollutants from entering the County's groundwater and springsheds; Marion County shall encourage the water conservation to maintain a sustainable community and allow for future growth to occur through water conservation and discourage the use of potable water for irrigation when reclaimed water is available.

OBJECTIVE 1.7: To minimize degradation of groundwater and springsheds where centralized sewer is not available or required, private OSTDS shall be allowed, consistent with this and other policies of the Comprehensive Plan and applicable LDCs and State requirements. In addition, other types of treatment systems that improve the quality of water that is released from the wastewater system are encouraged to be used for irrigation and other beneficial uses to reduce groundwater pollution and reduce overall need for additional water supply usage. These systems shall be designed and maintained in a manner that minimizes degradation of groundwater within springsheds and encourages water reuse for irrigation purposes or other beneficial uses.

Policy 1.7.1: New OSTDS within the County shall comply with the requirements of the Future Land Use Element (FLUE), the State, any adopted BMAPs, and the LDC. OSTDS meeting higher discharge standards may be required, where and when determined necessary by the State and/or the County.

Policy 1.7.2: All new and existing conventional and enhanced OSTDS may be subject to routine inspection and maintenance through programs established by the State. For enhanced systems, maintenance agreements with a certified maintenance entity shall be required in addition to operation permits, in accordance with State regulations.



SECTION VII

POTABLE WATER ELEMENT

GOAL 1: The County shall develop sustainable water supply sources and systems to serve new and existing development within its service area, protect ground and surface water supplies, and develop and implement water conservation techniques to maximize use of existing facilities to discourage urban sprawl and provide a safe and environmentally sound potable water system, and to make centralized water treatment service available for all new and existing development within the Urban Growth Boundary (UGB) and other Urban Areas as deemed appropriate.

OBJECTIVE 1.1: The County will provide level of service (LOS) standards for potable water supply provision and protection and consider provisions set forth in the following series of plans, reports, associated reports, and related documents, including any amendments thereto:

1. Marion County water and wastewater utility master plans
2. Marion County Water Resource Assessment and Management Study (WRAMS)
3. Withlacoochee Regional Water Supply Authority (WRWSA) Water Supply Plan, as amended
4. Marion County Water Supply Plan
5. Other pertinent assessments and studies adopted by the County

These plans may be updated from time to time as deemed necessary by the Board of County Commissioners (BOCC) and shall be consistent with the interlocal agreements with municipalities or other equivalent providers in Marion County concerning water and wastewater service.

Policy 1.1.1: The LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day. Fire flow standards shall comply with accepted standards of Marion County and the Florida Building Code (FBC). The LOS standard shall be reviewed by the BOCC periodically to determine if changes to the LOS standard are warranted.

Policy 1.1.2: Priorities for the development of water supply systems shall be reflected for the current planning period in the Capital Improvements Element Schedule of Capital Improvements (CIE Schedule) and in the Capital Improvement Program (CIP) prepared as part of the County's annual budget.

Policy 1.1.3: Development of financing plans for water supply systems shall promote the use of exactions and user charges to provide for the capital and operating costs of service to ensure that the costs of systems are paid for by the persons benefitting from the services provided. Such exactions and user charges shall be based on the proportionate fair share of costs attributable to demand created by users.

Policy 1.1.4: The County shall implement and maintain a LDC to require all new and expansion of existing wells and/or wellfields that supply water for qualified Community Water Systems (CWS), as specified in Future Land Use Element (FLUE) Objective 7.6, to obtain a Special Use Permit (SUP) and other approvals as further defined in the LDC. This provision functions as a means to provide public notice regarding the establishment of the well/wellfield and it's concurring Well/Wellfield Protection Area and is not intended to, and shall not, be implemented in a manner that conflicts with the exclusive jurisdiction of the water management districts to regulate the consumptive use of water under Chapter 373, FS. Upon satisfactory conclusion to the SUP consideration, the well and/or wellfield shall be added to FLUM Series Map, Well & Wellhead Protection Areas, with the next available administrative Comprehensive Plan update.

Policy 1.1.5: The Marion County Water and Wastewater Utility Master Plans and Water Supply Plan shall be reflected in the County's Comprehensive Plan and LDCs, and the County shall address the provision of potable water facilities consistent with the Comprehensive Plan's current planning time frame.

Policy 1.1.6: The Water and Wastewater Utility Master Plans, WRAMS, and Water Supply Plan shall incorporate and implement conservation, reuse/reclaimed water, and other alternative practices and measures that will assist in ensuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued responsible growth within the County.

Policy 1.1.7: The County shall review water supply plans from other agencies of jurisdiction, including but not limited to those of the St. John's River Water Management District (SJRWMD), Southwest Florida Water Management District (SWFWMD), and WRWSA, and identify and resolve any conflicts with the County's Comprehensive Plan.

Policy 1.1.8: The County shall implement and maintain a Water Supply Plan, as amended for the Priority Water Resource Cautionary Area (PWRCA) in the SJRWMD for the southern portion of Marion County, east of I-75, as further identified on the Marion County Water Supply Plan Area map. The Water Supply Plan will ensure that adequate water resources are available for future development in the PWRCA that addresses all public and private water providers and water from Domestic Self Supply (DSS) (individual wells, both residential and non-residential). The Water Supply Plan shall be updated at a minimum of every five years, or within 18 months of the SJRWMD or SWFWMD Regional or District Water Supply Plan, as amended, based on the latest adoption date between the two Water Management Districts, as allowed by FS 163.3177(6)(c), as amended. The County shall also coordinate with other organizations that are involved with water supply planning, such as the WRWSA, cities, private providers, and all other parties that are relevant or interested in water supply planning for Marion County and the region, in addition to SJRWMD and SWFWMD.

Policy 1.1.9: The Marion County Water Supply Work Plan (2023-2033) prepared by Kimley-Horn, March 2024, is adopted by reference and incorporated into the Comprehensive Plan.

OBJECTIVE 1.2: The County shall consider the adopted Utility Master Plans, Water Supply Plans, and other pertinent adopted studies and assessments in addressing capacities and deficiencies of existing potable water systems. The County shall also require as part of the development application process a letter of availability from the utility provider or a developer's agreement with the utility provider committing to provide capacity and a certification of adequate potable water capacity for a given development prior to final approval for said development.

Policy 1.2.1: Potable water system regulations, standards, and specifications in the LDC shall address, at a minimum the following: retrofitting existing water systems; evaluation of the feasibility of existing utilities to continue their operations; evaluation of the extension of these facilities; and establishment of minimum criteria for future county ownership.

Policy 1.2.2: The County's LDC will maintain guidelines for requiring existing water treatment plants to connect/interconnect to centralized systems when such systems are available, and the connection is economically feasible.

Policy 1.2.3: Interim or "package" potable water systems that meet current standards established by the County may be approved, but they shall be required to set in place a plan for connection/interconnection to a central system when such a system becomes available.

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: 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 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.

OBJECTIVE 1.4: The County shall coordinate, through interlocal agreements, with municipalities and private utilities to provide and extend potable water 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.

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.

Policy 1.4.2: Interlocal agreements will be sought and, when possible, maintained with the Cities of Ocala, Belleview, and Dunnellon. Such interlocal agreements will include, but not be limited to, the delineation of specific future service area boundaries, facility development, and mechanisms for the coordination of development review and approval to ensure that adequate infrastructure capacity will be available to serve development in the service areas.

Policy 1.4.3: Franchise agreements with publicly owned and privately owned public water systems shall include, among other things, provisions to coordinate with FPSC for specific future service area boundaries, schedules for facility development, and mechanisms to ensure that adequate capacity will be available to serve development in the service areas.

Policy 1.4.4: The minimum design capacity, installation, operation, and regulation of individual private wells publicly owned and privately owned public water systems, and the expansion of such water systems, shall be coordinated with Florida Department of Health (FDOH), Florida Department of Environmental Protection (FDEP), FPSC, the County and other municipal water systems.

Policy 1.4.5: Priority to connection to centralized facilities shall be given first to water systems that have immediate or imminent potential for causing public health or pollution problems, second to failing water systems, third to water systems that are functioning near their capacity, and fourth to new development; however, this prioritization shall not preclude or prevent a 'lower priority' from connection due to any failure to connect a 'higher priority'.

OBJECTIVE 1.5: The County, through its Water and Wastewater Utility Master Plans, shall analyze and evaluate all existing potable water system capacities and shall establish a program to maximize the utilization of such facilities to discourage urban sprawl.

Policy 1.5.1: The County, in accordance with the Water and Wastewater Utility Master Plans, may create incentives to utilize existing potable water systems including use of a fair and stringent conservation pricing system.

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 infrastructure. Centralized water facilities may be available to existing and new development 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 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 1.6.1: The County shall require all new and/or expansion of existing publicly owned and privately owned water systems to comply with established fire flow, design, construction, maintenance and operations standards, in addition to the LOS standards indicated in Policy 1.1.1 above.

Policy 1.6.2: To ensure the continued viability of expansions, the Marion County Utility Department (MCUD) and other providers shall ensure that new water facilities are designed and constructed so that future expansions can be easily accommodated

Policy 1.6.3: The LDC shall specify development densities and conditions under which water supply systems shall be required, considering factors such as anticipated demand, location of the development with respect to existing or future water supply availability, and protection and conservation of potable water supplies.

Policy 1.6.4: Adequate potable water supplies and facilities that meet the adopted LOS standards shall be available concurrent with the impacts or development.

Policy 1.6.5: Potable water facilities to be provided by the developer, including those beyond the infrastructure required for the development, shall be defined and guaranteed in an enforceable agreement.

Policy 1.6.6: The County shall maintain guidelines and LDC provisions to address possible future connections/interconnections to all existing potable systems consistent with the Water and Wastewater Utility Master Plan.

OBJECTIVE 1.7: The County shall require new development and redevelopment to be designed to enhance the natural environment and designed in such a way as to promote water reuse and conservation.

Policy 1.7.1: The County shall maintain LDCs related to design and water conservation techniques that shall include but not be limited to the following, especially in the Spring Protection Zone (SPZ):

1. Use innovative land use techniques to decrease outdoor water use;
2. Preservation of the existing native vegetation;
3. Establishment of construction limitations within the 100-year floodplain, environmentally sensitive areas, poor soils, high recharge areas, and Karst Sensitive Areas (KSA);
4. Limitation of the amount of impervious surfaces (such as parking areas) within high recharge areas;
5. Where available, installation and use of a reclaimed water distribution system and lines by the developer to serve the individual lots, landscaped areas, open space, and recreational areas for irrigation purposes;
6. Reduction of the average per person use of water through conservation pricing and other methods; and
7. Connection to a centralized water system for development utilizing wells and abandoning of the wells utilized for potable water and/or irrigation purposes.

Policy 1.7.2: Water conservation techniques, such as, but not limited to, the use of Marion-friendly vegetation, efficient/focused irrigation systems, retrofitting existing structures, leak repair, and metering shall be maintained in the LDC; and the County shall adhere to the prevailing edition of the FBC regarding plumbing and irrigation issues. In addition, public education about water conservation techniques shall be promoted and impacts of development to the County's water supply.

Policy 1.7.3: Requirements for the reuse of water will be maintained as part of the LDC.

Policy 1.7.4: The County may utilize available information from the water management districts to develop and adopt regulations for water use restrictions during shortages and to implement water conservation procedures that further the water conservation plans and programs of the SWFWMD and SJRWMD.

Policy 1.7.5: The County shall maintain LDC provisions that establish irrigation standards that include, at a minimum, permitting, limitations on overhead spray irrigation, and design and construction standards consistent with the FBC.

Policy 1.7.6: The County shall maintain the Water Supply Plan and continue to search for water supply alternatives, promote reuse, implement conservation pricing, and encourage conservation in coordination with private providers and surrounding jurisdictions.

Policy 1.7.7: The County shall maintain water conservation practices and encourage other public and private providers and Domestic Self Supply (DSS) water users to do so to reduce the demand for potable water, increase awareness of water supply issues, and allow for continued responsible growth in the County. The County shall continue to develop, encourage, and maintain water conservation practices that may include, but are not limited to:

1. Water conservation awareness programs;
2. Employee and customer education program;
3. Targeting of high water users and charging for high usage through conservation pricing;
4. Usage of low-flow plumbing fixtures in new construction;
5. Distribution of plumbing retrofit kits;
6. Meter maintenance and replacement program;
7. Maintain the position of Water Resources Liaison to communicate/educate and advance the water con-

servation initiatives;
8. Water conserving/tiered rate structure that encourages conservation of water;
9. Maintain provisions in the LDC regarding smart landscaping practices, irrigation regulations and fertilizer regulations;
10. Require well withdrawal points to install and maintain flow meters;
11. Use native vegetation that requires little or no supplemental irrigation for landscaping;
12. Metering all service connections;
13. Participate in and coordinate with various organizations to address water supply issues;
14. Design standards for irrigation systems and retrofitting;
15. Implement benchmarking for water supply and conservation;
16. Create various incentives to replace exotic vegetation and inefficient landscapes, plumbing devices, appliances and inefficient water systems;
17. Use of low impact development;
18. Limit authorization and the ability to use irrigation wells, particularly when health and safety are determined to be at risk; and
19. Short and long-term plans to connect existing domestic self-supply and septic systems to centralized utilities.

Policy 1.7.8: The County shall implement reuse/reclaimed water practices and encourage other public and private providers and DSS water users to do so 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:

1. Treated effluent may be used as irrigation water when it becomes available, economically feasible, and permissible;
2. Reclaimed water and surface/storm water may be used as landscape irrigation when deemed feasible;
3. Wastewater effluent shall be treated to public access reuse standards;
4. Connection of new development or substantial redevelopment to a reuse system when deemed feasible by the County;
5. Installation of meters for individual connections to the reuse system where feasible by the County;
6. Use of reclaimed water for irrigation and other non-potable needs in public areas owned by the local government;
7. Partnerships with wastewater utilities to retrofit existing development with connections to a reuse system;
8. Encourage the use of stormwater for irrigation purposes for residential and non-residential development.

Policy 1.7.9: The County shall implement and maintain Alternative Water Supplies (AWS), as appropriate, consistent with the Marion County Water Supply Plan, other regional or district water supply plans, projects, and programs that reduce dependence on groundwater- to meet the future water supply needs for the County. The following potential AWS projects may be utilized and may be further specified by the Marion County Water Supply Plan, as amended:

1. Reuse/reclaimed water for irrigation purposes;
2. Stormwater as reuse/reclaimed water for irrigation purposes;
3. Develop Lower Floridan Aquifer (LFA) water supplies as a non-traditional source;
4. Pumping of surface water for potable water use (not intended for irrigation), including the development of reservoir systems;
5. Desalinization projects, in conjunction with other regional entities; and
6. Other methods not currently being utilized that may reduce Upper Floridan Aquifer groundwater withdrawals.

OBJECTIVE 1.8: Implement through interlocal agreements and policies that recognize that the hydrogeological characteristics of potable water resources do not observe political boundaries and that the water policies of adjacent jurisdictions may profoundly impact the County's resources and its ability to plan for its growth and development.

Policy 1.8.1: The County shall implement a potable water strategy that guides growth and development commensurate with the capabilities of the potable water resources.

Policy 1.8.2: The County shall encourage areas both within and adjacent to the County that have exceeded, depleted, or otherwise possess insufficient potable water carrying capacity to limit their growth and development to a degree commensurate with their internal capacity to support such growth and development without risk of depleting the capacity of other areas.

Policy 1.8.3: Local water supplies in other counties should first consider conservation, reclamation, stringent water use fees, desalination, reverse osmosis, and other alternative technologies before water exportation from the County is considered for discussion, pursuant to the regulations of the WRWSA.



SECTION VIII

SOLID WASTE ELEMENT

GOAL 1: Marion County shall provide solid and hazardous waste management facilities and services to meet the current and future needs of the citizens of the County in a sustainable manner that shall protect and enhance the economic and environmental quality of the County through waste reduction strategies and proper waste management.

OBJECTIVE 1.1: Ensure that adequate solid waste facility capacity is available to support demand based on the adopted Level of Service (LOS) standard.

Policy 1.1.1: The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities, which shall be necessitated by future development.

Policy 1.1.2: The County shall monitor solid waste facility capacity to ensure that available capacity exists based on LOS standard as set forth in the concurrency requirements of the Comprehensive Plan Capital Improvements Element (CIE) and Land Development Code (LDC).

Policy 1.1.3: The County shall conduct periodic reviews of the capacity of existing solid waste management facilities to meet current and future demand for solid waste services to identify potential LOS deficiencies and provide for the expansion, increase in capacity, or replacement of facilities and/or the addition of recycling programs consistent with the Marion County Solid Waste Management Plan (SWMP) and the CIE, as appropriate.

Policy 1.1.4: Solid waste management and disposal facility projects which are necessary to correct any existing deficiencies in the level of service shall be given priority prior to funding any solid waste program enhancements included in the County's Capital Improvement Program (CIP), CIE, and in the Five-Year Schedule of Capital Improvements.

Policy 1.1.5: Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard.

Policy 1.1.6: All costs incurred as a result of the operation and maintenance of solid waste management and disposal facilities within the County shall be met through the collection of gate rates and fees using an assessment schedule sufficient to completely finance the provision of the service.

Policy 1.1.7: The area within the Urban Growth Boundary (UGB) of the adopted Future Land Use Map (FLUM) shall have the first priority in the provision of certain solid waste management services, such as curbside garbage and recycling collection, and for committing financial resources to these services.

Policy 1.1.8: The County shall consider a range of solid waste management methods and technology options, including waste reduction and recycling strategies, when conducting facility planning to expand, replace, or increase the capacity of solid waste facilities.

OBJECTIVE 1.2: The County shall consider recommendations in the Marion County Solid Waste Management Master Plan (SWMP), as amended, and any amendments and/or revisions thereof regarding all aspects of solid waste management methods, technologies, and funding.

Policy 1.2.1: The SWMP shall identify the solid waste management methods and technologies appropriate for the County while assisting the County in achieving waste reduction goals as established by the County in conformance with state requirements.

Policy 1.2.2: The SWMP shall address the following:

1. Garbage collection methods and opportunities;
2. Recycling collection methods and opportunities;
3. Cost estimates for various solid waste disposal methods;
4. Funding requirements for recommended alternatives;
5. Waste reduction strategies;
6. Maintaining an assessment schedule with a positive revenue-to-cost ratio for solid waste services;
7. Identification of specific implementation techniques for each of the proposed programs; and
8. Identification of specific implementation schedules for each of the proposed programs.

Policy 1.2.3: The Solid Waste Department (SWD) shall prepare periodic summaries of capacity and demand information for all solid waste management and disposal facilities in the County to be submitted in conjunction with the annual CIE Update to the Board of County Commissioners. This summary shall consist of but is not limited to, identifying deficiencies in the system, updating the generation rate, determining the remaining capacity of the disposal facility, providing the most recent recycling percentage, providing an analysis of system operating costs to revenue generated by the gate rates and solid waste assessment, and specifying the amount of hazardous waste generated in the County.

Policy 1.2.4: Summaries prepared by the SWD shall be used to determine the need, location, and timing of future projects designed to extend or expand the capacity of existing and proposed solid waste management and disposal facilities as specified in the SWMP.

Policy 1.2.5: The SWD shall annually evaluate 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 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:

1. The effect on the public's health, safety, or welfare;
2. The impact on the financial viability of the County's solid waste management system (unless considered de minimis by the County); and
3. 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 private solid waste management facilities shall be specified in the applicable State regulations and the LDC and shall include, at a minimum, the following:

1. Provisions to ensure compatibility of a subject solid waste management facility with the given area.
2. Provisions for access to a subject solid waste management facility by collection vehicles, automobiles, and, where applicable, transfer vehicles.
3. Provisions for safeguards against water and ground pollution originating from the disposal of waste.
4. Provisions for security, such as fencing, gated entrances, lighting, and/or manned facilities.
5. 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 aforementioned criteria are satisfied.

Policy 1.2.8: Construction and Demolition (C & D) landfills shall be prohibited in areas that exhibit Karst geology. Concurrently with the submission of a land use amendment application, applicants for a C & D landfill shall be required to comply with the LDC.

OBJECTIVE 1.3: The County shall utilize the most appropriate feasible solutions to control littering and the unauthorized dumping of waste in the unincorporated areas of Marion County.

Policy 1.3.1: The County shall maintain a public education program to address litter and dumping problems and their associated costs to inform and motivate the public to properly dispose of litter.

Policy 1.3.2: The County shall maintain its franchised/licensed hauler program.

Policy 1.3.3: The County shall update and enforce Hazardous Waste Management requirements consistent with local, state, and federal regulations to allow the County to better manage and regulate the proper use, handling, storage, and disposal of hazardous materials.

OBJECTIVE 1.4: Waste reduction programs shall continue to reduce the net amount of solid waste disposed of in the County.

Policy 1.4.1: The SWD shall perform periodic waste composition analysis as necessary to more accurately assess the rate of generation and composition of waste to monitor for hazardous waste and help target recyclables that are not being intercepted.

Policy 1.4.2: The County shall continue to develop and promote reduction, reuse, and recycling programs for Class I wastes as part of the solid waste management strategy.

Policy 1.4.3: Recycling and reduction procedures shall be reviewed annually to assess the feasibility of pursuing additional procedures to reduce the amount of solid waste disposed of in the County.

Policy 1.4.4: The County shall encourage departments to adopt and promote the use of recycled/recyclable supplies and materials and waste reduction strategies in daily operations including:

1. Waste prevention, recycling, and use of recycled/recyclable materials through purchasing practices with vendors, contractors, businesses and governmental agencies; and
2. Adoption of waste prevention, recycling and use of recycled supplies/materials at County owned facilities.



SECTION IX

STORMWATER ELEMENT

GOAL 1: Marion County shall provide adequate stormwater management, afford reasonable protection from flooding, and protect the quality of surface water and groundwater in the County.

OBJECTIVE 1.1: The County's Land Development Code (LDC) shall implement procedures to ensure that, at the time a development permit is issued, adequate stormwater management facility capacity is available, or the developer shall be required to construct stormwater facilities according to County standards.

Policy 1.1.1: The County's LDC shall establish design standards and development Level of Service (LOS) standards based on the characteristics of the development site, as follows:

1. For open basins, the minimum design and development LOS standard shall be a 25-year frequency, 24-hour duration design storm; or
2. For closed basins, the minimum design and development LOS standard shall be a 100-year frequency 24-hour duration design storm; or
3. Other best available data may be presented for review and approval consideration, such as data and information provided by the site's corresponding Watershed Management Plan(s) (WMP), Basin Management Action Plan(s), when applicable and approved by the County Engineer, or designee.

Policy 1.1.2: All basin stormwater collection and conveyance, including those discharging to or around natural drainage features, shall meet rate and volume requirements and specifications defined in the County's LDC. Developers shall also be required to analyze the ultimate effects of stormwater disposal for storm events as specified in the County's LDCs, up to and including the 100-year, 24-hour duration design storm, or longer duration as necessary to agree with LOS standard established in the WMPs, Basin Management Action Plan(s) (BMAP) or other best available data. In addition, developments shall comply, where applicable, with the respective water management districts' stormwater quantity and quality criteria.

Policy 1.1.3: The County's LDCs may contain increased stormwater quantity and quality requirements based on findings of completed WMPs and/or BMAPs.

Policy 1.1.4: The demand for stormwater facility capacity by new development and redevelopment shall be as specified in the County LDC and using the applicable design storm LOS standard adopted in Policy 1.1.1.

Policy 1.1.5: Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.

Policy 1.1.6: The County shall maintain stormwater quality treatment standards and performance criteria to maximize nutrient removal and attenuation for development, consistent with the Future Land Use Element (FLUE), with particular focus on the Primary Springs Protection Zone (SPZ).

OBJECTIVE 1.2: The County shall maintain County stormwater management systems within the County as further specified by the policies of this Objective.

Policy 1.2.1: The County shall inventory and map the location of the following drainage facilities, easements, and rights-of-way (existing and new):

1. Publicly dedicated facilities that have been accepted for maintenance by the County;
2. County owned and/or acquired facilities deliberately purchased or acquired to be owned and maintained by the County. Facilities indirectly owned or acquired by the County, such as a tax deed purchase, are not subject to this provision; and
3. Facilities that are operated and/or managed by the County in compliance with a legally binding agreement, such as but not limited to, Interlocal Agreement, Drainage Easement, etc.

Policy 1.2.2: The inventory shall identify the functionality, existing condition, size, and type of structure(s) for each of the drainage facilities and document the frequency of maintenance.

Policy 1.2.3: The County shall ensure the proper function of County-owned or operated drainage facilities.

Policy 1.2.4: The County shall maintain a maintenance schedule for the inventoried drainage facilities.

Policy 1.2.5: The County shall establish and maintain routine maintenance criteria for all inventoried drainage facilities, which shall include but not be limited to:

1. Mowing retention areas;
2. Eliminating garbage;
3. Cleaning and maintaining swales, pipes, structures, and/or under drains;
4. Preventing sedimentation and erosion;
5. Routine inspections.

OBJECTIVE 1.3: The County shall maintain stormwater management system information for those non-County drainage facilities within the County.

Policy 1.3.1: The County may, when feasible and possible, obtain and maintain information on private and/or public non-County systems, including, though not requiring, establishing an inventory and mapping the location of those drainage facilities, easements, and right-of-ways (existing and new). In conjunction with this Policy, the County may establish LDCs that require the submission of suitable data and analysis to identify such drainage facilities as part of the submission documentation for the County's development review processes.

Policy 1.3.2: Any inventory established under Policy 1.3.1 shall, to the greatest extent practical, identify the functionality, existing condition, size, and type of structure(s) for each of the drainage facilities and document the frequency of maintenance.

Policy 1.3.3: The County may establish LDC provisions requiring the submission of suitable data and analysis to demonstrate the proper function of the drainage facilities identified by the inventory of Policy 1.3.1, particularly when such facilities will support and/or provide for development within the unincorporated County.

Policy 1.3.4: The County may establish LDC provisions requiring the submission of suitable documentation indicating the entity responsible for maintenance, the most recent maintenance activity, and a future maintenance schedule for the drainage facilities identified by the inventory of Policy 1.3.1, particularly when such facilities will support and/or provide for development within the unincorporated County.

OBJECTIVE 1.4: The County shall develop WMPs encompassing all of the drainage basins within the County, and basins or portions of basins that are outside the County that affect stormwater management within the County; the County shall update the WMPs as new data and analysis become available.

Policy 1.4.1: The WMPs shall include the following:

1. Evaluation of the County's stormwater management facilities including the system's design capacity, the floodplain level of service provided, the analysis of the general performance of the existing facility, catchments (contributing drainage area), and the predominant land use types served;
2. Identification of water quality and/or water quantity problems for planning units, watersheds, and groundwater;
3. Development of structural and/or nonstructural corrective actions, estimated costs associated with the corrective actions, and a proposed schedule(s) to address identified problems within the County's stormwater management facilities; and
4. Identification of adverse impacts to groundwater within the Primary Springs Protection Zone.

Policy 1.4.2: The County shall develop a schedule for undertaking and updating specific WMPs based on development; giving priority consideration to items such as Total Maximum Daily Load (TMDL) issues, and/or areas under the greatest pressure from development such as those areas within the County's identified Urban Growth Boundary (UGB). The WMP development schedule shall be reviewed annually and reflected in the Stormwater Implementation Program (SIP) and, when appropriate, reflected in the Capital Improvements Element Schedule of Capital Improvements (CIE Schedule).

Policy 1.4.3: The County shall assist state agencies as appropriate to address water quality issues within the County.

OBJECTIVE 1.5: The County shall establish and maintain a program to correct existing stormwater problems within its stormwater management system.

Policy 1.5.1: The County shall prioritize the correction of existing stormwater problems, including those identified in the WMPs. Priority consideration shall be given to items such as TMDL issues, BMAP issues, and/or areas under the greatest pressure from development, such as those areas within the County's UGB.

Policy 1.5.2: The County shall continue to document and categorize stormwater complaints to be utilized in prioritizing problem areas that need more frequent maintenance, replacement of existing drainage facilities, or more detailed study.

OBJECTIVE 1.6: The County shall identify, establish, and maintain one or more revenue sources for stormwater management as determined appropriate by the County.

Policy 1.6.1: The County shall continue to support a revenue base for the engineering, construction, operation, and maintenance of County owned, operated, and maintained Stormwater Management Systems.

Policy 1.6.2: The County shall maintain funding mechanism for stormwater projects that are designed to correct stormwater problems associated with the standards, plans, and/or programs established consistent with the Objectives of this Element, the Aquifer Recharge Element, and the Conservation Element, when deemed appropriate. These funding mechanisms may include, but are not limited to, establishment of special taxing districts, expansion of the County's current program of collecting availability charges to include fee-in-lieu-of charges, and the expansion of subdivision exactions.

OBJECTIVE 1.7: The County shall maintain LDC provisions to provide protection measures for natural drainage features and other environmentally sensitive areas as specified in the policies of this Element, the Aquifer Recharge Element, and the Conservation Element, when deemed appropriate.

Policy 1.7.1: The County shall assist state and regional agencies as appropriate to update a county-wide sinkhole inventory as data becomes available. Such data may be provided via the development of public facilities by the County or development submittals through the County's development review processes or other available reporting mechanisms. In the event the State of Florida establishes or identifies a specific agency or entity responsible for such an inventory, the County shall direct its assistance to that entity.

Policy 1.7.2: The County shall follow the procedures for sinkhole remediation, when applicable, as established by the appropriate water management district in the event a sinkhole develops on a County-owned facility.

Policy 1.7.3: The County shall maintain LDC provisions that require the identification of all sinkholes and karst features onsite. The County shall also maintain LDC provisions which require the identification of existing or potential sinkholes and karst features within proximity of a development site, depending on uses proposed, planned stormwater facility operations, and the availability of information sources, such as but not limited to, USGS data, contour information, and aerial photographs, as determined appropriate through development review processes.

Policy 1.7.4: The County shall promote karst feature protection measures for those areas impacted by new development, and when redevelopment occurs when practicable. Measures shall include but not be limited to the following:

1. Protection measures:
    a. Fencing; or
    b. Remediation
2. Environmental measures:
    a. Mounding or berming around the sinkhole;
    b. Buffering; or
    c. Remediation
3. Setbacks or safe distance considerations from the sinkhole to retention areas and structures.

Policy 1.7.5: The County LDC shall regulate dredge and fill activities within the one percent (100-year) floodplain and require mitigation when fill is placed within the 100-year floodplain, as indicated on Flood Insurance Rate Maps (FIRM) and Federal Flood Hazard Maps (FHM) and within Flood Prone Areas, as identified within the County WMPs to decrease the flood potential to County residents.

Policy 1.7.6: The County's LDCs shall regulate finished floor elevations for new structures and appurtenances within the established 100-year floodplain consistent with the County Comprehensive Plan and LDCs.



