

**WORLD EQUESTRIAN CENTER SPORTS COMPLEX
COMPREHENSIVE PLAN AMENDMENT**

**SUPPORT MATERIAL FOR
TEXT AND FUTURE LAND USE MAP
AMENDMENTS TO THE
MARION COUNTY COMPREHENSIVE PLAN**

Submitted For:

**Golden Ocala Equestrian Land, LLC
600 Gillam Road
Wilmington, Ohio 45177**

Prepared By:

**HOLTZMAN VOGEL, P.A.
119 SOUTH MONROE, SUITE 500
TALLAHASSEE, FLORIDA 32301**

MARCH 2026

WORLD EQUESTRIAN CENTER SPORTS COMPLEX
COMPREHENSIVE PLAN AMENDMENT

**SUPPORT MATERIAL FOR TEXT AND FUTURE LAND USE MAP
AMENDMENTS TO THE
MARION COUNTY COMPREHENSIVE PLAN**

I. SUMMARY/INTRODUCTION

A. PROJECT LOCATION

This proposed amendment seeks to expand the World Equestrian Center Future Land Use (“WEC Land Use”) within the master-planned mixed-use project within Marion County referred to herein as the Project.¹ The proposed expansion is approximately 236 acres within the Project north of State Road 40 and west of NW 87th Court Road. Such portion of the Project is currently designated Low Residential and is within the Marion County urban growth boundary (UGB). The property is adjacent to the County’s Farmland Preservation Area Boundary (FPA) on the southern border. On the western border are lands designated Rural, but these lands are within the County’s UGB. The amendment is needed to create the World Equestrian Center Sports Complex.

The property owner and applicant is Golden Equestrian Land, LLC. The property is within the Golden Ocala Development of Regional Impact (DRI) which restricts the property to three acre lots or 78 units. Enclosed is a Project Boundary Map showing the location of the WEC Land Use and the surrounding area (see **Figures 1 and 2**).

The planned sports complex will be world class and will consist of multiple exterior fields and indoor sports amenities. The exterior sports fields will include (8) full-size synthetic turf multipurpose soccer, lacrosse, and football fields, (3) natural turf soccer/lacrosse fields, (6) synthetic turf multi-purpose baseball/softball fields, and a championship soccer field with increased seating. The Indoor Facility will consist of (2) full sized ice sheets, (8) full sized basketball courts with the ability to function as (16) volleyball courts, and a full-sized synthetic turf soccer pitch. In addition to the sports amenities the complex will be home to (2) restaurant locations and multiple fan support buildings concessions, restrooms, and field maintenance needs.

¹ The Project itself is commonly referred to as the “WEC”. To distinguish the Project from the World Equestrian Center Future Land Use. “WEC Land Use” is utilized for the Future Land Use designation.

B. SUMMARY OF PROPOSED AMENDMENTS

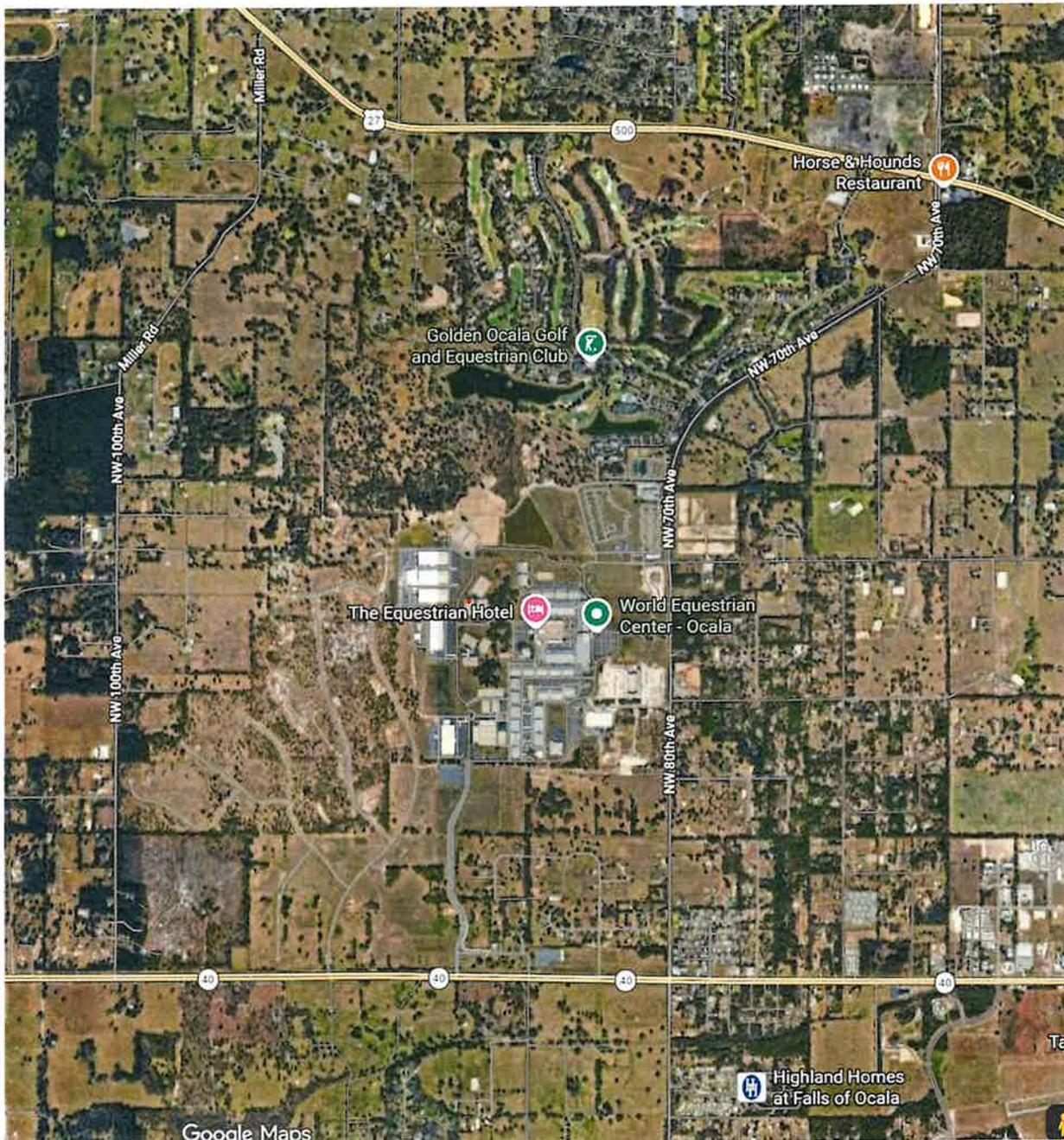
The applicant proposes the following amendments to the Marion County Comprehensive Plan:

1. Amend the Marion County FLUM to re-designate approximately 236 acres from Low Residential to WEC Land Use;
2. Amend Future Land Use Policy 10.5.1 to add sports facilities as a permitted use and to add maximum acreage amounts for equestrian facilities, indoor sports facilities, and outdoor sports facilities. The amendment also adds 300 additional hotel rooms;
3. Amend Future Land Use Policy 2.1.28 to add a description of sports facilities including softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses; and
5. Amend Future Land Use Table 2-1 to add sports facilities as a permitted use.

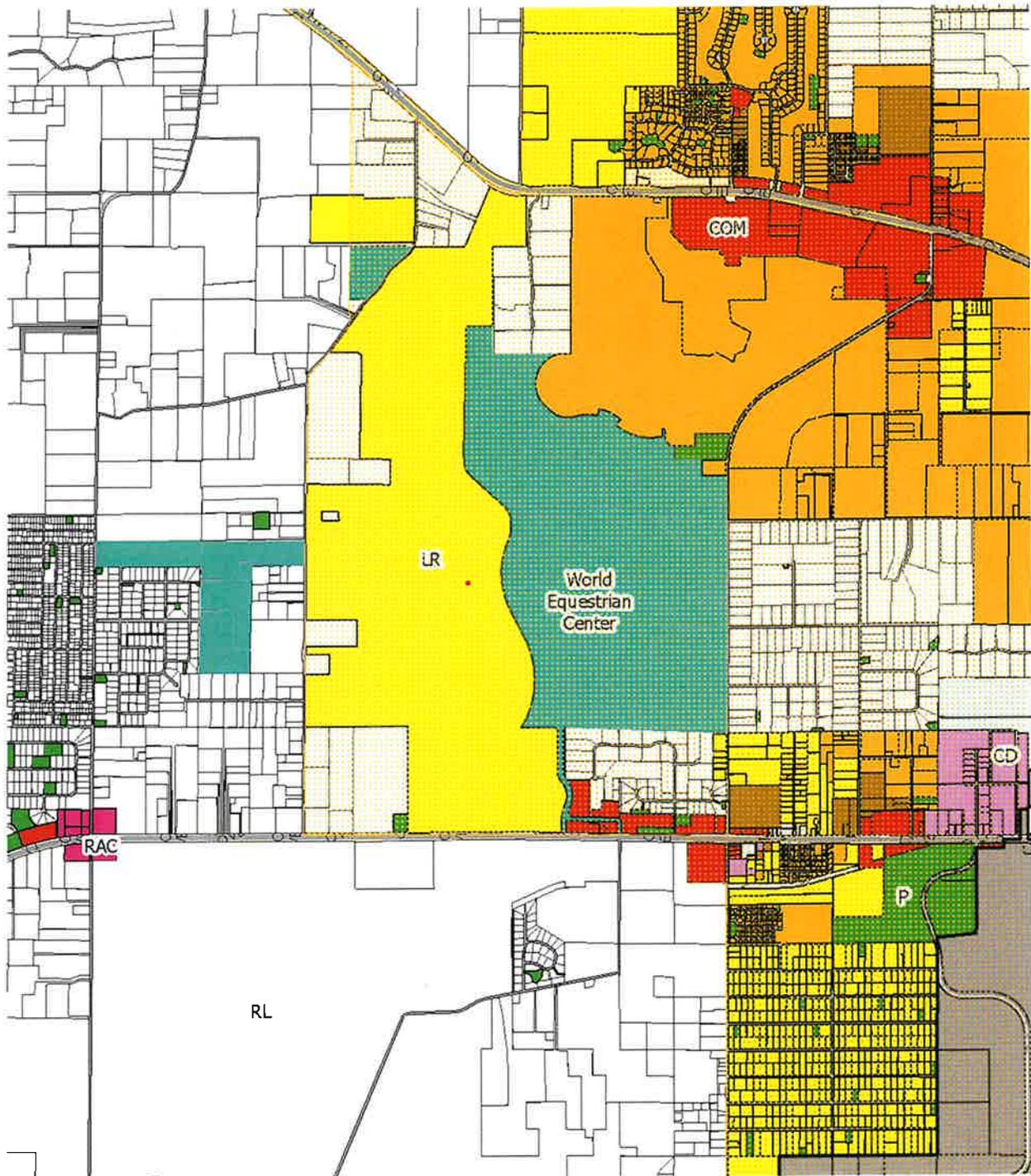
Such amendments are accompanied by the following Applications:

1. Amend the Property's existing planned unit development ("PUD") zoning to implement the sports complex.
2. Amend the existing Development Agreement to delete restrictions on concert uses.
3. Partially vacate a plat over a portion of the Property.

FIGURE 1
AERIAL MAP SHOWING LOCATION OF
GOLDEN OCALA



COMPOSITE FIGURE 2 FUTURE LAND USE MAP



II. PROPERTY INFORMATION

A. APPLICANT and AGENT for the PROPOSED AMENDMENT

| APPLICANT AND DEVELOPER | APPLICANT'S AGENT |
|--|--|
| Golden Ocala Equestrian Land, LLC 600 Gillam Road Wilmington, Ohio 45177 | W. James Gooding III, Esq. 1531 SE 36 th Avenue Ocala, Florida 34471 (352) 579-1290 (phone) (352) 579-1289 (facsimile) Email: jgooding@lawyersocala.com |

III. REQUIRED DEVELOPMENT OF REGIONAL IMPACT (DRI) AMENDMENT FOR GOLDEN OCALA

Golden Ocala is a mixed-use master planned community developed around Ocala's heritage as a horse community. The Project is currently approved for single family residential, multi-family residential (condominium units), commercial, hotel, recreation, equestrian facilities, and other uses to support the horse industry such as stables, bridle/walking trails, etc. The County's FLUM is already approved for significant entitlements on the property. This proposed comprehensive plan amendment includes a request to add sports facilities to the mix of land uses and 300 additional hotel rooms within the Project footprint. The amendment would also authorize sports facilities, hotel and two restaurants on a portion of the Project previously limited to equestrian lots and equestrian related facilities.

The difference in development entitlements for Golden Ocala is identified in Table 1 below:

TABLE 1: EXISTING VERSUS PROPOSED ENTITLEMENTS FOR GOLDEN OCALA

| Existing | | Proposed | Difference |
|-----------------------------------|------------------|-------------------------|--------------|
| Residential Units | 2,397 | 2,397 | No Change |
| Commercial | 4,000,000 s.f. | 4,000,000 s.f. | No Change |
| Event Seating* | 13,500 seats | REPLACE WITH ACREAGE | SEE ANALYSIS |
| Equestrian Facilities | N/A | 210 acres | + 210 acres |
| Expo and Indoor Facilities | N/A | 30 acres | + 30 acres |
| Outdoor Sports Facilities | N/A | 90 acres | + 90 acres |
| Hotel | 1,350 rooms | 1,650 rooms | + 300 rooms |
| Recreational Vehicle | 280 units/spaces | 280 units/spaces | No Change |

* The 10,000 Seat Equestrian Facility was approved by the Marion County Commission through a Special Use Permit approval on 3/21/17 (Resolution #17-R-075).

Table 1 above identifies that the amendment removes the 13,500 maximum seats of event seating and instead adds a maximum acreage for equestrian and sports facilities. The amendment also adds an additional 300 hotel rooms. An additional 236 acres are combined with existing lands with a

total of 330 acres dedicated to equestrian facilities, indoor sports facilities, and outdoor sports facilities. Of the additional 236 added to the WEC Land Use boundary, approximately 97 acres will be dedicated to the new sports complex.

The proposed WEC entitlements table replaces “seats” with “acreage”. This change reflects how recreation uses are typically addressed within comprehensive plans in the State. Impacts are analyzed separately using the relevant intensity standard for traffic, water, or sewer. For example, the transportation analysis relies upon the latest ITE edition to project trip generation.

IV. HISTORY OF SUBJECT PROPERTY AND WORLD EQUESTRIAN CENTER

The subject property has been the subject of two previous future land use map amendments. The amendments are summarized below:

- a. **2016 Amendment** – Redesignated a portion of the Project, including most of the property that is subject to this Amendment, from Rural to Low Residential. The amendment was approved by Marion County but challenged by an adjacent property owner. The challenge was settled by restricting the residential density to three acre lots.
- b. **2017 Amendment** – During the pendency of the resolution of the challenge to the 2016 Amendment, the property was purchased by Golden Ocala and incorporated into the master plan development. The amendment created the WEC Land Use and assigned it to portions of the Project. The amendment kept the three acre lot restriction over most of the property that was the subject of the 2016 Amendment and referred to this general area as “equestrian estates.” Finally, the amendment moved the boundary of the FPA and the UGB to the west, thus removing the bulk of the Project so that it is outside of the FPA and within the UGB; only the portion of the Project west of NW 100th Avenue is within the FPA and outside the UGB; such portion of the Project is not the subject of the current amendment.

The 2017 amendment also added FLUE Policy 10.5.1 which adopted site specific land use regulations for Golden Ocala and the World Equestrian Center. In a subsequent amendment FLUE Policy 2.1.28 was added to further clarify what land uses were permitted for the World Equestrian Center. The property was also rezoned Planned Unit Development (PUD) which included a master plan for the property and more specific land use regulations for the property.

Much has changed since the 2016 Amendment was approved in 2017. The World Equestrian Center has created a regional mixed use center primarily focused on equestrian activities but incorporating non-equestrian activities as well (including activities involving some of the same sports such as soccer) that will now be located on the Sports Complex. The WEC includes hotel rooms, restaurants, retail, and indoor and outdoor recreation venues. The WEC is currently approved for over 1,300 hotel rooms and 4,000,000 square feet of commercial so more development is in the pipeline. To facilitate traffic into the WEC, a four lane entrance road was constructed connecting State Road 40 to the WEC. This internal four lane roadway is the eastern boundary of the proposed sports facilities complex and will provide one of the primary entrances into the sports complex.

V. ANALYSIS OF REQUESTED LAND USES

The proposed amendment will allow the following land uses and activities to occur in an area currently approved for 78 residential equestrian lots and equestrian related facilities:

- 1) 17 Exterior multi-purpose sports fields with championship seating for sports events;
- 2) An indoor facility that can offer a wide variety of sports from basketball to ice hockey;

- 3) Commercial uses including a hotel and two restaurants; and
- 4) Accessory buildings to serve the sports complex.

The amendment adds 236 acres to the WEC Land Use. These acres were already in the Golden Ocala master plan. Approximately 97 acres will be dedicated to the proposed sports complex with seven acres dedicated to the indoor sports facility, which is the most intense activity proposed. The remaining 139 acres will be dedicated to the hotel, limited commercial and uses to support the complex including parking, stormwater and open space. The limited commercial uses include two new restaurants, but already approved development entitlements will be used.

Commercial is not currently allowed on the property. Active recreation uses (such as sports fields) are typically allowed by Marion County in residential zoning districts and even rural districts. However, due to the size and commercial purpose of the proposed sports complex this comprehensive plan amendment is warranted.

The subject property is currently designated Low Residential. As stated in FLUE Policy 2.1.17, this land use designation is for areas that are “primarily single-family residential units.” This means there are other land uses and activities that are permitted beyond single family residential. The Marion County Comprehensive Plan does not include a complete list of the land uses allowed, instead the comprehensive plan defers to the implementing land development code through the underlying zoning for that guidance. For this property, the adopted PUD zoning defines what other uses are allowed on the property which is also being amended (see **Exhibit B** – Proposed PUD Master Plan).

V. SUITABILITY AND COMPATIBILITY ANALYSIS FOR PROPOSED FLUM AMENDMENT

The proposed amendment adds approximately 236 acres to the portion of the Project with a WEC Land Use. The property is currently designated Low Residential on the FLUM. The property is within the UGB and outside of the FPA.

This application demonstrates that this FLUM amendment is consistent with the Marion County Comprehensive Plan and state requirements. The lands that compose this amendment are suitable for the land uses proposed and will be served by adequate public facilities.

The comprehensive plan analysis is based on the following:

- **Suitability Analysis** – The amendment demonstrates that the properties proposed for re-designation are suitable for that land use with an ecological analysis from Jim Modica and Associates with analysis attached as **Exhibit C**.
- **Traffic Analysis** – Kittelson & Associates, Inc. has performed the following traffic analysis, all of which have been approved by Marion County or expected to be approved by the adoption hearing: (1) Traffic Demand Management Study – (Plan Number 33436) – which is expected to be approved by Marion County prior to the hearing; (2) Traffic Study – (Plan Number 33437) – approved by Marion County on February 4, 2026; (3) Parking Study – (Plan Number 33438) – approved by Marion County on December 10, 2025.
- **Water and sewer analysis** – The amendment demonstrates the impact of the proposed amendment in Section IV.E. Marion County has confirmed the availability of water and sewer services set forth on the attached **Exhibit D**.