SECTION X

AQUIFER RECHARGE ELEMENT

GOAL 1: The County shall protect the function of the natural groundwater aquifer recharge areas of the County to ensure the availability of an adequate supply of quality groundwater and water supply for Marion County and its citizens through the proper management of surface water, groundwater, and land uses.

OBJECTIVE 1.1: The County shall maintain LDC provisions related to surface and groundwater quality and, when deemed necessary, establish additional criteria for natural drainage features and areas related to natural groundwater recharge such as, but not limited to, aquifer vulnerability, karst sensitivity, and springs protection.

Policy 1.1.1: The County shall maintain LDC provisions regarding stormwater quality consistent with the water management districts' design criteria for stormwater management areas such as retention or detention basins, as specified by the water management districts' handbooks and applicable regulations.

Policy 1.1.2: The County LDCs shall require the identification of natural drainage features, consistent with §163 Florida Statutes (FS), within appropriate development review processes and may require, as determined appropriate, the identification and/or protection of additional physical or environmental features or characteristics requiring additional or specialized protection such as, but not limited to, the following:

1. Extent of Karst Sensitive Areas (KSA), as defined by the County's jurisdictional water management agencies;
2. Extent of High and Prime Aquifer Recharge Areas (HPARA) as defined by the County's jurisdictional water management agencies;
3. Level of aquifer vulnerability, as determined by the Marion County Aquifer Vulnerability Assessment (MCAVA), as amended;
4. Location within Environmentally Sensitive Overlay Zone (ESOZ), as defined within the adopted Marion County Comprehensive Plan and regulated by the County's LDCs; or
5. Type of Springs Protection Zone (SPZ), as defined by the adopted Comprehensive Plan.

Policy 1.1.3: The County shall maintain additional LDC provisions for stormwater management, consistent with accepted engineering practices, as identified below:

1. Stormwater retention or detention basin depth shall be consistent with the water management districts' stormwater requirements for KSAs so that sufficient filtration of bacteria and other pollutants shall occur. Avoidance of basin collapse due to excessive hydrostatic pressure in KSAs shall be given special consideration.
2. Require that treatment shall occur prior to discharge to ESOZ water bodies, including wetlands, and consider pretreatment for all development.
3. Require treatment equivalent to the Outstanding Florida Waterbody Criteria for the corresponding water management district for KSAs and the ESOZ.
4. Additional requirements for new development shall include stormwater practices and techniques that maximize nutrient removal in relation to KSAs and SPZs.
5. The LDC provisions shall contain criteria for the use of low impact development such as shallow swales and drainage easements, and other innovative development standards in relation to KSA, HPARA, MCAVA, SPZ types, and other areas deemed suitable.

OBJECTIVE 1.2: The County shall assist other state and local agencies, as appropriate, in monitoring surface water and groundwater characteristics.

Policy 1.2.1: The County shall encourage and provide input to state and regional agencies in implementing an area-wide surface water and groundwater monitoring station network to study and establish the hydrogeologic relationship between rainfall, groundwater levels, surface water levels, and the recharge/discharge characteristics of lakes, wetlands, and springs, particularly in Marion County.

Policy 1.2.2: The County shall maintain land use and development information through its development review processes to provide data for use in determining potential correlations between development trends and surface water and groundwater quality effects.

Policy 1.2.3: The County shall assist state and regional agencies as appropriate to address water quality issues within the County on an ongoing and consistent level.

OBJECTIVE 1.3: The County shall develop and maintain Watershed Management Plans (WMPs) encompassing all of the basins within the County and basins or portions of basins that are outside the County, that impact stormwater management within the County.

Policy 1.3.1: The WMPs shall be consistent with the provisions of Stormwater Element Objective 1.4.

Policy 1.3.2: The County shall consider integrating the findings of any Basin Management Action Plan(s) (BMAP) (e.g., Silver Springs, Rainbow Springs, etc.) into the WMPs as they are periodically amended/updated.

OBJECTIVE 1.4: The County shall assist the Florida Department of Environmental Protection (FDEP), to ensure that existing and new On-Site Treatment and Disposal System (OSTDS) are properly maintained and functioning, and that potential threats to human health and groundwater degradation are minimized, and address the findings of applicable BMAP(s) and their identified implementation actions.

Policy 1.4.1: The County shall coordinate activities with the FDEP to prepare and distribute information regarding recommended and required inspection and maintenance practices for septic tank systems.

Policy 1.4.2: The County shall coordinate with the FDEP should it establish an OSTDS monitoring, inspection, and maintenance work program to ensure that existing and new OSTDS are properly functioning and that potential threats to human health and groundwater degradation are minimized. The County may elect to partner with the FDEP for such a program if the Board of County Commissioners determines the program is feasible, practical, and appropriate for the County.

Policy 1.4.3: The County shall report periodically on the incidence of septic tank failures, including the size, location, and age/time of service for each OSTDS, and other data agreed to by the County and FDEP particularly when requested by the Marion County Utilities Department.

Policy 1.4.4: The County shall study the OSTDS data provided by FDEP, and where feasible, coordinate with FDEP to evaluate potential opportunities to assist and/or coordinate efforts to correct, retrofit, replace, or discontinue inadequate or failing OSTDS with efforts such as, but not limited to, grant opportunities, municipal service benefit/tax units, the provision of alternative technologies, County repair with billing of the property owner, and when and where feasible, central sewer service.

OBJECTIVE 1.5: The County shall coordinate with the appropriate regional and state agencies responsible for underground storage tank regulation and enforcement.

Policy 1.5.1: The County shall comply with applicable state regulations, Chapters 62-761 and 62-770, Florida Administrative Code (FAC), as amended, for the installation of new and replacement storage tank facilities at County facilities, such as road substations, fire stations, etc., for fuel supplies for vehicles and/or emergency power generation.

Policy 1.5.2: The County shall coordinate with the appropriate regional and state agencies to maintain a Storage Tank Inventory (STI) for both underground and above-ground tanks, using the best available data, providing information, such as, but not limited to, geographic location, capacity, and fuel type for public safety awareness with appropriate public agencies, such as, but not limited to, fire, sheriff, and utilities.

OBJECTIVE 1.6: The County LDC shall maintain land use and development siting requirements that are consistent with the long term protection of natural groundwater aquifer recharge and protection of existing and proposed groundwater and other water supplies, consistent with the Water Supply Plan, as amended.

Policy 1.6.1: The County shall maintain LDC provisions that allow groundwater recharge quantity and quality criteria, geology, soil characteristics, soil limitations, and uses as a consideration in determining land use.

Policy 1.6.2: The County shall maintain LDC provisions incorporating siting requirements for new development within the high recharge area with groundwater and other water supply pollution potential.

Policy 1.6.3: The County shall consider the STI in making land use and development decisions to avoid incompatible development in areas with high groundwater pollution potential

Policy 1.6.4: Siting requirements for potential pollution sources, including but not limited to, landfills, effluent, and sludge disposal sites; hazardous material production, use, and storage sites; shall direct such activities away from areas of the highest ground water pollution potential, such as sites that are within the highest MCAVA category, Primary SPZ, areas with severe soil limitations for these uses, HPARA, and KSAs. The LDC shall pro-

vide design, monitoring, and mitigation requirements to ensure reasonable groundwater and other water supply quality protection.

Policy 1.6.5: The County shall maintain LDC provisions aimed at minimizing need for fertilizer use and irrigation and maximizing natural areas and open space. The LDC shall include provisions for clustering, open space, drought tolerant landscaping, water conservation/reuse, and irrigation systems; where applicable. In addition, these regulations shall provide for innovative approaches such as model covenants for homeowners associations, conservation easements, development agreements and other strategies that may be needed to facilitate implementation of these and other special development regulations and incentives, as applicable in the SPZ and KSAs.

OBJECTIVE 1.7: The County shall maintain LDC provisions regarding the establishment, maintenance, operation, and protection of potable water supplies focusing on qualified Community Water Systems (CWS), as specified in Future Land Use Element (FLUE) Objective 7.6, general purpose wells, and including focus on the County's Water Supply Plan, as amended.

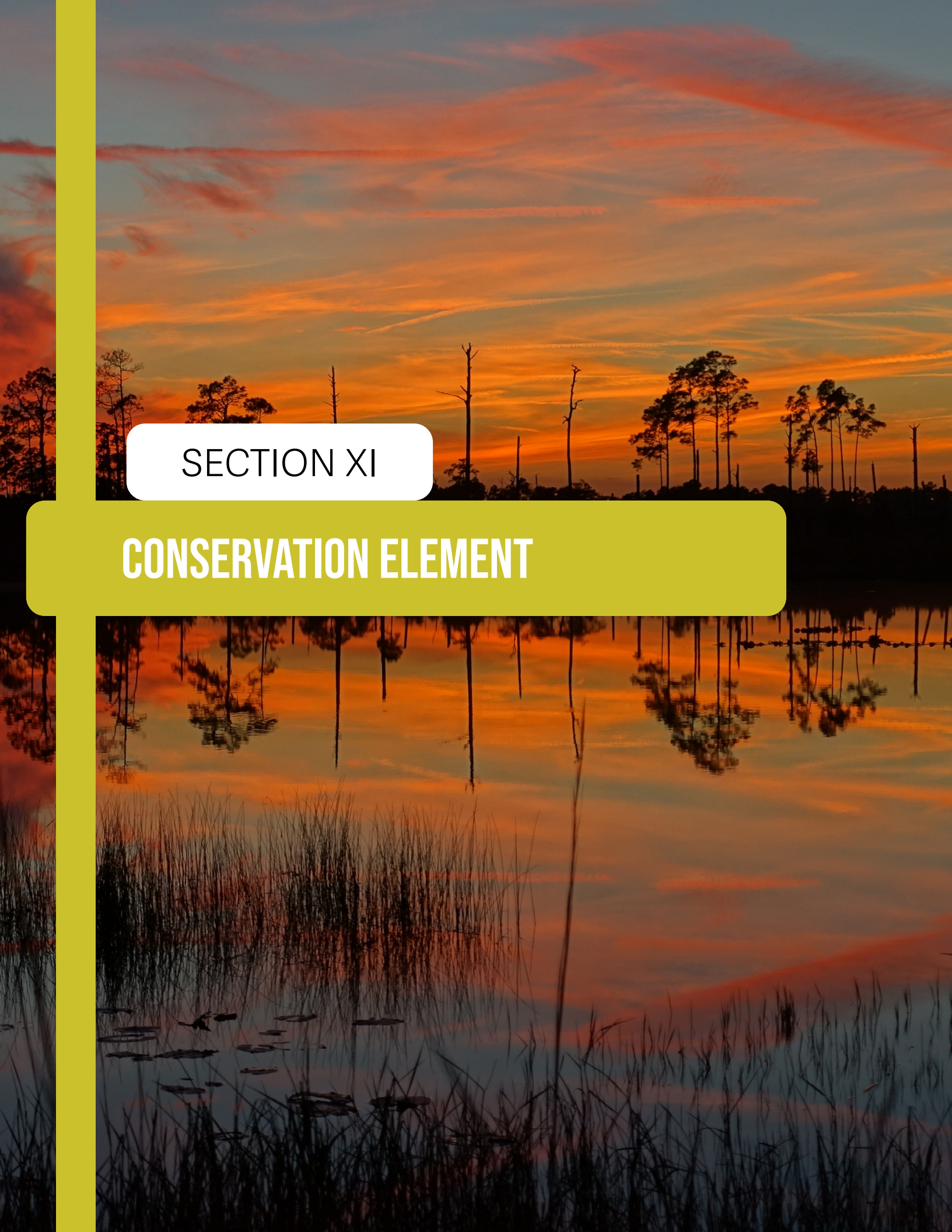
Policy 1.7.1: The County shall coordinate with the appropriate local, regional, and state agencies to maintain a CWS potable water well inventory, using the best available data providing information including, at a minimum, geographic location, capacity, service type, and owner, as well as other information deemed appropriate by the County.

Policy 1.7.2: The County shall maintain LDC provisions regarding land use and development, that require the identification and designation of Wellhead Protection Areas (WHPA) for qualified CWS through development review processes, consistent with FLUE Objective 7.6.

Policy 1.7.3: The County shall maintain LDCs which require the identification and designation of all existing wells on-site, including the size, depth, and permitted status of the well(s) through development review processes. Existing wells, particularly those not currently permitted or properly abandoned, shall be addressed through the development review process and subsequent development activity, prior to the issuance of any development or demolition permit, as appropriate. Development regulations requiring the provision of similar information regarding existing wells within proximity of a development site may be established, depending on uses proposed, planned stormwater facility operations, and the availability of information sources, such as but not limited to, MCHD, WMD, and aerial photographs, as determined appropriate through development review processes.

Policy 1.7.4: The County shall implement and maintain a Water Supply Plan that assists in reducing the adverse impacts on the quantity and quality of groundwater by balancing groundwater protection and development needs of the County.

Policy 1.7.5: The County shall implement and maintain a Water Supply Plan as provided in Potable Water Element Policy 1.1.8.



SECTION XI

CONSERVATION ELEMENT

GOAL 1: The County shall maintain, protect, and enhance the diversity and integrity of the County's natural resources and provide stewardship to maintain the County's quality of life and economic vitality through the management and conservation of natural resources.

OBJECTIVE 1.1: The County shall designate environmentally sensitive and locally significant natural resources for conservation, protection, and enhancement, and Land Development Code (LDC) provisions shall be maintained to implement this Objective and its Policies.

Policy 1.1.1: The County shall include the following as environmentally sensitive natural resources requiring special protection to avoid adverse impacts to these resources:

1. Waterbodies designated as Outstanding Florida Waters (OFW), Aquatic Preserves, Scenic Rivers, and/or other similar designations for protection by a local, state, and/or federal program;
2. Navigable waterways as designated by the state and/or federal government;
3. Wetlands as defined by the state and implemented by the applicable water management district;
4. 100-year floodplains and floodways as identified by the Federal Emergency Management Agency Flood Insurance Rate Maps (FEMA FIRM);
5. County, State, and/or Federally owned natural reservation lands used for conservation and/or recreation purposes such as State Parks, State Forests, Wildlife Management Areas, and the Ocala National Forest;
6. Habitat containing listed flora and fauna identified as protected species by the state and/or federal government;
7. Rivers, lakes, and springs with a defined Minimum Flows and Levels (MFLs), as designated by local, state, or federal agencies, particularly in conjunction with local and regional Water Supply Plans; and
8. Those areas identified as Springs Protection Zones (SPZ), as established in the Future Land Use Element (FLUE) and LDC.

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

1. Surface waters of the State;
2. Native vegetative communities as identified by the State of Florida's Natural Areas Inventory (FNAI) Program;
3. Commercially valuable mineral resources as defined by the state;
4. 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 of Agriculture (USDA) Natural Resources Conservation Service (NRCS) which include the following soil series: Blitchton, Kanapaha, Micanopy, Fellowship, Kendrick, Flemington, Gainesville, Lochloosa, Hague, and Zuber);
5. Good quality air, focusing on dust/debris and noxious odors;
6. Good quality and sufficient quantities of groundwater, particularly addressing potable, agricultural, recreational, and other economically beneficial uses;
7. Wellhead and wellfields serving centralized potable water systems for municipal and local governments or private systems regulated by the State of Florida Public Service Commission;
8. Fisheries, wildlife, wildlife habitat and marine habitat; and
9. Migratory wildlife routes and ecological corridors; and County-owned and/or managed regional and/or resource-based parks.

Policy 1.1.3: The County shall require the identification of environmentally sensitive and locally significant natural resources as part of the review process for development applications, focusing on land use, zoning, subdivision, improvement plan, and site plan applications. The detail of the data in early development review stages may be from generalized county, state, and/or federal sources, while later development review stages will require more detailed site specific information to be generated by the applicant.

Policy 1.1.4: The County may utilize resources developed by Federal, State, regional, and/or local sources to identify and evaluate environmental characteristics and development potential, including, but not limited to, the following sources:

1. USDA NRCS (f/k/a Soil Conservation Service) *Soil Survey of Marion County*;
2. FEMA FIRM, as amended;
3. Florida Department of Environmental Protection Florida Natural Areas Inventory (FDEP FNAI) Program, including the *Natural Areas Inventory of Marion County, Florida*;
4. FDEP Florida Fish and Wildlife Conservation Commission (FWC) publications including, but not limited to, Species Richness Maps, species management plans, etc.;
5. FDEP Basin Management Action Plans (BMAP);
6. Florida Department of Agriculture and Consumer Services (FDACS) and its jurisdictional agencies' best management practices manuals;
7. St. Johns River Water Management District (SJRWMD) and Southwest Florida Water Management District (SWFWMD) publications and programs including but not limited to, Water Supply Plans, Well/Wellfield Capture Zones Maps, High & Prime Aquifer Recharge Area Maps, and Karst Sensitive Areas Maps;
8. Withlacoochee Regional Water Supply Authority Water Supply Plan (WRWSA-WSP);
9. Marion County produced publications including, but not limited to, the Marion County Water Supply Plan (MC-WSP), Marion County Aquifer Vulnerability Assessment (MCAVA), Marion County Springs Protection Zones (SPZs), and Marion County Environmentally Sensitive Overlay Zones (ESOZs);
10. Florida Wildlife Corridor.

Policy 1.1.5: The County will make available to the public maps and other information to allow for the general identification of environmentally sensitive and locally significant natural resources in the County to the greatest extent practicable. When information is provided by non-county sources, the County will facilitate providing that information to the public to the greatest extent practicable.

OBJECTIVE 1.2: The County shall protect, conserve, and enhance the quality and natural function of environmentally sensitive and locally significant natural resources within the County, while encouraging and supporting the appropriate use of such resources, as further defined in the LDC.

Policy 1.2.1: The County shall protect, conserve, and enhance environmentally sensitive and locally significant natural resources from adverse impacts to the greatest extent practicable focusing on, but not limited to, the following activities:

1. Protection of surface and ground water from activities that degrade and/or introduce pollutants that may adversely affect its quality and/or quantity;
2. Protection of surface and navigable waters from activities that adversely impact their use, capacity, quality and/or character;

3. Protection of flood storage and floodplain capacity from activities that materially impair floodplain capacity or alter the characteristics of the existing one-percent (100-Year) Floodplain;
4. Protection of qualified central potable water system supply wells and/or wellfields from activities that would adversely affect the public health and/or the ability to maintain such services;
5. Protection of identified habitats, such as wetlands, native vegetative communities, including listed species, or critical migratory and/or estuarine habitats, from activities that destroy and/or degrade such habitats from immediate or long-term effects from development, such as pollution, siltation, and/or non-native invasive species;
6. Protection of natural reservations including federal, state, regional, and/or local government owned conservation and/or recreation lands and facilities from activities that adversely impact the intended purpose and/or use of those lands;
7. Protection of key soil types identified as prime and locally important farmlands and/or known to include commercially valuable minerals from adverse impacts which would prevent and/or discourage their continuing use and/or recovery when suitable environmental management and best practices are used;
8. Protection of air quality from adverse impacts that would negatively affect other identified resources and/or the quality and/or character of such resources or surroundings that would create a public nuisance, such as wind-borne dust or odor.

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

1. Compliance with stormwater management LOS standards as provided in the Stormwater Element (SE) and reflected in the Capital Improvement Element (CIE);
2. 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;
3. 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;
4. Encourage the preservation of specimen trees through mitigation opportunities pursuant to the LDC;
5. 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;
6. The use of Marion Friendly flora to prevent or discourage non-native invasive species;
7. The implementation of water conservation, irrigation, and fertilizer management provisions;
8. 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;
9. 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;
10. The Transfer of Development Rights (TDR) and the Transfer of Vested Rights (TVR) Programs as provided within the FLUE; and
11. Maintaining the Urban Growth Boundary (UGB) within which the provision of adequate public facilities shall be provided to all developments.

Policy 1.2.3: The County shall work cooperatively with adjacent local governments to conserve, appropriately use, and/or protect unique vegetative communities located within more than one local jurisdiction.

OBJECTIVE 1.3: The County shall continue to encourage acquisition of environmentally sensitive and/or locally important resources when such acquisition is determined to be in the public interest and particularly when such acquisitions maintain and support the character and quality of life of citizens and visitors, and may benefit economic diversity and development in the County.

Policy 1.3.1: The County shall participate to the greatest extent practicable in efforts to identify and acquire environmentally sensitive and/or locally important resources for conservation and/or recreation purposes. The County, upon affirmative determination by the Board of County Commissioners, may act as a lead agency and/or participate in such resource identification and acquisition.

Policy 1.3.2: Funds for any land acquisition will be maximized to the fullest extent possible by bonding funds when necessary and by actively seeking matching funds and grants though governmental (e.g., local, regional, state, federal, etc.) or non-governmental (e.g., private and/or non-profile funds and/or trusts, etc.) entities when available.

Policy 1.3.3: The purchase or acceptance of conservation easements in lieu of acquisition by fee simple title will also be considered and supported when practicable.

Policy 1.3.4: The County shall create a prioritization list of environmentally sensitive and/or locally important resources for acquisition.

Policy 1.3.5: The County may utilize funds from the open space fee-in-lieu of program (Recreation and Open Space Policy 1.3.4) to acquire environmentally sensitive and/or locally important resources.

OBJECTIVE 1.4: The County shall encourage and promote the appropriate and practicable use of environmentally sensitive and locally important natural resources in a form that maintains the County's character and the quality of life of its citizens and supports economic development and diversity.

Policy 1.4.1: Recreation, agri-tourism, and eco-tourism activities that function to promote and support natural resource conservation, protection, and enhancement, particularly when including an educational component, shall be encouraged.

Policy 1.4.2: The County may inventory existing platted conservation tracts to create urban and rural trail connections to existing County and regional trail systems.

Policy 1.4.3: The County shall protect and provide for the extraction of commercially valuable mineral resources, as may be authorized by the County through the LDC Special Use Permit process and/or other regulating agencies (e.g., FDEP, SJRWMD, SWFWMD, etc.). Sites of commercially valuable minerals shall be protected from the encroachment of incompatible land uses that would inhibit or preclude the extraction of minerals, particularly uses that would increase the density of people in close proximity to a mineral extraction operation. Land use changes on contiguous land areas that are incompatible with mineral extraction operations shall be prohibited until extraction, mitigation, and reclamation or restoration are completed where mineral extraction operations exist or can be reasonably predicted. LDC provisions shall be maintained to implement this policy.



SECTION XII

RECREATION & OPEN SPACE ELEMENT

GOAL 1: The County will maintain a parks and recreation and open space system to ensure adequate opportunity for public access to and use of activity and resource-based recreation sites for active and passive recreation to maintain and improve the quality of life of its citizens and support economic diversity and development.

OBJECTIVE 1.1: The County shall provide and manage parks and recreation and open spaces using a county-wide Level of Service (LOS) in a financially feasible manner and consistent with the Marion County Parks and Recreation Master Plan (PRMP), as amended.

Policy 1.1.1: The LOS standard for public outdoor parks and recreation facilities shall be a minimum of two (2) acres per 1,000 persons. Marion County may develop and pursue intergovernmental and not-for-profit agency partnerships to meet identified recreation needs, including but not limited to placing County-owned/operated facilities on non-Marion County owned lands.

Policy 1.1.2: The County shall maintain the Parks and Recreation Advisory Council (PRAC), or equivalent authority, to provide recommendations to the Board of County Commissioners regarding parks and recreation and open space needs such as land, facilities, and programs as well as costs/funding. Duties of the PRAC shall be established by the Board of County Commissioners and may include but not be limited to the following:

1. Review and make recommendations regarding the maintenance of, and revisions/updates to, the Marion County Parks and Recreation Master Plan (PRMP);
2. Identify and provide guidance regarding opportunities to establish partnerships with other public agencies (e.g., local, regional, state, or federal), quasi-governmental (e.g., community development or special districts) and/or private entities (e.g., private trusts, non-profit trusts, community groups, etc.) to meet parks and recreation and open space needs;
3. Identify and provide guidance regarding opportunities to obtain and/or develop funding and/or funding mechanisms to maintain, provide, and meet current and identified parks and recreation and open space needs such as lands, facilities, and/or programs; or
4. Identify and provide guidance on location needs for parks and recreation and open space needs in relation to the County's Future Land Use Map (FLUM), including identifying opportunities for the use of existing public and/or private lands held for recreation and/or conservation purposes or for surplus local, regional, state, or federal lands.

Policy 1.1.3: The County shall maintain a Marion County Parks and Recreation Master Plan (PRMP) to inventory, assess, evaluate, and identify Marion County's existing and future parks and recreation and open space needs and provide guidance on funding the maintenance, improvement, and expansion of the existing and identified needs. The PRMP should be evaluated every ten (10) years to determine if an update is needed.

Policy 1.1.4: The County shall fund through a variety of mechanisms the maintenance, construction, and operation of County-owned and/or operated parks and recreation facilities and open spaces along with a variety of recreation programs through the Marion County Parks and Recreation Department (MCPRD), or its equivalent.

Policy 1.1.5: The County shall provide reasonable public access to all County provided parks and recreation and open space sites, facilities, and programs to the greatest extent practicable, in conformance with applicable governmental requirements (e.g, State and Federal disability standards) and in a manner that will maintain and not create adverse impacts to such sites, facilities, and programs.

Policy 1.1.6: The County shall encourage the connection of existing wildlife corridors and coordinate with the Florida Wildlife Corridor Foundation in this effort.

Policy 1.1.7: The County shall prioritize the utilization of existing platted greenways or conservation tracts for trail, passive, and active recreation expansion.

OBJECTIVE 1.2: The County shall plan for management, acquisition, facilities development, and programs to meet the County's park and recreation and open space needs using the Marion County Parks and Recreation Master Plan (PRMP) which will include and/or address, at a minimum, the items identified by the policies of this Objective.

Policy 1.2.1: The PRMP shall be developed and maintained in a manner that encourages, supports, and includes public participation in all components of the PRMP.

Policy 1.2.2: The PRMP shall include policies on the provision of lands, sites, facilities, and programs.

Policy 1.2.3: The PRMP shall include provisions that identify and support a sound financial plan for acquisition, development, and operations.

Policy 1.2.4: The PRMP shall include the following data:

1. An inventory of parks and recreation and open space lands, facilities, and programs provided by the County, and those which are established, operated, and/or funded parks and recreation and open space lands, facilities, and programs under interlocal or partnership agreements, including a summary of the status of the applicable agreements. The PRMP may also include similar information on non-County parks and recreation and open space lands, facilities, and programs for the purpose of assessing their availability and suitability to the citizens of the County and economic opportunities for recreation and eco-tourism related activities;
2. Current needs for parks and recreation and open space sites, facilities, and programs based on estimated recreation demand and an analysis of the availability, accessibility, and adequacy of existing parks and recreation and open space sites to the public;
3. Projected future needs for parks and recreation and open space sites, facilities, and programs based on the established LOS and the projection of the necessary availability, accessibility, and adequacy of the need for those parks and recreation and open space sites, facilities, and programs; and
4. An annual capital improvement program and budget for five years of proposed acquisition and development shall be developed, including anticipated operations impacts from such improvements for the first year.

Policy 1.2.5: The County shall utilize the PRMP and identified public land locations, if any, to locate existing public lands appropriate for desired recreation facilities first before purchasing additional new land. If existing public lands are deemed inappropriate for desired recreation facilities, the County shall utilize the PRMP and the FLUM to identify new properties for desired recreation facilities.

1. The County, through the MCPRD, shall assist non-profit participants with establishing public recreation facilities when feasible and when adequate resources are available. These facilities can include schools and municipalities.
2. The MCPRD and PRAC shall identify potential sites within delineated recreation service areas in the County, including an initial ranking based on environmental characteristics, location within the service area, accessibility, and potential for meeting existing or future needs for the area. This inventory and ranking shall be maintained as the PRMP is updated. In addition, the MCPRD shall consider any identified Urban Growth Boundary (UGB), as noted in the FLUE, in the analysis for potential parks and recreation sites.
3. The County shall encourage and provide access to public water bodies (e.g., Navigable waterways, surface waters of the state, etc.) where feasible through land acquisition and development of fishing and boating facilities.
4. The County shall encourage and support increasing the number of greenways and trails connecting to environmentally sensitive and locally important natural resources, which provide and promote recreational opportunities, alternative transportation modes and wildlife corridors.

Policy 1.2.6: When the PRMP identifies any LOS deficiencies, the PRMP shall identify how resolution of the deficiencies will be addressed and shall reflect any necessary funding needs appropriately in the PRMP capital improvements component.

Policy 1.2.7: Opportunities to partner with public and private agencies and entities to productively and economically operate and use County-owned and operated parks and recreation and open space sites and facilities shall be evaluated by the PRMP.

OBJECTIVE 1.3: The County will utilize existing funding sources and develop new funding sources to provide for parks and recreation and open space needs in a manner that seeks to comply with the Comprehensive Plan LOS standards and any park planning best practices established by the PRMP (e.g., neighborhood, community, or regional parks, etc.).

Policy 1.3.1: The County shall annually review user and other appropriate fees to defray the operation and maintenance costs of parks and recreational programs.

Policy 1.3.2: The County may utilize the information and data generated from the PRMP, as amended, to identify deficiencies in parks and recreation facilities and correct such deficiencies using development exactions, on-site dedication, fee-in-lieu payment, other funding programs, or other appropriate methods.

Policy 1.3.3: The County may apply for financial assistance (e.g., grants, loans, etc.) to support funding the acquisition and construction of parks and recreation and open space lands and facilities, as well as the development and provision of recreation programs through the MCPRD to achieve and improve financial feasibility and leverage County funds.

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

1. 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 the determination of any fee-in-lieu for off-site provision.
2. 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.).
3. Encourage new recreational facilities to interconnect with existing recreation facilities in the immediate area.

Policy 1.3.5: The County shall utilize the funds from the fee-in-lieu of program to establish a “park fund” to help meet the LOS and amenities needs of the future residents.

OBJECTIVE 1.4: The County will strive to ensure the design and development of parks and recreation and open spaces provided within the County, whether public and/or private, serve as a model for development to the greatest extent practicable and as further outlined in the policies of this Objective.

Policy 1.4.1: Reasonable public access to all recreation sites and facilities shall be provided consistent with applicable State and Federal requirements (e.g., building codes, accessibility, etc.).

Policy 1.4.2: For existing but access-deficient sites and facilities, the PRMP shall identify such deficiencies and propose/schedule improvements to address the deficiencies.

Policy 1.4.3: All new sites and facilities planned and developed will be designed to minimize the impact to the natural resources of the property. Existing sites and facilities shall be retrofitted when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded. Conformance with local, regional, State, and/or Federal best management practices applicable to the site will be a key focus of the site design and development.

Policy 1.4.4: All new sites and facilities shall ensure connection to any available adequate public facility consistent with the provisions of the LDCs and in a manner that meets the health and safety needs of the public (e.g., centralized potable water, centralized sanitary sewer, roadway access improvements, etc.). Existing sites and facilities shall be retrofitted to connect to or provide public facilities when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded.