A. NATURAL FEATURES ON THE PROPERTY (LAKES/PONDS, WETLANDS, HABITAT IMPORTANT TO LISTED SPECIES, TYPES OF VEGETATION, SOILS).

Jim Modica and Associates conducted a detailed analysis of the environmental resources on the property which enumerates natural features including environmentally sensitive resources (wetlands, plant communities, listed species, streams, etc.). Their report is included as **Exhibit C** to this report. The report demonstrates that the amendment boundary is suitable for urban development. The analysis does the following:

1. Identifies the soils and land use classification for lands within the amendment boundary.
2. Demonstrates that the land is improved pasture with developable uplands and suitable for urban development. The Modica analysis analyzed a much larger area with some areas having development constraints including listed species and wetlands. However, none of those resources were identified on the portion of property subject to this amendment. Further environmental analysis will be required as part of the required environmental permitting.
3. The amendment boundary has already been approved for urban development by Marion County and thus has been determined to be suitable for development.

As mentioned previously, further environmental analysis will be required during environmental permitting. For more information see the environmental analysis prepared by Modica & Associates (see **Exhibit C**).

B. CULTURAL RESOURCES ON THE PROPERTY. (ARCHAEOLOGICAL AND HISTORICALLY SIGNIFICANT SITES).

The subject property has already been approved for urban land uses with the Low Residential designation. These properties were previously analyzed and determined to be suitable for development. If any historical resources are located on the site will need to be avoided or addressed in future planning stages.

C. LAND USE AND COMPATIBILITY

The amendment area is approximately 236 acres and designated Low Residential on the FLUM. The property is within the Golden Ocala master plan and the UGB but restricted to large lot residential development with a maximum of 3 acre residential lots and a total of 78 residential units.

As demonstrated in the environmental analysis there are very few environmental resources on the property. The property has been farmed or used for equestrian purposes and is now improved pastureland. Thus, the property is very suitable for urban development.

Below is a comparison of the existing land uses and future land uses surrounding the amendment boundary.

Future Land Use Designations Surrounding the Property

North: Low Residential, World Equestrian Center
 South: Rural Land (Farmland Preservation Area)
 East: World Equestrian Center, Commercial, Rural Land
 West: Rural Land and Public

Existing Land Uses Surrounding the Property

North: World Equestrian Center, Golden Ocala
 South: Vacant/Agricultural
 East: World Equestrian Center, Single Family Residential, Commercial
 West: Vacant/Agricultural

As shown above, the subject property adjoins the existing WEC Land Use portion of the Property on the northern and eastern boundaries of the subject property. Commercial lands also adjoin the amendment boundary on its eastern border. Rural lands border the property on the western and southern border (outside the Project). The Rural lands on the western border are within the UGB but not yet designated for urban development. The land on the southern border is designated Rural and within the FPA. The proposed amendment's southern border is separated from the rural designated property to the south by State Road 40, a four lane roadway with approximately 180 feet of roadway and right-of-way combined.

This subject property is consistent with the intent of the World Equestrian Center category as described in FLUE Policy 2.1.28. Approximately 59% of the property will be dedicated to uses that serve both the equestrian and sports complex including hotel, limited commercial, parking, stormwater and open space. The remaining 97 acres, approximately 41% of the expansion area, will be dedicated to the sports complex and only 7 acres, approximately 2% of the expansion area, will be dedicated to the more intense indoor sports facility. The sports complex use is being added to the list of permitted in the FLUE Policy 2.1.28. The property adjoins the World Equestrian Center boundary on the northern and eastern boundaries. The property was already owned by Golden Ocala and was approved for urban development. The property is in the County's UGB which is intended for urban development and served with central water and sewer. Finally, the land is very suitable for urban development as demonstrated in the Modica environmental analysis.

The project will be required to provide buffering to minimize impacts on adjacent properties and ensure compatibility. For the property to the west, the lands are designated Rural but are within the UGB. Thus, these lands are planned for conversion to more intense development in the future. Future Land Use Element Policy 2.1.12 provides that rural areas within the UGB cannot be used as a basis for restricting development within the UGB.

The amendment is adjacent to the FPA to the south. It is common in Marion County for intense urban land uses to abut the FPA boundary. The most intense land uses in Marion County- Commerce District and Employment Center - are directly adjacent to the FPA in several locations in the County. A commercial parcel also adjoins the

FPA designated lands to the south. State Road 40 separates the rural parcel to the south from the proposed amendment. The northern border of State Road 40 includes intense urban land uses including Commercial and World Equestrian Center.

The Marion County plan permits urban land uses to adjoin FPA designated parcels. The comprehensive plan creates this contrast with clear policies establishing both the UGB and FPA with no policies requiring a transition of land uses or a step back of density or intensity. The County's plan directs intense urban densities and intensities within the UGB on central water and sewer (see Future Land Use Element Policies 1.1.5, 3.1.1 and 3.1.2). Separate policies establish what level of development is permitted within the FPA (see Future Land Use Objective 3.3 and supporting policies). The comprehensive plan incentivizes development adjoining the FPA boundary, but within the UGB, through the transfer of development rights (TDR) program. Land within the UGB is defined as Tier 1 with no consideration whether the parcel is adjacent to the FPA (see Future Land Use Element Policy 9.1.6). Thus, a developer could buy development rights on an adjoining parcel within the FPA and use those credits on the adjacent parcel in the UGB.

The comprehensive plan does require buffering to ensure compatibility (see Future Land Use Element Policy 1.1.6). The County's land development code requires a fifteen foot landscape strip and buffer wall between a commercial recreation use and rural lands (see Section 6.8.6 and Table 6.8-1 of County Land Development Code (LDC)). For the parcel to the south, the FPA does not abut the subject property. State Road 40 separates the parcels with its four lanes and approximately 180 feet of right-of-way providing significant separation.

Finally, only 7 acres of the amendment boundary (approximately 2% of the land area) will be dedicated to the indoor sports facility, which is the most intense activity proposed. Commercial uses, including two new restaurants, are also planned on site but already approved development entitlements will be used. Approximately 97 acres will be dedicated to the proposed sports complex which includes the indoor sports facility. The remaining 139 acres will be dedicated to the hotel, limited commercial and uses to support the complex and larger WEC including parking, stormwater and open space.

As shown on the PUD master plan (see **Exhibit B**), athletic fields and stormwater facilities will be located along the edge of the development. Athletic fields and equestrian facilities are permitted within the Low Residential and Rural land uses and thus are compatible with the adjacent properties. Lighting restrictions and buffering will be required by the County which will help minimize impacts on adjacent properties. Sound studies are also being conducted on the property to support the PUD application.

D. SUITABILITY OF PROPOSED USE

The Modica & Associates report and this land use analysis demonstrate that the land included in this comprehensive plan amendment is suitable for the proposed land

uses. This amendment boundary includes a total of 236 acres that have already been approved for urban development by Marion County.

The Modica analysis clearly demonstrates that the lands are suitable for urban development, finding that the properties are improved pasture with no significant environmental resources. During the environmental permitting process more environmental analysis will be conducted to further support these conclusions. If any resources are found on site, then those resources would be addressed at that time.

E. PUBLIC FACILITIES ANALYSIS

The public facilities impact from this amendment are discussed below. The subject property is currently allowed up to 78 residential units, and those units may be used elsewhere in the Project. This amendment will add the following in terms of impact:

- Approximately 97 acres will be dedicated to the proposed sports complex or 41% of the expansion lands;
- Of these 97 acres, only 7 acres will be dedicated to the indoor sports arena or 2% of the expansion lands;
- The remaining 139 acres, approximately 59% of the expansion lands, will be dedicated to uses that support both the sports complex and the larger WEC development including hotel, limited commercial uses, parking, stormwater and open space; and
- An additional 300 hotel rooms are proposed.

The impact for each public facility is addressed below.

1. Transportation – Kittelson & Associates has performed multiple traffic studies to support this amendment. The analysis identifies that the Project does significantly impact State Road 40 and multiple intersections by the Year 2030. Pursuant to Capital Improvements Element Policy 1.5.5, the applicant and the County are in the process of entering a concurrency management agreement providing for proportionate share for transportation improvements consistent with Section 163.3180 and 380.06. This commitment is already included in the proposed text amendment to Policy 10.5.1. Any required amendments to the Capital Improvements Schedule will be incorporated into the County's annual update.
2. Centralized Water and Sewer Facilities – The proposed amendment is served by Marion County Utilities for both central water and sewer. The project engineer, Tillman & Associates, analyzed the Projects' water and sewer impact and submitted those projections to the County within the request for service confirmation from the County. On October 16, 2025, the Marion County Utilities Department confirmed that water and wastewater services will be provided and "adequate capacity exists in the system to serve the project based on the information provided." Attached as **Exhibit D** are the

Tillman Engineering water and sewer projections and the County's confirmation of service.

3. **SOLID WASTE** – The proposed amendment will not increase the demand for solid waste service. Marion County relies on a level of service standard based on residential units. The amendment does not increase the Project's residential entitlements. In addition, based on conversations with Marion County staff, there is no capacity problem for solid waste in the County.
4. **PARKS AND RECREATION** – The proposed amendment will not degrade the recreational level of service in the County. The County's level of service standard is based on residential use, which is 2 acres per 1,000 persons. The proposed amendment does not increase the Project's residential entitlements.

VI. RESPONSE TO OBJECTIONS.

The following objections have been received with a response provided.

FLORIDA COMMERCE OBJECTION

Florida Commerce is objecting to the lack of supporting data and analysis to demonstrate that public facilities are available to serve the proposed amendment. The Department states that the amendment is not based on surveys, studies and data regarding the amendment site including the availability of water supplies, public facilities, and services. The Department's objection addresses the following public facilities and requirements:

1. **Potable Water and Sewer** – The amendment states that the site is within Marion County Utilities jurisdiction and eligible for utility services. The Department cites the County staff report referencing that utilities are adjacent to existing infrastructure, but the infrastructure does not extend “fully” into the subject site. The Department states that no data has been provided to demonstrate there is enough capacity to meet the demands of the plan amendment.
2. **Transportation** – The Department states that an analysis was included to support the amendment but a “full analysis” for the specific site showing the “full impacts” of the site on traffic has not been completed or included in the amendment package.
3. **Capital Improvements** – The Department identified that the Capital Improvements Element was not updated to reflect the needed improvements. The Objection specifically mentions that utilities do not “fully extend” into the subject site.

RESPONSE TO OBJECTIONS: The Department is correct to point out that a plan amendment must demonstrate that adequate public facilities are in place, planned or committed to in an enforceable agreement, to support the amendment. The comprehensive plan amendment is of course the first step in multiple required steps in the development process. The comprehensive plan amendment is a planning process that is a safeguard to ensure that public facilities are in place or planned to serve a proposed plan amendment.

For transportation impacts, the transportation consultant has submitted the required Traffic Impact Analysis (TIA) to the County and the applicant and County are in the process of amending the existing 163 agreement to address the Project's transportation impacts. The agreement is referenced in Future Land Use Element Policy 10.5.1.

For potable water and sewer, the Project engineer submitted a water and sewer generation analysis to Marion County Utilities which was approved by the County on October 16, 2025, and is attached as **Exhibit D**. Water and sewer facilities are available to the client's property and provide service to the adjacent WEC. This amendment is an extension to the WEC and will require the extension of utilities on private property. Thus, the required sewer main extension is a private capital expense but for comprehensive plan purposes both water and sewer are available to the property.

The County, at their discretion, will update the Capital Improvements Element as part of their annual update to incorporate new projects. Any capital projects to address new transportation impacts along State Road 40, or any other roads or intersections, will be added as part of this process. The amendment does not create any new water or sewer facility improvements.

Third Party Objection – Letters from Gardner Brewer Hudson Firm

Representatives are objecting to the plan amendment because it violates a 2016 settlement agreement which placed restrictions on the property. The representatives are correct that a settlement agreement was entered into that resolved their client's objections in 2016. The settlement restricted any residential densities to three acre lots. This restriction was adopted into the County's comprehensive plan.

Representatives are also stating that the amendment is not compatible with the Marion County comprehensive plan, the surrounding area and the 2045 Planning Horizon. Finally, objections are raised to the lack of a level of service analysis.

RESPONSE TO OBJECTIONS: The County amended its comprehensive plan in 2016 to incorporate the Wormser settlement agreement terms. The restriction applies to residential development. The settlement agreement did not envision a future change of use. At the time of the settlement agreement the only development proposed in the area was residential. In 2017 the WEC amendment was approved by the Commission and future amendments resulted in the current development entitlements including over 2,300 residential units, 1,350 hotel rooms and 4 million square feet of commercial to serve the WEC equestrian center.

The WEC development is now a reality and is at the edge of the proposed amendment boundary. The character of the area has transformed since 2016, especially north of State Road 40. The 2016 settlement agreement did not remove the ability of the Commission to amend the plan or to reflect changes in conditions.

Representatives also claim that the amendment is not compatible with the adjacent rural lands. The County's comprehensive plan does not prohibit urban development within the UGB, including lands that are adjacent to the FPA. The proposed sports complex is a combination of outdoor sports fields and an indoor sports facility. The comprehensive plan requires perimeter buffering to ensure compatibility with the surrounding properties. The proposed PUD master plan also demonstrates how land uses will be oriented on site to have sports fields and stormwater facilities on the perimeter of the property.

Rural designated land is "primarily for agricultural uses" pursuant to Future Land Use Element Policy 2.1.16. However, community facilities are permitted in rural areas pursuant to Future Land Use Element Policy 2.1.8 by special use approval. Table 4.2-1 of the Marion County Land

Development Code permits active recreation use by right in the A-1 and A-3 zoning districts. The Code specifies that a “public park, or other public recreational use or building” is permitted. A-1 is the zoning district of the properties adjacent to the amendment boundary to the south and west.

The adjacent FPA is also separated from the property by State Road 40 and the right of way which is a separation of approximately 180 feet. This separation far exceeds the standard buffering required under the County’s land development code.

Regarding the level of service analysis, the amendment is supported by a level of service analysis demonstrating that adequate public facilities are in place and planned to serve the amendment.

VI. **CONSISTENCY OF PROPOSED FLUM AMENDMENT WITH CHAPTER 163, FLORIDA STATUTES AND THE MARION COUNTY COMPREHENSIVE PLAN.**

FLUM amendments must be consistent with the Goals, Objectives and Policies of the Marion County Comprehensive Plan and Chapter 163, Florida Statutes.

A. Needs Analysis

The Marion County Comprehensive Plan requires that a needs analysis be provided to support any future land use map amendment. The needs analysis to support these amendments is attached as **Exhibit E**.

B. Urban Sprawl Analysis

The proposed land use amendments are supported by an urban sprawl analysis included as **Exhibit F**.

C. CONSISTENCY WITH COMPREHENSIVE PLAN OBJECTIVES AND POLICIES

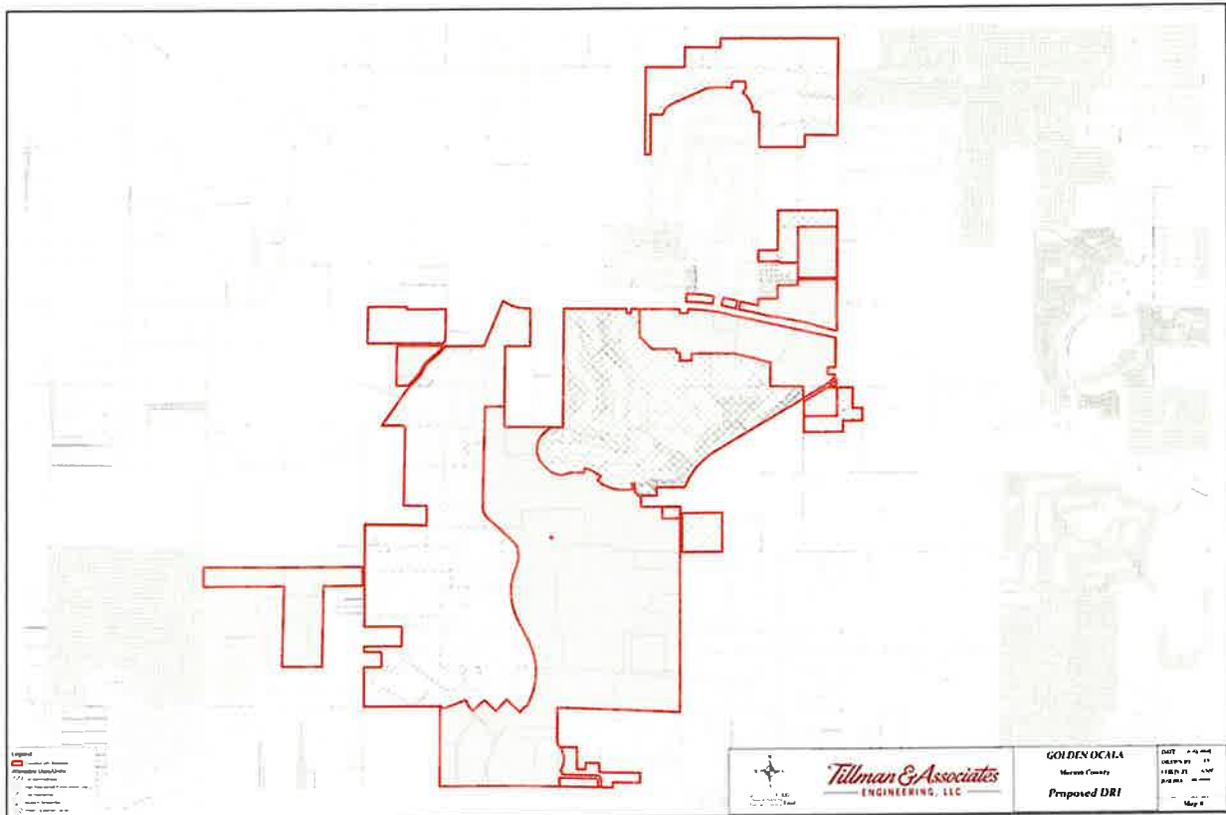
Large Scale Plan Amendments must be evaluated based on the proposal's ability to meet and further the goals, objectives and policies specified in the Marion County Comprehensive Plan. **Exhibit G** is an analysis of the Project as compared to the County’s Comprehensive Plan and demonstrates that the Project is consistent with the County’s Plan.

EXHIBITS

| | |
|------------------|---|
| EXHIBIT A | Proposed Map and Text Amendments |
| EXHIBIT B | Proposed PUD Master Plan |
| EXHIBIT C | Environmental and Archaeological Analysis |
| EXHIBIT D | Utility Service Confirmation Letters |
| EXHIBIT E | Needs Analysis |
| EXHIBIT F | Urban Sprawl Analysis |
| EXHIBIT G | Consistency Analysis |

EXHIBIT A
PROPOSED MAP AND TEXT AMENDMENTS

PROPOSED MAP AMENDMENT



PROPOSED TEXT AMENDMENTS

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.), sports facilities 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. Examples of sports facilities include softball fields, soccer fields, indoor and outdoor arenas, and other recreational uses. 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 land use designation is allowed in the Urban and Rural Area 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).