Policy 1.4.5: All new sites and facilities shall be designed to provide connection to transportation facilities and other developments. Existing sites and facilities shall be retrofitted where necessary and when feasible and practicable to connect to transportation facilities and other developments when such facilities are renovated and/or expanded. For sites within the Urban Growth Boundary, the design and development shall address connection or future connection to non-automotive multi-modal transportation methods such as but not limited to mass transit, sidewalks, bicycles, etc., including addressing opportunities for integration with the *Ocala-Marion County Bicycle/Pedestrian Master Plan* and any other trail plans within the County/UGB which will enhance/improve/maximize public access.

Policy 1.4.6: All new residential developments (e.g., subdivisions and particularly developments of regional impact) shall be required to comply with the open space per dwelling unit standard established by FLUE Policy 2.1.4, unless an alternative form of compliance is provided by the developer consistent with Policy 1.3.4.

OBJECTIVE 1.5: The County recognizes the economic impact of parks and recreation and open space areas and activities for both residents and visitors. The County shall continue to encourage and develop economic opportunities for recreation and eco-tourism services.

Policy 1.5.1: The County shall collaborate with the public and private sectors in developing eco-tourism opportunities using the public and private parks and recreation and open space lands within the County and shall encourage and support efforts to market those opportunities.

Policy 1.5.2: The County LDC shall maintain provisions to address the establishment of private conservation, eco-tourism, and recreation opportunities by government and/or private/non-profit sector entities.



SECTION XIII

INTERGOVERNMENTAL COORDINATION ELEMENT

GOAL 1: The County shall establish and maintain efficient and effective processes to address comprehensive planning, coordination, and citizen service issues between jurisdictional governments and agencies to achieve the goals of the Comprehensive Plan, and provide timely, efficient, and cost-effective services.

OBJECTIVE 1.1: The County shall coordinate its Comprehensive Plan with the plans, or their equivalents, of other jurisdictional governments and agencies that have regulatory authority over the use of land within and/or adjoining/surrounding the County or provide facilities and/or services that support and/or impact the use of land, such as, but not limited to, the following agencies:

INTERGOVERNMENTAL COORDINATION ELEMENT TABLE 1:
INTERGOVERNMENTAL COORDINATION AGENCIES *see Acronym section

Location	Type	Agencies/Facilities/Services
Within Marion County	Elected Government Units	Cities/Town MCSB SWCD
	Regional Agencies	Ocala/Marion County TPO, WRPC, ECFRPC SJRWMD/SWFWMD
	Public Lands	State Forests Greenways Management Area Ocala National Forest
	State/Federal Agencies	FDEP, FDOT, FWC, FEMA, USDOT, USFWS, USACE
Adjoining or in Proximity	Elected Government Units	Adjoining Counties Cities/Towns (2+ miles)
	Regional Agencies	TPOs SJRWMD/SWFWMD
	Public Lands	State Forests Greenways Management Area Ocala National Forest
	State/Federal Agencies	FDEP, FDOT, FWC, FEMA, USDOT, USFWS, USACE
Supporting/Impacting Agencies	Elected Government Units	State/Federal Legislation State/Federal Courts
	Regional Agencies	SJRWMD/SWFWMD Withlacoochee Regional WSA
	Utility Providers	Municipal Water and Sewer and other Public Water Service Providers
	State/Federal Agencies	FDEP, FDOT, FWC, FEMA, NRCS, USDOT, USFWS, USACE

Policy 1.1.1: The Growth Services Department shall coordinate planning activities mandated by the Comprehensive Plan and monitor all governmental agency actions that affect its implementation as practicable.

Policy 1.1.2: When deemed necessary to ensure the effectiveness of the Comprehensive Plan, the Planning & Zoning Commission may study issues related to the Plan and make recommendations to the Board of County Commissioners for timely review and action.

Policy 1.1.3: The County shall continue to maintain the *Interlocal Agreement for Public School Facility Planning* (ILA-PSFP) with the Marion County School Board, the City of Ocala, City of Belleview, City of Dunnellon, Town of Reddick, and Town of McIntosh consistent with §163.3177 and 1013 FS, which shall address the following issues:

1. Coordinating new schools in time and place with land development;
2. Improving placement of schools to take advantage of existing and planned roads, water, sewer, and parks;
3. Improving student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs of the local governments;
4. Defining urban form by locating and designing schools to serve as community focal points;
5. Providing greater efficiency and convenience by collocating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities;
6. Reducing the pressures contributing to urban sprawl while supporting existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and
7. Ensuring that the impacts of new development occur only in accordance with the ability to maintain an adequate LOS standards.

Policy 1.1.4: The County may pursue interlocal agreements with the Marion County School Board to coordinate their facilities with the recreational needs of the County as identified in Section 8, Collocation & Shared Use, of the ILA-PSFP.

Policy 1.1.5: The County may establish interlocal agreements with the municipalities to establish joint processes to facilitate communication regarding the following issues:

1. Notice by municipalities to the Marion County Growth Services Department of proposed annexations of land so that the County can provide comments, as applicable.
2. Establishment of periodic meetings between County and municipal Planning Divisions for the purpose of discussing upcoming issues that may impact the County and/or municipal planning efforts.
3. Coordination of population estimates and projections and other relevant data, so that the growth and development projections of the County and municipalities are consistent.
4. Coordination in the siting of facilities with countywide significance, including but not limited to, locally unwanted land uses.

Policy 1.1.6: The County shall coordinate the planning and maintenance of State and County Roads with all affected government agencies through the Ocala/Marion County Transportation Planning Organization (TPO).

Policy 1.1.7: The County shall review special district plans, including but not limited to, those of the SJRWMD, SWFWMD, and the WRWSA, and identify and resolve any conflicts with the County's Comprehensive Plan; accordingly, the County shall implement and maintain a Water Supply Plan as provided in Potable Water Element Policy 1.1.8.

Policy 1.1.8: The County shall solicit participation of other agencies when potential resolution of an issue will affect the goals of the Comprehensive Plan and will require action on the part of other agencies. Where issues cannot be resolved between governmental agencies, the County shall initially request the assistance of the East Central Florida Regional Planning Council to resolve conflicts such as, but not limited to, LOS issues or annexation issues, through the informal mediation process.

Policy 1.1.9: The County may enter interlocal agreements as needed with any entity that manages water supply planning, water conservation, reuse/reclaimed water, stormwater, surface water, desalinization, or other alternative water supply projects or programs consistent with the Marion County Water Supply Plan and Comprehensive Plan. These organizations include but are not limited to: SJRWMD, SWFWMD, WRWSA, incorporated cities within the County, private providers, and other relevant or interested parties that address water supply planning issues.

OBJECTIVE 1.2: The County shall coordinate development in the unincorporated area with the land use and capital facilities plans of the municipalities or with any state, regional or local entity having operational and maintenance responsibility for such facilities serving the unincorporated area.

Policy 1.2.1: The County may pursue joint planning area agreements with municipalities to enhance land use and capital improvement planning, which may address:

1. Coordination of future land use categories and maps;
2. Coordination of Zoning Districts;
3. Coordination of capital improvement plans and responsibility for improvements;
4. Coordination of water supply plans;
5. Identification of opportunities for Development Rights (DR) and Transfer of Vested Rights (TVR) receiving areas within municipalities;
6. Coordination of annexation schedules and activities;
7. Consistency of level of service standards;
8. Coordination of data collection for projections of population, housing, and land use needs;
9. Coordination of plans and regulations for environmentally sensitive areas, including springs protection regulations, watershed management plans, and basin management area plans; and
10. Identifying areas where reduction in government expenditures can be achieved through elimination of duplication, consolidation of services, and other joint planning efforts.

Policy 1.2.2: The County may enter into and maintain existing interlocal agreements with the Cities of Belleview, Dunnellon, Ocala, and other equivalent agencies providing centralized potable water and sanitary sewer service to coordinate and establish parameters for the provision of those services; such agreements shall be updated regularly and particularly a minimum of every ten years.

Policy 1.2.3: The County may seek interlocal agreements with cities in Marion County, as well as surrounding cities and counties, to establish and implement cooperative efforts to protect the groundwater quality within springsheds that extend beyond the County.

Policy 1.2.4: The County shall consider compatibility with municipal Comprehensive Plans, Zoning Districts, and their land development regulations as one of the criteria determining the compatibility of Comprehensive Plan amendments and rezoning requests for properties in the unincorporated area located within or adjacent to a municipal utility service area subject to an effective interlocal agreement with the County; the County may also provide such considerations for sites not subject to an interlocal agreement or within one-half mile of a municipal boundary not within a municipal utility service area.

Policy 1.2.5: The County may work with adjacent jurisdictions and intergovernmental coordination committees to develop and utilize a system of intergovernmental negotiation for siting locally unpopular public and private land uses. Such a system should consider the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.

OBJECTIVE 1.3: The County's Land Development Code (LDC) development review processes shall be coordinated with all adjacent local entities and shall address the impacts of development upon adjacent municipalities and adjacent counties, military installations, the region and in the state.

Policy 1.3.1: The LDC shall be maintained and periodically updated to address coordination procedures for all development processes consistent with applicable state and federal requirements.

Policy 1.3.2: The County shall maintain a Development of Regional Impact (DRI) review process coordinated with all applicable reviewing agencies, to review all impacts of existing DRIs as specified in §380, FS; this process shall be coordinated through the Growth Services Department.

Policy 1.3.3: When proposed developments within the County are adjacent to other local government boundaries, within areas controlled by local, regional, State, or Federal agencies, or within a joint planning area, the County shall coordinate the review of the development proposal with the adjacent local government or governmental agency to ensure that potential impacts are identified and suitable mitigation is provided to offset potential negative impacts.

Policy 1.3.4: The County shall coordinate with the appropriate officials of the Department of Defense or U.S. Navy regarding development applications within the Military Operating Area (MOA) to ensure the current and long-term viability of military installations consistent with applicable State and Federal requirements.

Policy 1.3.5: The County shall coordinate with the appropriate local, State, and Federal agencies when a development is proposed adjacent to an environmentally sensitive or locally important natural resource to minimize the impacts of the development on the natural function, quality, characteristic, and value of those areas. The County shall notify the appropriate jurisdictional agencies regarding development applications that may have an adverse effect on the identified resource, and each agency will have the opportunity to provide timely comments to be addressed during the development review process.

Policy 1.3.6: The County shall coordinate with the applicable agencies regarding public lands held for recreation and/or conservation, particularly for those lands subject to an approved Management Plan established consistent with State and/or Federal requirements that function as the "Comprehensive Plan" for those lands. If a proposed project or use is not specifically authorized by the applicable Management Plan or the adverse impacts from a proposed project or use cannot be sufficiently assessed, avoided, or adequately mitigated, then the County may require project revision, relocation, and/or redesign consistent with the Management Plan, and unless such changes are completed, the County is not obligated to approve the project or use.



SECTION XIV

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: The County shall ensure that capital improvements for public facilities with the level of service (LOS) standards adopted in the Comprehensive Plan are available concurrent with the impact of development and provided in a fiscally responsible manner.

OBJECTIVE 1.1: Marion County shall establish and maintain minimum LOS standards within the Comprehensive Plan for key public facilities consistent with §163, FS; identify which facilities shall be required to be "in place" concurrent with development, known as "concurrency"; and use the LOS standards and concurrency to identify existing and expected deficiencies to be addressed by the County's Capital Improvements Element (CIE) Schedule of Capital Improvements.

Policy 1.1.1: The minimum LOS standards for transportation, sanitary sewer, potable water, stormwater, solid waste, recreation and open space, and public school facilities used to evaluate development orders and development permit applications are established in the policies from the specific Comprehensive Plan Elements (policy references are listed in CIE Table 1).

CAPITAL IMPROVEMENTS ELEMENT TABLE 1:
ELEMENTS AND POLICIES WITH MINIMUM LEVEL OF SERVICE STANDARDS

ELEMENT	LEVEL OF SERVICE POLICY
Transportation	Policies 2.1.1 and 2.1.2.
Sanitary Sewer	Policy 1.1.1.
Potable Water	Policy 1.1.1.
Stormwater	Policy 1.1.1.
Solid Waste	Policy 1.1.1.
Recreation and Open Space	Policy 1.1.1.
Capital Improvements	**SCHOOL TYPE** / **LOS STANDARD** Elementary: 105% of FISH permanent capacity* Middle: 105% of FISH permanent capacity* High: 100% of FISH permanent capacity* *As adjusted by the School Board annually to account for measurable programmatic changes. "Measurable programmatic changes" mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.

Policy 1.1.2: The County shall ensure facilities and services are in place concurrent with development to achieve concurrency as provided in CIE Table 2.

CAPITAL IMPROVEMENTS TABLE 2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY	
SUBJECT TO CONCURRENCY	Transportation Sanitary Sewer Potable Water Stormwater (drainage) Solid Waste
EXEMPT FROM CONCURRENCY • Basis for Exemption	Recreation & Open Space* • Basis: Abundance of publicly held lands for conservation and recreation as shown on the FLUM Public School Facilities* • Basis: Difficulty accommodating attendance districts due to large county size

* Option to opt-out per §163, FS

Policy 1.1.3: The County shall maintain a Comprehensive Plan Capital Improvements Element Schedule of Capital Improvements (CIE Schedule) based on LOS standards, concurrency, and needs/projects identified in the other elements of the Comprehensive Plan and shall meet existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities that need repair, remodeling, renovation, and/or replacement for determining capital improvement needs and projects.

OBJECTIVE 1.2: The County's CIE Schedule shall consist of a prioritized list of projects that shall maintain adopted LOS standards and meet existing and future facility needs.

Policy 1.2.1: The County's adopted CIE Schedule shall contain a list of prioritized projects for each facility type, including a project description, location, costs, planned and committed revenue sources by year, and a determination of consistency with individual Comprehensive Plan elements costs and revenue sources by type of facility.

Policy 1.2.2: Capital projects considered for the CIE Schedule shall be evaluated and prioritized within each element and between elements by considering the following criteria:

1. The project is required to protect public health and safety or eliminate a public hazard;
2. The project replaces, renews, or repairs existing facilities that are obsolete or worn out;
3. The project expands existing facilities or creates new facilities that satisfy existing deficiencies in LOS;
4. The project expands existing facilities or creates new facilities that maintain LOS standards while accommodating new development, redevelopment, or projected growth;
5. The project fulfills a legal commitment of the County to provide facilities and services;
6. The project increases efficiency of existing facilities;
7. The project postpones, reduces, or prevents future improvement costs;

8. The project provides service to a development lacking full service for which development orders were issued prior to the adoption of the Comprehensive Plan;
9. The project is a logical extension of facilities and services within a designated Urban Growth Boundary (UGB) or an in-fill development area;
10. The project's budget impact and financial feasibility;
11. The project is part of a State or Federal agency and/or water management district plan that provides public facilities within the County's jurisdiction; and
12. The project enhances the County's investment of funds by generating matching state and/or federal funds.

Policy 1.2.3: The CIE Schedule shall be updated annually to remove completed projects and add new projects. Projects may also be reprioritized to reflect changed conditions..

Policy 1.2.4: According to Florida State Statutes, modifications to add a new project the CIE Schedule, to delete an existing project, to defer or delay construction of a project already included in the Schedule, or modifications to update the 5-year CIE Schedule are not deemed to be an amendment to the Comprehensive Plan.

Policy 1.2.5: Capital improvement expenditures shall be targeted primarily to areas inside the UGB, in the Urban Area, and/or to Development of Regional Impact (DRIs)/Florida Quality Development (FQDs) or where the Comprehensive Plan directs the majority of future growth and designates higher densities and intensities of land use to promote compact infill development and limit urban sprawl.

Policy 1.2.6: The CIE Schedule for greater than the minimum required 5-year period shall be consistent with Policies 1.2.1 to 1.2.5 but do not need to be funded beyond Year 3. The CIE Schedule shall be considered a tool to assist in identifying where future growth in the County should occur and will be consistent with the County's Water Supply Plan and/or the appropriate St. Johns River Water Management District (SJRWMD) and/or Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan. In addition, the Water Supply Plan shall include a long-term Capital Improvements Plan that identifies various water supply plan projects such as water conservation, surface water, reuse/reclaimed water, desalinization, capacity improvements for potable water and sewer, stormwater for reuse for irrigation, and other projects to reduce potable water usage. These projects shall be planned and scheduled to meet the County's water supply for at least a minimum of 10 years.

OBJECTIVE 1.3: Marion County shall provide funding or require funding to be provided in a timely, equitable, and financially feasible manner for needed public facility improvements.

Policy 1.3.1: Preparation of the CIE Schedule shall be coordinated with preparation of the County's other capital improvement programs (i.e., the TIP, CIP, and SIP) and the County's annual budgeting process, including the Capital Improvements Budget. County-funded projects included in the first year of the CIE Schedule of Capital Improvements shall be included in the County's Capital Improvements Budget and represent the capital improvements budget relative to this Comprehensive Plan.

Policy 1.3.2: Where insufficient revenues are available to fund a project included in the adopted CIE Schedule, the financial feasibility of the CIE Schedule may be ensured by:

1. Increasing existing or creating new revenue sources;
2. Adjusting scope or timing of projects; and/or
3. Amending LOS standards.

Policy 1.3.3: Management of debt financing (including all multi-year alternative methods of financing) for funding capital improvement projects in the CIE Schedule shall adhere to the following guidelines.

1. Every project proposed for long-term debt financing shall be accompanied by an analysis of the future operating and maintenance costs associated with the project.
2. All bond borrowing shall be planned and the details of the plan incorporated into a long-term debt management plan.
3. When the County finances projects through the issuances of bonds, it will pay back the bonds within a period not to exceed 90% of the useful life of the project.
4. When debt is used to fund public facilities operated through County enterprise funds, the debt shall be repaid by:
    a. User fees and charges, impact fees and/or special assessments; and/or
    b. Current assets (i.e., reserves, surpluses and current revenues).

Policy 1.3.4: To increase funding for LOS-related capital projects, the County shall actively pursue regional, State, Federal, and private profit/non-profit grant funding. The County shall identify and evaluate available grant opportunities by facility type and make annual recommendations to the Board of County Commissioners (BOCC) regarding pursuit of specific grants.

Policy 1.3.5: To ensure that funding of County road projects is equitable (user-oriented revenue sources), the following list of revenue sources may be used when considering financing of County road projects:

1. Transportation impact fees;
2. Gas taxes;
3. Local option sales tax;
4. Utility franchise fee;
5. Special districts and/or areas (e.g., Municipal Services Taxing Unit (MSTU), Municipal Service Benefit Unit (MSBU), Improvement District, Special District, Community Development District, Community Redevelopment Area, etc);
6. Ad valorem tax;
7. County transportation maintenance fund; and
8. Revenue bonds to be repaid from gas taxes.

Policy 1.3.6: New funding sources and alternative methods of meeting recreation and open space facilities capital, operations, and maintenance costs identified in the Recreation and Open Space Element shall be used to supplement existing revenue sources.

Policy 1.3.7: Enterprise funds financed through user fees shall be used to provide potable water, sanitary sewer, and solid waste capital improvements.

Policy 1.3.8: The County shall continue to utilize MSTUs and MSBUs for financing capital improvements and/or maintenance of existing improvements, when deemed appropriate.

OBJECTIVE 1.4: The County shall ensure future development bears a proportionate cost of facility improvements necessitated by the development to maintain adopted LOS Standards.

Policy 1.4.1: The County shall continue to utilize a transportation impact fee ordinance to assess new development on a pro-rata share of the costs required to finance transportation improvements necessitated by new development.

Policy 1.4.2: The County Land Development Code (LDC) shall maintain provisions requiring minimum open spaces for residential developments and allowing for off-site provision or fee-in-lieu contributions consistent with Recreation and Open Space Element.

Policy 1.4.3: When providing centralized public sanitary sewer and potable water service to new development, the County shall utilize impact fees and/or similar user-oriented fees and charges to fund facilities necessitated by new development. The County shall not be required to bear or subsidize the cost of extending water or sewer facilities; however, the County may elect to fund a portion or all of a particular improvement when determined to be appropriate for public health and/or safety, particularly when matching funds are available to the County and/or such activity is classified by the County as a qualified economic development opportunity.

OBJECTIVE 1.5: The County shall maintain a Concurrency Management System (CMS) in compliance with §163, FS, within the LDC to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit or development order, the system shall ensure that adopted LOS standards referenced in Policy 1.1.1 of this Element will be maintained. The Growth Services Department shall be responsible for ensuring compliance with the CMS.

The Growth Services Director, or designee, will be responsible for the two (2) primary tasks which are described below:

1. Coordinating an inventory of existing public facilities and capacities or deficiencies from other County departments as required; and
2. Determining concurrency of proposed development.

Policy 1.5.1: The County shall coordinate establishing LOS standards for the abovementioned facilities with local, regional, State, or Federal entities having operational and maintenance responsibility for such facilities.

Policy 1.5.2: The County shall maintain, as part of the CMS and as deemed appropriate, a cumulative record of the LOS for each County-owned and operated facility or service identified in Policies 1.1.1 and 1.1.2. The County will encourage non-County providers to submit similar information for their respective facilities for ease of distribution to the public; however, a development application proposing to be served by a facility or service provider other than Marion County shall provide a certified Statement of Capacity from the provider prior to the issuance of a development permit or order.

Policy 1.5.3: No development activity may be approved unless it is found to be consistent with this Comprehensive Plan and that the provision of public facilities subject to concurrency as identified in Table 1.2 will be available at prescribed LOS concurrent with the impact of the development on those facilities, as defined by Florida Statutes.

Policy 1.5.4: Procedures and requirements for concurrency review of development orders and permit applications shall include, as a minimum, the following:

1. An application that identifies impacts to LOS;
2. Procedure for evaluating the impact to the current LOS;
3. Determination of the precise time in the development review process when concurrency shall be evaluated. The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of development;
4. Determination of the development order and permit applications that will be subject to concurrency testing;
5. Time period for validity/expiration of concurrency permit; and
6. Concurrency vesting criteria for approved and on-going development.

Policy 1.5.5: At a minimum, the CMS shall ensure that at least one of the following standards will be met prior to issuance of a development order or permit:

1. The necessary facilities and services are in place at the time a development order or permit is issued; or,
2. A development order or permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or,
3. The necessary facilities are under construction at the time a development order or permit is issued; or,
4. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development order or permit is issued. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the issuance of the development order or permit; or,
5. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to §163.3220, FS, or an agreement or development order issued pursuant to §380, FS. Any such agreement shall include provisions pursuant to paragraphs a, b, or c above.

Policy 1.5.6: The adopted LOS for any facility may be degraded during construction of new facilities if, the adopted LOS are met and maintained**.**

Policy 1.5.7: The construction of any development project may be phased or staged to coincide with the phased or staged construction of infrastructure facilities so that the LOS standards for such facilities are maintained upon completion of each phase or stage of the development project.

Policy 1.5.8: Applications for development orders or permits that fall into one of the following categories shall be exempt from the concurrency regulations:

1. Vested Development Orders and Permits: vested projects as established by Article 1 of the Marion County LDC shall only be subject to concurrency review if expansion of the development shall create additional units, density or intensity, and only the net increase or expansion shall be subject to concurrency review.
2. Applications for development orders or permits that do not increase density or intensity are exempt from concurrency review, as defined by the Marion County LDC.

Policy 1.5.9: Administration:

1. The LDC shall designate the departments within the County that are responsible for determining whether LOS standards are met and will be maintained prior to the issuance of a development order or building permit. The designated departments may place the burden of demonstrating compliance upon the developer or applicant. To be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.
2. The LDC shall include quantitative methods for determining LOS that exist and which may be impacted by any particular development application. In addition, the LDC will fully describe the process for a finding of compliance with LOS standards.
3. The LDC shall include standardized quantitative data to be used in determining the impact of any proposed development upon the public facilities and services consistent with the provisions of Policy 1.1.2. Applications for development approval shall include the projected impact on public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the LDC must have the prior approval of the Development Review Committee before such data may be used for determining or projecting impacts of the proposed development.
4. The test for concurrency shall be met, and the determination of concurrency shall be made prior to the approval of an application for a development order or permit that contains a specific plan for development, including the densities and intensities of the proposed development.

Policy 1.5.10: The County shall evaluate development to ensure that there is adequate water supply consistent with the Marion County Water Supply Plan to meet the requirements of § 163.3180, FS. The County shall issue no development orders or building permits or its functional equivalent without first consulting with the applicable water suppliers to determine whether adequate water supplies to serve the development will be available at the time the County issues a Certificate of Occupancy (CO). The County will also require that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy (CO).

SECTION XV

ECONOMIC ELEMENT



GOAL 1: Marion County will strive to sustain and enhance the economic health of the community to increase and diversify the economic base, create higher paying job opportunities, support the continuation, expansion, and retention of current businesses and industries, encourage the relocation of business and priority industries to and within Marion County, and provide a positive business environment which will allow the residents of Marion County to prosper.

OBJECTIVE 1.1: Marion County's Comprehensive Plan, Future Land Use Map (FLUM), Land Development Code (LDC), and Zoning Map shall designate land for business and industrial activities that maintain and promote economic diversity and development in the County.

Policy 1.1.1: The Comprehensive Plan, FLUM, Zoning Map, and LDC shall designate lands for business and industrial uses in sufficient quantities to provide goods, services, and employment opportunities for the County.

Policy 1.1.2: The FLUM shall designate lands for business and industrial uses in a manner that enhances and supports a sustainable and compatible mix of uses within Marion County.

OBJECTIVE 1.2: The County's Comprehensive Plan and Land Development Code (LDC) shall provide for a variety of commercial and industrial uses including, but not limited to, mechanisms to address the compatibility of uses and the provision of mixed-use development opportunities.

Policy 1.2.1: The LDC shall establish allowable uses in zoning districts tailored to different types and intensities of commercial and industrial activity (i.e., neighborhood or regional commercial activities, business parks, warehousing districts, manufacturing centers, etc.) consistent with the Comprehensive Plan.

OBJECTIVE 1.3: The County may establish processes and regulations, as appropriate, that enable expedited review and permitting for development that enhances economic sustainability and growth while still providing for thorough review of all development plans.

Policy 1.3.1: The County Administrator or designee may request staff to expedite and coordinate permitting for projects to encourage priority industry and business prospects to expand or relocate to the County.

OBJECTIVE 1.4: The County may 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 this objective.

Policy 1.4.1: The County may 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 State of Florida economic development-related offices and agencies and those agencies' qualifying programs.

Policy 1.4.2: The County may establish and/or use Tax Increment Financing (TIF) options and/or Community Redevelopment Areas (CRA), particularly for those areas that provide, or are required to provide for the establishment of, qualified development, consistent with any applicable Florida Statutes.

Policy 1.4.3: The County may establish additional economic development tools designed to encourage private sector capital investment and new to Marion County job creation.

Policy 1.4.4: The County shall annually review the effectiveness of economic development partnerships and initiatives to evaluate the economic health of the community.

OBJECTIVE 1.5: The County may support priority industries that create higher wage jobs and diversify the economic base of the County.

Policy 1.5.1: The County may identify and maintain a priority industries strategy and prepare, implement, and maintain a coordinated marketing plan to attract businesses that fit the identified markets.

Policy 1.5.2: The County may also partner with and/or designate one or more entities to facilitate achieving priority industries, such as, but not limited to, the Ocala/Marion Chamber & Economic Partnership (CEP).

OBJECTIVE 1.6: The County may utilize public/private partnerships to help stimulate the economic growth of the County.

Policy 1.6.1: The County may use public/private partnerships with local, state, and federal economic development-related agencies and organizations to prepare proposals to companies that will bring/create new to Marion County jobs, high-quality development and increased tax base, whose business is compatible with the overall market desires of the County.

Policy 1.6.2: The County may use public/private partnerships with local, state, and federal economic development-related agencies and organizations to market the County to businesses and industries that are consistent with a priority industries strategy and are compatible to the overall market desires of the County.

Policy 1.6.3: The County will encourage public/private partnerships that maximize participation by multiple partners, particularly partnerships that leverage investment and diversify the distribution of responsibilities (e.g., funding, staffing, etc.) among the partners.

Policy 1.6.4: The County will encourage public/private partnerships that minimize additional costs and maximize return on investment for the County.

OBJECTIVE 1.7: The County shall encourage the expansion and establishment of existing and new education institutions, particularly within and in proximity to the County.

Policy 1.7.1: The County may encourage and support the expansion and establishment of secondary educational facilities and job training opportunities focusing on high-quality education and programs.

Policy 1.7.2: The County may encourage and support establishing job training and professional development partnerships with local employers and educational institutions.

Policy 1.7.3: The County shall encourage and support lifelong learning and education opportunities from early childhood through senior citizens.

Policy 1.7.4: The County shall encourage the expansion of existing State Universities and Colleges, other colleges, and vocational and technical schools through permanent physical facilities and/or remote campus opportunities.

OBJECTIVE 1.8: The County may support and encourage obtaining goods and services from local Marion County sources in support of the local economy and reducing dependence upon non-local sources.

Policy 1.8.1: The County may implement policies and procedures to identify local goods and services providers for use by the County in a “Buy Local” effort.

Policy 1.8.2: The County may encourage public/private partnerships that identify local goods and services providers for use by County business, industry, and citizens in a “Buy Local” effort.

OBJECTIVE 1.9: The County shall recognize and support Agritourism as an opportunity to facilitate rural economic development and to protect and promote the equestrian/agricultural industry.

Policy 1.9.1: The County may coordinate with local agricultural and economic development groups to promote Agritourism opportunities and to support economic development.

Policy 1.9.2: The County should consider opportunities to update the LDC to acknowledge Agritourism rights for agricultural uses and to allow for development of supporting uses.



SECTION XVI

PROPERTY RIGHTS ELEMENT

GOAL 1: The County and Marion County Comprehensive Plan 2050 shall be developed, promulgated, implemented, and applied with sensitivity for private property rights and not be unduly restrictive as provided by Section 163.3164 (10).

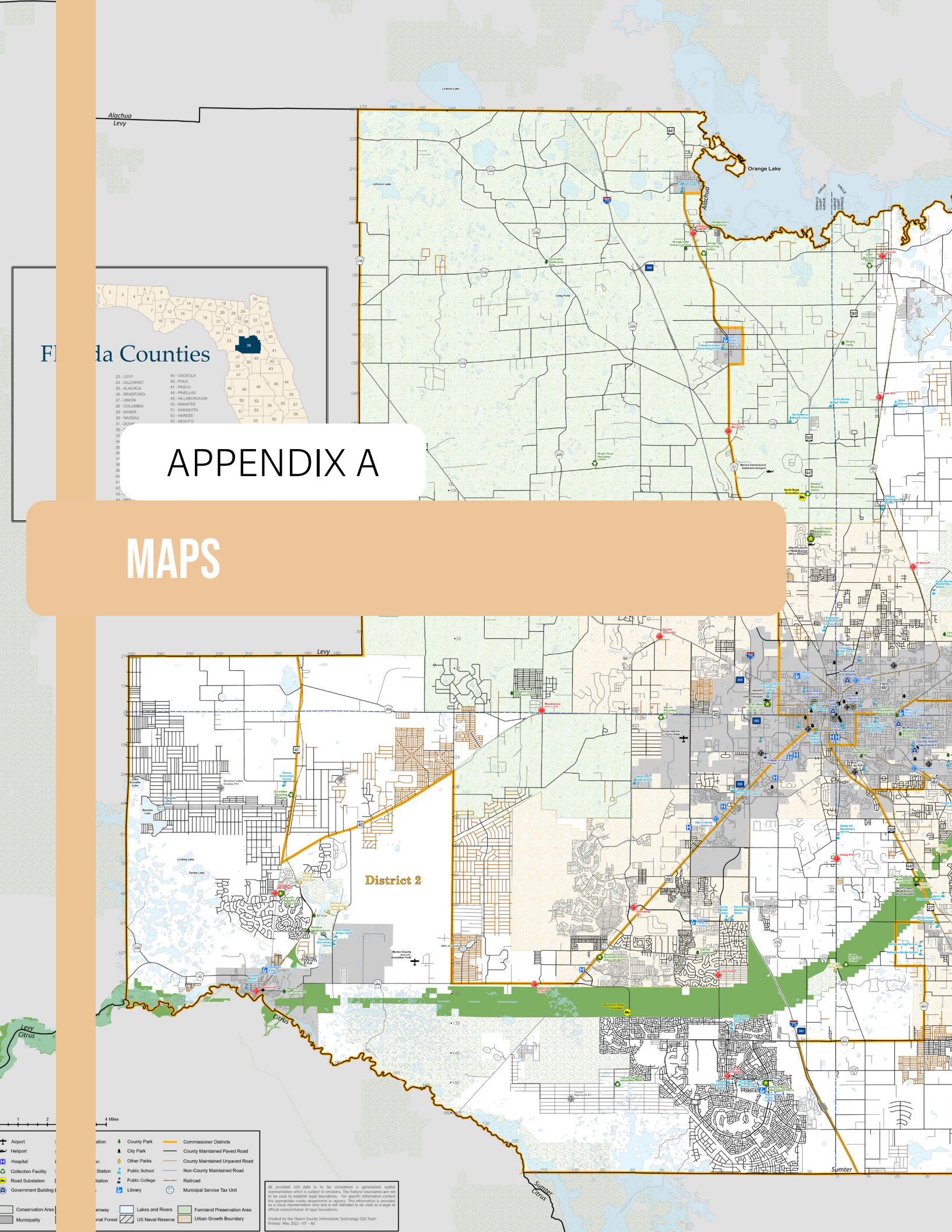
OBJECTIVE 1.1: PROPERTY RIGHTS ELEMENT
To comply with legislative requirements as outlined in Florida Statute, Section 163.3177(6)(i).

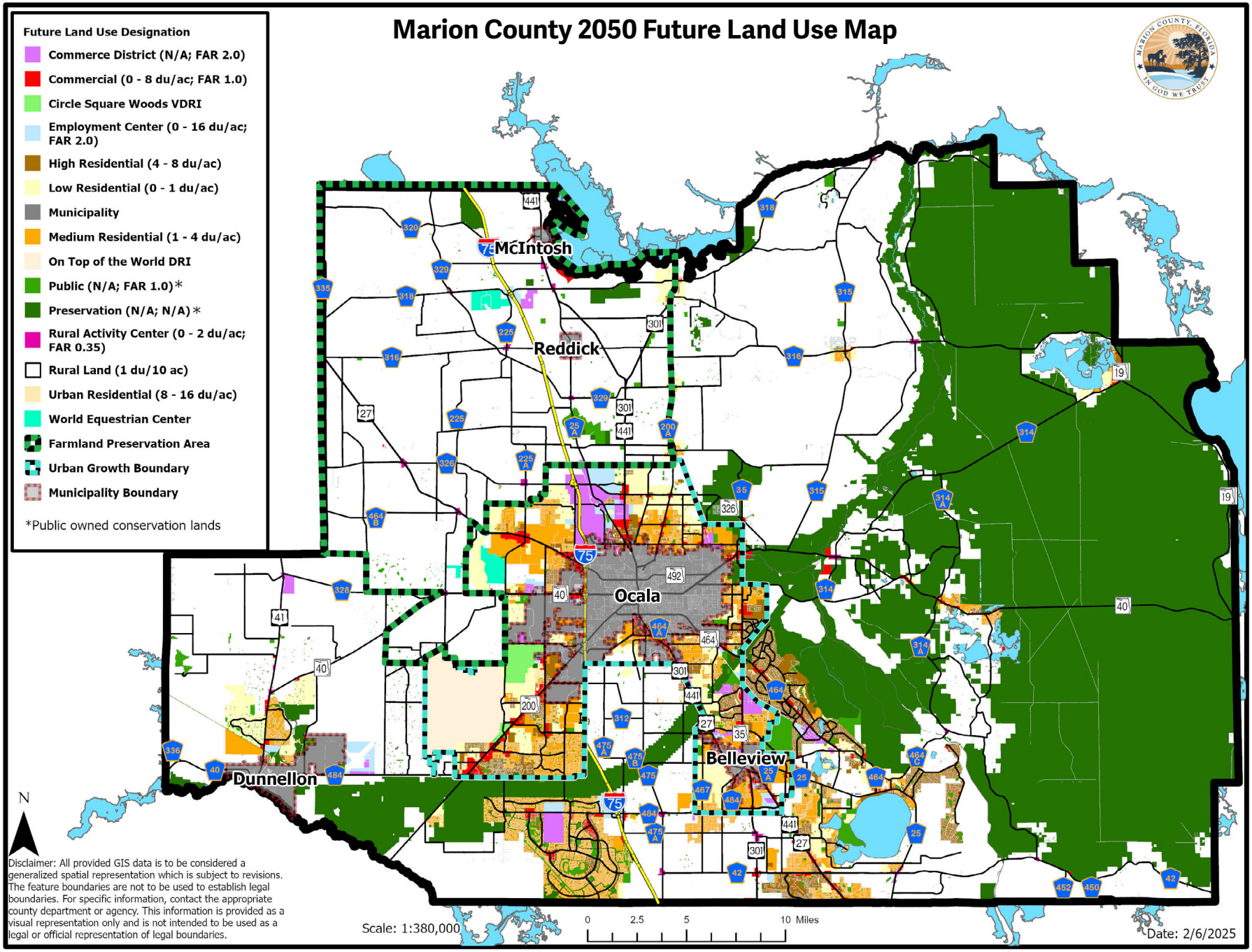
Policy 1.1.1: The right of a property owner to physically possess and control his or her interests in the property, including easements, leases, or mineral rights.

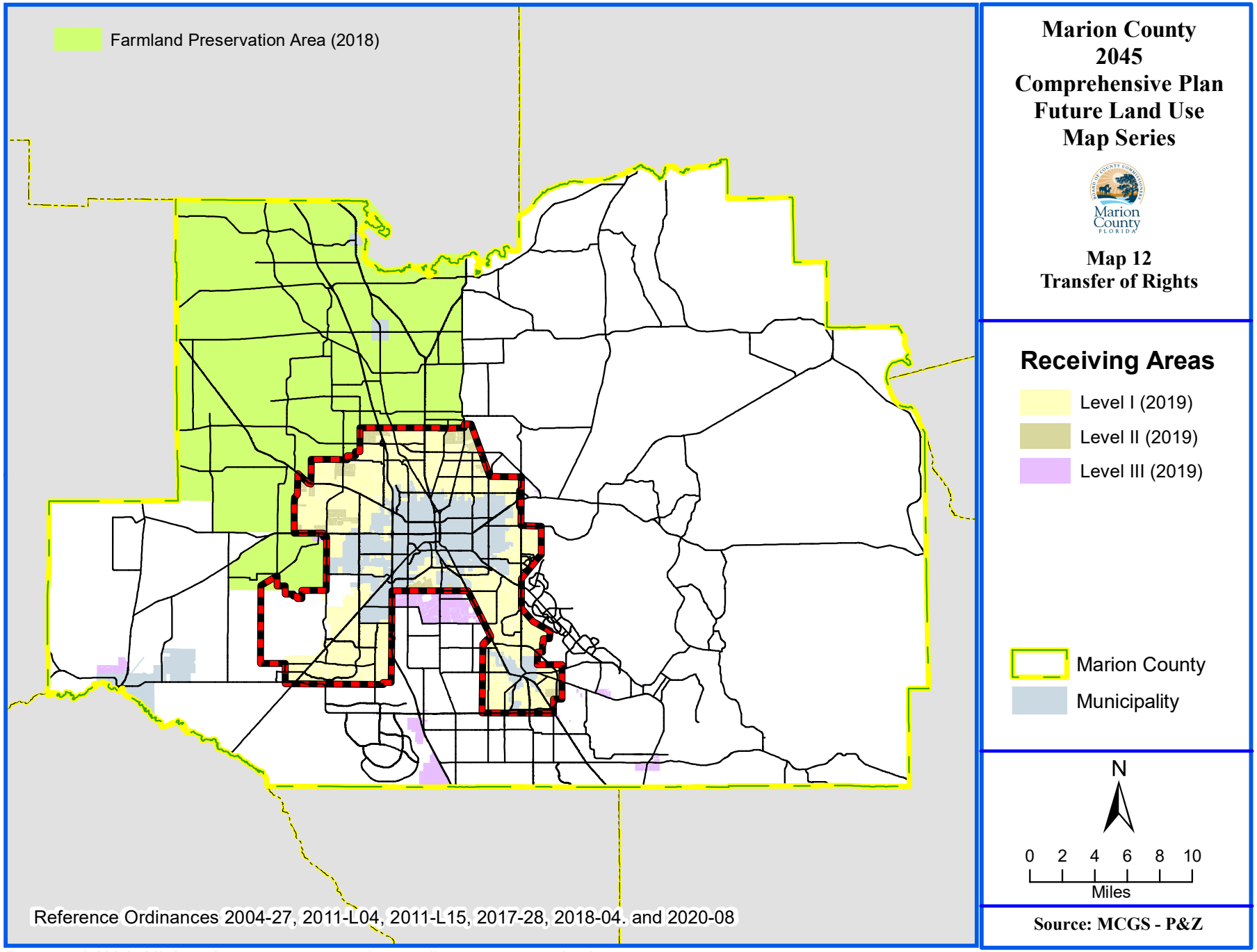
Policy 1.1.2: The right of a property owner to use, maintain, develop, and improve his or her property for personal use or for the use of any other person, subject to state law and local ordinances.

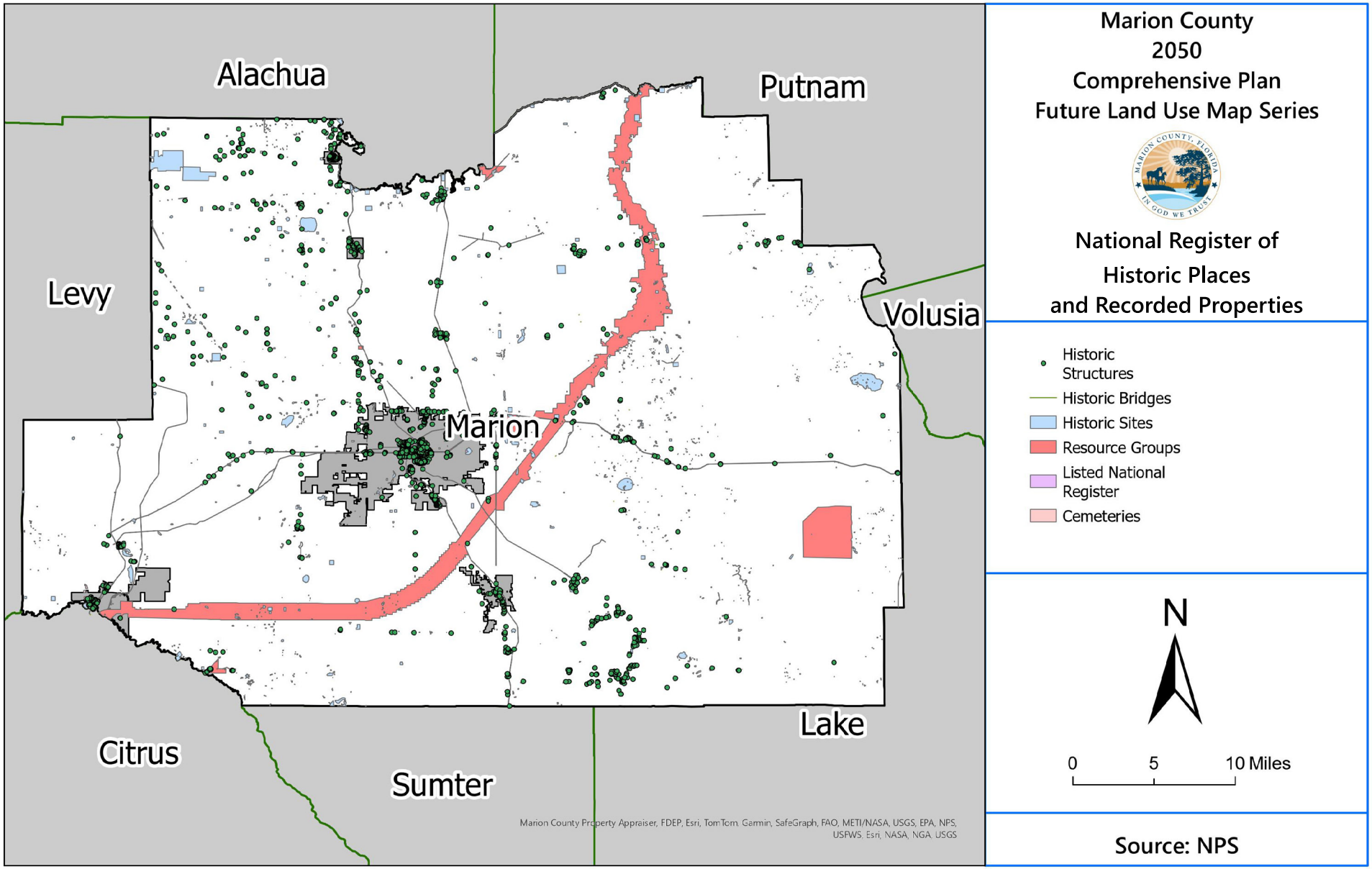
Policy 1.1.3: The right of the property owner to privacy and to exclude others from the property to protect the owner's possessions and property.

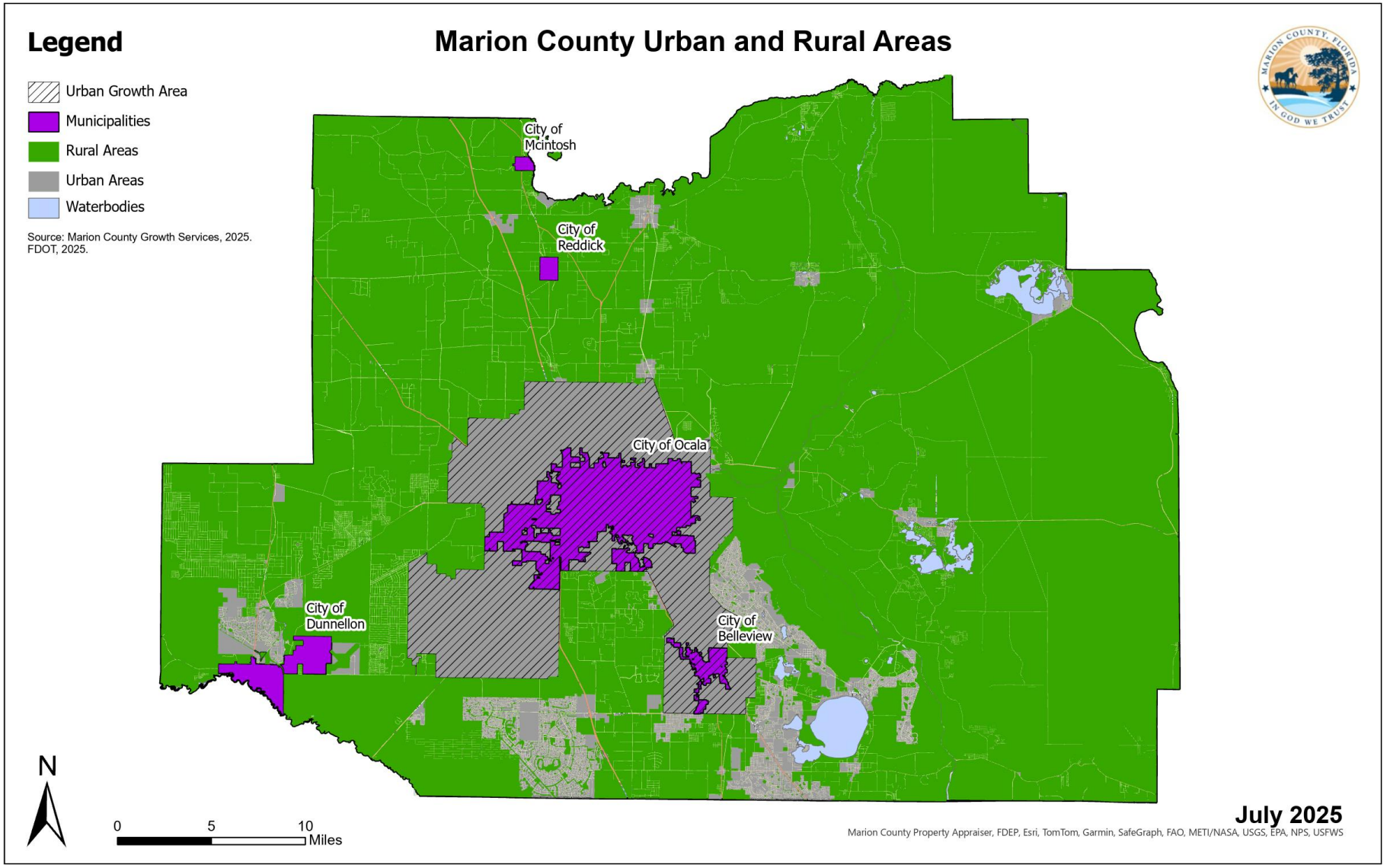
Policy 1.1.4: The right of a property owner to dispose of his or her property through sale or gift.

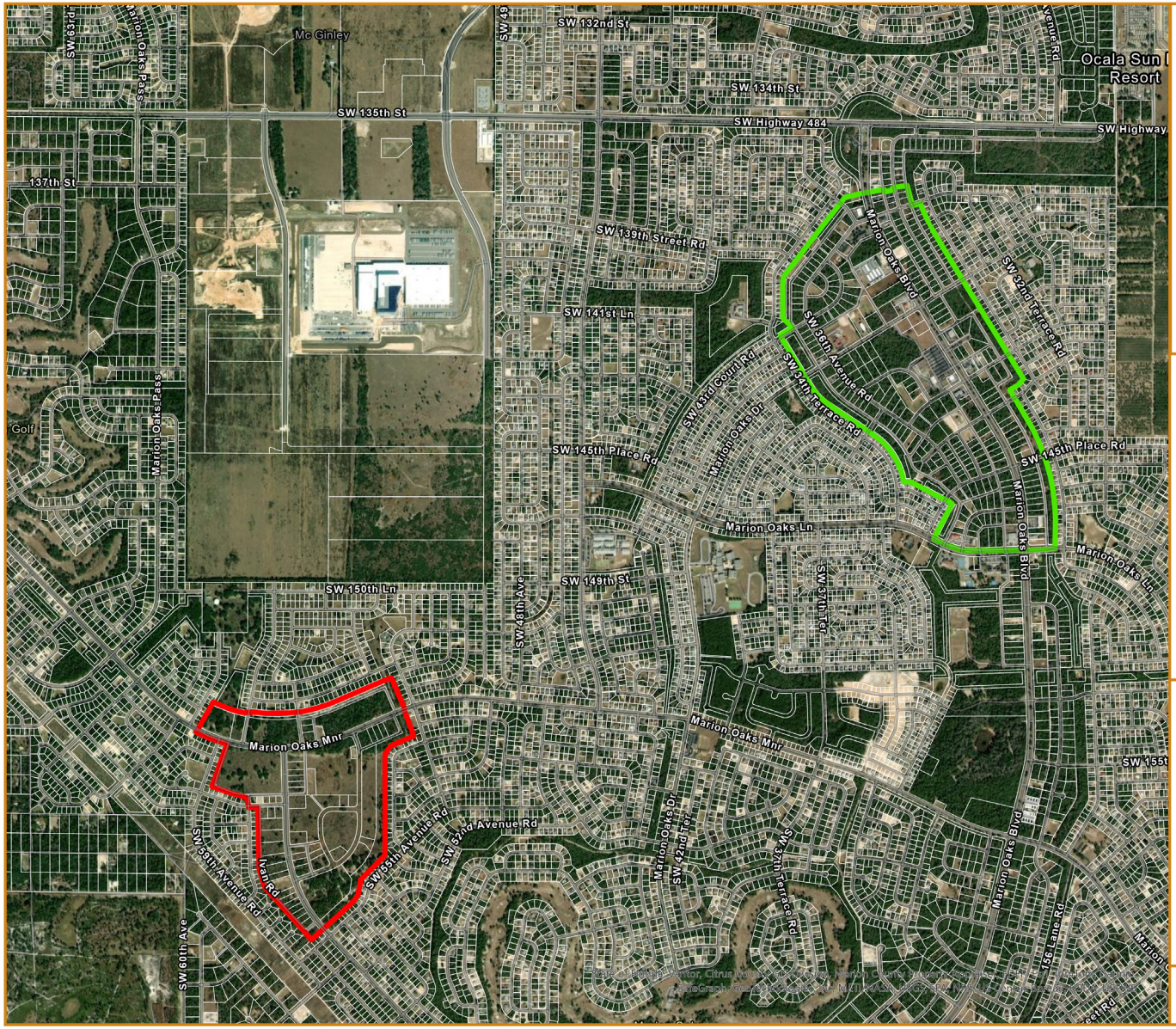

Alachua
Levy
Orange Lake
Florida Counties
APPENDIX A
MAPS
District 2
Levy
Citrus
Sumter
Airport
Heliport
Hospital
Collection Facility
Road Substation
Government Building
Conservation Area
Municipality
County Park
City Park
Other Parks
Public School
Public College
Library
Lakes and Rivers
US Naval Reserve
Commissioner Districts
County Maintained Paved Road
County Maintained Unpaved Road
Non-County Maintained Road
Railroad
Municipal Service Tax Unit
Farmland Preservation Area
Urban Growth Boundary
4 Miles


Marion County 2050 Future Land Use Map
Future Land Use Designation
Commerce District (N/A; FAR 2.0)
Commercial (0 - 8 du/ac; FAR 1.0)
Circle Square Woods VDRI
Employment Center (0 - 16 du/ac; FAR 2.0)
High Residential (4 - 8 du/ac)
Low Residential (0 - 1 du/ac)
Municipality
Medium Residential (1 - 4 du/ac)
On Top of the World DRI
Public (N/A; FAR 1.0)*
Preservation (N/A; N/A)*
Rural Activity Center (0 - 2 du/ac; FAR 0.35)
Rural Land (1 du/10 ac)
Urban Residential (8 - 16 du/ac)
World Equestrian Center
Farmland Preservation Area
Urban Growth Boundary
Municipality Boundary
*Public owned conservation lands
McIntosh
Reddick
Ocala
Belleview
Dunnellon
N
Disclaimer: All provided GIS data is to be considered a generalized spatial representation which is subject to revisions. The feature boundaries are not to be used to establish legal boundaries. For specific information, contact the appropriate county department or agency. This information is provided as a visual representation only and is not intended to be used as a legal or official representation of legal boundaries.
Scale: 1:380,000
0 2.5 5 10 Miles
Date: 2/6/2025


Farmland Preservation Area (2018)
Marion County
2045
Comprehensive Plan
Future Land Use
Map Series
Marion County FLORIDA
Map 12
Transfer of Rights
Receiving Areas
Level I (2019)
Level II (2019)
Level III (2019)
Marion County
Municipality
N
0 2 4 6 8 10
Miles
Source: MCGS - P&Z
Reference Ordinances 2004-27, 2011-L04, 2011-L15, 2017-28, 2018-04. and 2020-08
\\mcbcc1.org\dfs\GIS_GS_Shared\Farmland_Preservation_(TDR-TVR)\2045_Map-12_Transfer-of-Rights_2020.mxd


Alachua
Putnam
Levy
Volusia
Marion
Lake
Citrus
Sumter
Marion County Property Appraiser, FDEP, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS, Esri, NASA, NGA, USGS
Marion County
2050
Comprehensive Plan
Future Land Use Map Series
National Register of
Historic Places
and Recorded Properties
Historic Structures
Historic Bridges
Historic Sites
Resource Groups
Listed National Register
Cemeteries
N
0
5
10 Miles
Source: NPS


Legend
Urban Growth Area
Municipalities
Rural Areas
Urban Areas
Waterbodies
Source: Marion County Growth Services, 2025.
FDOT, 2025.
Marion County Urban and Rural Areas
City of Mcintosh
City of Reddick
City of Ocala
City of Dunnellon
City of Belleview
N
0
5
10
Miles
July 2025
Marion County Property Appraiser, FDEP, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS



Marion County
2050
Comprehensive Plan
Future Land Use Map Series

Planned Service Areas
(PSAs)

Example PSA

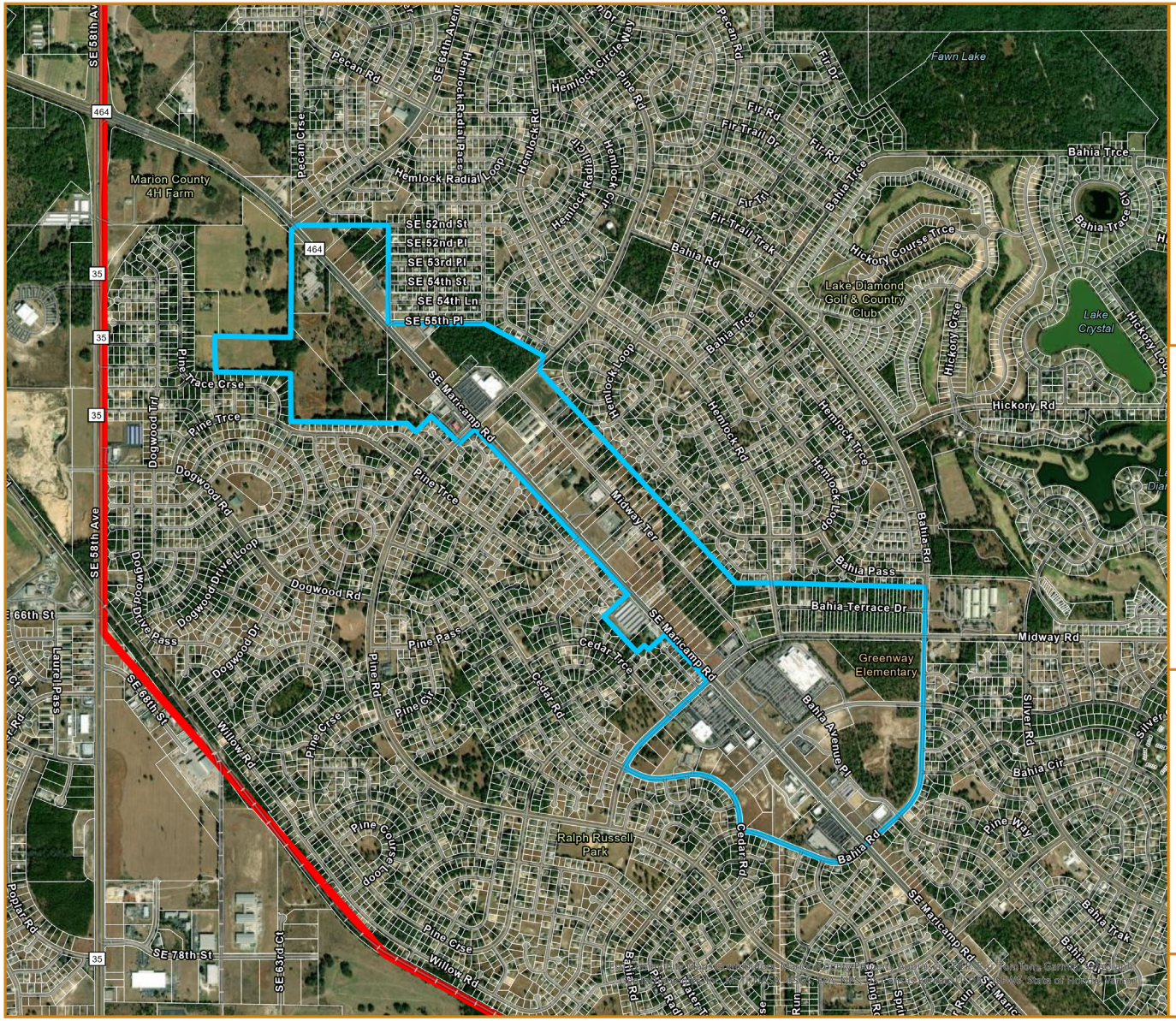
Marion Oaks PSA 1

Marion Oaks PSA 2

N

0 0.25 0.5 Miles

Source: Marion County GIS



Marion County
2050
Comprehensive Plan
Future Land Use Map Series

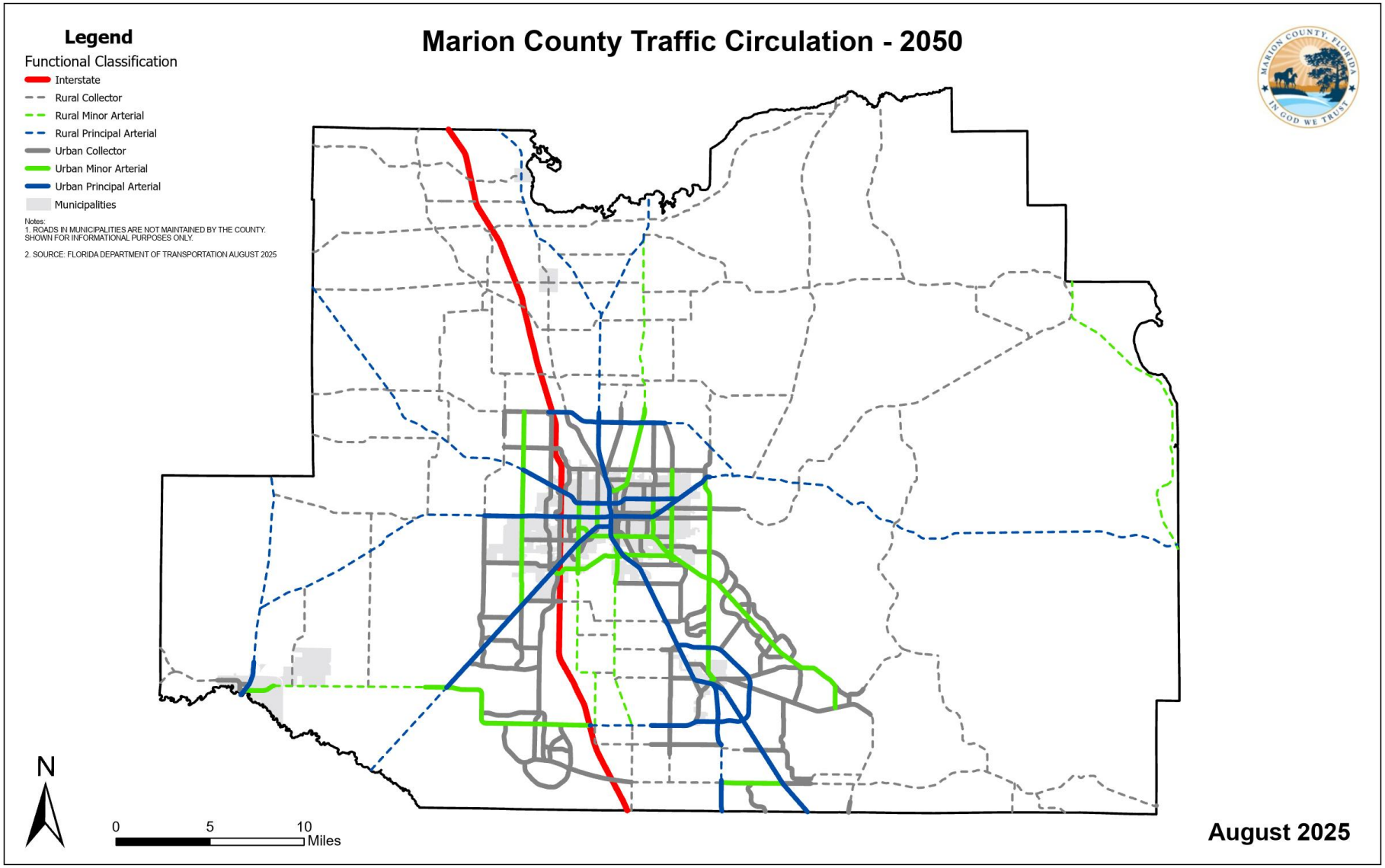
Planned Service Areas
(PSAs)