Future Land Use Element Table 2-1: 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 |
| 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)** | <i>Rural Area (Outside UGB)</i> | | |
| | 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 10.5.1 for property depicted on FLUMS Map 15h- (for Golden Ocala) Residential, World Equestrian Center with equestrian related use (RVP) and clubhouse per FLUE Policy 10.6.1 (for Jockey Club) |
| | <i>Urban Area (Inside UGB)</i> | | |
| | 0-4 du ac (Urban Area) | 0 - 0.50 for Urban Areas (inside the UGB) | World Equestrian Center, Sports Facilities , Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP) |

REVISED FLUE POLICY 10.5.1: GOLDEN OCALA "DRI" POLICY

Future Land Use Element Policy 10.5.1: Golden Ocala

[Editor Note: Prior Policy 10.5.1 is deleted in its entirety, being replaced and superseded by this "new" policy.]

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, ~~(d) FLUM Amendment 2024- and FLUM Amendment 2024-~~ concerning approximately 4,276.21 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, sports 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 Facilities | 13,500 seats <u>210 acres</u> |
| <u>Expo and Indoor Sports Facilities</u> | <u>30 acres</u> |
| <u>Outdoor Sports Facilities</u> | <u>90 acres</u> |
| Hotel | 1,3650 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 the 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, FLUM Amendments 2024-_____ and 2024-_____ 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 Land Development Code (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, 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 north of US 27), medium density residential lots ~~and~~, the Equestrian Facility developments, and the sports facilities 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-) and [FLUM Amendment 2022-L02](#).

**Figure 4 – Proposed FLUE Map 15.h
(Reference Attachment Set C.)**

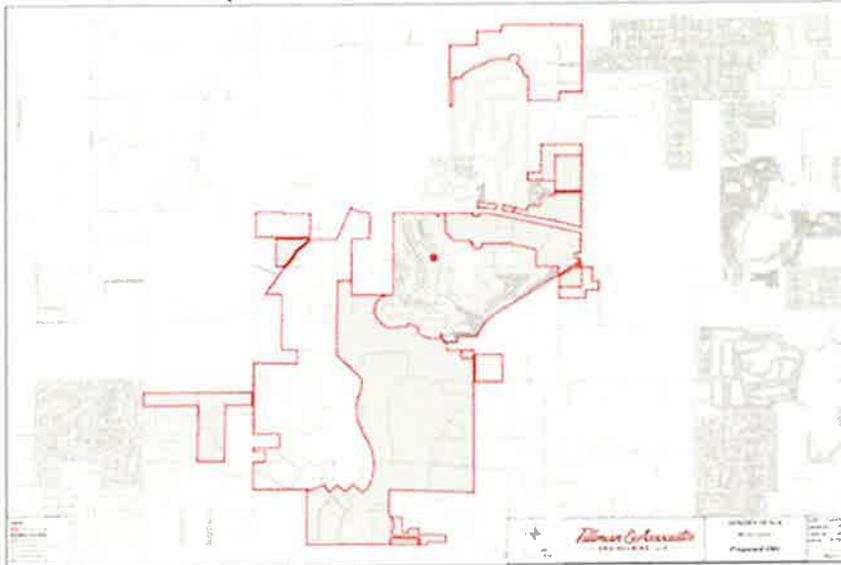
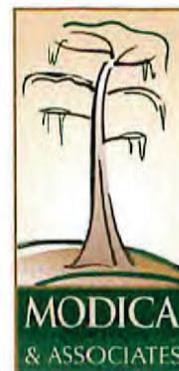


EXHIBIT B
PROPOSED PUD MASTER PLAN

EXHIBIT C
ENVIRONMENTAL AND ARCHAEOLOGICAL ANALYSIS

GOLDEN OCALA
MARION COUNTY, FLORIDA
ECOLOGICAL SITE ASSESSMENT



ENVIRONMENTAL
PLANNING
DESIGN &
PERMITTING

Prepared for:
Generation III, LLC
600 Gillam Road
Wilmington, OH 45177

Prepared by:
Modica & Associates
302 Mohawk Road
Clermont, FL 34715

April 2017

**GOLDEN OCALA
MARION COUNTY, FLORIDA
ECOLOGICAL SITE ASSESSMENT**

TABLE OF CONTENTS

| | | |
|-----|--|----|
| 1.0 | Introduction..... | 1 |
| 2.0 | Project Site Conditions | 1 |
| 2.1 | Soils..... | 2 |
| 2.2 | Land Use Types & Vegetative Communities | 4 |
| 2.3 | Wildlife | 5 |
| 2.4 | Listed Flora | 7 |
| 3.0 | Environmental Regulatory Permitting | 7 |
| 3.1 | Southwest Florida Water Management District..... | 7 |
| 3.2 | United States Army Corps of Engineers..... | 7 |
| 3.3 | Marion County | 8 |
| 4.0 | Protected Species Regulations & Permitting | 8 |
| 4.1 | Gopher Tortoise | 8 |
| 4.2 | Sherman's Fox Squirrel | 9 |
| 4.3 | American Bald Eagle | 10 |
| 4.4 | Sand Skink | 10 |
| 4.5 | Wood Stork | 11 |
| 4.6 | Eastern Indigo Snake | 11 |
| 4.7 | Southeastern American Kestrel..... | 11 |
| 5.0 | Summary | 12 |
| 6.0 | References..... | 13 |

LIST OF FIGURES

| | |
|----------|------------------|
| Figure 1 | Location Map |
| Figure 2 | Aerial Map |
| Figure 3 | Soil Types Map |
| Figure 4 | Land Use Map |
| Figure 5 | Project Area Map |
| Figure 6 | GT Survey Map |

LIST OF EXHIBITS

| | |
|-----------|-------------------------------|
| Exhibit A | FNAI Tracking List |
| Exhibit B | Wood Stork Core Foraging Area |

**GOLDEN OCALA
MARION COUNTY, FLORIDA
ECOLOGICAL SITE ASSESSMENT**

1.0 INTRODUCTION

Modica & Associates conducted an ecological assessment of the 1,900± acre Golden Ocala project site (“Subject Parcel”). Several site inspections occurred during March and April of 2017. The Subject Parcel is located south and west of the existing Golden Ocala Golf and Equestrian Club, west of NW 80th Avenue, east of NW 100th Avenue, a small portion of the project is located west of Miller Road. The entire project is north of State Road 40 in Ocala, Florida (**Figures 1 & 2**).

The intent of the Ecological Assessment was to preliminarily evaluate on-site habitats and vegetative communities, to identify the presence or potential for presence of protected wildlife species, to identify potential environmentally-related development constraints associated with the property, and to outline regulatory permitting requirements for the property, specifically pertaining to ecological resources. The findings presented herein reflect on-site conditions at the time of the investigation and do not preclude the possibility that conditions may change over time.

2.0 PROJECT SITE CONDITIONS

Prior to inspecting the Subject Parcel, published literature and publicly available ArcView™ GIS data layers were reviewed to obtain an understanding of site topography, soils, vegetation, and anticipated / documented wildlife use in the vicinity of the property. The following resources were accessed as part of the subject assessment:

- 2014 Aerial Photographic Imagery, ESRI Online Basemap Options;
- Google Earth Aerial Imagery, 1994-2016;
- U.S. Department of Agriculture (USDA) *Soil Survey of Marion County Florida*;
- Florida Natural Areas Inventory (FNAI) – Species Occurrence Tracking List, Marion County;
- *Florida’s Endangered and Threatened Species*, January 2017, FWC;
- *Florida Land Use, Cover and Forms Classification System (FLUCFCS) Handbook*, U.S. Department of Transportation;
- ArcView™ shapefiles containing the following wildlife occurrence records:
 - FWS 2013-2014 bald eagle survey results;
 - FWS wildlife observation database (Wildobs2006.shp);
- Florida Fish and Wildlife Conservation Commission, Eagle Nest Locator (<https://public.myfwc.com/FWRI/EagleNests/nestlocator.aspx>);
- North Florida Ecological Services Office Federally Listed Species in Marion County, Florida

Modica & Associates conducted several field inspections of the Subject Parcel during March and April of 2017. The property was traversed via vehicular and pedestrian transects to identify any listed wildlife species and to map the onsite land uses and vegetative communities. The findings of the survey are discussed in greater detail below.

2.1 Soils

Per the *Soil Survey of Marion County, Florida*, prepared by the U.S. Department of Agriculture (USDA), Soil Conservation Service (SCS), thirteen (13) soil types occur within the Subject Parcel boundaries, with designations of “pits” and “open water” also present on the property (**Figure 3**). Soil descriptions of those soil types are described below; the descriptions are excerpts from the SCS *Soil Survey of Marion County, Florida*.

Arrenondo sand, 0-5% slopes (9) is a nearly level to gently sloping, well-drained soil that occurs as both small and large areas in the upland. This soil occurs as broad rolling areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 65 inches, moderately rapid from 65 to 70 inches, and moderate below.

Arrenondo sand, 5-8% slopes (10) is a sloping, well-drained soil that occurs as small areas on sharp breaking slopes and on long slopes of the uplands. This soil occurs as broad rolling areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 65 inches, moderately rapid from 65 to 70 inches, and moderate below.

Blichton sand, 2-5% slopes (17) is a gently sloping, poorly drained soil that occurs as small or large areas of the uplands. The surface layer is very dark gray sand about five inches thick. The water table is within a depth of 10 inches for periods of 1 to 4 months. During the dry periods, it recedes to depth of more than 40 inches. Permeability is rapid in the upper 26 inches, moderately rapid from 26 to 30 inches, moderate from 30 to 77 and moderately rapid from 77 to 81 inches.

Candler Sand, 0-5% slopes (22) is a nearly level to gently sloping, excessively drained sandy soil that has thin lamellae of loamy sand within a depth of 60 to 80 inches. It occurs as small and large areas on sandy ridges in the uplands. The surface layer of this soil type generally consists of dark gray sand about 5 inches thick. The water table for this soil type is at a depth of more than 60 inches. Permeability of this soil type is very rapid in the upper 67 inches, rapid from 67 to 109 inches, and medium below.

Fellowship Loamy Sand, 2-5% slopes (29) is a sloping to strongly sloping, poorly drained soil that occurs on sharp-breaking slopes and long, wet hillsides of the uplands. The water table is perched in the surface layer and the upper part of the subsoil. It is within 10 inches of the surface for 1 to 4 months during wet periods. Permeability is moderately rapid in the upper 14 inches, moderately slow between 14 and 20 inches, and very slow below.

Flemington Loamy Sand, 2-5% slopes (34) is a poorly drained soil that is nearly level to gently sloping and occurring in small and large areas of uplands. The water table is within 10 inches of the surface for 1 to 3 months during most years and the subsoil can have a perched water table. The representative soil profile of the Flemington Series consists of very dark gray loamy sand about 5 inches thick with a subsurface of gray loamy sand about 4 inches thick. There is a clay subsoil between 9 and 53 inches. This soil type has low to medium organic-matter content.

Hague sand, 2-5% slopes (37) is gently sloping, well-drained soil that occurs generally as small areas in the upland. The water table is at a depth of more than 60 inches. Permeability is rapid in the upper 24 inches and moderate to moderately rapid below.

Kendrick loamy sand, 0-5% slopes (44) is a gently sloping, well-drained soil that occurs as small and large areas of the uplands. The water table is at a depth of more than 72 inches. Permeability is rapid in the upper 26 inches and moderate from 26 to 83 inches.

Lochloosa fine sand, 0 to 5 percent slopes (46) is a nearly level, somewhat poorly drained soil that occurs in small and large areas in the uplands. The surface layer is dark gray fine sand about seven inches thick. The water table fluctuates between 30 and 60 inches from 1 month to 4 months during most years. Permeability is rapid in the upper 28 inches, moderately rapid from 28 to 32 inches, and moderate below.

Micanopy fine sand, 2-5% slopes (50) is a gently sloping, somewhat poorly drained soil that occurs as small areas in the uplands. The water table is perched between depths of approximately 20 to 60 inches for periods of 2 to 5 months. It recedes to a depth of more than 60 inches during dry periods. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and slow below.

Micanopy fine sand, 5-8% slopes (51) is a gently sloping, somewhat poorly drained soil that occurs as small areas in the uplands. The water table is perched between depths of approximately 20 to 60 inches for periods of 2 to 5 months. It recedes to a depth of more than 60 inches during dry periods. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and slow below.

Pits (57) are areas where soils have been excavated and used for fill material in preparation for roads and building sites. Most excavations are small, and depths of the pits are generally limited to 5 to 12 feet.

Sparr fine sand, 0-5% slopes (65) is nearly level to gently sloping, somewhat poorly drained soil that occurs as small and large areas in the flatwoods and uplands. The water table fluctuates between 30 to 60 inches for 1 month to 4 months during most years. During dry periods, it is at a depth of more than 60 inches. Permeability is rapid in the upper 48 inches and moderate below.

Zuber loamy sand, 2-5% slopes (77) is a gently sloping, well-drained soil that occurs as small area in the upland. The water table is at a depth more than 72 inches. Permeability is rapid in the upper 15 inches, moderate from 15 to 20 inches, and moderately slow below.

Water (99) represents open water areas such as lakes.

2.2 Land Use Types & Vegetative Communities

The Golden Ocala project site currently supports five (5) land use type/vegetative communities within its boundaries (**Figure 4**). The land use type/vegetative communities were identified using the Florida Land Use, Cover and Forms Classification System, Level III (FLUCFCS, FDOT, January 1999). The following provides a brief description of the land use type/vegetative communities identified on the site:

211 – Improved Pasture

The majority of the Subject Parcel is comprised of improved pasture with the dominant vegetation consisting of bahia grass (*Paspalum notatum*) with other species present including ragweed (*Ambrosia artemisiifolia*), dog fennel (*Eupatorium capillifolium*), pepper weed (*Lepidium virginicum*) and prickly pear cactus (*Opuntia* sp.). Vegetative diversity is low in the pasture; the area was historically used as cattle or horse pasture.

Also included within this land use type for this Ecological Site Assessment are areas of horse farms. Historical activity associated with a horse farm is present, such as abandoned stables.

425 – Temperate Hardwood

The second most prevalent community on the project site is temperate hardwood. This community is typically confined to the central, south central and northeastern portions of the subject property. This upland community supports several mature oaks and pines. Species observed include laurel oak (*Quercus laurifolia*), live oak (*Q. virginiana*), and slash pine (*Pinus elliotii*) in the canopy, with few turkey oak (*Q. laevis*) also present. Understory vegetation observed includes cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), winged sumac (*Rhus copallinum*), and black cherry (*Prunus serotina*). The ground cover is sparse, with bracken fern (*Pteridium* sp.), beautyberry (*Callicarpa americana*), catbrier (*Smilax auriculata*), saw palmetto (*Serenoa repens*) and passion vine (*Passiflora incarnata*) observed. Selective clearing activities have been conducted throughout the majority of the Temperate Hardwood community type, so the canopy is significantly less dense than what appears on aerial photography. It appears that the silvicultural activities have been conducted in accordance with Best Management Practices (BMP's).

641-Freshwater Marsh

There are a couple of freshwater marsh communities present generally within the northern limits of the Subject Parcel. The freshwater marshes consist of both isolated and hydrologically connected depressional marshes. Depressional marshes are characterized by short-stature, herbaceous vegetation such as: beaksedge (*Rhynchospora* spp.) soft rush (*Juncus effusus*), spike rush (*Eleocharis* sp.), lemon bacopa (*Bacopa caroliniana*), marsh mermaidweed (*Proserpinaca palustris*), spadeleaf (*Centella asiatica*), marsh penny wort (*Hydrocotyle umbellata*), maidencane (*Panicum hemitomom*), buttonbush (*Cephalanthus occidentalis*), St. John' wort (*Hypericum* sp.), and yellow-eyed grass (*Xyris caroliniana*).

524 Lakes less than 10 acres

There is a man-made lake generally in the northwestern portion of the Subject Parcel. This open water lake does contain limited vegetation along the edges of the system. Vegetation present is similar to those species listed in the Freshwater Marsh community discussed above.

610 – Wetland Hardwood Forest

There is one small wetland hardwood forest located within the most northwestern portion of the Subject Parcel. This area was historically cleared during the last 15 years as part of an agricultural operation. The forested wetland consists of a monoculture of persimmon trees (*Diospyros virginiana*) that recruited after the clearing.

2.3 Wildlife

A qualitative review of the Subject Parcel was conducted to determine if any wildlife species using the property are listed as protected by the U.S. Fish & Wildlife Service (USFWS) or the Florida Fish & Wildlife Conservation Commission (FWC). To assist in documenting the potential protected species on the project site, the Florida Natural Areas Inventory (FNAI) Tracking List for Marion County was obtained and reviewed (**Exhibit A**). Using this information, a survey of the site was conducted to determine the need and extent of formal survey for any wildlife species. Below is a list of wildlife observed, either directly or indirectly (i.e. tracks burrows, calls, etc.), on the Subject Parcel during the March and April 2017 site inspections.

BIRDS

American Crow (*Corvus brachyrhynchos*)
 American Kestrel (*Falco sparverius*)
 American Robin (*Turdus migratorius*)
 Barred Owl (*Strix varia*)
 Belted Kingfisher (*Ceryle alcyon*)
 Black Vulture (*Coragyps atratus*)
 Boat-tailed Grackle (*Quiscalus major*)
 Cattle Egret (*Bubulcus ibis*)

Common Snipe (*Gallinago gallinago*)
 Downy Woodpecker (*Picoides pubescens*)
 Eastern Towhee (*Pipilo erythrophthalmus*)
 Fish Crow (*Corvus ossifragus*)
 Killdeer (*Charadrius vociferous*)
 Mourning Dove (*Zenaida macroura*)
 Northern Bobwhite (*Colinus virginianus*)
 Northern Harrier (*Circus cyaneus*)
 Pileated Woodpecker (*Dryocopus pileatus*)
 Red-bellied Woodpecker (*Melanerpes carolinus*)
 Red-shouldered Hawk (*Buteo lineatus*)
 Red-tailed Hawk (*Buteo jamaicensis*)
 Turkey Vulture (*Cathartes aura*)
 Wild Turkey (*Meleagris gallopavo*)

REPTILES

Black Racer (*Coluber constrictor*)
Gopher Tortoise (*Gopherus polyphemus*)

MAMMALS

Raccoon (*Procyon lotor*)
 Nine-banded Armadillo (*Dasypus novemcinctus*)
Sherman's Fox Squirrel (*Sciurus niger shermani*)
 Cotton-tailed Rabbit (*Sylvilagus floridanus*)

The gopher tortoise is listed as a Threatened species by the FWC. The Sherman's fox squirrel is listed as a Species of Special Concern. No other listed species of wildlife were documented during the preliminary site inspections. Information regarding additional species of wildlife with potential for presence on the Subject Parcel is provided in Section 4 below. The Florida Natural Areas Inventory (FNAI) species tracking list for Marion County was accessed to determine the potential for listed species of wildlife that may occur within the habitat types present within Subject Parcel; this tracking list is included as **Exhibit A** for reference.

Wildlife species with the potential to occur on the Subject Parcel based on USFWS Consultation Areas, geographic locale, habitat types present and presence of suitable soils or vegetative cover include the American bald eagle, gopher tortoise, sand skink, Florida scrub-jay, Red-cockaded woodpecker, Southeastern American kestrel, Wood Stork, and the eastern indigo snake.