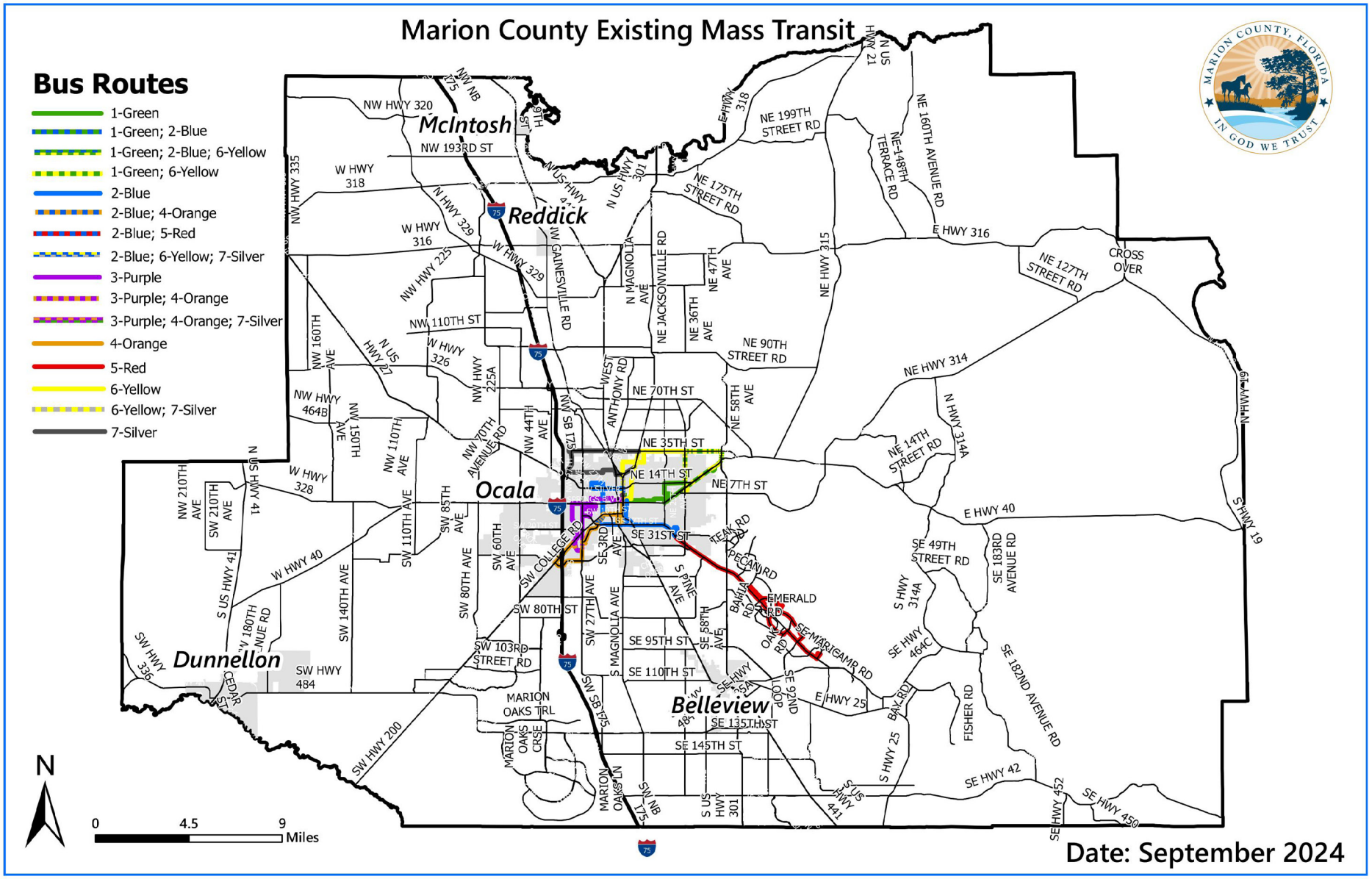
Example PSA

Silver Springs Shores

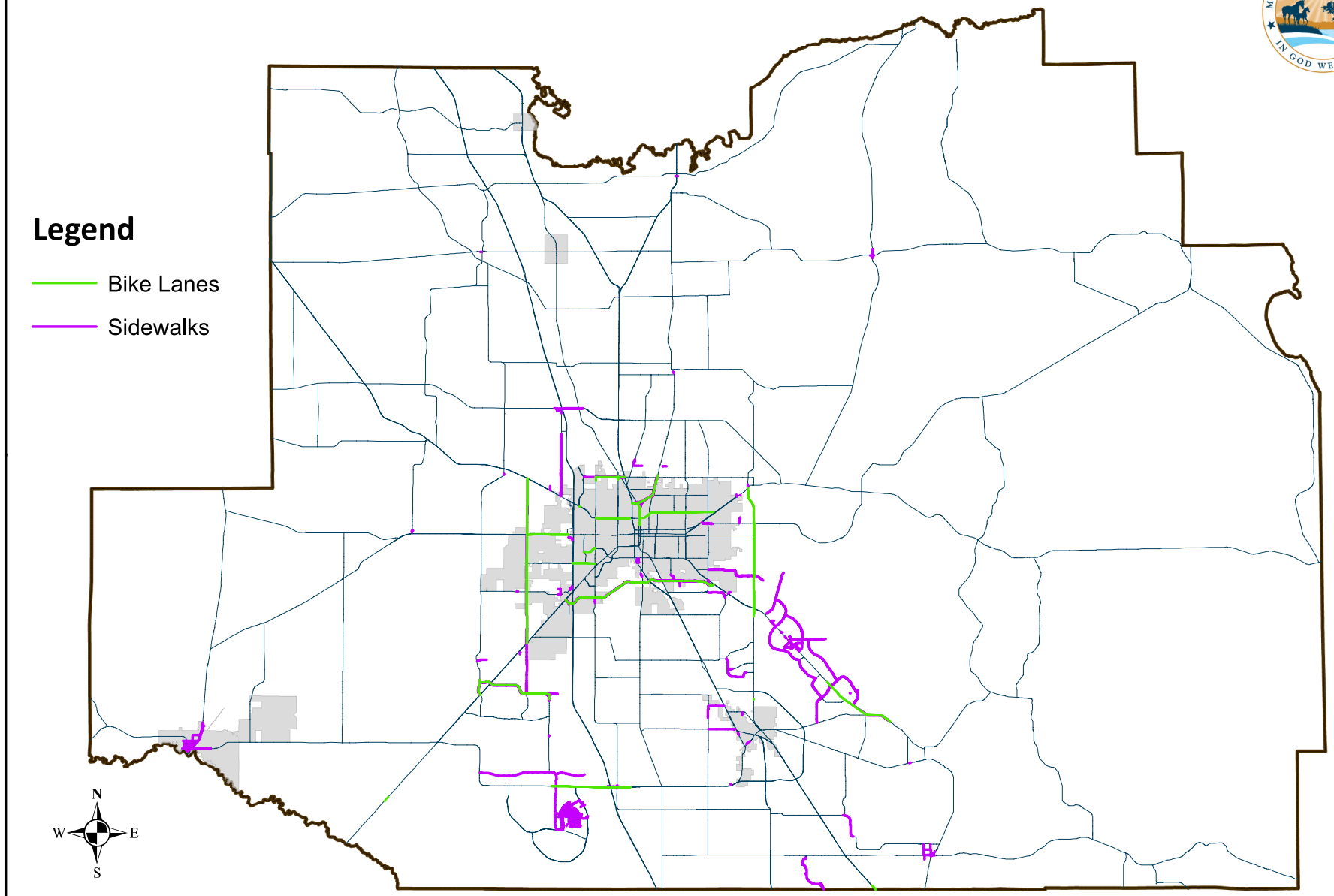
Urban Growth Area

Source: Marion County GIS


Legend
Functional Classification
Interstate
Rural Collector
Rural Minor Arterial
Rural Principal Arterial
Urban Collector
Urban Minor Arterial
Urban Principal Arterial
Municipalities
Notes:
1. ROADS IN MUNICIPALITIES ARE NOT MAINTAINED BY THE COUNTY. SHOWN FOR INFORMATIONAL PURPOSES ONLY.
2. SOURCE: FLORIDA DEPARTMENT OF TRANSPORTATION AUGUST 2025
Marion County Traffic Circulation - 2050
N
0
5
10
Miles
August 2025


Marion County Existing Mass Transit
Bus Routes
1-Green
1-Green; 2-Blue
1-Green; 2-Blue; 6-Yellow
1-Green; 6-Yellow
2-Blue
2-Blue; 4-Orange
2-Blue; 5-Red
2-Blue; 6-Yellow; 7-Silver
3-Purple
3-Purple; 4-Orange
3-Purple; 4-Orange; 7-Silver
4-Orange
5-Red
6-Yellow
6-Yellow; 7-Silver
7-Silver
McIntosh
Reddick
Ocala
Dunnellon
Belleview
N
0
4.5
9
Miles
Date: September 2024

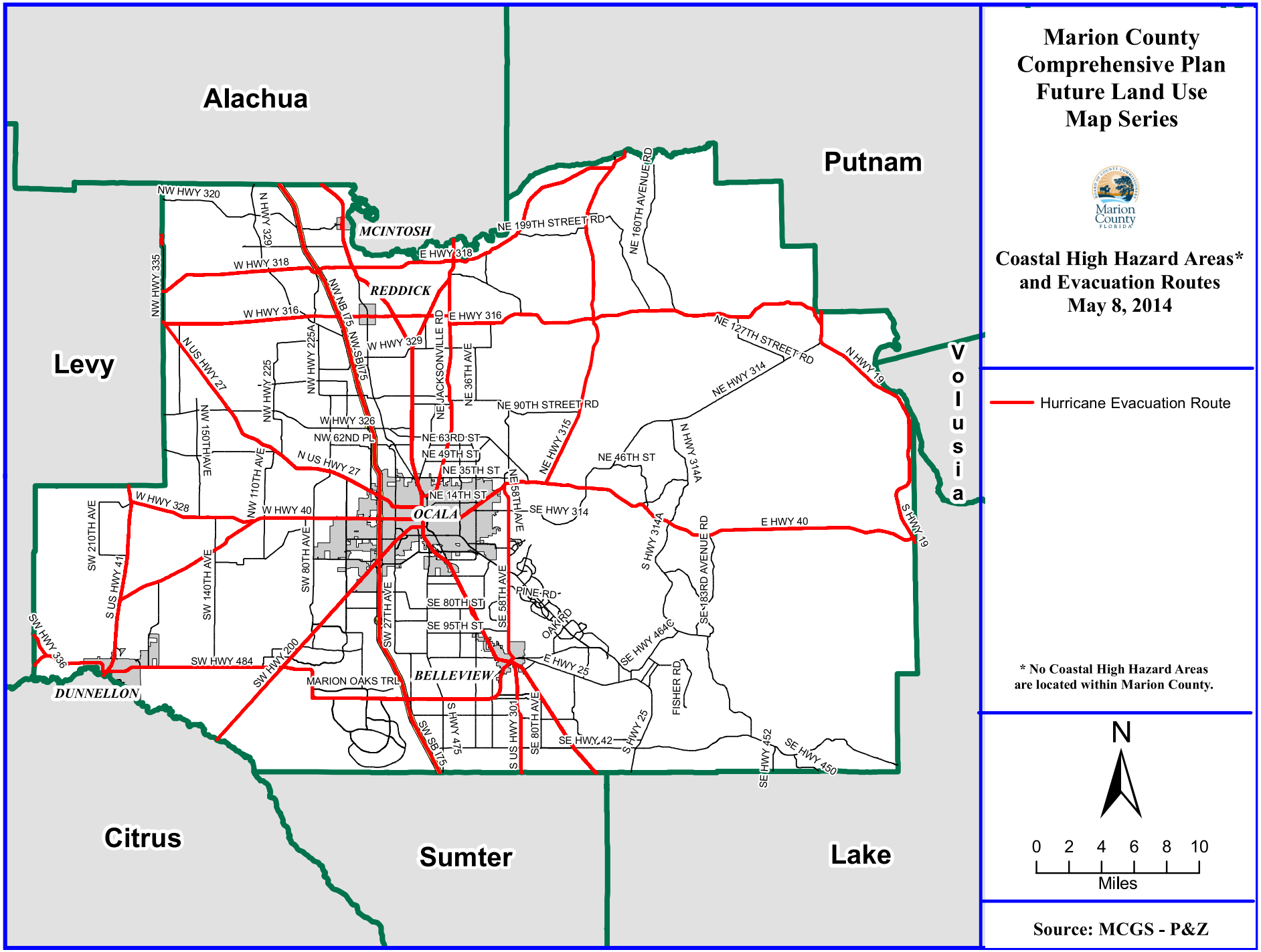
Marion County Existing Bicycle and Pedestrian Networks



Notes:
1. ROADS IN MUNICIPALITIES ARE NOT MAINTAINED BY THE COUNTY. SHOWN FOR INFORMATIONAL PURPOSES ONLY.

0 2.5 5 10
Miles

Produced by Marion County Growth Services
Date: April 5, 2018



Marion County Comprehensive Plan Future Land Use Map Series

Coastal High Hazard Areas* and Evacuation Routes
May 8, 2014

Hurricane Evacuation Route

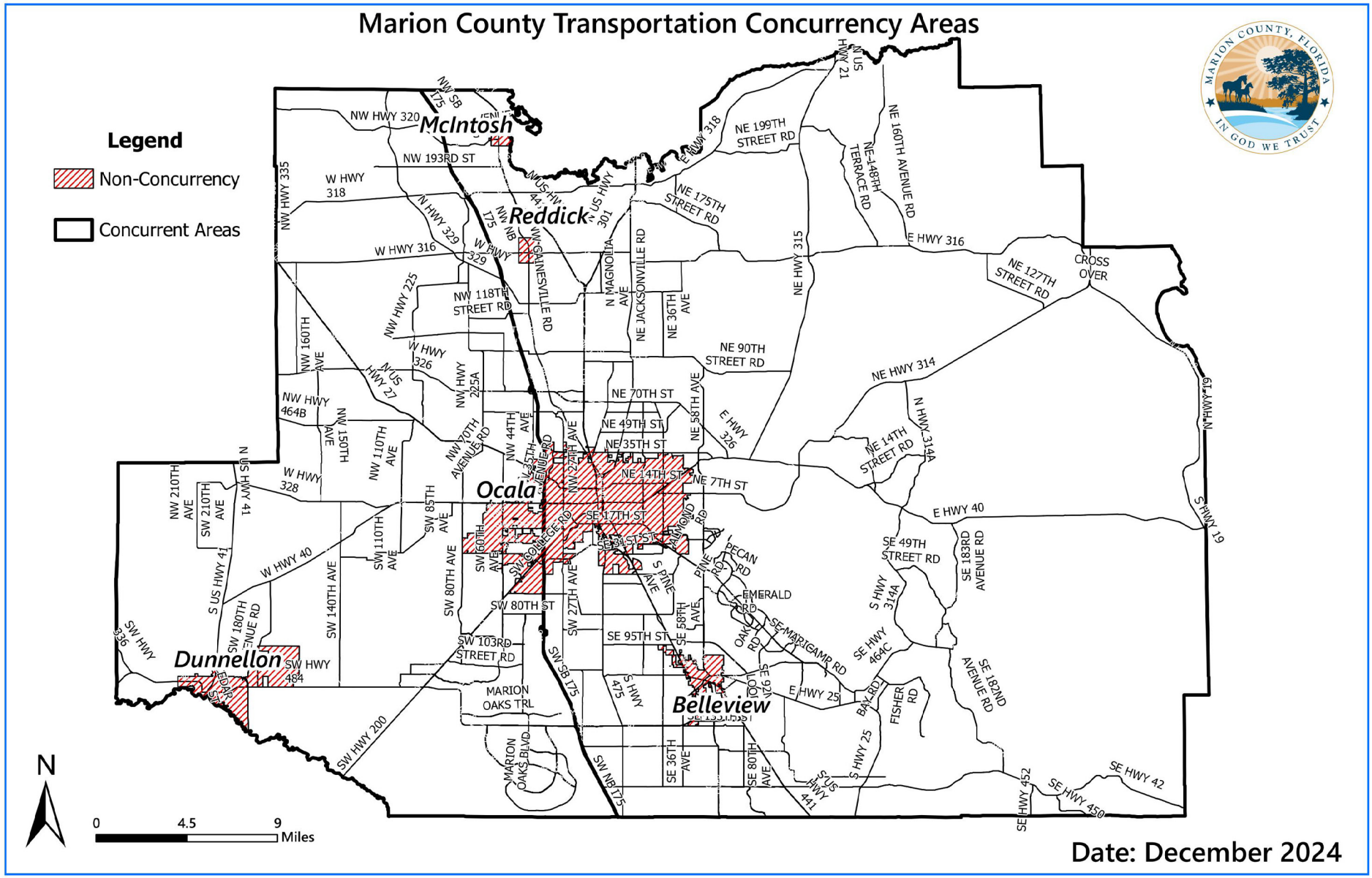
* No Coastal High Hazard Areas are located within Marion County.

N

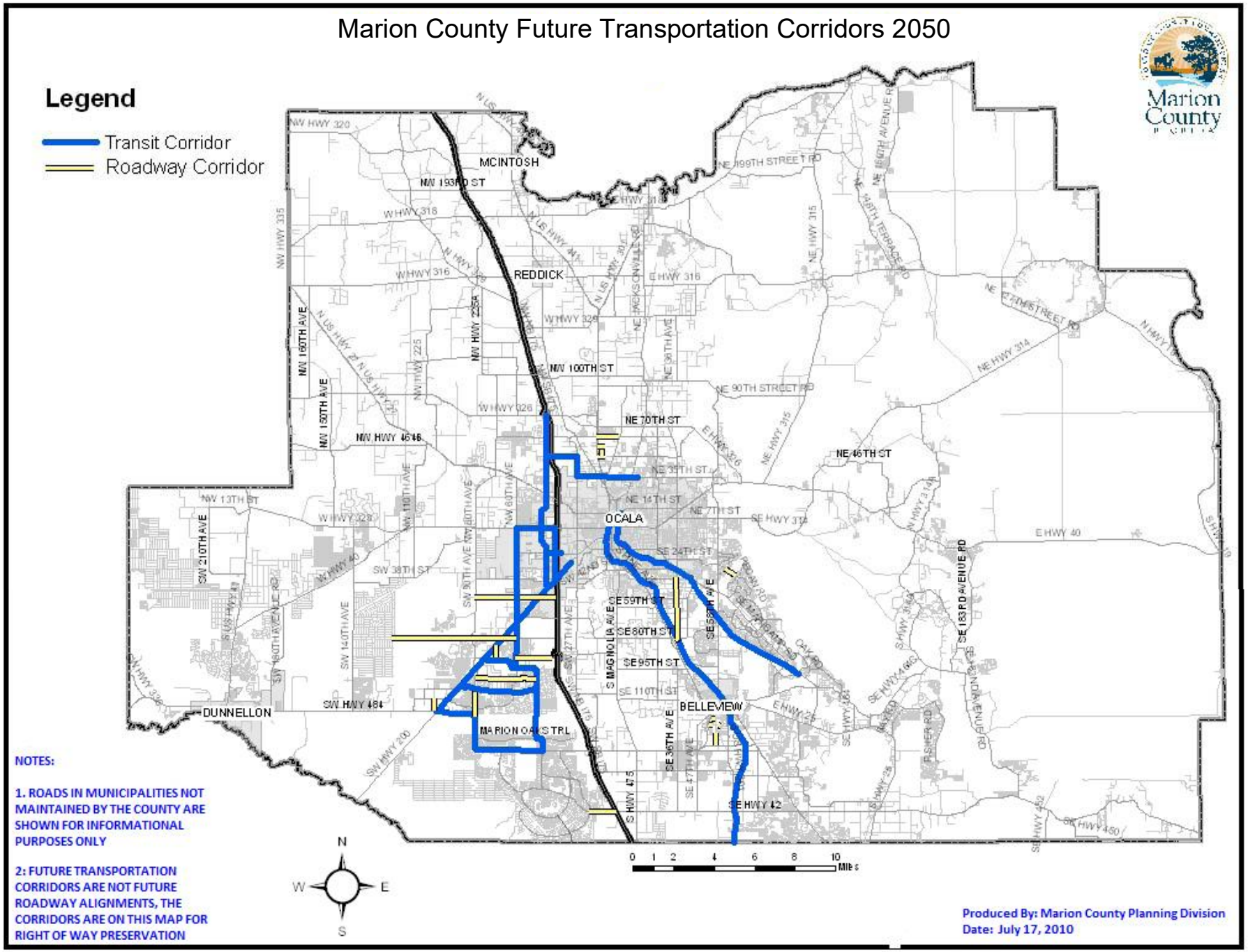
0 2 4 6 8 10
Miles

Source: MCGS - P&Z

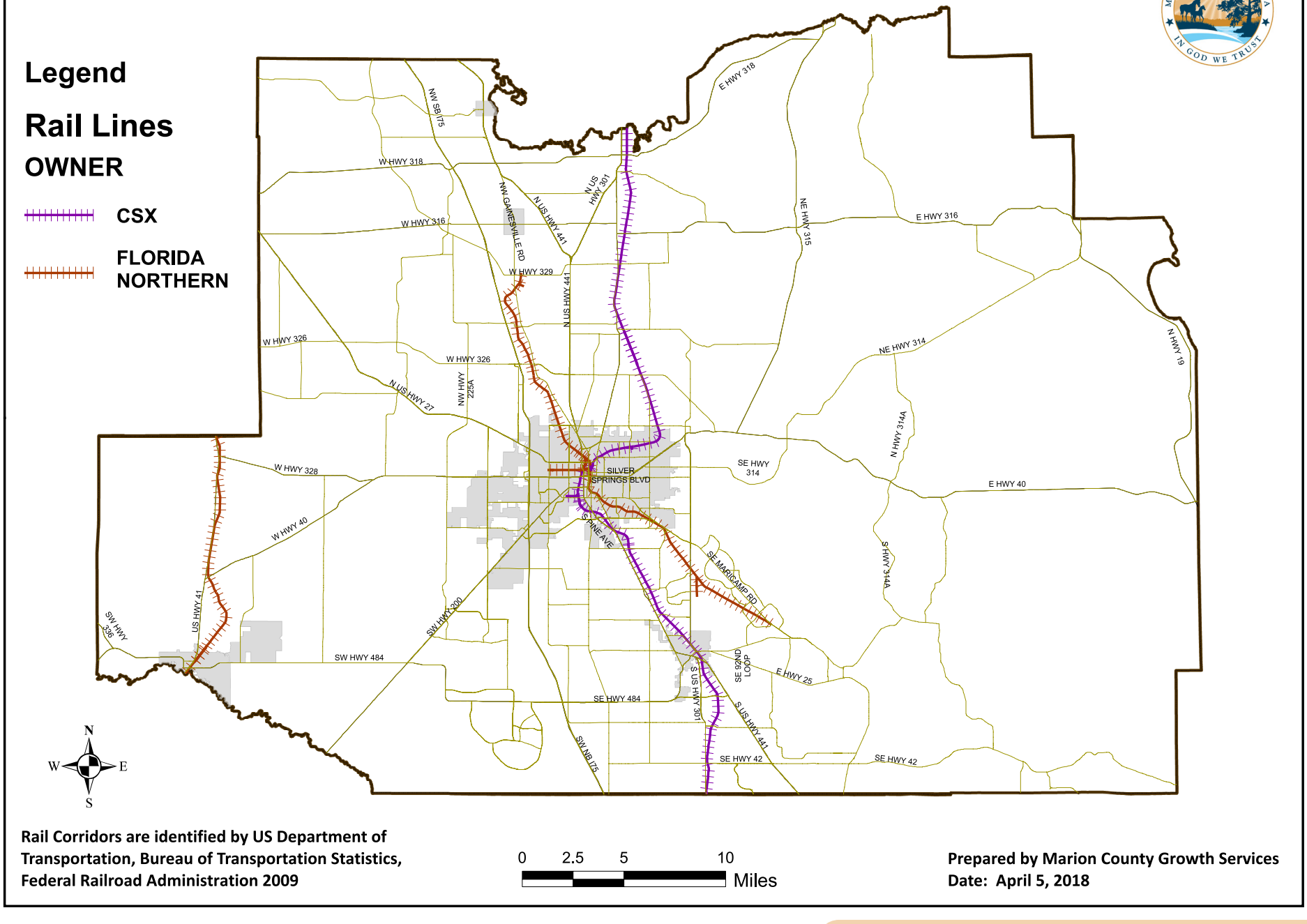
\\mcbcc1\dfs\GIS_GS_Shared\2013 Comp Plan Update\FLUM Map Series\2035 Map 3 CHHA and Evacuations Routes.mxd

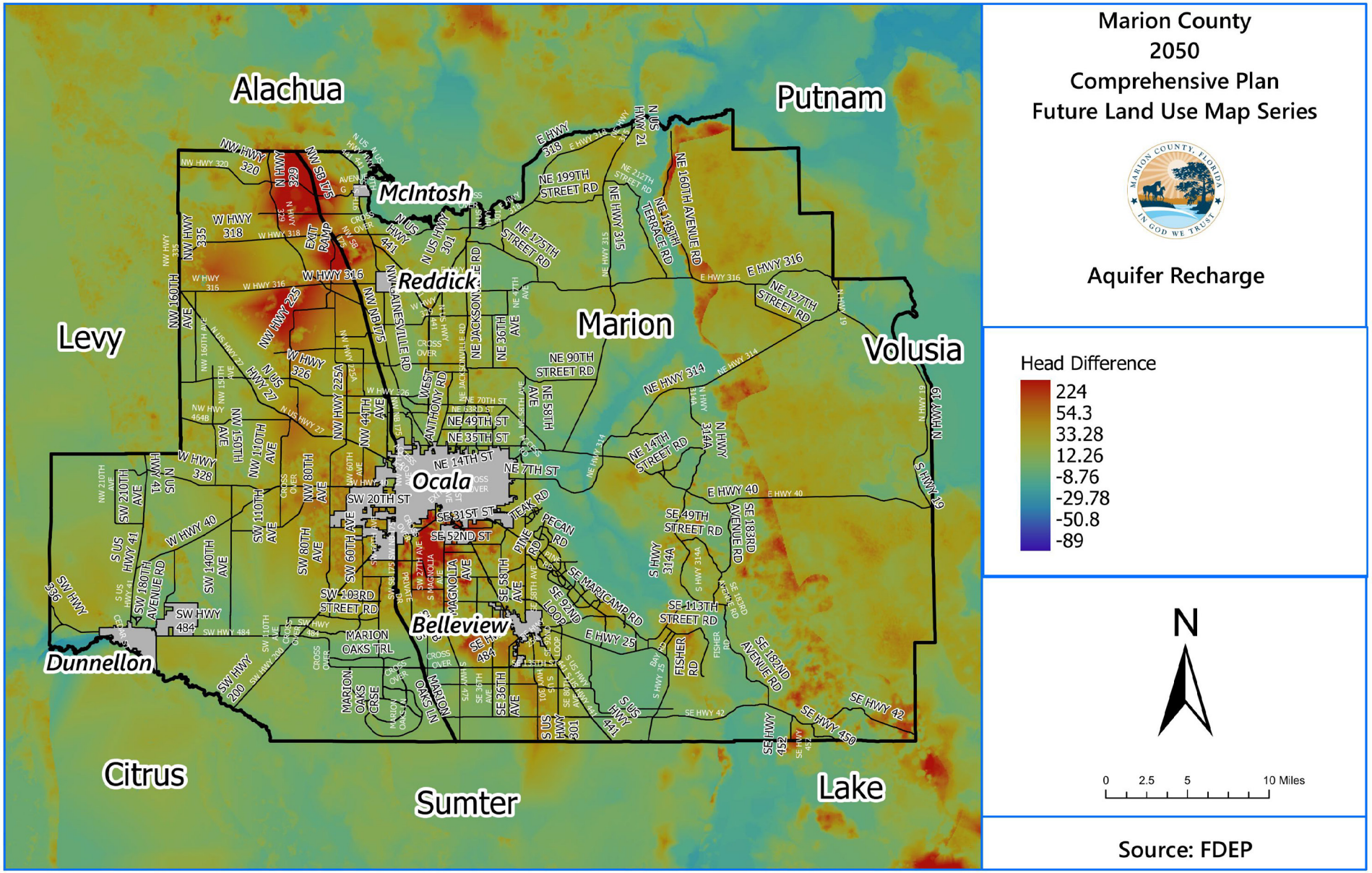

Marion County Transportation Concurrency Areas
Legend
Non-Concurrency
Concurrent Areas
McIntosh
Reddick
Ocala
Dunnellon
Belleview
N
0
4.5
9
Miles
Date: December 2024