Although the Subject Parcel lies in the Consultation Areas for the Florida scrub-jay, and the Red-cockaded woodpecker, the property does not contain suitable habitat for the presence of either of these species. Because suitable conditions do not exist on the Subject Parcel for these species, no formal surveys will be required and therefore species-specific information is not provided in the Section 4 below.

A pair of kestrels were observed during the one initial survey. However, during a subsequent survey they were not observed. Additional surveys will be conducted to validate that the kestrels observed were the American kestrel which is a migratory species. The Southeastern American kestrel is listed as Threatened by FWC. Please refer to Section 4 below for a more detailed discussion on listed species.

2.4 Listed Flora

A survey was conducted to document the presence of any protected plant species within the Subject Parcel. This floral species survey was conducted in conjunction with the March and April 2017 wildlife surveys.

No plant species listed by either the Florida Department of Agriculture (FDA) or USFWS were observed on the site during the survey.

3.0 REGULATORY AGENCY PERMITTING

3.1 South West Florida Water Management District

The South West Florida Water Management District (SWFWMD) administers regulatory authority for proposed developments through the Statewide Environmental Resource Permitting (ERP) program. Development of the Subject Parcel will require an ERP application to be submitted to the SWFWMD for stormwater management and environmental regulatory review. The SWFWMD exerts regulatory jurisdiction over wetland and surface water areas.

If any wetland or surface water impacts are proposed, compensatory mitigation may be required to offset the functional loss of these natural resources. Mitigation may be provided through purchase of credits from an approved mitigation bank, or on-site wetland creation within flood compensating storage pond(s). An appropriate mitigation plan can be developed at the time of ERP application, if needed.

3.2 U.S. Army Corps of Engineers

If dredging or filling wetland impacts is planned in "Waters of the U.S.", a permit from the U.S. Army Corps of Engineers (ACOE) will be required. The ACOE regulates dredging and filling in wetlands (and surface waters) under authority of the Clean Water Act. If any work is proposed in non-isolated waters of the United States, a permit will be required from the ACOE. It appears that all onsite wetlands are isolated from Water of the United States. An Approved Jurisdictional Determination can be sought from the ACOE to obtain written concurrence that the on-site wetlands are isolated and therefore not jurisdictional to the ACOE.

3.3 Marion County

The Marion County Comprehensive Plan and Land Development Code (LDC) sets forth protective regulations for certain areas and natural resources within the County. The Subject Parcel does contain jurisdictional wetlands and surface waters, and also contains protected species of wildlife.

Article 6, Division 5 of Marion County's LDC provides for the requirement of an Environmental Assessment for Listed Species (EALS) to support various applications. An EALS must be submitted to the Office of the County Engineer to be reviewed concurrently with a corresponding development review application. This report will likely be sufficient to support the development review application for Marion County.

An approximately 315± acre portion of the Subject Parcel is currently under construction for the World Equestrian Center at Golden Ocala, consistent with Resolution Number 17-R-075 as approved by the Marion County Board of County Commissioners on March 21, 2017. The World Equestrian Center at Golden Ocala project area is depicted on **Figure 5**. A gopher tortoise relocation application has been filed with the FWC to address the presence of gopher tortoises within the World Equestrian Center project area.

4.0 PROTECTED SPECIES REGULATIONS AND PERMITTING

A qualitative review of the site was conducted to determine if any wildlife species using the Subject Parcel are listed as protected by the USFWS or the FWC. Surveys were performed by conducting pedestrian transects across a minimum of 15% of the site.

It should be noted that these findings reflect the site conditions at the time of the investigation and do not preclude other listed species from inhabiting the project site in the future.

4.1 Gopher Tortoise

The gopher tortoise is listed by the FWC as a threatened species. Gopher tortoises are commonly found in areas occurring on well-drained sandy soils associated with xeric pine-oak hammock, scrub, pine flatwoods, pastures and citrus groves. A permit to relocate the resident population of gopher tortoises will be required to facilitate development of the Property. The relocation may be conducted in phases as portions of the property are developed independently.

FWC regulations prohibit development within a 25-foot radius of any potentially occupied gopher tortoise burrow. A permit will need to be obtained from the FWC authorizing the relocation of any gopher tortoises within 25-feet of the footprint of development prior to the initiation of any land clearing or construction activities.

Figure 6 depicts the locations of potentially occupied gopher tortoise burrows that were identified during the March and April 2017 site inspections. Note that only a 15% survey was conducted for this preliminary evaluation. These results may be extrapolated to estimate the gopher tortoise population across the Golden Ocala project site.

Conservation Permit

Because there are more than 10 gopher tortoise burrows within the Subject Parcel that will be impacted by development, a “Conservation Permit” must be obtained from the FWC. A Conservation Permit authorizes the relocation of captured tortoises to a permitted off-site recipient area.

An application to the FWC must be submitted by a state-licensed Authorized Gopher Tortoise Agent. The Conservation Permit only requires a 15% gopher tortoise survey to obtain the permit, but a 100% survey must be conducted no more than 90 days prior to relocation activities. If the relocation effort does not occur within 90-days of the survey date, it will be necessary to repeat the survey prior to conducting the relocation effort.

Permit issuance typically occurs within 45-days following a complete application submittal. Once issued, the permit will be valid for a period of one year, after which time the applicant may apply for a one-time amendment to extend the permit duration for an additional year. Note that the relocation can be conducted in phases. The FWC Mitigation Contribution Fee must be paid to obtain the permit, but relocation costs and recipient site fees can be delayed until future phases are ready for development (if the project will be phased).

4.2 Sherman’s Fox Squirrel

This mammal is classified as a “Species of Special Concern” (SSC) by FWC. There are three subspecies of fox squirrel in Florida. Only one, *Sciurus niger shermani*, occurs in central Florida. The fox squirrel’s primary habitat is the longleaf pine, turkey oak, live oak, sandhill and flatwood communities. Live oak acorns may be a major source of food when supplies of acorns from turkey oaks are insufficient. Nesting is done in cavities of trees and in nests constructed of leaves. Live oaks are usually chosen for nesting, and Spanish moss provides lining of the nest. Two breeding seasons occur - from the end of November into January and over a longer period during the summer, beginning with conception in May or June. Average litter size is slightly more than two. The young remain in the nest for about 75 days, and are weaned at 90 days. Sexual maturity is reached at 1 year of age. Sherman Fox Squirrels are diurnal and are usually solitary except during mating season. Home range is about 75 acres.

A sighting of a Sherman's fox squirrel was made in the central portion of the Subject Parcel. This squirrel was observed near live oak hammocks. The site plan includes preserving as many of the large oak trees on the site as is feasible, which will be beneficial to the Sherman's fox squirrel.

4.3 American Bald Eagle

The American Bald Eagle (*Haliaeetus leucocephalus*) was officially de-listed by the USFWS on July 9, 2007 (Federal Register Volume 72, No. 130). The bald eagle still receives protection from the USFWS under the Bald and Golden Eagle Protection Act (Eagle Act) and the MBTA. As part of the on-site review, all accessible areas were visually scanned for the presence of a bald eagle nest. In addition to the on-site survey, the FWC's *Online Eagle Nest Locator* database was accessed to determine if any previously documented eagle nests are located on or near the project site to see if any documented eagle nests are located within or near the Subject Parcel. There are no documented eagle nests within five (5) miles of the Subject Parcel. Therefore, project development should not have any adverse impact on eagle breeding or nesting activities. No coordination with FWC or USFWS is anticipated for the presence of this species.

4.4 Sand Skink

The sand skink (*Neoseps reynoldsi*) is listed as threatened by the USFWS and FWC. The sand skink is a fossorial lizard endemic to the central ridge of peninsular Florida, and spends its lifecycle just beneath the surface of the sandy soils that are characteristic of Central Florida's ridges. Because this lizard lives beneath the surface of the sand, its presence is generally detected by the presence of sinusoidal tracks left in the sand due to the unique manner in which this species moves through the sand.

In 2012, the USFWS revised their *Sand Skinks and Blue-tailed Mole Skinks Survey Protocol, Peninsular Florida* (Protocol) for the federally protected sand skink. According to the revised Protocol, if a property lies within the Sand Skink Consultation Area, has an elevation of 82 feet above sea level, and contains suitable soils, the USFWS assumes presence of sand skinks. The burden is on the landowner to document the absence of skinks.

The Subject Parcel lies within the Sand Skink Consultation Area and contains some soil types that are considered suitable for the presence of sand skinks (Arredondo, Candler, Hague, Kendrick and Zuber). However, there are very limited areas within the Subject Parcel that are underlain by suitable soil types that also lie above the minimum required elevation of 82 feet to be considered potentially suitable for the presence of sand skinks. Those areas of the Subject Parcel that meet all three criteria for the potential presence of sand skinks (location, elevation and soils), are vegetated with densely-rooted bahia grass, rendering the soils "unswimmable" by skinks. Accordingly, the Subject Parcel should be exempt from formal survey requirements.

It is recommended that Modica & Associates initiate “technical assistance” with the USFWS to confirm that the Subject Parcel is exempt from survey requirements.

4.5 Wood Stork

The wood stork (*Mycteria americana*) is listed as “Endangered” by the USFWS. The Subject Parcel lies within the USFWS Consultation Area for the wood stork, but is not located within a “Core Foraging Area” for the wood stork (**Exhibit B**). Wood storks nest in colonies and forage in freshwater wetlands. Good feeding habitat for wood storks typically consists of calm waters that do not have dense thickets of vegetation. The primary food of a stork’s diet is small fish between 1 and 8 inches in length. Because the Subject Parcel is not located within the wood stork “Core Foraging Area” a biomass calculation to estimate the loss of wood stork foraging habitat should not be required if wetland impacts are proposed.

4.6 Eastern Indigo Snake

The Eastern indigo snake is listed as “Threatened” by the USFWS. Indigo snakes are thick-bodied, glossy black snakes with iridescent blue highlights. Adult indigo snakes may be between 60 and 74 inches long (USFWS, 2016). The USFWS routinely concurs that a project is “not likely to adversely affect” the indigo snake if the USFWS’s *Standard Protection Measures for the Eastern Indigo Snake* (“Standard Protection Measures”; USFWS, 2004) will be followed during project construction. The Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site. This requires placement of posters on the project site, distribution of educational pamphlets and informational signs and videos. These educational documents have been prepared by USFWS and are readily available for use by the Applicant.

4.7 Southeastern American Kestrel

The Southeast American kestrel (*Falco sparverius paulus*) is listed by the FWC as a threatened species. This falcon species is a permanent and non-migratory resident of Florida. The population of southeastern American kestrels in Central Florida has decreased by 82% from 1940’s to 1980’s. The population decline is due to loss of habitat caused by clearing of woodlands for agriculture and residential development. The clearings have reduced suitable nesting and foraging sites.

The Southeast American Kestrel is the smallest of the falcon species and is approximately the size of a robin. It grows to a length of 9 to 12 inches. They are colorful birds and there is a color difference between the male and female. Both sexes have reddish and blue crowns. The males have blue wings and cinnamon backs and tails. They have dark spots on a white breast. The females have a cinnamon body color with dark streaks. They have a light tan breast with vertical brown streaks.

They have long, pointed wings when seen in flight and will hover. It is common to see them sitting on electrical wires, poles and fences.

They prefer open habitats so they can hunt small terrestrial animals. Southeastern American kestrels typically nest in cavities excavated by woodpeckers and in artificial objects such as power poles, nesting boxes and buildings. They have a clutch of 3 to 5 eggs. The eggs are pinkish to beige having with Reddish-brown speckles and dark brown spot. They usually have one brood a year. Egg incubation is 28 to 31 days and the young fledge at 28 to 31 days of age.

If a nesting pair of Southeastern American kestrels is documented within a project site, the FWC has recommended guidelines for preservation and protection of this species. The FWC requires that a 150-meter radius be established around the nest cavity. Additionally, the FWC recommends that 50 hectares of suitable foraging habitat remain on the site. This habitat can consist of golf courses, pastures and any other open grasslands on which the birds can forage. Because two kestrels were observed on the Subject Parcel (within the southern portion of the property), a formal kestrel survey will be conducted to conclusively document which species of kestrel (if any) is still present on the site.

5.0 SUMMARY

Modica & Associates conducted an Ecological Assessment of the 1,900± acre Golden Ocala project site during March and April of 2017. The Subject Parcel is located south and west of the existing Golden Ocala Golf and Equestrian Club, west of NW 80th Avenue, east of NW 100th Avenue, a small portion of the project is located west of Miller Road. The entire project is north of State Road 40 in Ocala, Florida (**Figures 1 & 2**).

Two listed species were documented on the project site during the preliminary surveys. These species include the gopher tortoise and the Sherman's fox squirrel. In addition to these species, the Subject Parcel may be considered suitable for the presence of additional listed species of wildlife including the bald eagle, Southeastern American kestrel, sand skink, wood stork, eastern indigo snake, Florida scrub-jay and red-cockaded woodpecker. The Subject parcel does not contain suitable habitat for the scrub-jay or the red-cockaded woodpecker and therefore no additional coordination for these species will be required.

The Subject Parcel contains only limited areas that meet all three criteria (location, elevation and soils) for the potential for the presence of sand skinks. Those areas that do meet the criteria are vegetated with densely-rooted bahia grass, rendering the underlying soils "unswimmable" and therefore not suitable for the presence of sand skinks. Because of this unsuitable habitat, it is anticipated that an exemption from a formal sand skink survey will be granted by the USFWS.

The Subject Parcel is not located within a "Core Foraging Area" for the wood stork, therefore any proposed wetland impacts should not have to be evaluated for loss of foraging habitat.

There is potential for the presence of the eastern indigo snake on the Subject Parcel. The USFWS typically does not consider adverse effects to the indigo snake if the USFWS's *Standard Protection Measures for the Eastern Indigo Snake* ("Standard Protection Measures"; USFWS, 2004c) will be followed during project construction. These Standard Protection Measures require that an educational program be developed by the Applicant to inform all construction personnel of the potential presence of indigo snakes on the project site.

Two kestrels were observed on electrical wires within the southern portion of the Subject Parcel during the original site inspection. During the following inspection, the kestrels were not observed. The observed kestrels could have been the more common (and not protected) American kestrel that migrates north during April of any given year. However, because kestrels were observed in closed proximity to each other during early April, a formal survey will be conducted to conclusively determine if there are any nesting kestrels on the Subject Parcel.

Publicly available data indicate that there are no documented eagle nests within 5 miles of the Subject Parcel, and no eagle nests were observed on-site during the preliminary evaluations. No coordination for this species will be required.

No other listed species of wildlife were identified on the property, nor does the Subject Parcel appear to provide suitable habitat for other listed species at the time. However, it should be noted that these results reflect site conditions at the time of the investigation and do not preclude the possibility of any additional listed species using or inhabiting the site in the future, especially if vegetative habitat characteristics become more favorable for listed species in the future.

This ecological assessment does not constitute a Phase I Environmental Assessment and this report makes no representation as to the presence or absence of hazardous materials in association with the project site.

6.0 REFERENCES

Florida Fish and Wildlife Conservation Commission. 2017. Eagle Nest Locator (<http://wildflorida.org/eagle/eaglenests>)

Florida Fish and Wildlife Conservation Commission. 2017. Florida's Threatened and Endangered Species.

Florida Fish & Wildlife Conservation Commission. 2003. Florida's breeding bird atlas: A collaborative study of Florida's birdlife. http://legacy.myfwc.com/bba/docs/bba_RTHA.pdf, accessed on March and April 24, 2017.

Ogden, J.C. Habitat management guidelines for the wood stork in the southeast region. Prepared for the U.S. Fish & Wildlife Service, Southeast Region.

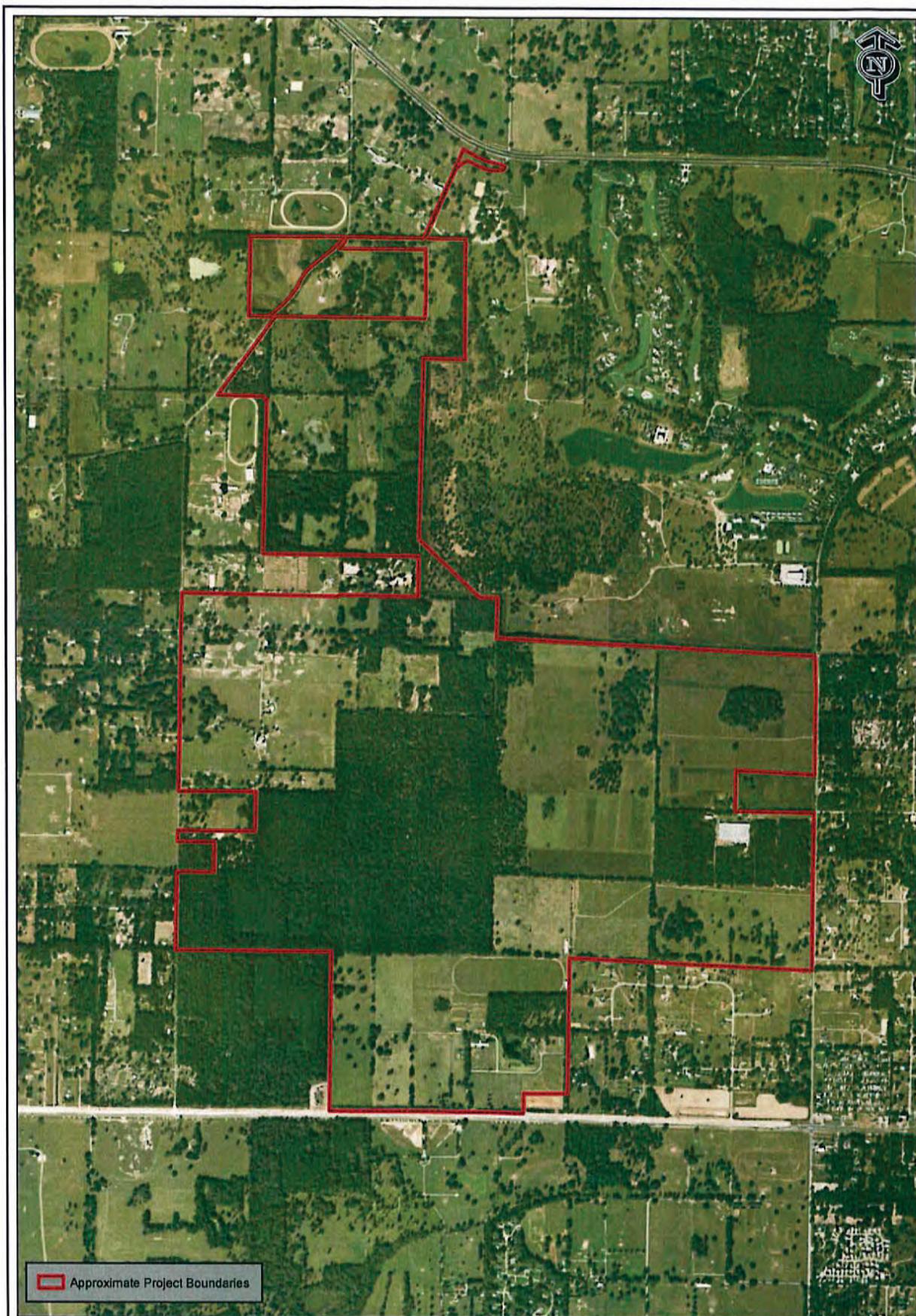
United States Department of Agriculture: Soil Conservation Service. 1990. Soil Survey of Marion County, Florida.

U.S. Fish & Wildlife Service. 2004. Standard Protection Measures for the Eastern Indigo Snake.

U.S. Fish & Wildlife Service. 2012. Sand skinks and Blue-tailed mole skinks survey protocol peninsular Florida.

U.S. Fish & Wildlife Service. 2016. Species profile for Eastern indigo snake (*Drymarchon corais couperi*). <https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=C026>, accessed March and April 20, 2017.

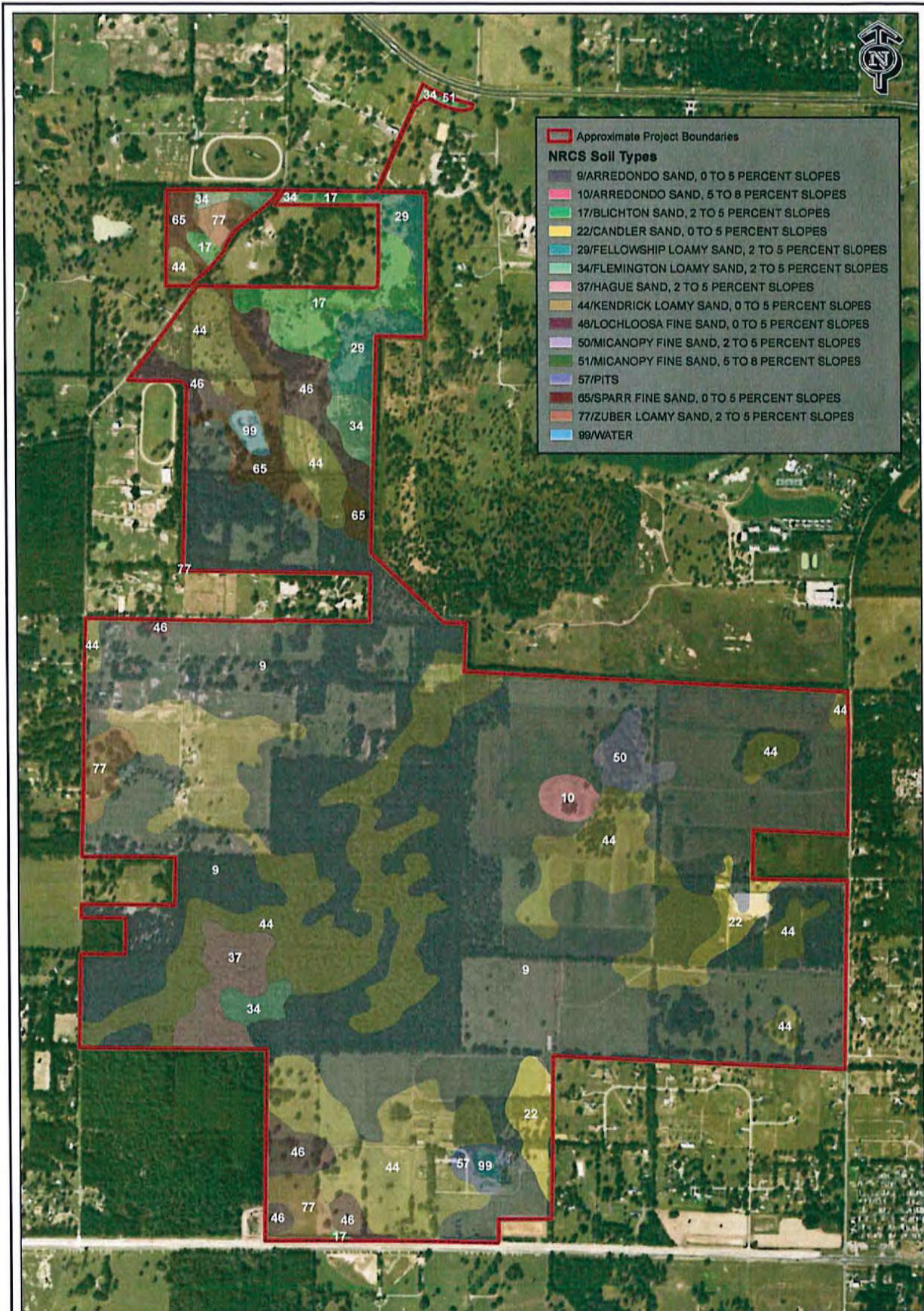
FIGURES



Golden Ocala
Ecological Site Assessment
Figure 2 - Aerial Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida



MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



Golden Ocala

Ecological Site Assessment

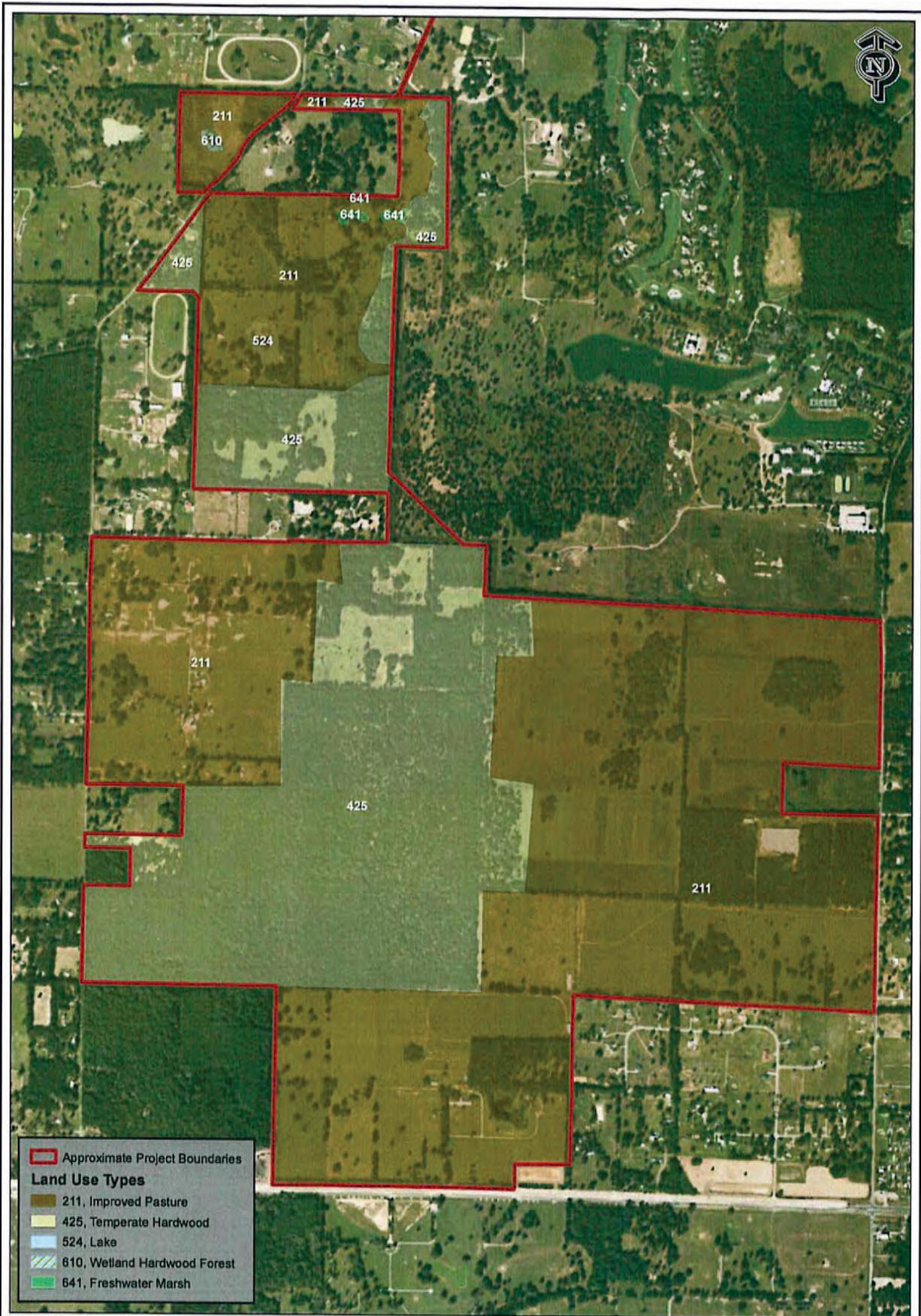
Figure 3 - Soils Map

Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E

Marion County, Florida



MODICA & ASSOCIATES
 302 Mohawk Road
 Clermont, Florida 34715
 P: (352) 394-2000
 F: (352) 394-1159
 Email: Environmental@Modica.cc
 www.ModicaAndAssociates.com



Golden Ocala

Ecological Site Assessment

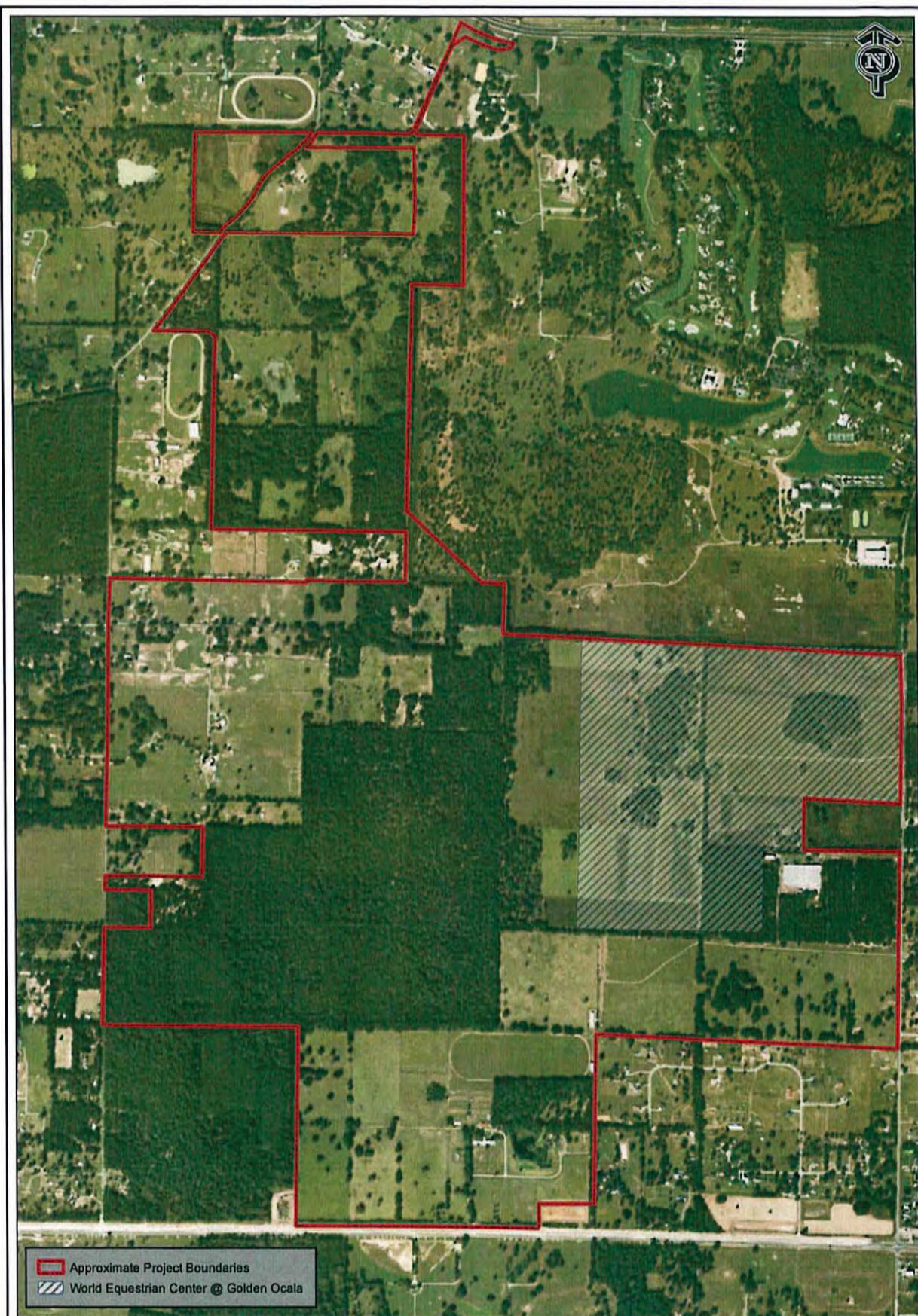
Figure 4 - Land Use Map

Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E

Marion County, Florida



MODICA & ASSOCIATES
 302 Mohawk Road
 Clermont, Florida 34715
 P: (352) 394-2000
 F: (352) 394-1159
 Email: Environmental@Modica.cc
 www.ModicaAndAssociates.com

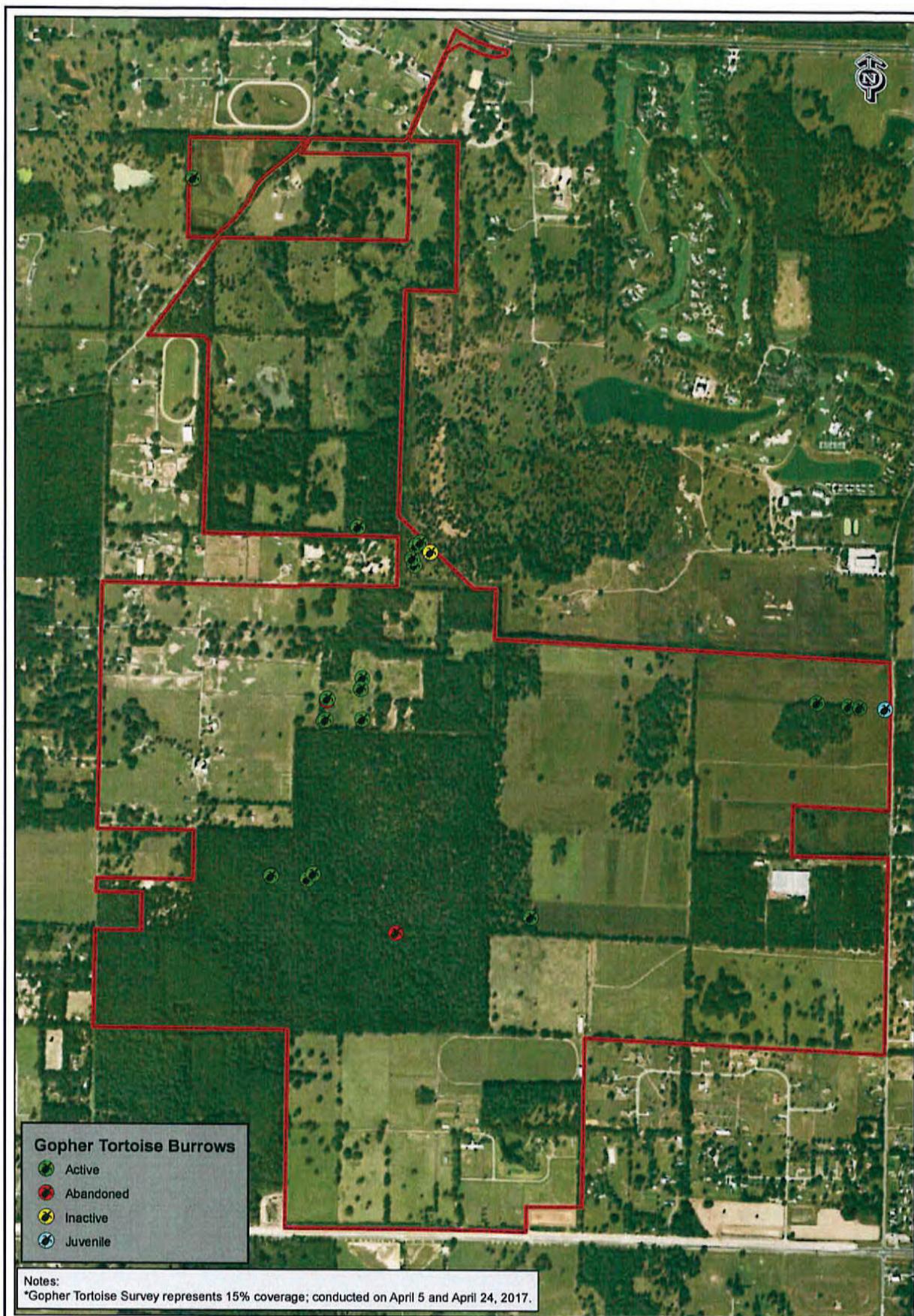


 Approximate Project Boundaries
 World Equestrian Center @ Golden Ocala

Golden Ocala
Ecological Site Assessment
Figure 5 - Project Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida

1,200 600 0 1,200 Feet

 MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com



Gopher Tortoise Burrows

- Active
- Abandoned
- Inactive
- Juvenile

Notes:
*Gopher Tortoise Survey represents 15% coverage; conducted on April 5 and April 24, 2017.

Golden Ocala
Ecological Site Assessment
Figure 6 - Gopher Tortoise Burrow Map
Section 35, T14S, R20E, and Sections 2, 11, 12, 13 and 14, T14S, R20E
Marion County, Florida



MODICA & ASSOCIATES
302 Mohawk Road
Clermont, Florida 34715
P: (352) 394-2000
F: (352) 394-1159
Email: Environmental@Modica.cc
www.ModicaAndAssociates.com

EXHIBIT A

4/4/2017

FNAI - Search


[ABOUT FNAI](#) [STAFF](#) [PARTNERSHIPS](#) [CONTACT US](#)

FNAI tracking list

MARION COUNTY

55 Vertebrates Found

Last Updated: February 2017

Key

Scientific Name is linked to the FNAI Online Field Guides when available.

 - links to [NatureServe Explorer](#), an online encyclopedia of more than 55,000 plants, animals, and natural communities in North America, compiled by the [NatureServe](#) network of natural heritage programs, of which the Florida Natural Areas Inventory is a member.

 - links to a species distribution map ([Adobe SVG viewer](#) required). If your browser does not support Adobe SVG, try this [link](#)

SEARCH RESULTS

NOTE: This is not a comprehensive list of all species and natural communities occurring in the location searched. Only elements documented in the FNAI database are included and occurrences of natural communities are excluded. Please see FNAI Land Cover information or Reference Natural Community map for more information on communities.