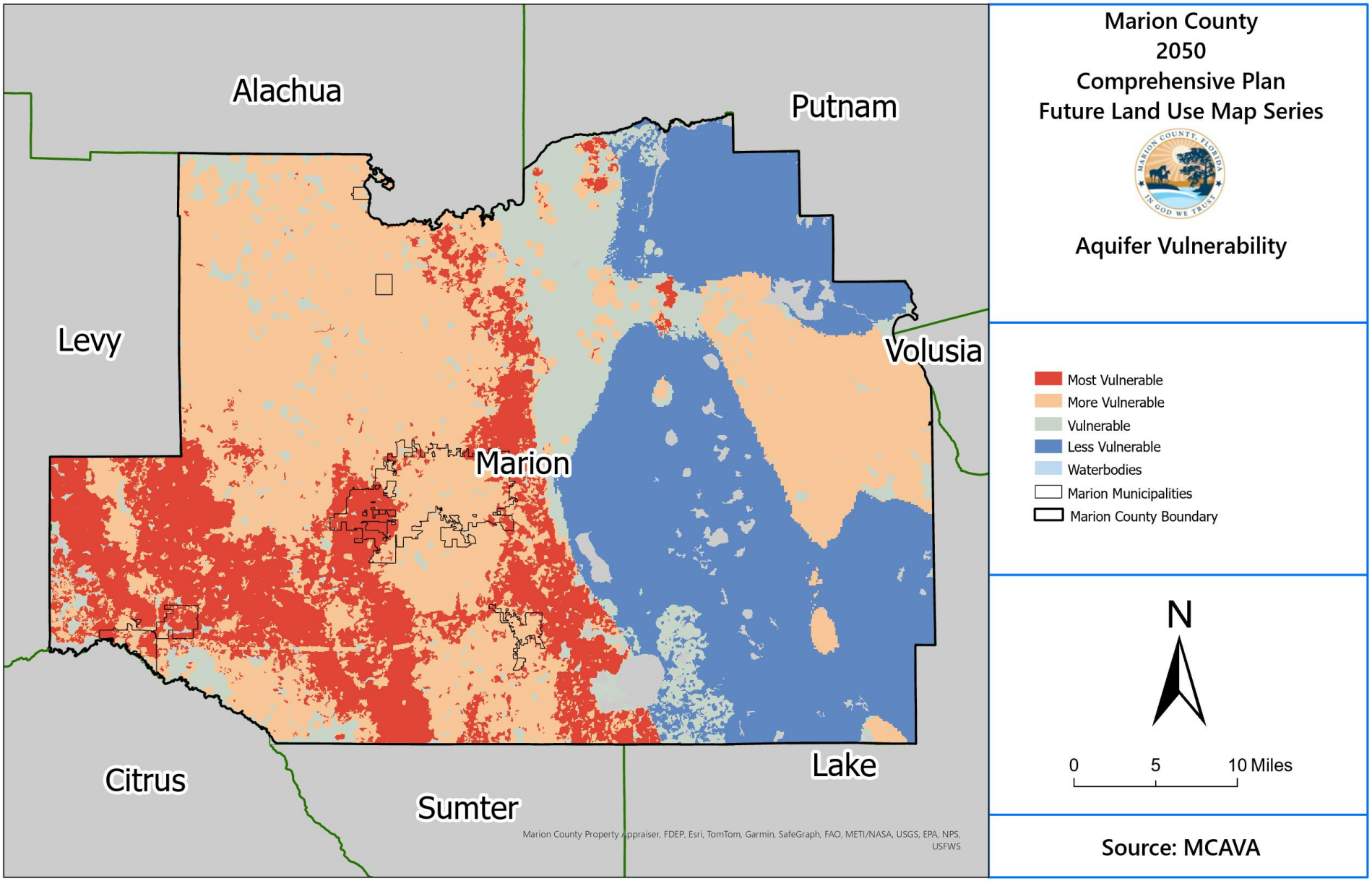
Marion County Future Transportation Corridors 2050

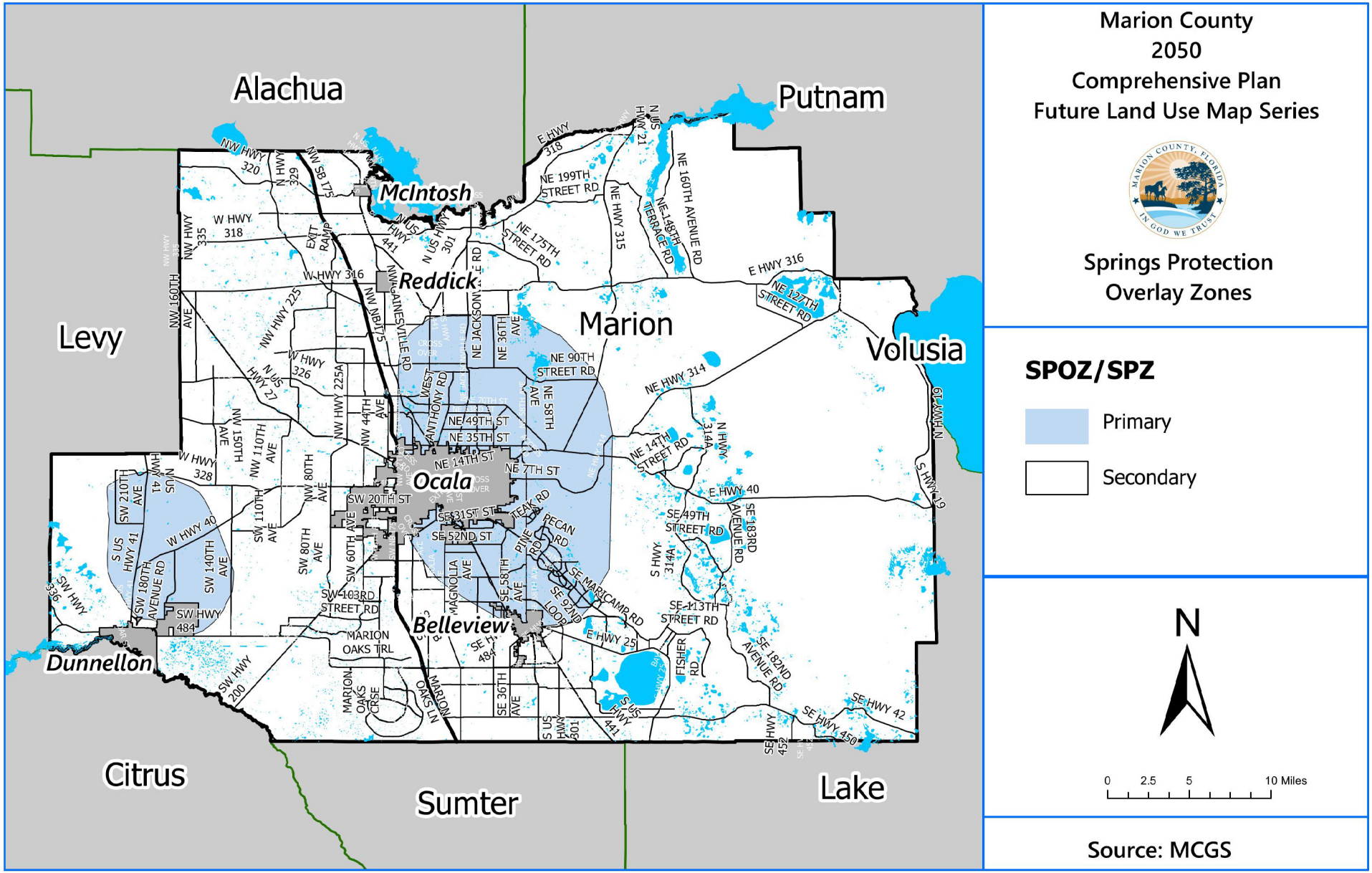


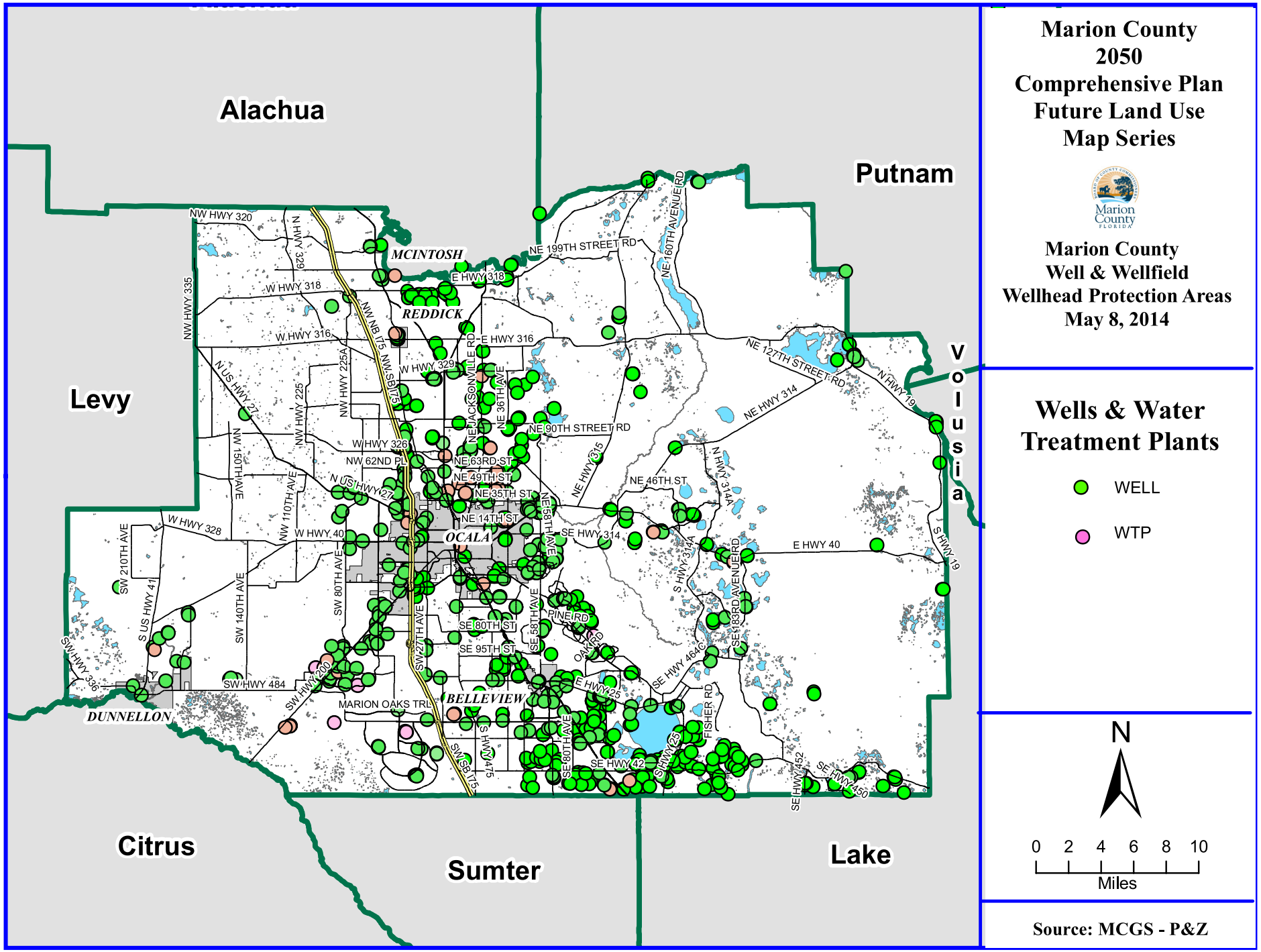
Marion County Rail Corridors




Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Aquifer Recharge
Head Difference
224
54.3
33.28
12.26
-8.76
-29.78
-50.8
-89
N
0 2.5 5 10 Miles
Source: FDEP
Alachua
Putnam
Levy
Marion
Volusia
Citrus
Sumter
Lake
McIntosh
Reddick
Ocala
Belleview
Dunnellon


Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Aquifer Vulnerability
Alachua
Putnam
Levy
Volusia
Marion
Lake
Citrus
Sumter
Most Vulnerable
More Vulnerable
Vulnerable
Less Vulnerable
Waterbodies
Marion Municipalities
Marion County Boundary
N
0
5
10 Miles
Marion County Property Appraiser, FDEP, Esri, TomTom, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, NPS, USFWS
Source: MCAVA


Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Springs Protection
Overlay Zones
SPOZ/SPZ
Primary
Secondary
N
0 2.5 5 10 Miles
Source: MCGS
Alachua
Putnam
Levy
Marion
Volusia
Citrus
Sumter
Lake
McIntosh
Reddick
Ocala
Belleview
Dunnellon



Marion County 2050 Comprehensive Plan Future Land Use Map Series

Marion County
Well & Wellfield
Wellhead Protection Areas
May 8, 2014

Wells & Water Treatment Plants

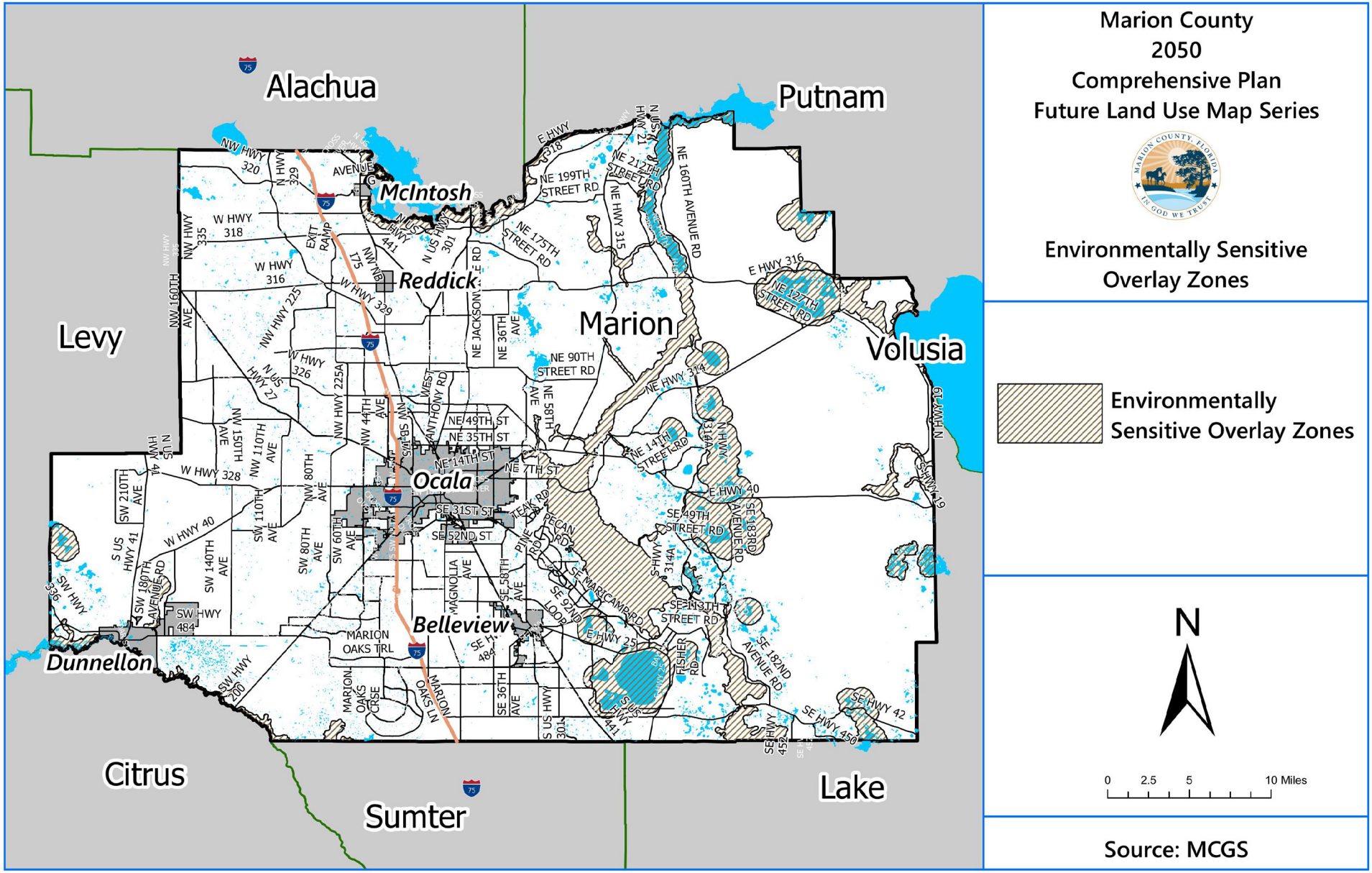
- WELL
- WTP

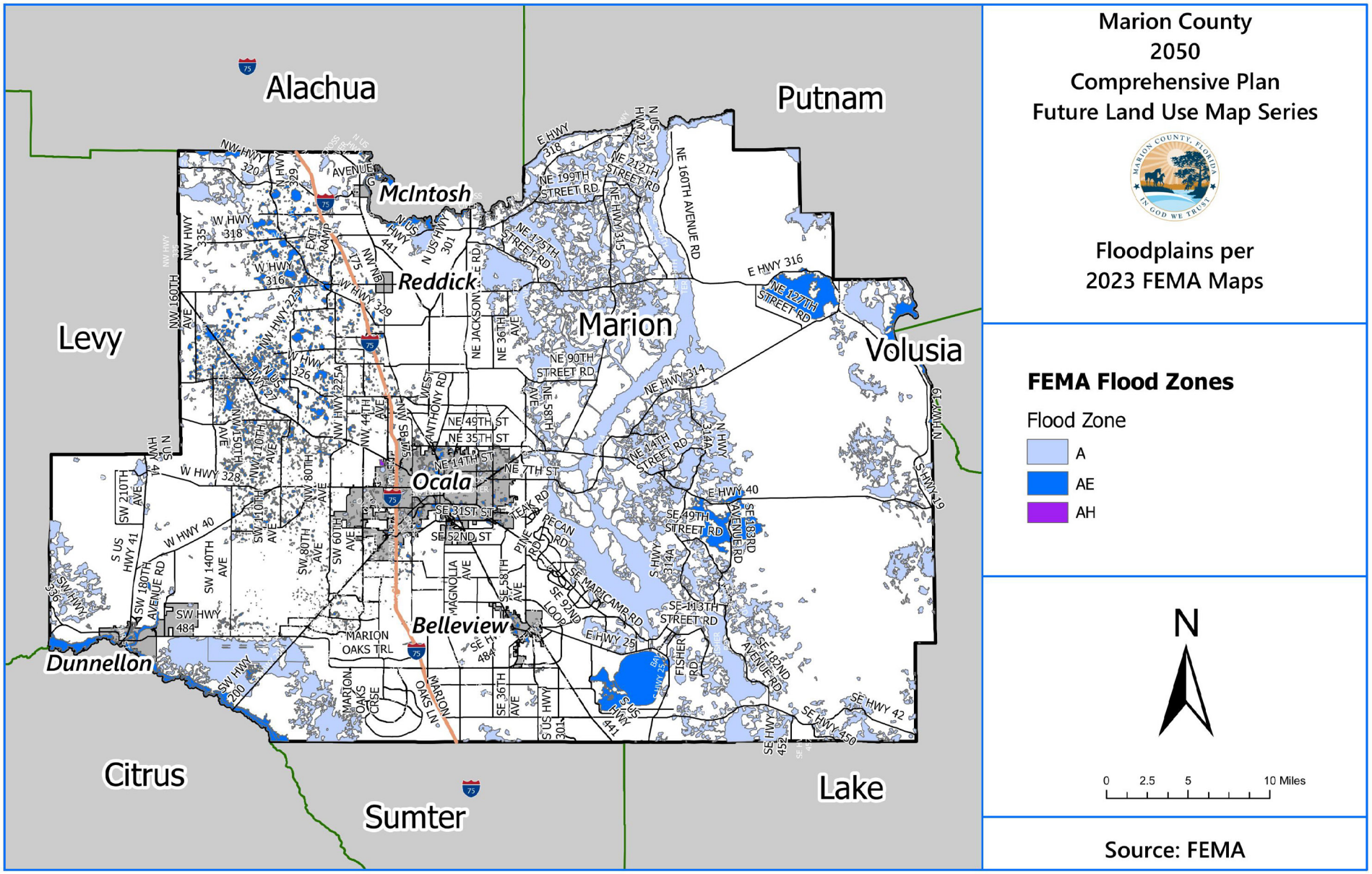
N

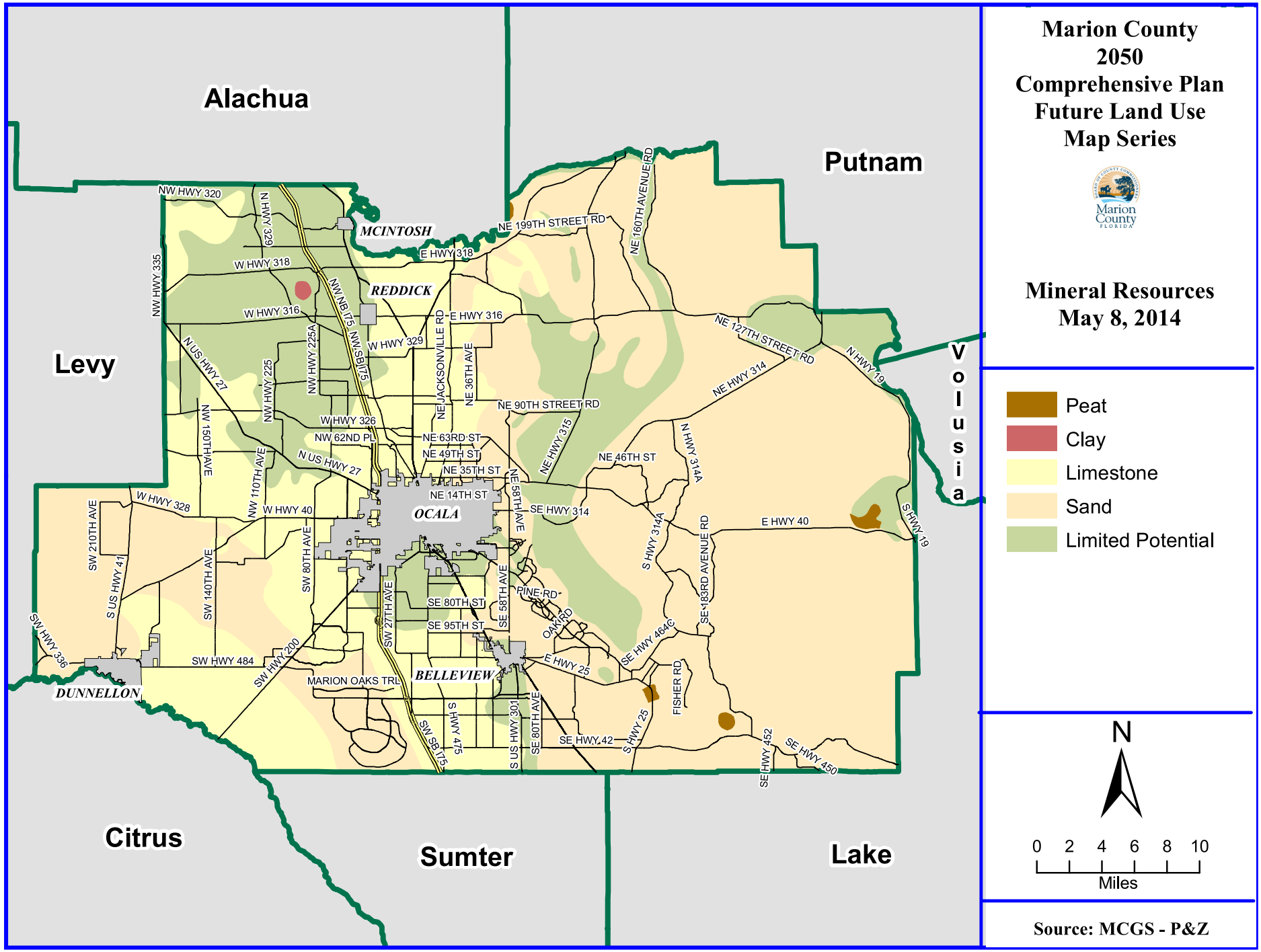
0 2 4 6 8 10
Miles

Source: MCGS - P&Z

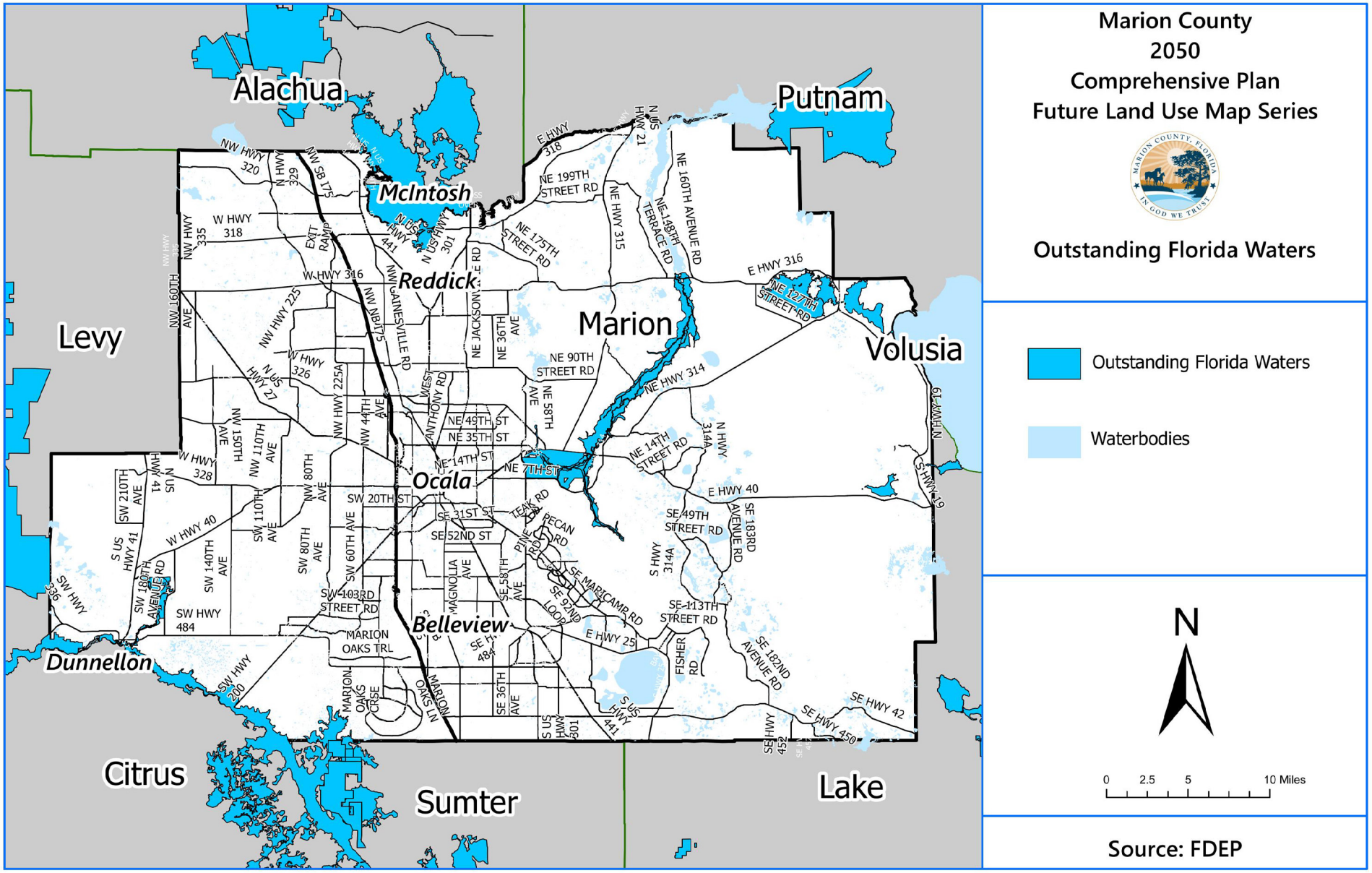
\\mcbcc1\dfs\GIS_GS_Shared\2013 Comp Plan Update\FLUM Map Series\2035 Map Map 2 Wells & Wellhead Protection Areas.mxd

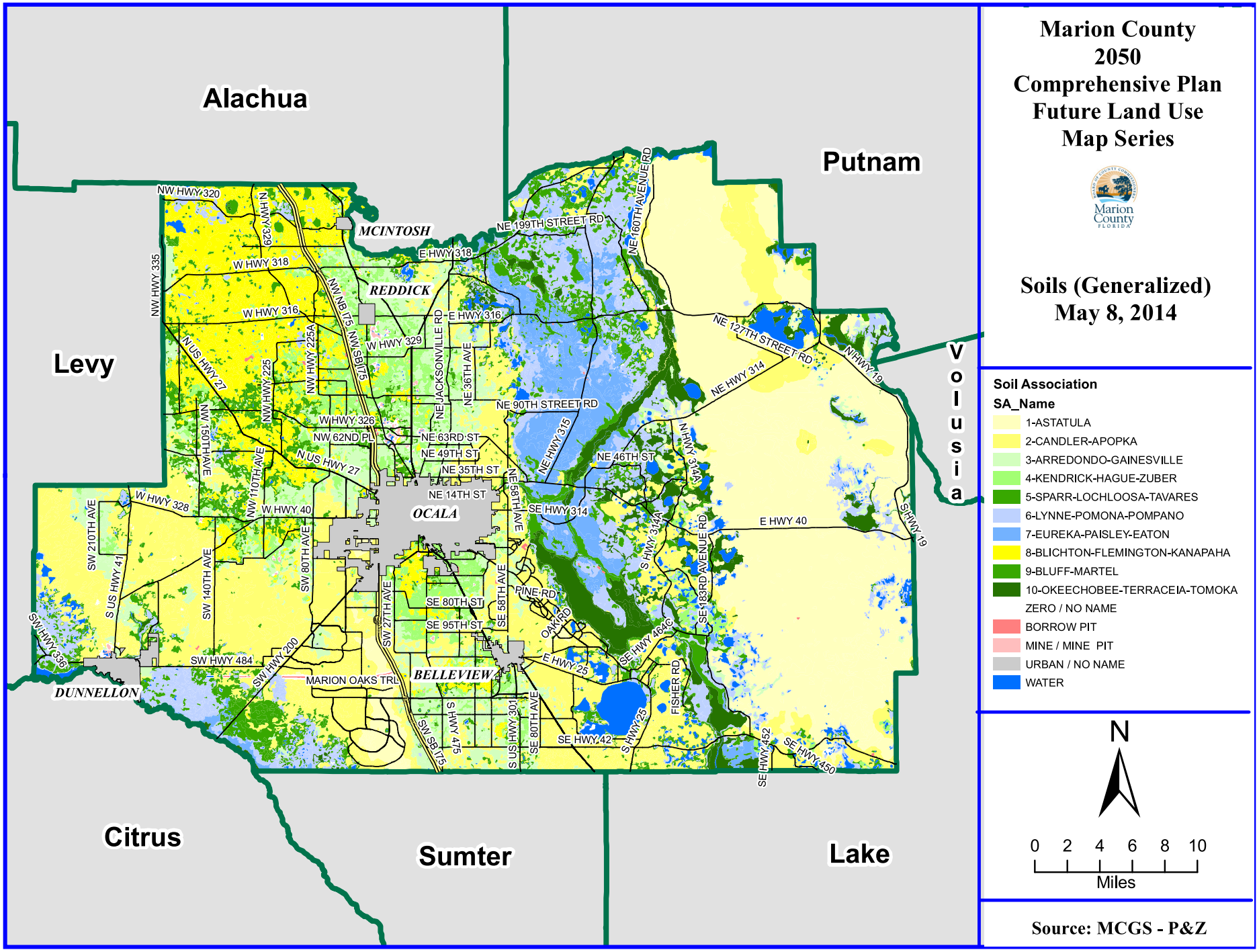

Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Environmentally Sensitive
Overlay Zones
Environmentally
Sensitive Overlay Zones
N
0 2.5 5 10 Miles
Source: MCGS
Alachua
Putnam
Levy
Marion
Volusia
Citrus
Sumter
Lake
McIntosh
Reddick
Ocala
Belleview
Dunnellon