Fishes

EXPLANATION

| Scientific Name | | Common Name | Global Rank | State Rank | Federal Status | State Status |
|--|---|---------------------|-------------|------------|----------------|--------------|
| Ameiurus brunneus |   | Snail Bullhead | G4 | S3 | | N |
| Cyprinodon variegatus hubbsi |   | Lake Eustis Pupfish | G5T2Q | S2 | | N |
| Enneacanthus chaetodon |   | Blackbanded Sunfish | G3G4 | S3 | | N |
| Etheostoma olmstedii |   | Tessellated Darter | G5 | S1 | | ST |
| Pteronotropis welaka |   | Bluenose Shiner | G3G4 | S3S4 | | ST |

Amphibians

EXPLANATION

| Scientific Name | | Common Name | Global Rank | State Rank | Federal Status | State Status |
|--------------------------------------|---|------------------------------|-------------|------------|----------------|--------------|
| Ambystoma cingulatum |   | Frosted Flatwoods Salamander | G2 | S2 | T | FT |
| Ambystoma tigrinum |   | Tiger Salamander | G5 | S3 | | N |

4/4/2017

FNAI - Search

| | | | | | | |
|----------------------------------|---|--------------|------|----|---|---|
| <i>Lithobates capito</i> |  | Gopher Frog | G3 | S3 | | N |
| <i>Notophthalmus perstriatus</i> |  | Striped Newt | G2G3 | S2 | C | N |

Reptiles**EXPLANATION**

| Scientific Name | | Common Name | Global Rank | State Rank | Federal Status | State Status |
|--|---|---------------------------------|-------------|------------|----------------|--------------|
| <i>Alligator mississippiensis</i> |  | American Alligator | G5 | S4 | SAT | FT(S/A) |
| <i>Clemmys guttata</i> |  | Spotted Turtle | G5 | S2S3 | | N |
| <i>Crotalus adamanteus</i> |  | Eastern Diamondback Rattlesnake | G4 | S3 | | N |
| <i>Drymarchon couperi</i> |  | Eastern Indigo Snake | G3Q | S3 | T | FT |
| <i>Gopherus polyphemus</i> |  | Gopher Tortoise | G3 | S3 | C | ST |
| <i>Heterodon simus</i> |  | Southern Hognose Snake | G2 | S2 | | N |
| <i>Lampropeltis extenuata</i> |  | Short-tailed Snake | G3 | S3 | | ST |
| <i>Lampropeltis getula</i> |  | Common Kingsnake | G5 | S2S3 | | N |
| <i>Pituophis melanoleucus</i> |  | Pine Snake | G4 | S3 | | ST |
| <i>Plestiodon reynoldsi</i> |  | Sand Skink | G2 | S2 | T | FT |
| <i>Pseudemys concinna suwanniensis</i> |  | Suwannee Cooter | G5T3 | S3 | | N |
| <i>Sceloporus woodi</i> |  | Florida Scrub Lizard | G2G3 | S2S3 | | N |

Birds**EXPLANATION**

| Scientific Name | | Common Name | Global Rank | State Rank | Federal Status | State Status |
|-------------------------------------|---|-----------------------|-------------|------------|----------------|--------------|
| <i>Aphelocoma coerulescens</i> |  | Florida Scrub-Jay | G2 | S2 | T | FT |
| <i>Aramus guarauna</i> |  | Limpkin | G5 | S3 | | N |
| <i>Athene cunicularia floridana</i> |  | Florida Burrowing Owl | G4T3 | S3 | | ST |
| <i>Buteo brachyurus</i> |  | Short-tailed Hawk | G4G5 | S1 | | N |
| <i>Egretta caerulea</i> |  | Little Blue Heron | G5 | S4 | | ST |
| <i>Egretta thula</i> |  | Snowy Egret | G5 | S3 | | N |
| <i>Egretta tricolor</i> |  | Tricolored Heron | G5 | S4 | | ST |
| | | Swallow-tailed Kite | G5 | S2 | | N |

4/4/2017

FNAI - Search

| | | | | | | |
|---|---|---|-------------------------------|--------|------|------|
| <u><i>Elanoides forficatus</i></u> |  |  | | | | |
| <u><i>Eudocimus albus</i></u> |  |  | White Ibis | G5 | S4 | N |
| <i>Falco columbarius</i> |  |  | Merlin | G5 | S2 | N |
| <i>Falco peregrinus</i> |  |  | Peregrine Falcon | G4 | S2 | N |
| <u><i>Falco sparverius paulus</i></u> |  |  | Southeastern American Kestrel | G5T4 | S3 | ST |
| <u><i>Grus canadensis pratensis</i></u> |  |  | Florida Sandhill Crane | G5T2T3 | S2S3 | ST |
| <u><i>Haliaeetus leucocephalus</i></u> |  |  | Bald Eagle | G5 | S3 | N |
| <i>Laterallus jamaicensis</i> |  |  | Black Rail | G3G4 | S2 | N |
| <u><i>Mycteria americana</i></u> |  |  | Wood Stork | G4 | S2 | T FT |
| <i>Nyctanassa violacea</i> |  |  | Yellow-crowned Night-heron | G5 | S3 | N |
| <i>Nycticorax nycticorax</i> |  |  | Black-crowned Night-heron | G5 | S3 | N |
| <u><i>Pandion haliaetus</i></u> |  |  | Osprey | G5 | S3S4 | SSC* |
| <i>Peucaea aestivalis</i> |  |  | Bachman's Sparrow | G3 | S3 | N |
| <u><i>Picoides borealis</i></u> |  |  | Red-cockaded Woodpecker | G3 | S2 | E FE |
| <i>Picoides villosus</i> |  |  | Hairy Woodpecker | G5 | S3 | N |
| <i>Plegadis falcinellus</i> |  |  | Glossy Ibis | G5 | S3 | N |
| <i>Rostrhamus sociabilis</i> |  |  | Snail Kite | G4G5 | S2 | E N |

Mammals**EXPLANATION**

| Scientific Name | | Common Name | Global Rank | State Rank | Federal Status | State Status |
|--|---|----------------------------|-------------|------------|----------------|--------------|
| <u><i>Corynorhinus rafinesquii</i></u> |  | Rafinesque's Big-eared Bat | G3G4 | S2 | | N |
| <i>Mustela frenata olivacea</i> |  | Southeastern Weasel | G5T4 | S3? | | N |
| <i>Mustela frenata peninsulae</i> |  | Florida Long-tailed Weasel | G5T3 | S3 | | N |
| <u><i>Myotis austroriparius</i></u> |  | Southeastern Bat | G4 | S3 | | N |
| <u><i>Neofiber alleni</i></u> |  | Round-tailed Muskrat | G3 | S3 | | N |
| <u><i>Podomys floridanus</i></u> |  | Florida Mouse | G3 | S3 | | N |
| <u><i>Puma concolor coryi</i></u> |  | Florida Panther | G5T1 | S1 | E | FE |

4/4/2017

FNAI - Search

| | | | | | | |
|---|---|------------------------|------|----|-------|-----|
| <u><i>Sciurus niger shermani</i></u> |   | Sherman's Fox Squirrel | G5T3 | S3 | | SSC |
| <u><i>Trichechus manatus</i></u> |   | West Indian Manatee | G2 | S2 | E, PT | FE |
| <u><i>Ursus americanus floridanus</i></u> |   | Florida Black Bear | G5T2 | S2 | | N |

EXHIBIT B

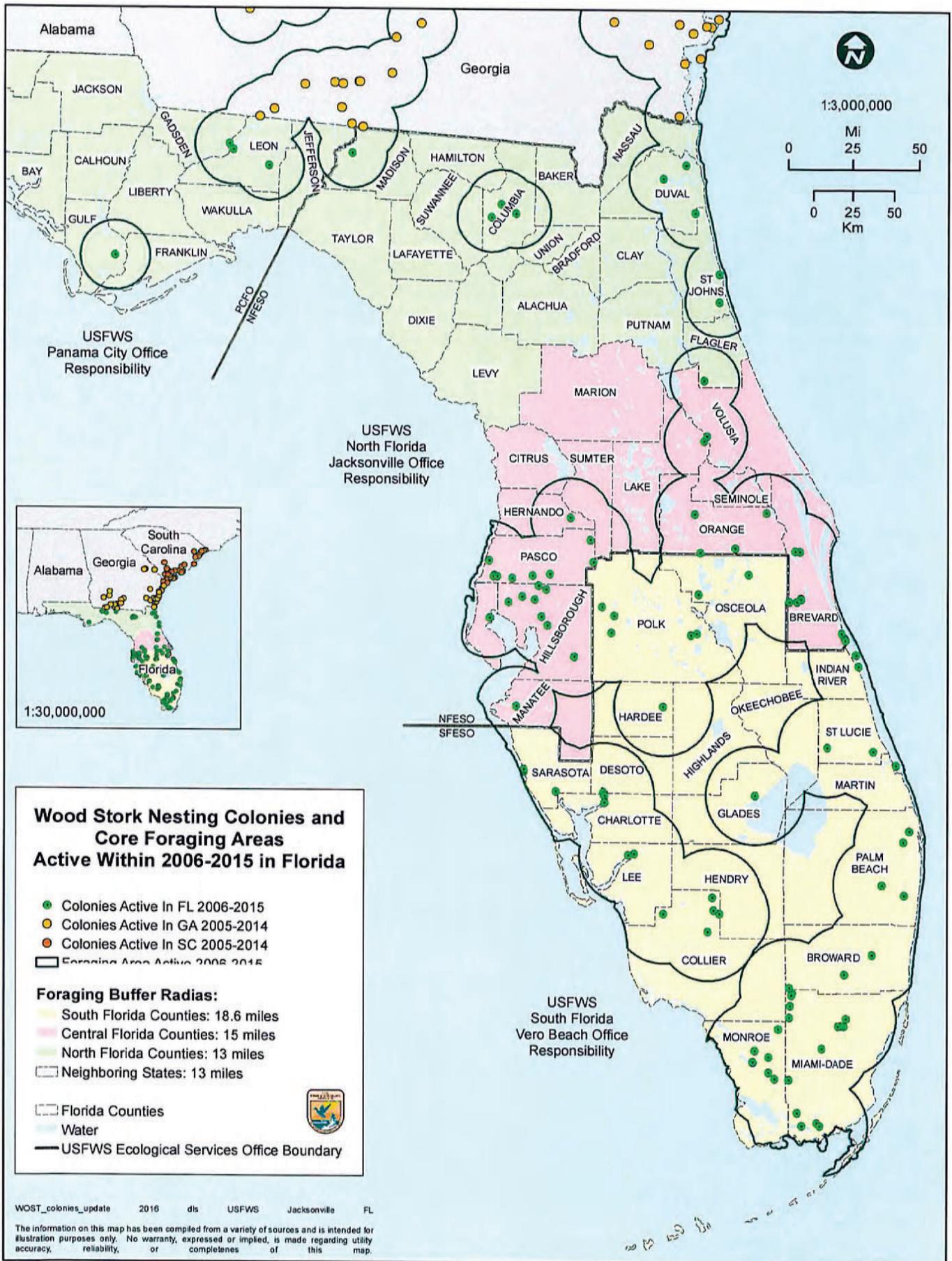


EXHIBIT D
UTILITY SERVICE CONFIRMATION LETTERS



**Marion County
Board of County Commissioners**

Utilities

11800 SE U.S. Highway 441
Belleview, FL 34420
Phone: 352-307-6000 (available 24/7)
Fax: 352-307-6001

October 16th, 2025

Golden Ocala Equestrian Land, LLC
c/o Donald DeLuca, VP
7340 North US Hwy 27
Ocala, FL 34482

RE: Water and Wastewater service availability – Parcels **21081-001-00 & 21087-001-02**

Dear Golden Ocala Equestrian Land, LLC

Marion County Utilities is willing to provide water and wastewater services to the proposed development. Adequate capacity exists in the system to serve the proposed project based on the information provided; however, reservation of capacity is not guaranteed until capital charges are paid. Offsite and onsite improvements may be required to bring utility service to the subject project.

All construction plans must adhere to the requirements of the Marion County Land Development Code (LDC). All projects are subject to approved rates, fees, and charges for water and wastewater as approved by the Board of County Commissioners, including but not limited to capital charges, permitting fees, and security deposits. All improvements will be subject to compliance with the Marion County Land Development Code as approved by the Board of County Commissioners. If you have any questions or concerns, please contact the Utilities Development Review Officer, Heather Proctor, at (352) 438-2846.

Best Regards,


Joshua Kramer
Marion County Utilities Deputy Director

cc: Heather Proctor. Utilities Development Review Officer
Carrie Hyde. Utilities Development Review Supervisor
George Horton. P.E., Tillman & Associates

Proctor, Heather

From: George Horton <GHorton@Tillmaneng.com>
Sent: Friday, October 17, 2025 9:14 AM
To: Proctor, Heather
Cc: Jon Harvey; Danielle VonKotz; Elizabeth Cotos
Subject: WEC Sports Facility PUD (Case Number 250606ZP) - Request for Water and Wastewater Service Availability Letter
Attachments: WEC Multi-use Fields Utility Demands_8_SS.pdf; 05.01 Amendment Area.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: THIS MESSAGE IS FROM AN EXTERNAL SENDER

This email originated from outside the organization. Do not click links, open attachments, or share any information unless you recognize the sender and know the content is safe. Report suspicious emails using the "Phish Alert" button in Outlook or contact the Helpdesk.

Heather,

Good morning. To satisfy our PUD application requirements, we are requesting Water and Wastewater Service Availability Letters (i.e., Capacity and Intent to Serve) for the Golden Ocala Golf and Equestrian/WEC Sports Facility Amendment Area.

Attached for your consideration is the PUD Concept Plan for the Sports Facility Amendment Area and the Water and Wastewater Projected Demand Flow Calculations. The Concept Plan provides the intended building and site layout while the demand calculations define the projected capacity needs.

Future Major Site Plan submittal(s) will define the individual water and sewer utility extensions needed to bring service to each phase of the planned development.

Please address your determination to:

Golden Ocala Equestrian Land, LLC
c/o Donald DeLuca, VP
7340 North US Hwy. 27
Ocala, FL 34482

Please also copy me on the requested letter.

Please give me a call if you have any questions regarding this request.

We look forward to receiving your response.

Thank you,

George Horton, P.E.

Tillman & Associates

ENGINEERING, LLC.

Civil Engineering · Planning · GIS · Landscape Architecture · Environmental
1720 SE 16th Ave., Bldg. 100 · Ocala, FL 34471

World Equestrian Center - Multi-use Fields
POTABLE WATER DISTRIBUTION SYSTEM
 PROJECTED DEMAND FLOW CALCULATIONS

| Description | Number of Units | Flow Rate (GPD/Unit) | Number of ERCs ¹ | Average Daily Flow (GPD) | Average Daily Flow (GPM) | Max Daily Flow ² (GPM) | Fire Flow ⁴ (GPM) | Flow Duration (HRS) | Peak Hourly Flow ³ (GPM) |
|----------------------------------|-----------------|----------------------|-----------------------------|--------------------------|--------------------------|-----------------------------------|------------------------------|---------------------|-------------------------------------|
| PHASE 1 | | | | | | | | | |
| Standard Fields (8x175) | 1,575 | 4.7 | 18.4 | 7,371 | 5.1 | 11.5 | | | 23.0 |
| Championship Fields (2x675) | 1,350 | 4.7 | 15.8 | 6,318 | 4.4 | 9.9 | | | 19.7 |
| Employees/Storage/Maintenance | 160 | 17.6 | 7.0 | 2,808 | 2.0 | 4.4 | | | 8.8 |
| Restaurant RC1 | 430 | 46.8 | 50.3 | 20,124 | 14.0 | 31.4 | 1000 | 2 | 62.9 |
| Restaurant RC2 | 50 | 58.5 | 7.3 | 2,925 | 2.0 | 4.5 | 1000 | 2 | 9.1 |
| PHASE 2 | | | | | | | | | |
| Soccer Stadium | 5,000 | 4.7 | 58.5 | 23,400 | 16.3 | 36.6 | 2000 | 2 | 73.1 |
| Concessions in Soccer Stadium | 100 | 58.5 | 14.6 | 5,850 | 4.1 | 9.1 | | | 18.3 |
| Indoor Arena + Fast Food Service | 9,000 | 10.5 | 235.9 | 94,770 | 65.8 | 148.1 | 2000 | 2 | 298.2 |
| PHASE 3 | | | | | | | | | |
| Standard Fields (5x175) | 875 | 4.7 | 10.2 | 4,095 | 2.8 | 6.4 | | | 12.8 |
| Championship Fields (1x675) | 675 | 4.7 | 7.9 | 3,159 | 2.2 | 4.9 | | | 9.9 |
| Restaurant RC3 | 45 | 58.5 | 6.6 | 2,633 | 1.8 | 4.1 | 1000 | 2 | 8.2 |
| PHASE 4 | | | | | | | | | |
| Retail | 44,500 | 0.2 | 19.5 | 7,810 | 5.4 | 12.2 | 2000 | 2 | 24.4 |
| Restaurants | 600 | 46.8 | 70.2 | 28,080 | 19.5 | 43.9 | 1000 | 2 | 67.8 |
| Hotel | 300 | 234.0 | 175.5 | 70,200 | 48.8 | 109.7 | 2000 | 2 | 219.4 |
| Self Serve Laundry | 6 | 877.5 | 13.2 | 5,265 | 3.7 | 8.2 | | | 16.5 |
| Total | | | 712.0 | 284,807 | 197.8 | 445.0 | 2000 | 2 | 850.0 |

- Notes:
¹ 400 GPD/ERC per Marion County criteria
² Assumed Peaking factor of 2.25, (MDF = ADF X 2.25)
³ Assumed Peaking factor of 4.5, (PHF = ADF X 4.5)
⁴ Per Marion County NFPA Chapter 16
⁵ Assumed water is 117% of sewer demand

Digitally signed by George S Horton
 Date: 2025.10.15 15:09:32 -04'00'

George S. Horton, P.E. _____ Date _____
 Florida License Number: 62385



This document has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies.

World Equestrian Center - Multi-use Fields
SANITARY SEWER COLLECTION SYSTEM
PROJECTED DEMAND FLOW CALCULATIONS

| Description | Number of Units | Flow Rate (GPD/Unit) | Average Daily Flow (GPD) | Number of ERCs ¹ | Average Daily Flow (GPM) | Peak Daily Flow ¹ (GPM) |
|----------------------------------|-----------------|----------------------|--------------------------|-----------------------------|--------------------------|------------------------------------|
| PHASE 1 | | | | | | |
| Standard Fields (9x175) | 1,575 | 4 | 6,300 | 31.5 | 4.4 | 14.0 |
| Championship Fields (2x675) | 1,350 | 4 | 5,400 | 27.0 | 3.8 | 12.0 |
| Employees/Storage/Maintenance | 160 | 15 | 2,400 | 12.0 | 1.7 | 5.3 |
| Restaurant RC1 | 430 | 40 | 17,200 | 86.0 | 11.9 | 38.2 |
| Restaurant RC2 | 50 | 50 | 2,500 | 12.5 | 1.7 | 5.6 |
| PHASE 2 | | | | | | |
| Soccer Stadium | 5,000 | 4 | 20,000 | 100.0 | 13.9 | 44.4 |
| Concessions in Soccer Stadium | 100 | 50 | 5,000 | 25.0 | 3.5 | 11.1 |
| Indoor Arena + Fast Food Service | 9,000 | 9 | 81,000 | 405.0 | 56.3 | 180.0 |
| PHASE 3 | | | | | | |
| Standard Fields (5x175) | 875 | 4 | 3,500 | 17.5 | 2.4 | 7.8 |
| Championship Fields (1x675) | 675 | 4 | 2,700 | 13.5 | 1.9 | 6.0 |
| Restaurant RC3 | 45 | 50 | 2,250 | 11.3 | 1.6 | 5.0 |
| PHASE 4 | | | | | | |
| Retail | 44,500 | 0.15 | 6,675 | 33.4 | 4.6 | 14.8 |
| Restaurants | 600 | 40 | 24,000 | 120.0 | 16.7 | 53.3 |
| Hotel | 300 | 200 | 60,000 | 300.0 | 41.7 | 133.3 |
| Self Serve Laundry | 6 | 750 | 4,500 | 22.5 | 3.1 | 10.0 |
| Total | | | 243,425 | 1,217.1 | 169.0 | 540.9 |

- Notes:
¹ Assumed Peaking factor of 3.2, (MDF = ADF x 3.2), per Marion County LDC Table 6.16-2
² Approximate number of ERCs based on Marion County criteria (1 ERU/200 GPD)
³ Per FAC 62-6.008, Restaurant operating 16 hours or less per day per seat
⁴ Per FAC 62-6.008, 15-gpd per Employee per 8-Hour Shift (2-shifts 80-each shift)
⁵ Per FAC 62-6.008, Hotels (b) Resort hotels, camps, cottages per room
⁶ Per FAC 62-6.008, Self Serve Laundry per Washing Machine

George S. Horton, P.E. _____ Date _____
 Florida License Number: 62585



This item has been digitally signed and sealed by George S. Horton on the date adjacent to the seal. Signature must be verified on any electronic copies.

EXHIBIT E
NEEDS ANALYSIS

NEEDS ANALYSIS TO SUPPORT WEC LAND USE AMENDMENT

Future Land Use Element Policy 5.1.2 establishes the minimum criteria required to support a future land use map amendment. The criteria include a demonstration of the “market demand and necessity for the change.” This is a common requirement in the State of Florida which is called a demonstration of need or needs analysis but is usually applied to a request for residential or commercial use. Marion County does not have an adopted methodology for a needs analysis.

The applicant, Golden Ocala Equestrian Land, LLC, is amending the development entitlements for the World Equestrian Center to request the following:

- 1) Re-designate 236 acres from Low Residential to WEC Land Use;
- 2) Increase hotel entitlements by 300 rooms; and
- 3) Add sports complex as a permitted use including an indoor sports arena.

This amendment relies on market studies conducted for Marion County, a review of recreational facilities in the State of Florida and other related data and analysis to demonstrate market demand.

Background

In 2007 Marion County branded itself as the “Horse Capital of the World”. This brand is used today in marketing materials and websites explaining how Marion County is unique in its history of breeding champion horses and the multiple horse farms within and around Marion County. Marion County is also home to the HITS Ocala Winter Circuit, the Ocala Breeder Sales Thoroughbred Auction and the Florida Horse Park resulting in significant economic investment in the County. A 2014 economic impact analysis for Marion County determined that the total impact of the HITS event was \$94 million dollars and the total horse industry contribution to the County was \$2.62 billion. A recommendation from that study was “to educate key local and state officials and stakeholders to encourage efforts which will continue to add to the economic development and job creation opportunities.”

Beginning in 2017, Marion County approved the WEC as a major expansion to Golden Ocala. The County approved significant entitlements to support the WEC to create a major equestrian venue with a wide variety of housing, commercial and hotel rooms to support the campus. Entitlements include over 2,300 residential units, 4 million square feet of commercial and 1,350 hotel rooms to support the various onsite equestrian facilities.

Marion County and Golden Ocala have together made significant infrastructure investments to support the WEC campus. This includes the construction of a wastewater treatment facility to provide sewer service to this portion of the County. Golden Ocala and the surrounding area are served with urban services such as central water and sewer, schools, and fire stations. Golden Ocala and the World Equestrian Center are ideally located with direct connections to I-75 from US 27 on the northern boundary of the Project and State Road 40 on the southern boundary. Golden Ocala also constructed a four-lane entrance road from State Road 40 to facilitate traffic movements at the WEC campus.

The proposed amendment is a logical expansion to this master plan. The subject property abuts the WEC campus and adjoins the four lane entrance road into the campus. The property is already within the Golden Ocala master plan. The property is served by central water and sewer and its proximity to State Road 40 and the WEC makes the property more valuable for inclusion into the WEC instead of residential equestrian lots which can be developed elsewhere in the community.

Demonstration of Market Demand for Plan Amendment

To demonstrate the market demand and necessity for this amendment, the applicant is relying on the following data and analysis:

- 2024 Hunden Partners Market Analysis – Ocala/Marion County Tourism, Multi-Use Entertainment Facility, & Conference Hotel Analysis;
- A 2025 Survey of Recreational Facilities in the State of Florida;
- An Analysis of Recent Local Government Feasibility Studies to support investing in Local Government Multi-Use Facilities; and
- Previous Market Studies for Equestrian Facilities for Marion County and Wellington and its application to this Project.

The results of these studies are summarized below.

Summary of Findings from 2024 Hunden Partners Market Analysis

The Ocala/Marion County Visitors and Convention Bureau engaged Hunden Partners to complete a Countywide Gap Analysis and Tourism Market Opportunity Assessment. The study's purpose was to "serve as a guide to the planning of future destination developments." This study identified a need for the following in Marion County:

1. Conference Meeting Facilities;
2. Concerts/Entertainment;
3. Hotels;
4. Attractions, Festivals and Events; and
5. Indoor Multi-Use Facility for Sports

Regarding Sports and Recreation, the study concluded the following:

"The overall Ocala/Marion County market is undersupplied in terms of sports assets, especially when compared on a basis of population and general supply in the Florida Market."

Regarding an Indoor Facility the study concluded the following:

"Indoor sports facilities are significantly underdeveloped in the County."

The study also stated that "there is an existing gap in the market for a standalone multi-use indoor sports facility." Regarding hotels, the study states:

“If a multi-purpose event facility is developed, new larger high-quality hotel developments will be needed to accommodate this new group demand and to add to the diversity of product available in Ocala/Marion County.”

The study concludes that a new multi-purpose facility will create new demand for hotel rooms.

This conclusion is like other equestrian and sports recreation market studies that have been conducted regarding events and hotel stays. The Marion County Equestrian Study for HITS concluded that equestrian events create a demand for hotel rooms. Many of the attendees drive to the event and look for hotel space near the event. If convenient hotel space cannot be found then attendees will book hotel rooms out of the County, thereby the host County loses out on the economic benefit of the hotel stay.

For the WEC Land Use, the amendment requests an additional 300 hotel rooms. The WEC Project is currently approved for 1,350 hotel rooms. This amendment requests a 20% increase in hotel entitlements. A large-scale Hampton Inn hotel has 250 to 300 hotel rooms. It is reasonable that the sports complex would need a separate hotel for travel teams and users of the sports complex. Thus, if the new sports complex is needed then the addition of a hotel is needed as well to serve the new demand created by the facility.

Summary of Multi-Field and Indoor Recreation Facilities in Florida

To support this amendment a study was conducted of multi-field recreation facilities in Florida and indoor facilities especially those facilities with ice rinks. The study analyzed the land use and zoning for these facilities and whether the facilities were public or private. Based on this analysis we concluded the following:

1. Amateur/travel team multi-use facilities in the State are typically government owned and maintained or managed through a public/private partnership. The major exceptions are Disney Wide World of Sports and IMG Academy.
2. Since these multi-use and multi-sport facilities are owned by the local government, the responsibility to own and maintain these facilities are funded by the local taxpayer, if the operating funds from travel teams do not cover operation and maintenance expenses.
3. These multi-use facilities are typically built on government owned land and not within a planned mixed use campus where hotel and restaurant uses are within walking distance or a short drive from the facility.
4. The vast majority of all indoor ice rinks in the State are located adjacent to Miami and Tampa where the two National Hockey League franchises are located. Open skating occurs in Fort Myers because of the minor league hockey team.
5. The closest indoor facility to Ocala is in Wesley Chapel, Florida (80 miles) or Kissimmee, Florida (90 miles).
6. Disney Wide World of Sports is the only facility in Florida that provides both an ice rink and multi-use/multi-sport facilities.

Summary of Recent Florida Feasibility Studies for Multi-Sport Facilities

Local governments from Pensacola to Fort Myers have invested in upgrading sports facilities and incorporated multi-field and multi-sport recreation to tap into the travel ball market. Florida continues to be a favored location for athletic events and tournaments for travel ball teams. Sports teams, in and out of the state, travel to or within Florida for various sports including baseball, softball, basketball, 7 on 7 football/flag football, lacrosse, soccer and volleyball.

Constructing multi-sport venues continues to be a growing market as more local governments study the feasibility of improving existing facilities or constructing new facilities. Examples of these studies include Jefferson County and the City of Crestview (North Florida) and City of Palm Coast (Central Florida) who commissioned studies to determine whether to invest in athletic facilities. These studies were commissioned to study the economic benefits of expanding or construction multi-sport complexes. The studies concluded the following:

- There continues to be a high demand for youth sports facilities;
- Multi-sport versatility is needed providing sports for different age groups;
- Facilities need to provide a whole family experience offering different benefits to the entire family;
- Facilities must be well maintained;
- Investment in athletic facilities can generate a significant boost for the community in hotel stays and restaurant and retail sales;
- Accessibility is a key with proximity to the Interstate or Florida Turnpike since most travel is by automobile;
- Providing a mixture of uses is important providing a vacation experience.

In reviewing these studies, the WEC is well positioned as a multi-use sports complex. The facility is ideally located with direct access to Interstate 75. Additionally, the variety of sports, activities and land uses on site can meet different needs for families.

Summary of Previous Market Studies for Equestrian Events

Previous marketing studies for Marion County and the Village of Wellington regarding equestrian events reach similar conclusions as the recreation feasibility studies. There are major differences in the length of stay for an equestrian festival vs. travel ball but benefits included the following:

- Bring visitors, vendors, and participants to the area who in turn pay for hotel rooms, restaurants, and other spin-off effects to the area;
- Travel to other attractions in the area and become aware of the community's other benefits;
- Further exposure for the larger community to a wider audience;

The equestrian market studies analyzed include the following:

1. The 2014 Winter Equestrian Festival Economic Impact Final Report from the Sport Management Research Institute;
2. The 2011 Jim Brandon Equestrian Center Economic Impact Report; and
3. The 2014 Marion County Equine Industry Economic Impact Investigation Final Report from the Sport Management Research Institute.

Conclusions from Market Studies and Application to WEC Project

The addition of a new sports complex with 300 additional hotel rooms and an indoor sports facility to the WEC campus is supported by both general marketing studies for multi-sport facilities in the State of Florida and a specific marketing study for the Ocala/Marion market. Based on these various studies, the following conclusions apply to this Project:

1. An indoor sports facility is needed in Marion County as well as a need for meeting facilities, hotel rooms and new attractions or events. The WEC campus expansion along with the existing facilities helps meet this critical economic need for the County.
2. The request for 300 hotel rooms is a 20% increase than the existing entitlements. The existing entitlements were planned to serve the WEC facilities. The WEC sports complex will create additional demand for hotel rooms and the need for that use to be proximate to the sports complex.
3. Investing in recreational facilities results in benefits to local businesses and brings new people into the community who attend other local attractions and events. Equestrian studies have demonstrated that some visitors choose to return and purchase property.
4. The WEC sports complex would be a unique facility in Florida. The closest comparison would be Disney's Wide World of Sports with the ability to have multiple sports and fields and an indoor sports component. The WEC would also offer a campus setting with hotels, restaurants and sports facilities in a walkable village or a short driving distance.
5. The WEC sports complex is also unique because the facility is privately owned and maintained. All facilities in the State, except for Disney, are publicly owned and require taxpayer funding if revenues do not cover operation and maintenance costs.
6. Feasibility studies have recommended multi-sport versatility, providing a whole family experience and good transportation facilities. The WEC meets those criteria with its direction connections to I-75, range of services provided at the WEC, and the multiple sports and fields planned for the complex.
7. The WEC mixed use campus will provide the benefits of a mixed use project. Participants will be able to stay on campus for immediate needs, such as hotels and restaurants, which will help minimize the project's traffic impacts.
8. Approving the WEC sports complex supports the significant investments made by Marion County and Golden Ocala to develop a regional attractor at this location.

For these reasons, the need for the sports complex with 300 additional hotel rooms is justified.

EXHIBIT F
URBAN SPRAWL ANALYSIS

Urban Sprawl Analysis

Urban sprawl has been recognized as an expensive and undesirable trend in unmanaged growth. Urban sprawl results in higher initial cost due to the increased amount of infrastructure necessary to serve dispersed low-density development (longer runs of pipe and pavement to serve an equal number of dwelling units). Sprawl also increases day to day operating costs that go on year after year (maintenance on the greater amount of required infrastructure, increased travel time, and fuel, etc.). Sprawl also tends to be wasteful of resources by consuming inappropriate amounts of land thus forcing future development into less appropriate areas for development.

The elimination of urban sprawl in new land development is a central theme in both Chapter 163 and the County's Comprehensive Plan.

The state planning laws also support innovative and flexible planning techniques including new towns to create a more efficient pattern of development. The statute requires when these techniques are used you must demonstrate protection of environmentally sensitive areas, maintain economic viability of agricultural and other rural land uses, and provide for cost-efficient delivery of public facilities and services. When these factors are present then approaches such as new towns are considered a method to discourage urban sprawl.

A. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – URBAN SPRAWL INDICATORS

Chapter 163.3177(6)(a)9., F.S., presents 13 primary urban sprawl indicators against which the proposed amendment must be evaluated. A “no” answer to each of the following questions indicates that a proposed development does not promote urban sprawl. A yes answer requires further evaluation to determine the extent, amount, or frequency of that indicator.

1. Does the proposed amendment promote the development of low-intensity, low-density, or single use development?

No, the Project does not promote low-intensity and low-density development. As described in the summary of the project, Golden Ocala and the WEC is a mixed use center with a wide range of land uses including residential, commercial, equestrian recreation, and a range of housing types including equestrian estates, traditional single-family and multi-family units.

The proposed amendment improves the mixed use potential/capacity of Golden Ocala. It does this by adding a new sports complex use and increasing the hotel entitlements. The master plan creates a compact urban form with the WEC focused on the southern half of the property. The new sports complex adjoins the WEC campus. The World Equestrian Center is a destination for the County with significant economic impact, and this expansion should expand this impact.

2. **Does the proposed amendment designate significant amounts of urban development in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development?**

No, Golden Ocala is an approved urban community and has been for many years. The residential construction has not been rapid, but the development has been approved through its vested DRI, PUDs, special use permits, and future land use approvals for many years. The WEC has transformed Golden Ocala by introducing hotel and commercial uses to support the equestrian facilities. The subject property was already in the Golden Ocala master plan and is approved for urban development. Significant infrastructure investments have been made by both the developer and Marion County in and around Golden Ocala to serve this urban area. The property is within the County's urban growth boundary (UGB) and will connect to central water and sewer. Thus, the property is already approved for urban development, is within the UGB and adjoins the WEC boundary.

3. **Does the proposed amendment promote urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban development?**

No, the amendment does not promote urban development in an inefficient pattern such as radial, strip or ribbon patterns. The proposed development is the opposite of this urban sprawl indicator. The subject property adjoins the existing WEC facility, making this a logical extension of the land use. The property was already in the Golden Ocala master plan and approved for urban development. The property is internal to Golden Ocala, and the expansion allows for a campus setting with internal connections between land uses and activities on site.

4. **Does the proposed amendment fail to protect and conserve natural resources such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, and other significant natural systems.**

No. The subject property is very suitable for development as demonstrated in the environmental analysis conducted by Modica & Associates. The report identified the property as improved pasture with no significant environmental resources. The property has already been approved by the County for urban development. Nevertheless, during site planning and environmental permitting the property will be analyzed in more detail which allows for site planning to work around environmental features.

5. **Does the proposed amendment fail to protect adjacent agricultural areas and activities including unique and prime farmland and soils?**

No. There are no agricultural areas or activities which are adjacent that would be harmed by the amendment. The property does not contain any unique and prime farmland or soil and has been previously approved for urban development. The property to the west is designated rural but is within the UGB. This means there is a presumption that the parcel to the west will be developed with urban densities and intensities in the planning timeframe (see Future Land Use Element Policies 3.1.1 and 3.1.2). The parcel to the south and across from State Road 40, is designated rural and is within the FPA.

Any development on the subject property will have to be buffered from the adjacent rural parcels (see Future Land Use Element Policy 1.1.6). The proposed master plan places athletic fields and stormwater facilities along the perimeter of the property as shown on the proposed PUD master plan. As previously mentioned, parks and athletic fields are allowed in rural areas under the County's rural zoning, so these uses are compatible (see Future Land Use Element Policies 2.1.16, 2.1.8 and Table 4.2-1 of the Marion County Land Development Code). State Road 40 provides a wide buffer from the subject property and the FPA boundary to the south. The distance between the subject property and the south parcel is approximately 180 feet which is much larger than the required perimeter buffer under the Marion County Land Development Code. Finally, the development plan only dedicates 97 acres to the sports complex, and only 7 acres (or 2% of the property) to the more intense indoor sports facility. Approximately 59% of the property is dedicated to uses that serve the larger WEC and the sports complex including the hotel, limited commercial, parking, stormwater and open space.

The County's development controls further protect the edge of this Project from impacting the larger FPA boundary. Any attempt to develop those lands would require a comprehensive plan amendment with the required supporting analysis and approval by Marion County. Converting the rural land to the west simply requires a comprehensive plan amendment. Converting the property to the south would require a comprehensive plan amendment that met the additional requirements to remove the FPA boundary, extend the UGB and re-designate the property from Rural to an urban land use designation.

6. Does the proposed amendment fail to maximize the use of existing public facilities and services?

No. The Project is within the water and sewer service area of the County, and public facilities are currently available to the site. The subject property is a logical extension of the WEC campus and must connect to central water and sewer.

Golden Ocala and Marion County have invested in extending services to this area. Golden Ocala has been approved for urban development for many years. The WEC has transformed this area of the County. To date central

water and sewer are constructed, schools are adjacent to the site, and a new school site is planned, and two fire stations are within 1.5 miles of the Project. Golden Ocala also constructed a four lane entrance road from State Road 40 into the WEC campus. The proposed sports complex is adjacent to this entrance road.

Finally, the property is within the UGB. The County prioritizes development in the UGB and requires connection to central water and sewer (see Future Land Use Element Policies 3.1.1 and 3.1.2). This property is a logical extension of the WEC boundary and helps maximize the significant investment in public facilities made by the County and Golden Ocala.

7. Does the proposed amendment fail to maximize the use of future public facilities and services?

No, for the reasons mentioned above. Both the County and Golden Ocala have already heavily invested in this area. Allowing further development at this location maximizes that investment. Developing in a different location could result in the need for more investment in a different location of the County which is very inefficient and reflects poor planning. Thus, the subject property is a logical expansion of the WEC boundary and maximizes the infrastructure investments made in this area.

8. Does the proposed amendment allow for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government?

No. Golden Ocala and the subject property have been an approved urban area on the FLUM for years. The WEC is currently approved for 1,350 hotel rooms, 4,000,000 square feet of commercial and equestrian facilities. The County and Golden Ocala have already invested in infrastructure to serve this area. This amendment ties these areas together in a cohesive master plan. The subject property is a logical and compact expansion of the WEC. Furthermore, urban facilities have already been constructed to serve this area including water, sewer, roads, fire stations, and schools. Expanding the WEC is an efficient use of public facilities.

9. Does the proposed amendment fail to encourage development which would, by its location, provide a clear separation between rural and urban uses?

No, the proposed amendment is a logical expansion of the WEC. The subject property is already designated for urban development and adjoins the WEC campus. The property is also in the UGB boundary which is planned for urban development and must connect to central water and sewer.