Alachua
Putnam
Levy
Marion
Volusia
Citrus
Sumter
Lake
McIntosh
Reddick
Ocala
Belleview
Dunnellon
Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Floodplains per
2023 FEMA Maps
FEMA Flood Zones
Flood Zone
A
AE
AH
N
0 2.5 5 10 Miles
Source: FEMA

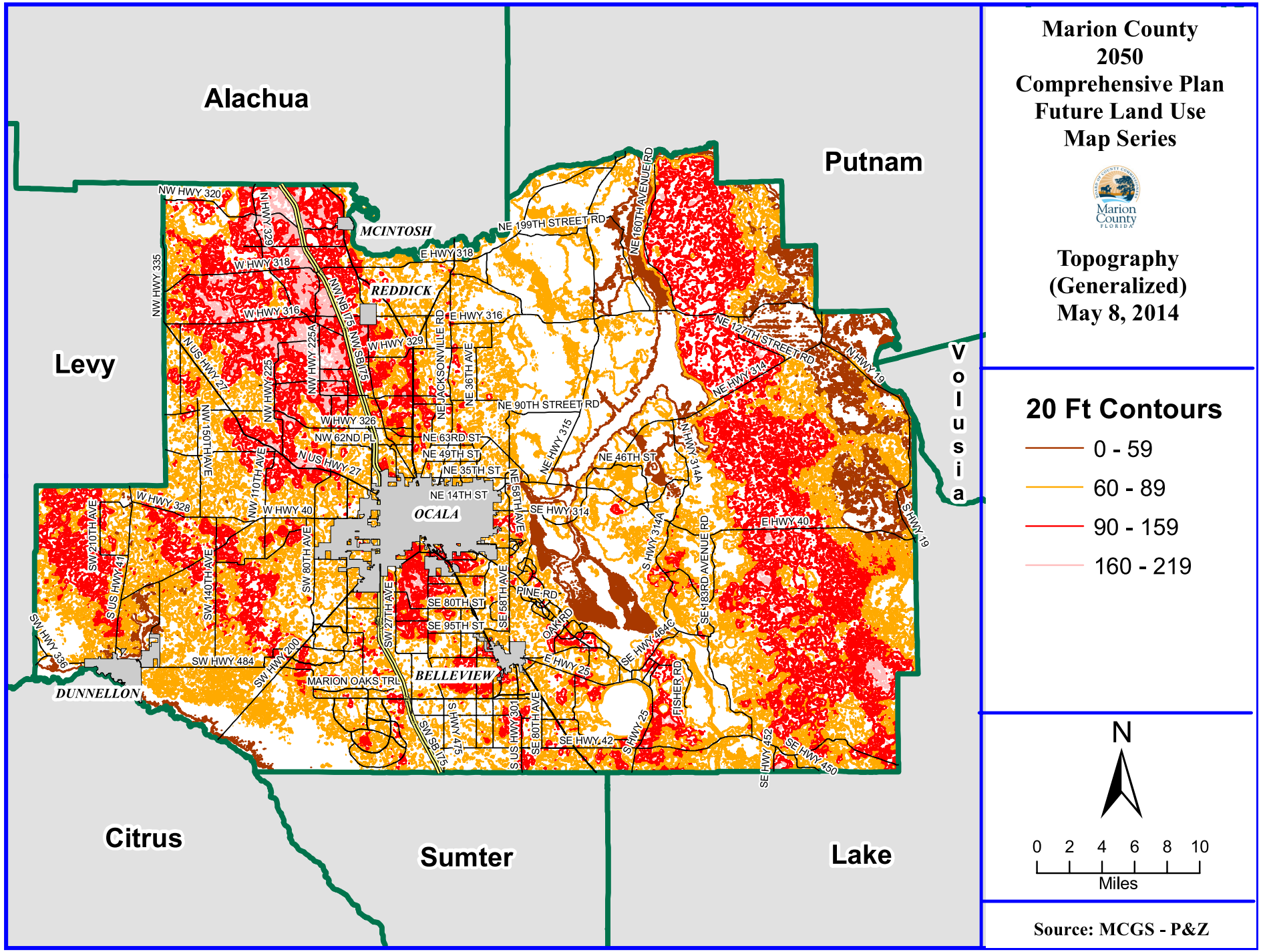


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Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Outstanding Florida Waters
Outstanding Florida Waters
Waterbodies
N
0 2.5 5 10 Miles
Source: FDEP
Alachua
Putnam
Levy
Marion
Volusia
Citrus
Sumter
Lake
McIntosh
Reddick
Ocala
Belleview
Dunnellon



\\mcbcc1\dfs\GIS_GS_Shared\2013 Comp Plan Update\FLUM Map Series\2035 Map 8 Generalized Soils.mxd

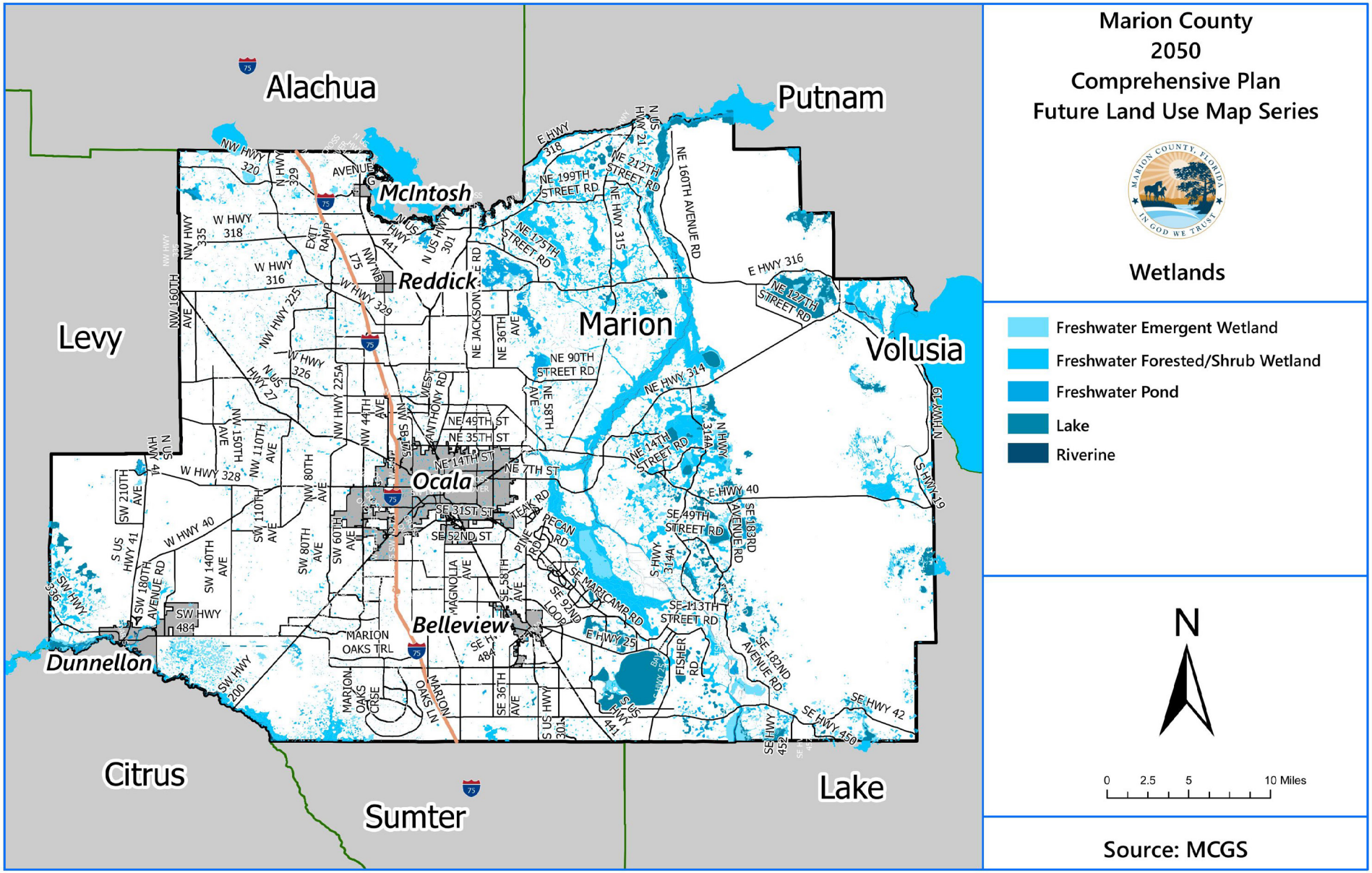


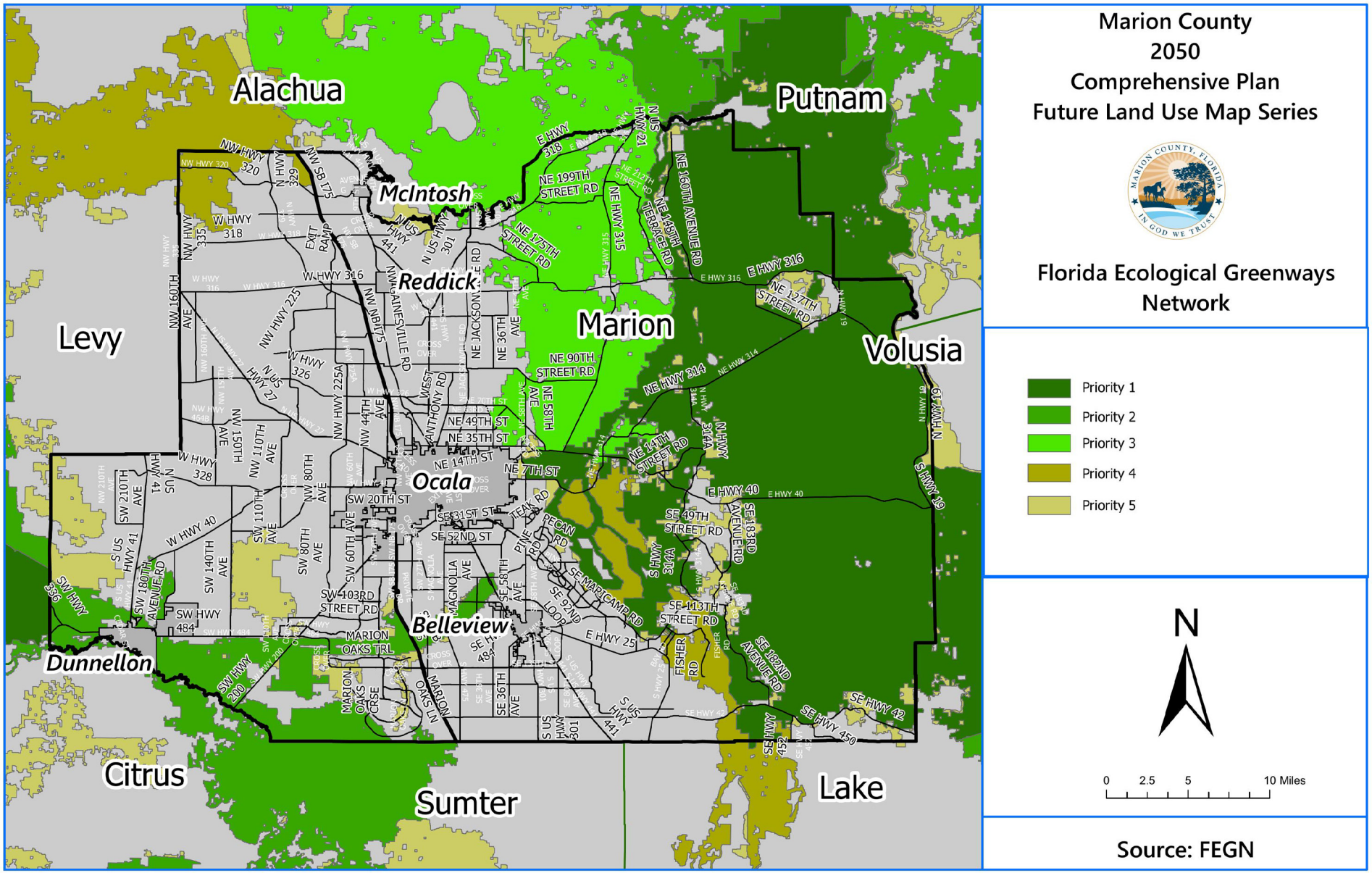
Marion County 2050 Comprehensive Plan Future Land Use Map Series

Topography (Generalized) May 8, 2014

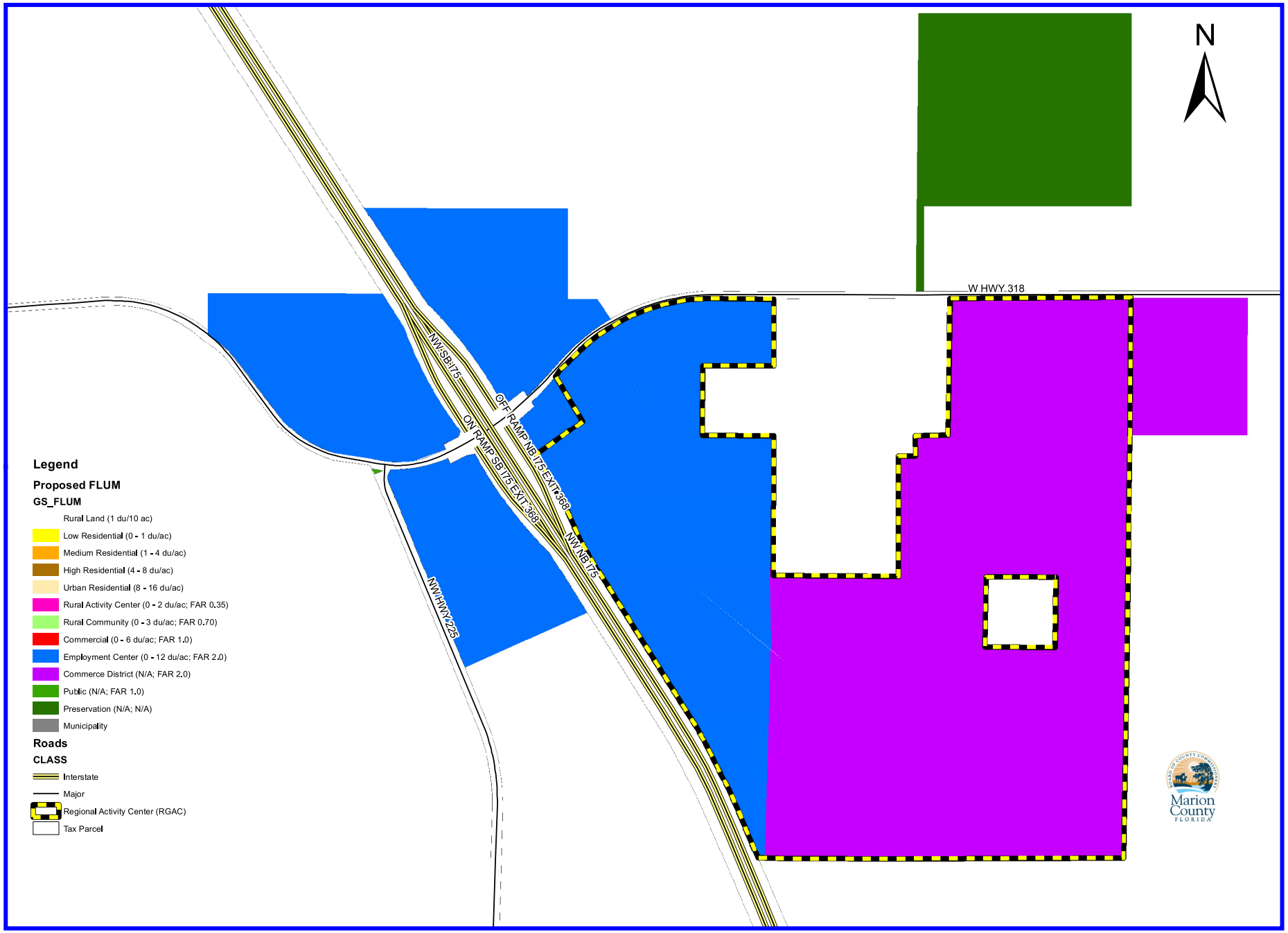
Source: MCGS - P&Z

\\mcbcc1\dfs\GIS_GS_Shared\2013 Comp Plan Update\FLUM Map Series\2035 Map 9 General Topography.mxd


Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Wetlands
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland
Freshwater Pond
Lake
Riverine
N
0 2.5 5 10 Miles
Source: MCGS
Alachua
Putnam
Levy
Marion
Volusia
Citrus
Sumter
Lake
McIntosh
Reddick
Ocala
Belleview
Dunnellon


Marion County
2050
Comprehensive Plan
Future Land Use Map Series
Florida Ecological Greenways Network
Priority 1
Priority 2
Priority 3
Priority 4
Priority 5
N
0 2.5 5 10 Miles
Source: FEGN
Alachua
Putnam
Levy
Marion
Volusia
Citrus
Sumter
Lake
Ocala
Belleview
Dunnellon
McIntosh
Reddick

Map 14b1: Irvine / Sunny Oaks Regional Activity Center (RGAC)



Source: MCGS - P&Z

Map 14b2 Irvine/Sunny Oaks RGAC -- Conceptual Plan



CONCEPT PLAN for SUNNY OAKS REGIONAL ACTIVITY CENTER

PROPOSED USES
COMMERCE DISTRICT : 303 AC. +/-
EMPLOYMENT CENTER: 150 AC. +/-

ANTICIPATED USES AND DENSITIES:
COMMERCE DISTRICT:
- COMMERCIAL / INDUSTRIAL
  303 AC. - Max F.A.R. - 2.0

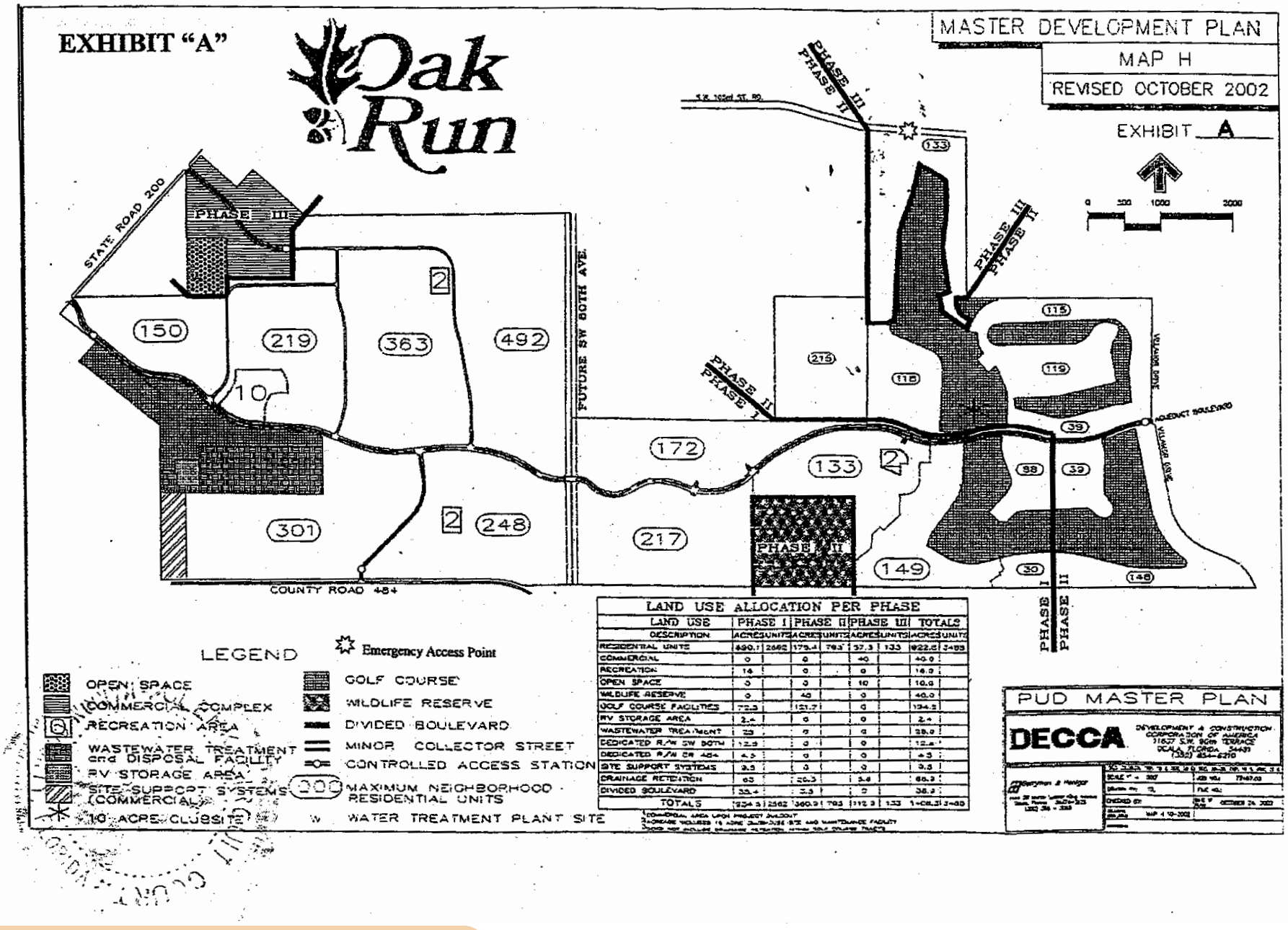
EMPLOYMENT CENTER:
- RESIDENTIAL DEVELOPMENT :
  41.7 AC. : 250 Units = 6 Units / Acre
  20.8 AC. : 250 Units = 12 Units / Acre

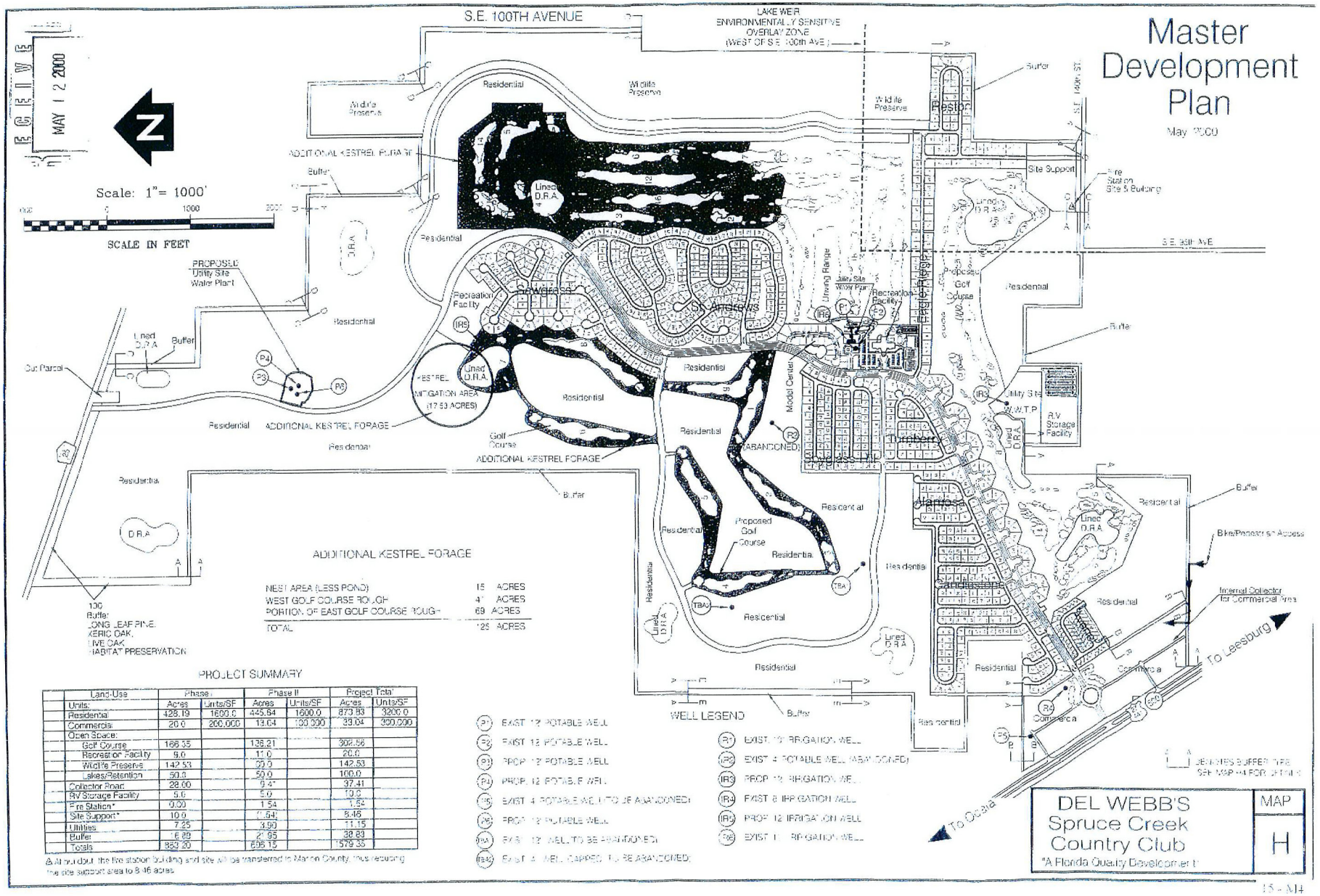
- COMMERCIAL / INDUSTRIAL
  87.5 AC. - Max F.A.R. - 2.0

PROPOSED ZONING:
Planned Unit Development (P.U.D.)

BUFFER:
ADJACENT TO RESIDENTIAL:
30' wide, 5 Trees per 100 l.f., double staggered hedge row.

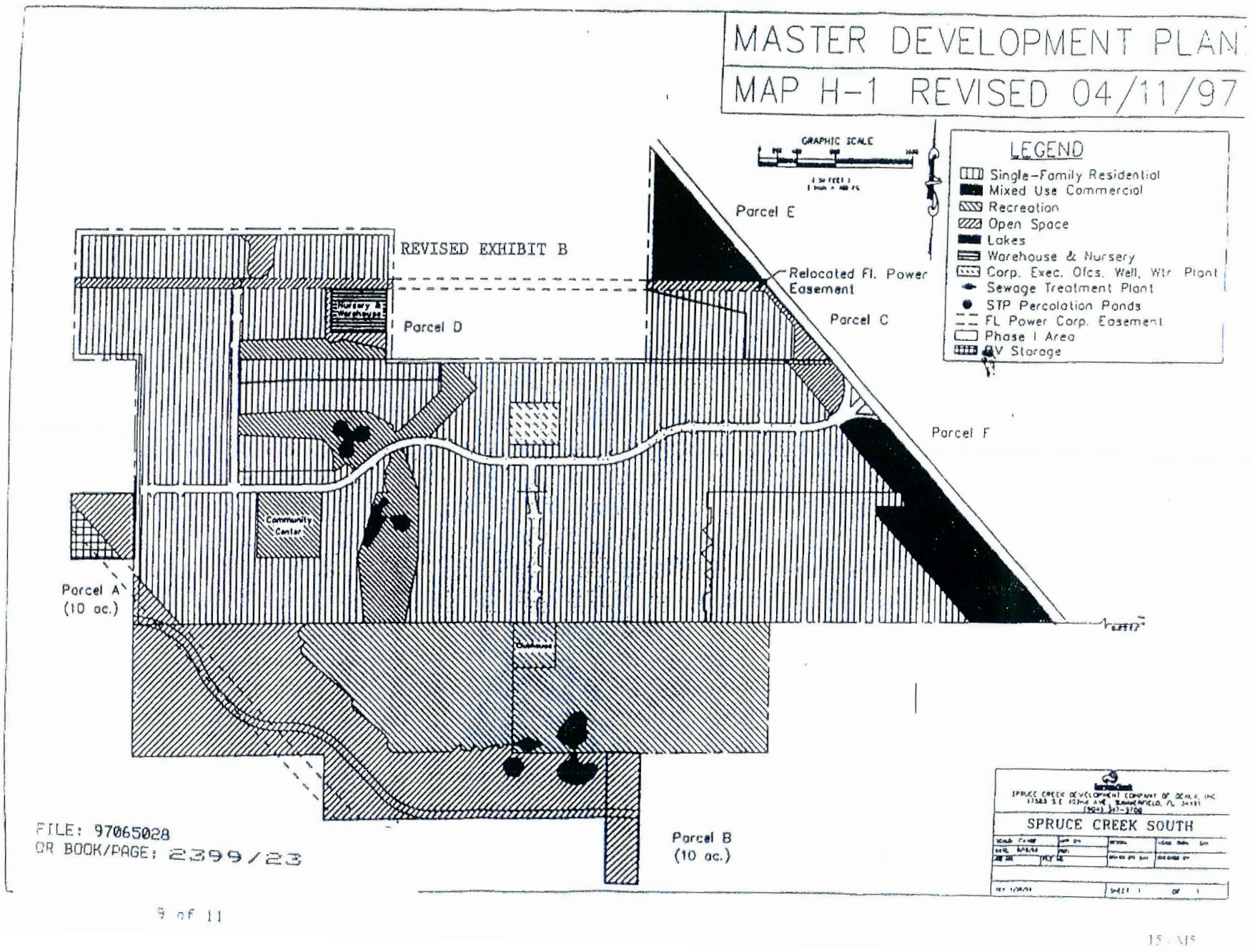
Prepared by:
Tillman & Associates
ENGINEERING, LLC.
January, 2014


EXHIBIT "A"
Oak Run
MASTER DEVELOPMENT PLAN
MAP H
REVISED OCTOBER 2002
EXHIBIT A
STATE ROAD 200
PHASE III
FUTURE SW 60TH AVE.
COUNTY ROAD 484
PHASE III
PHASE II
PHASE I
PHASE II
PHASE III
PHASE II
PHASE I
PHASE II
PHASE III
PHASE II
150
219
363
492
10
301
248
217
172
133
149
275
118
115
119
39
98
30
146
LEGEND
Emergency Access Point
OPEN SPACE
COMMERCIAL COMPLEX
RECREATION AREA
WASTEWATER TREATMENT and DISPOSAL FACILITY
RV STORAGE AREA
SITE SUPPORT SYSTEMS (COMMERCIAL)
10 ACRE CLUBSITE
GOLF COURSE
WILDLIFE RESERVE
DIVIDED BOULEVARD
MINOR COLLECTOR STREET
CONTROLLED ACCESS STATION
MAXIMUM NEIGHBORHOOD RESIDENTIAL UNITS
WATER TREATMENT PLANT SITE
LAND USE ALLOCATION PER PHASE
PUD MASTER PLAN
DECCA

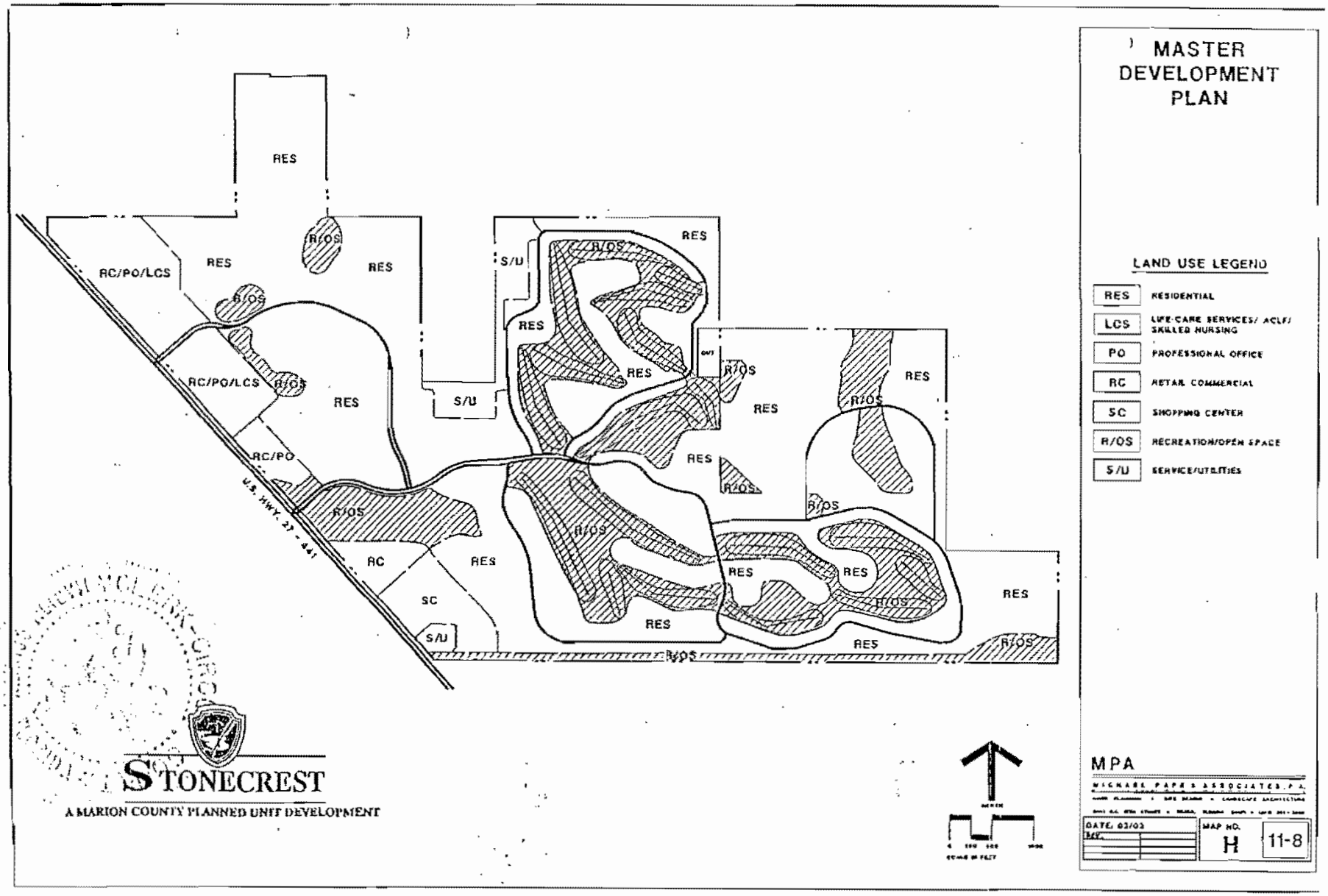


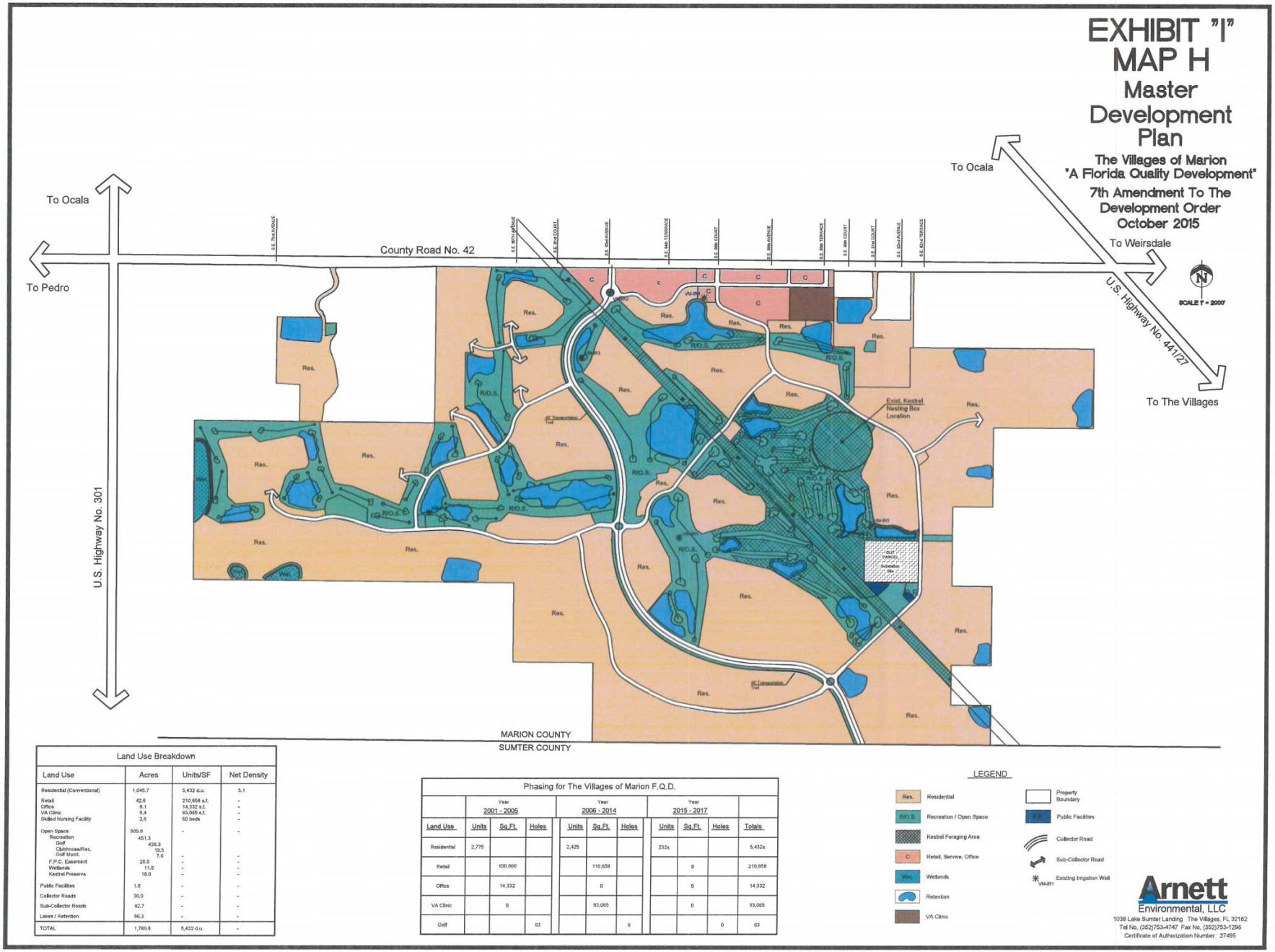
Land-Use	Phase I		Phase II		Project Total	
Units:	Acres	Units/SF	Acres	Units/SF	Acres	Units/SF
Residential	428.19	1600.0	445.64	1600.0	873.83	3200.0
Commercial	20.0	200,000	13.04	100,000	33.04	300,000
Open Space:						
Golf Course	166.35		136.21		302.56	
Recreation Facility	9.0		11.0		20.0	
Wildlife Preserve	142.53		0.0		142.53	
Lakes/Retention	50.0		50.0		100.0	
Collector Road	28.00		9.41		37.41	
RV Storage Facility	5.0		5.0		10.0	
Fire Station*	0.00		1.54		1.54	
Site Support*	10.0		(4.54)		5.46	
Utilities	7.25		3.90		11.15	
Buffer	16.89		21.95		38.83	
Totals	883.20		696.15		1579.35	

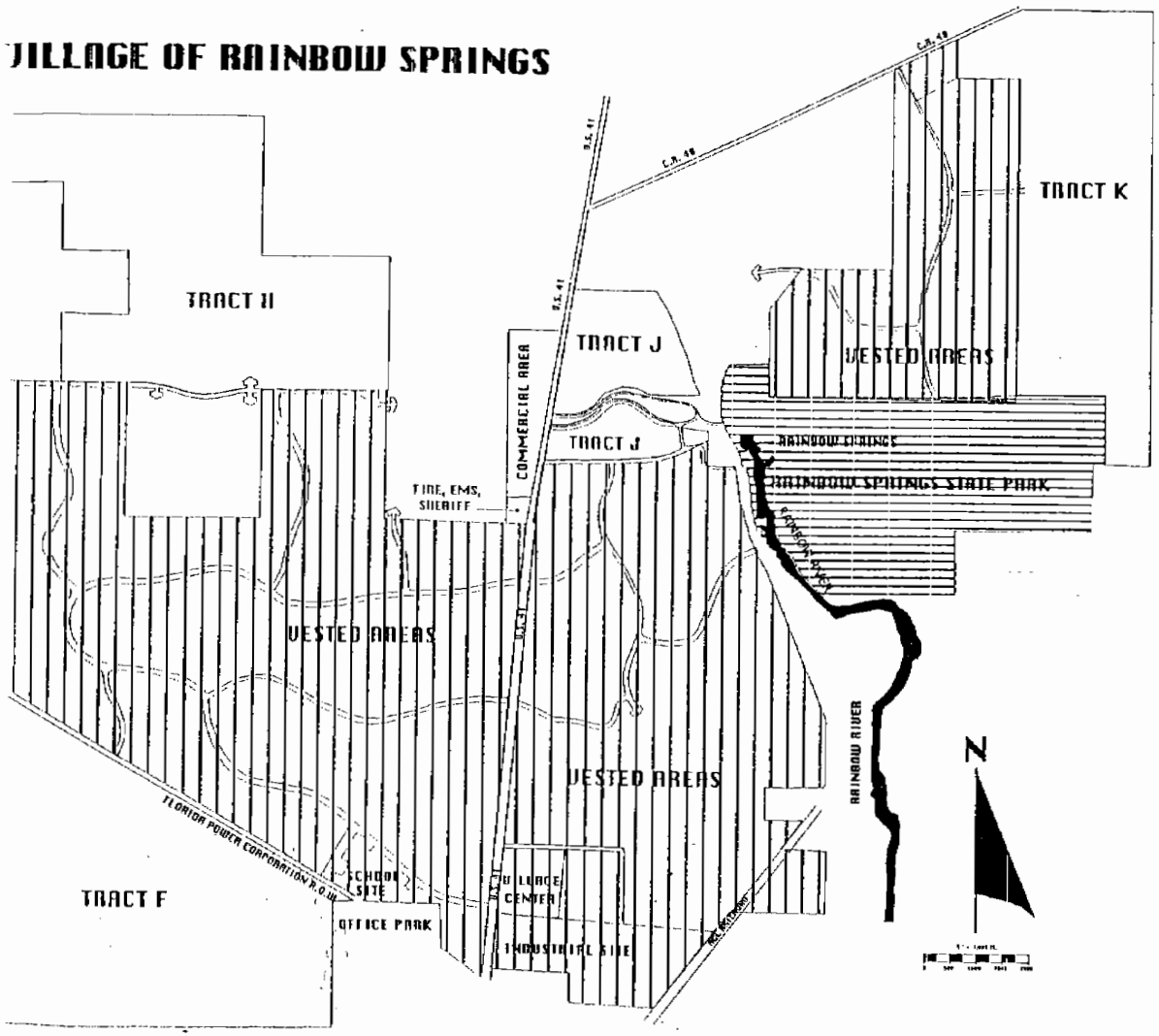
* Although the fire station building and site will be transferred to Marion County, this reduces the site support area to 5.46 acres.


MASTER DEVELOPMENT PLAN
MAP H-1 REVISED 04/11/97
GRAPHIC SCALE
LEGEND
Single-Family Residential
Mixed Use Commercial
Recreation
Open Space
Lakes
Warehouse & Nursery
Corp. Exec. Ofcs. Well, Wtr Plant
Sewage Treatment Plant
STP Percolation Ponds
FL Power Corp. Easement
Phase I Area
RV Storage
REVISED EXHIBIT B
Parcel D
Parcel E
Relocated Fl. Power Easement
Parcel C
Parcel F
Community Center
Parcel A (10 ac.)
Parcel B (10 ac.)
SPRUCE CREEK SOUTH
FILE: 97065028
OR BOOK/PAGE: 2399/23
9 of 11

Resolution Exhibit C




EXHIBIT "I"
MAP H
Master Development Plan
The Villages of Marion
"A Florida Quality Development"
7th Amendment To The Development Order
October 2015
To Ocala
To Pedro
To Ocala
To Weirsdale
To The Villages
County Road No. 42
U.S. Highway No. 301
U.S. Highway No. 441/27
SCALE 1" = 2000'
MARION COUNTY
SUMTER COUNTER
Exist. Kestrel Nesting Box Location
Land Use Breakdown
Land Use | Acres | Units/SF | Net Density
Residential (Conventional) | 1,045.7 | 5,432 d.u. | 5.1
Retail | 42.6 | 210,658 s.f. | -
Office | 9.1 | 14,332 s.f. | -
VA Clinic | 9.4 | 93,065 s.f. | -
Skilled Nursing Facility | 2.6 | 60 beds | -
Open Space | 809.8 | - | -
Recreation | 451.3
Golf | 426.3
Clubhouse/Rec. | 19.5
Golf Maint. | 7.0
F.P.C. Easement | 28.0 | - | -
Wetlands | 11.0 | - | -
Kestrel Preserve | 18.0 | - | -
Public Facilities | 1.6 | - | -
Collector Roads | 30.0 | - | -
Sub-Collector Roads | 42.7 | - | -
Lakes / Retention | 96.3 | - | -
TOTAL | 1,789.8 | 5,432 d.u. | -
Phasing for The Villages of Marion F.Q.D.
Year 2001 - 2005 | Year 2006 - 2014 | Year 2015 - 2017
Land Use | Units | Sq.Ft. | Holes | Units | Sq.Ft. | Holes | Units | Sq.Ft. | Holes | Totals
Residential | 2,775 | | | 2,425 | | | 232± | | | 5,432±
Retail | | 100,000 | | | 110,658 | | | 0 | | 210,658
Office | | 14,332 | | | 0 | | | 0 | | 14,332
VA Clinic | | 0 | | | 93,065 | | | 0 | | 93,065
Golf | | | 63 | | | 0 | | | 0 | 63
LEGEND
Res. Residential
R/O.S. Recreation / Open Space
Kestrel Foraging Area
C Retail, Service, Office
Wet. Wetlands
Retention
VA Clinic
Property Boundary
P.F. Public Facilities
Collector Road
Sub-Collector Road
VM-IR1 Existing Irrigation Well
Arnett Environmental, LLC
1038 Lake Sumter Landing The Villages, FL 32162
Tel No. (352)753-4747 Fax No. (352)753-1296
Certificate of Authorization Number 27495



MAP H
REVISED MASTER DEVELOPMENT PLAN
(REVISED 10/01)

PHASE I

Tract	Land Uses	Density	Acres
	COMMERCIAL-OFFICE		
J (pt)	Business, Office, Medical (s.f.)	93,800	29
	RESIDENTIAL		
J	- Single Family Detached	370	175
K	- Single Family Detached	295	147
F	- Single Family Detached	465	232
	Total Residential	1130	554
J	INSTITUTIONAL/PUBLIC		5
	RECREATION/OPEN SPACE		
H	Open Space		100
F	Open Space		50
F	Golf Course	18 holes	70
	Total Recreation/Open Space		220

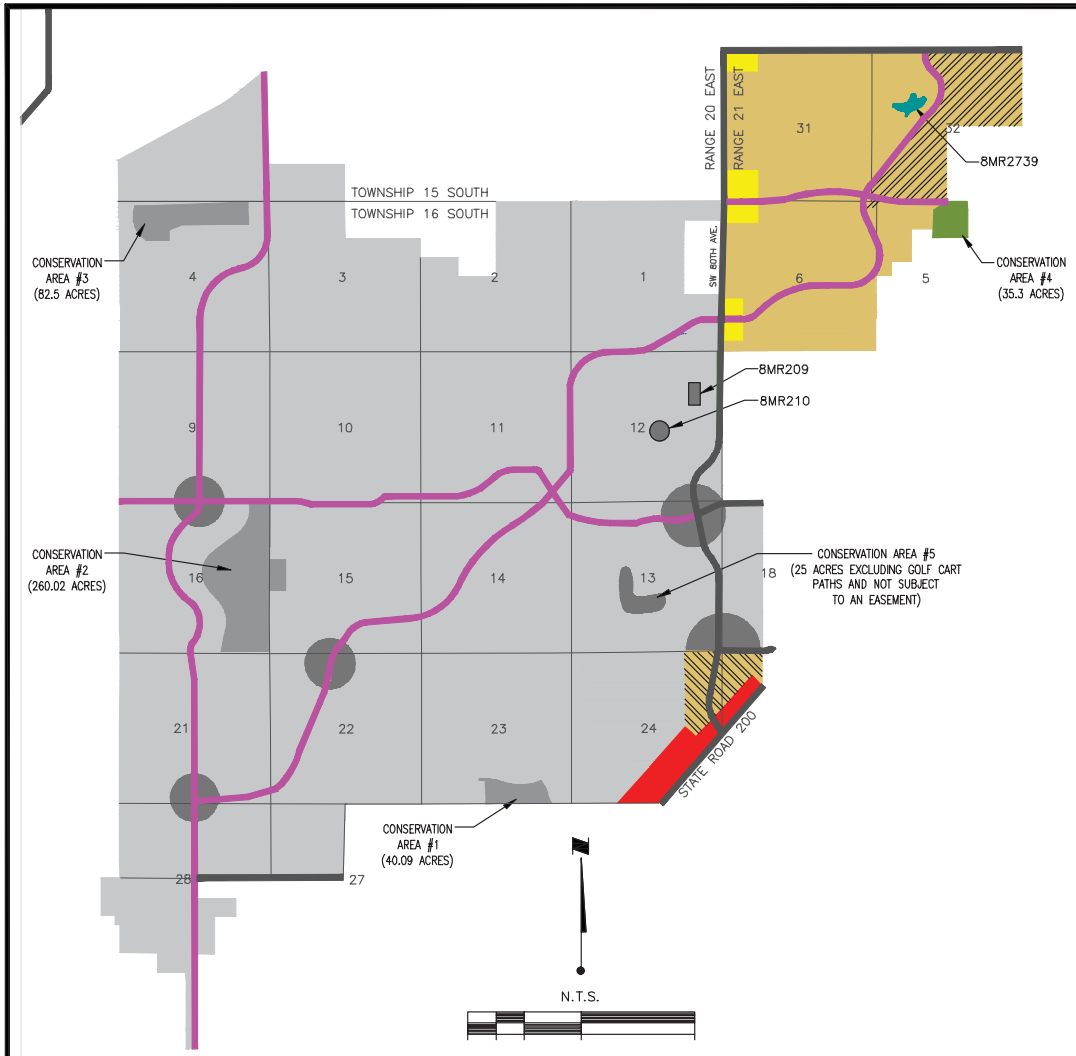
PHASE II

Tract	Land Uses	Density	Acres
	COMMERCIAL-OFFICE		
J (pt)	Medical, Highway Tourism, Specialty shops, restaurants, food and drugs (s.f.)	110,900	31
	RESIDENTIAL		
F	- Single Family Detached	875	438
H	- Single Family Detached	525	700
K	- Single Family Detached	247	125
	Total Residential	1647	1263
	RECREATION/OPEN SPACE		
K	Golf Course	18 holes	135
K	Open Space (Conservation Area)		136

SUMMARY

TOTALS FOR ALL PHASES	Density	Acres
Commercial-Business (s.f.)	204,700	60
Residential Units	2,777	1,817
Public		5
Open Space		286
Golf Course (Holes)	36	205
Total Acreage		2,373

EXHIBIT 1



NOTES TO LAND USE TABLE

1. The purpose of this map is to depict the general development plan for the vested lands. For additional detail on the vested lands, refer to BLIM 2023–DM03, approved February 7, 2023, as may be amended from time to time (BLIM). All Land Uses may be located, converted, and/or exchanged in accordance with the BLIM.

2. DRI areas are shown in gray for informational purposes only. Refer to On Top of the World Development Amended and Restated Development Order and its Map H for DRI requirements.

3. All land use boundaries are conceptual. Actual boundaries for each land use area will be finalized at the time of construction permitting.

4. This Vested Lands BLIM Map "H" Development Plan constitutes the Future Land Use Map designations for the Total Vested Areas.

5. The configuration and location of "Other Vested Commercial" within "Vested Residential" are for illustrative purposes only, and the final boundary of these areas shall be determined by the Master Developer at the time of a PUD, site plan, and/or construction permit. Vested shopping center square footage authorized by BLIM 05–2014–007 as amended may be directly drawn down by the Master Developer and freely utilized within the following areas: Other Vested Commercial; Vested Commercial; Calesa Township Employment Center; and South Employment Center.

6. Archaeological (see BLIM).

7. Marion County Roads and OTOW & Calesa Township Internal Private Roadways pursuant to Master Roadway Corridor Map prepared by Tillman & Associates Engineering, LLC. dated July 8, 2022, and approved by Marion County on December 12, 2022, as may be amended from time to time.

8. This map is in color format and shall not be relied on in black and white format.

LAND USE TABLE

SYMBOL	LAND USE	ACREAGE
	VESTED AREAS	
	Vested Residential	1,567.9
	Other Vested Commercial	
	Vested Commercial	110.0
	Calesa Township Employment Center	274.5
	South Employment Center	83.25
	Conservation Area #4	35.3
	Total Vested Areas	2,071.0

CIRCLE SQUARE WOODS
BINDING LETTER OF DEVELOPMENT
OF REGIONAL IMPACT

ON TOP OF THE WORLD
COMMUNITIES, L.L.C.
COLEN BUILT DEVELOPMENT, L.L.C.

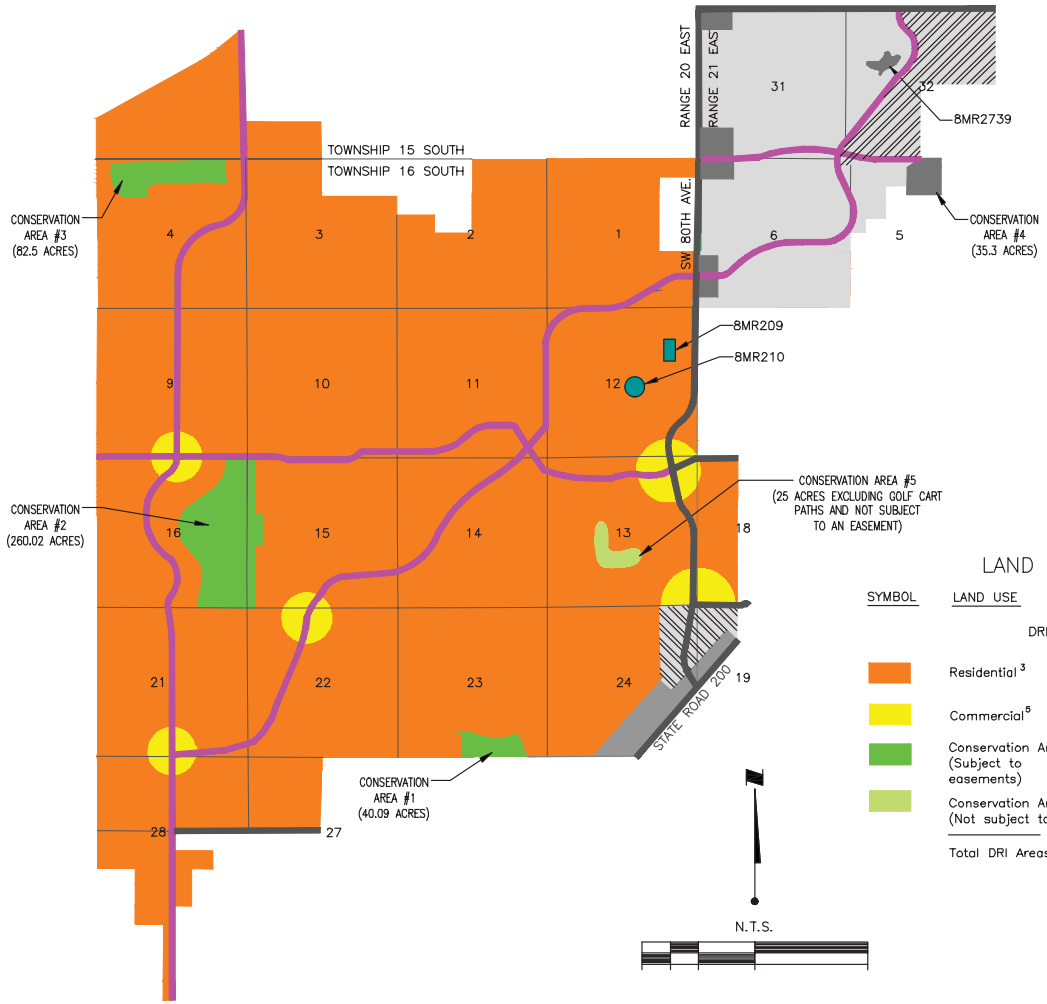
DATE: 01/25/2023

SCALE: N.T.S.

TITLE: *VESTED LANDS BLIM MAP "H" DEVELOPMENT PLAN*

SHEET NUMBER: 1 OF 1

JCH
CONSULTING GROUP, INC.
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CERTIFICATE OF AUTHORIZATION - L.B. 8071



DRI PHASING TABLE

PHASE	PHASE END DATE	RETIREMENT DWELLING UNITS [1]	COMMERCIAL SQUARE FEET	HOTEL ROOMS [2]
Phase I	01/28/2032	14,400	253,880	250
Phase II	01/28/2040	9,000	102,860	0
Phase III	01/28/2048	9,000	43,260	0
TOTAL		32,400 [3]	400,000 [3]	250 [3]

Revise Buildout & Termination Date
Buildout Date: 01/28/2048
Termination Date: 11/17/2058

NOTES TO DRI PHASING TABLE

1. Retirement dwelling units may be exchanged for other land uses pursuant to Amended and Restated Development Order (ARDO) Condition No. 3 and the Equivalency Matrix attached as Exhibit "C".
2. Hotel land use shall be located consistent with applicable Marion County Zoning Code.
3. Cumulative amount including previous phase(s).

LAND USE TABLE

SYMBOL	LAND USE	ACREAGE
	DRI APPROVED AREAS	
	Residential [3]	10,225.05
	Commercial [5]	490.0
	Conservation Areas (Subject to easements)	382.61
	Conservation Area #5 (Not subject to an easement)	25.0
	Total DRI Areas	11,122.66

NOTES TO LAND USE TABLE

1. The purpose of this map is to depict the general development for DRI lands. For additional detail on DRI lands, refer to the Amended and Restated Development Order for On Top of the World Development of Regional Impact recorded August 26, 2016 (Official Records Book 6445, Pages 1390 through 1429), as may be amended from time to time (ARDO).

2. Vested areas are shown in gray and are described for informational purposes only. Refer to BLIM 2023-DM03 dated February 7, 2023, as may be amended from time to time (BLIM).

3. Residential units, including single family and multi-family, may be developed to a maximum overall density of four (4) units per gross acre as calculated based on the entire 10,225.05 acres and may be clustered resulting in net densities higher than 4 units per acre within subdivisions and on individual development parcels. Residential uses may include Golf Courses, Parks and Recreational Amenities.

4. All land use boundaries are conceptual. Actual boundaries for each land use area will be finalized at the time of construction permitting.

5. The ARDO Map H constitutes the Future Land Use Map designations for the Total DRI Areas.

6. Potential locations of internal commercial areas are illustrative and may be relocated and/or consolidated pursuant to ARDO condition No. 5.

7. Archaeological (see ARDO).

8. Marion County Roads and OTOW & Calesa Township Internal Private Roadways pursuant to Master Roadway Corridor Map prepared by Tillman & Associates Engineering LLC. dated July 8, 2022, and approved by Marion County Development Review Committee (DRC) on December 12, 2022 as may be amended from time to time."

9. Map "H" is in color format and shall not be relied on in black and white format.

ON TOP OF THE WORLD DEVELOPMENT OF REGIONAL IMPACT

ON TOP OF THE WORLD COMMUNITIES, L.L.C.

DATE: 01/25/2023

SCALE: N.T.S.

TITLE: *AMENDED AND RESTATED DEVELOPMENT ORDER MAP "H"*

SHEET NUMBER: 1 OF 1

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