The rural lands to the west are within the UGB and are presumed to develop with urban densities and intensities during the planning timeframe. The County prioritizes intense urban development in the UGB and stipulates that any development must connect to central water and sewer.

The FPA is to the south of the subject property and separated by State Road 40. The comprehensive plan establishes the clear separation of the rural areas in the County and the UGB. This amendment is consistent with this approved development pattern.

10. Does the proposed amendment discourage or inhibit infill development or the redevelopment of existing neighborhoods and communities?

No. The proposed project will not inhibit or discourage infill development. Golden Ocala is not a new project. It has been approved for many years through its vested DRI and PUD approvals and the World Equestrian Center amendments. Since there is no increase in residential units, this Project is not taking units from other developments in the County. This Project should result in the growth of the County's economic base benefiting surrounding properties and larger Marion County.

11. Does the proposed amendment fail to encourage an attractive and functional mix of uses?

No. The amendment significantly improves the FLUM by adding a new use, sports complex, to the mixture of land uses already approved within the Golden Ocala master plan. Golden Ocala and the larger surrounding properties have long been approved for urban development as reflected in the existing land use analysis supporting this amendment. The Golden Ocala amendment expands the WEC campus and adds a proposed sports complex to the existing uses which includes higher density residential, hotels and RV units, commercial, hotels and equestrian facilities.

12. Does the proposed amendment result in poor accessibility among linked or related land uses?

No. The Project will include internal connections between uses providing a high level of accessibility. Internal connectivity will be addressed at the time of local development approval.

13. Does the proposed amendment encourage development which would result in the loss of significant amounts of open space?

No. The environmental report from Modica & Associates clearly demonstrates that these lands are very suitable for urban development. The supporting land use analysis identifies that the subject property is already approved for urban development. The purpose of this amendment is to introduce a new sports complex to the WEC and Golden Ocala. The active recreation uses on site will include open space areas along with the hotel, limited commercial and indoor sports facility. Thus, a significant amount of land will be dedicated to active recreation.

Result of Urban Sprawl Analysis: The proposed amendment triggered none of the 13 indicators for urban sprawl.

B. CONSISTENCY WITH CHAPTER 163, FLORIDA STATUTES – DEVELOPMENT PATTERNS

Chapter 163.3177(6)(a)9.b., F.S., presents 8 development patterns or urban forms. If 4 or more of the development patterns or urban forms are achieved, then it shall be determined that the amendment discourages the proliferation of urban sprawl. A “yes” answer to each of the questions indicates that a proposed development does not promote urban sprawl.

1. **Directs or locates economic growth and associated land development to geographic areas or the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.**

Yes. Golden Ocala and the World Equestrian Center is a regional attractor within the UGB. The subject property is already approved for urban development and within Golden Ocala. None of the property is designated rural.

The County’s planning strategy for protecting the rural area, especially the Farmland Preservation Area, is to direct development to the UGB where public facilities are in place or planned (see Future Land Use Objective 3.1 and Policies 3.1.1 and 3.1.2). Marion County and Golden Ocala have made significant investments in this area for the development of this mixed use development.

The subject property is also very suitable for development. The supporting environmental conducted by Modica & Associates identifies the subject property as improved pasture with no significant environmental resources on site.

2. **Promotes the efficient and cost-effective provision or extension of public infrastructure and services.**

Yes. Golden Ocala and the WEC have been approved for urban development for many years. The developer and the County have made significant improvements and investment to serve this area with urban services including the construction of a sewer treatment plant, fire stations, schools etc. The World Equestrian Center has implemented this vision to develop an intense urban development where urban infrastructure is in place to serve it. The Project is not only served by central water and sewer, but it is also ideally located along US 27 and State Road 40 with direct connections to I-75.

Golden Ocala also constructed a four-lane entrance road from State Road 40 to help facilitate traffic into the center. The proposed sports complex adjoins this access road. The expansion of the WEC and the addition of the

sports complex is a prime example of maximizing the infrastructure investments made by both the County and Golden Ocala.

3. Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multi-modal transportation system, including pedestrian, bicycle, and transit, if available.

Yes. Golden Ocala and the WEC are developing in an internal campus setting. The proposed sports complex is a compact and logical extension of the WEC campus. The WEC contains a mixture of uses to serve the daily needs of visitors to the WEC including a variety of housing options, commercial/retail, and hotels. The WEC sports complex will be interconnected to this area, allowing guests or teams to use these facilities.

Marion County does not have transit service west of I-75. The development of this mixed use center will provide a future destination for transit once that service expands. Internal to the WEC campus, multiple trips can remain on site to meet the daily needs of visitors and residents without having to leave the campus which is an anti-urban sprawl strategy identified in #3 above.

Golden Ocala together with the WEC have three planned centers that can be used to encourage multi-model connectivity both through-out the Project and locations for future transit connectivity if service is established. This is created through the following:

1. Density – The development includes a wide-range of density and housing unit types. This mixture of uses will encourage walking between the WEC, commercial uses, hotels and residential all within the Project. The development is planned for a range of housing from multi-family and condo units to townhomes, single family, RV units, and equestrian lots on the edge of the Project.
2. Golden Ocala and the WEC are and will be connected internally by both the internal road system and equestrian trails. Since Golden Ocala is a gated community, the speeds can be minimized allowing golf carts and pedestrians to travel along the side of the roads and still feel safe.
3. Transit facilities are not currently available west of I-75. This master plan provides for mixed use locations where it is possible that along US 27 and SR 40 at the northern and southern entrances transit facilities may become a possibility in the future.

4. Promotes the conservation of water and energy.

Yes. Golden Ocala continues to work with the County and the water management district to conserve water and energy. Golden Ocala has agreed to work to conserve water as required in FLUE Policy 10.5.1 #7 and is committed to do so in the future. For this plan amendment, the property was already approved for urban development and was already in the Golden Ocala master plan. A portion of the expansion area will also include equestrian facilities and outdoor recreation which will help reduce impervious surfaces and encourage water recharge.

5. Preserves agricultural areas and activities including silviculture, and dormant unique, and prime farmlands and soils.

Yes. This amendment does not impact agricultural areas. The subject property is already approved for urban development and is within the UGB. The property is also improved pasture lands and is not prime farmland. The development of the property with urban intensities is consistent with the Marion County strategy for preserving farmland. The County directs urban development into the UGB where urban services are available. This allows for the preservation of farmlands by keeping development where urban services are available or planned.

The lands adjacent to the property are protected through the County's buffering requirements and through onsite development decisions. The rural designated lands to the west of the property are within the County's UGB and are planned for urban development in the future. A buffer will be provided as required by the County's comprehensive plan and land development code. The property to the south is within the FPA. Buffering and landscaping will be installed as required by the County. State Road 40 also provides a significant barrier since it is a four lane roadway with a wide right-of-way providing approximately 180 feet of separation between the properties.

Finally, the proposed use is compatible with the adjacent properties. The amendment adds approximately 236 acres to the WEC. Approximately 41% of the expansion area, or 97 acres, will be dedicated to the sports complex with only 7 acres (approximately 2% of the expansion area) dedicated to the more intense indoor sports facility. The property will include equestrian facilities and outdoor sports fields. Marion County permits active recreation fields on rural zoned lands under the County's land development code. The proposed PUD master plan directs the indoor sports facility internal to the project with stormwater facilities and sports fields on the edge of the sports complex. Thus, the proposed development is a blending of the WEC and equestrian uses with more traditional recreation activities.

6. Preserves open space and natural lands and provides for public open space and recreation needs.

Yes. This plan amendment preserves open space and natural lands and provides for open space and recreation needs. As mentioned in #5 above, the subject property is dedicated to lands that have been approved for urban development for many years. Focusing urban development in planned urban areas is the best tool for protecting rural lands.

The amendment is also dedicated to recreational uses and services to support active recreation. The master plan will also include perimeter buffering to ensure compatibility with the rural designated properties on the western and southern border.

7. Creates a balance of land uses based upon demands of the residential population for the non-residential needs of an area.

Yes. This plan amendment furthers the goals of the Marion County Comprehensive Plan by improving the balance of land uses between residential and non-residential within Golden Ocala. The Marion County Plan does not have an adopted jobs/housing ratio or methodology for determining the jobs/housing mix.

This proposed amendment is not a traditional amendment focused on increasing residential or commercial uses. Golden Ocala and the WEC is an already approved mixed use center with approximately 2,300 residential units, 4 million square feet of commercial and 1,350 hotel rooms to serve the onsite equestrian facilities.

The amendment proposes to convert 236 acres of land already approved for urban development in the Golden Ocala master plan to create a sports complex and provide uses that support both the sports complex and the larger WEC campus. This sports complex is a combination of equestrian facilities, outdoor recreation, and an indoor sports facility. The application also proposes an increase of 300 hotel rooms or a 20% increase above the current hotel entitlements. This increase is reasonable considering the addition of new sports complex within the WEC. The need for the amendment is addressed separately in this application.

It is difficult to establish a jobs/housing ratio for this amendment because the development is mostly for active recreation. It is obvious that this area from I-75 west to the WEC is mostly low density residential. Little commercial and employment are available. The WEC is the most intense urban center in this area. Expanding the WEC in a compact campus setting helps concentrate employment which maximizes the infrastructure investments that have been made by the County and Golden Ocala.

8. **Promotes uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development such as transit oriented development or new towns as defined in Section 163.3164, F.S.**

Yes and No. Golden Ocala and the WEC are now developing as a mixed use center in a campus setting. However, the original Golden Ocala vested development was a mostly single family residential development with a golf course in rural Marion County. When the development was originally approved in the 1970's the development pattern did reflect an urban sprawl pattern. Over the years this sprawl pattern has been remediated. The County and Golden Ocala have both invested in providing urban services to this portion of the County. Golden Ocala has transformed the development from single family residential to a mixed use regional destination. The WEC today provides a wide range of commercial services including retail, hotel and restaurants and a variety of housing types to make the community more self-sufficient which is a common trait of new town communities. It is now a mixed use development with commercial capacity to provide for many of the daily needs of its residents including employment which helps minimize trip lengths and provide more opportunities for a walkable development and self-sufficient community.

EXHIBIT G
CONSISTENCY ANALYSIS

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

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 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; and
7. Protect and enhance the public health, safety, and welfare.
8. Protect private property rights.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE COUNTY'S COMPREHENSIVE PLAN PURPOSE STATEMENT. THE AMENDMENT DIVERSIFIES THE WORLD EQUESTRIAN CENTER WHICH IS A REGIONAL ATTRACTOR THAT BENEFITS MARION COUNTY. THE PROPOSED EXPANSION AREA IS ALREADY APPROVED FOR URBAN USES AND IS SUITABLE FOR URBAN DEVELOPMENT. THE AMENDMENT ADDS A SPORTS COMPLEX TO THE WEC WHICH EXPANDS THE MIXTURE OF USES OFFERED AND SUPPORTS THE COMPACT DEVELOPMENT PATTERN AT THE CAMPUS. FINALLY, EXPANDING THE WEC MAXIMIZES THE INFRASTRUCTURE INVESTMENTS THAT HAVE BEEN MADE BY MARION COUNTY AND GOLDEN Ocala TO SERVE THIS PROJECT.

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, cultural, physical and economic resources to discourage urban sprawl, promote sustainable, energy-efficient land use patterns, and reduce pollution, and provide for economic development opportunities.

Policy 1.1.1: Marion County Planning Principles

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

1. Preserve, protect and manage the County's valuable natural resources.
2. Recognize and protect the County's rural, equestrian and agricultural areas as an asset to its 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 enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

- 1 4. Support economic development through government practices that place a priority on public
- 2 infrastructure necessary to attract such activities and that foster a local economic development
- 3 environment that is conducive to the creation and growth of new businesses, the expansion of
- 4 existing businesses, and is welcoming to private entrepreneur activities.
- 5

CONSISTENCY: MARION COUNTY’S LAND PLANNING STRATEGY FOR PROTECTING ITS RURAL LANDS AND THE FARMLAND PRESERVATION AREA IS TO DEVELOP AT URBAN INTENSITIES WITHIN ITS URBAN GROWTH BOUNDARY. THIS STRATEGY INCLUDES THE USE OF TRANSFER OF DEVELOPMENT RIGHTS TO PRESERVE RURAL AREAS BY SENDING THOSE RIGHTS WITHIN THE URBAN GROWTH BOUNDARY NO MATTER THE LOCATION.

GOLDEN OCALA AND THE WEC CAMPUS ARE WITHIN THE URBAN GROWTH BOUNDARY. THE PROPOSED AMENDMENT IS ENTIRELY IN THE URBAN GROWTH BOUNDARY ON LANDS APPROVED FOR URBAN DEVELOPMENT AND ALREADY WITHIN THE DEVELOPMENT. THESE LANDS ABUT THE CURRENT WEC BOUNDARY ON ITS NORTHERN AND EASTERN BORDER AND IS DIRECTLY ADJACENT TO THE FOUR LANE ENTRANCE ROAD INTO THE WEC. MARION COUNTY AND GOLDEN OCALA HAVE HEAVILY INVESTED IN PROVIDING URBAN SERVICES TO THIS AREA AND APPROVING DEVELOPMENT AT THE WEC SUPPORTS THAT INVESTMENT. FINALLY, THE AMENDMENT IS A PERFECT LOCATION FOR THE SPORTS COMPLEX SINCE IT IS ALREADY APPROVED FOR URBAN DEVELOPMENT, WITHIN GOLDEN OCALA, SERVED BY CENTRAL WATER AND SEWER AND HAS FRONTAGE ON BOTH STATE ROAD 40 AND THE INTERNAL FOUR-LANE ENTRANCE ROAD FOR THE WEC.

6

7 **Policy 1.1.2: Adopted Future Land Use Map (FLUM Series) and 2045 Planning Horizon**

8 The FLUM Series embodies strategies designed to build long-term community value, discourage urban

9 sprawl and ensure that public facilities and services are provided in the most cost-effective, efficient and

10 timely manner, and protect natural, cultural, and environmental resources that are unique to the County.

11 The County provides appropriate goals, objectives, policies, data and analysis for a future land use, long-

12 range planning horizon through the year 2045. The County adopts the FLUM Series as listed below:

| <i>Map</i> | <i>Title</i> |
|------------|---|
| 15 1. | MARION COUNTY 2045 FUTURE LAND USE MAP |
| 16 2. | WELLS & WELLHEAD PROTECTION AREAS |
| 17 3. | COASTAL HIGH HAZARD AREAS AND EVACUATION ROUTES |
| 18 4. | WATERBODIES (RIVERS AND LAKES) |
| 19 5. | FLOODPLAINS PER 2008 FEMA MAPS |
| 20 6. | WETLANDS |
| 21 7. | MINERAL RESOURCES |
| 22 8. | SOILS (GENERALIZED) |
| 23 9. | TOPOGRAPHY (GENERALIZED) |
| 24 10. | ARCHEOLOGICAL AND HISTORIC AREAS |
| 25 11. | ENVIRONMENTALLY SENSITIVE OVERLAY ZONES |
| 26 12. | TRANSFER OF RIGHTS |
| 27 13. | SPRINGS PROTECTION OVERLAY ZONES |
| 28 14. | REGIONAL ACTIVITY CENTERS (RGAC) |

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 a. MARION OAKS / MCGINLEY RGAC
2 b. IRVINE / SUNNY OAKS RGAC
3 15. DEVELOPMENT OF REGIONAL IMPACT (DRI), BINDING LETTERS OF VESTED
4 RIGHTS/MODIFICAITONS (BLIM) AND FLORIDA QUALITY DEVELOPMENT (FQD) MAP 'H'
5 MASTER PLANS (DRI/FQD)
6 a. OAK RUN DRI
7 b. ON TOP OF THE WORLD DRI
8 c. SPRUCE CREEK GOLF & COUNTRY CLUB FQD
9 d. SPRUCE CREEK SOUTH FQD
10 e. STONECREST DRI
11 f. THE VILLAGES OF MARION FQD
12 g. VILLAGE OF RAINBOW SPRINGS DRI
13 h. GOLDEN OCALA DRI
14 i. ON TOP OF THE WORLD BLIM
15

CONSISTENCY: THE GOLDEN OCALA DRI IS LISTED IN THIS POLICY MAKING IT A PREFERRED LOCATION FOR DEVELOPMENT IN MARION COUNTY. THE PROPOSED AMENDMENT IS IDEALLY SUITED FOR DEVELOPMENT SINCE THE LANDS ARE SUITABLE FOR DEVELOPMENT, ARE ALREADY APPROVED FOR URBAN DEVELOPMENT, ARE WITHIN THE GOLDEN OCALA MASTER PLAN AND SERVED WITH CENTRAL WATER AND SEWER WITH FRONTAGE ON STATE ROAD 40. THE PROPOSED AMENDMENT ADJOINS THE WEC CAMPUS AND IS A LOGICAL EXTENSION OF THAT LAND USE.

16
17 **Policy 1.1.5: Higher Density/Intensity Uses**

18 The County shall require higher densities and intensities of development to be located within the Urban
19 Growth Boundary and Planned Service Areas, where public or private facilities and services are required to
20 be available.
21

CONSISTENCY: THE PROPOSED AMENDMENT IS ENTIRELY WITHIN THE URBAN GROWTH BOUNDARY AND ABUTS THE WEC CAMPUS. PUBLIC FACILITIES ARE AVAILABLE TO THE WEC AND THIS PROPERTY INCLUDING CENTRAL WATER AND SEWER. THE PROPERTY ALSO HAS FRONTAGE ON STATE ROAD 40 WITH A FOUR-LANE ENTRANCE ROAD INTO THE WEC CAMPUS. THIS POLICY REQUIRES "HIGHER DENSITIES AND INTENSITIES" WITHIN THE URBAN GROWTH BOUNDARY.

22
23 **Policy 1.1.6: Buffering of Uses**

24 The County shall require new development or substantial redevelopment to provide buffering to address
25 compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined
26 in the LDC.
27

CONSISTENCY: THE AMENDMENT IS SUPPORTED BY THE SIMULTANEOUSLY SUBMITTED PLANNED UNIT DEVELOPMENT (PUD) MASTER PLAN WHICH DEMONSTRATES HOW THE SPORTS COMPLEX WILL INCLUDE PERIMETER BUFFERING TO ENSURE COMPATIBILTY WITH ADJACENT PROPERTIES. THE MARION COUNTY LAND DEVELOPMENT CODE SPECIFIES WHAT LEVEL OF PERIMETER BUFFERING IS REQUIRED.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1
2 **Policy 1.1.7: Discourage Strip Commercial and Isolated Development**
3 The County shall discourage scattered and highway strip commercial development by requiring the
4 development of such uses at existing commercial intersections, other commercial nodes, and mixed use
5 centers with links to the surrounding area.
6

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THIS POLICY WHICH ADDS A SPORTS COMPLEX TO THE WEC CAMPUS. THE AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS DEMONSTRATING THAT THE PROJECT IS A COMPACT MIXED USE DEVELOPMENT PATTERN AND THE OPPOSITE OF URBAN SPRAWL. GOLDEN OCALA AND THE WEC CAMPUS ARE AN APPROVED MULTIPLE USE DEVELOPMENT (COMMERCIAL, RESIDENTIAL AND HOTEL) ANCHORED BY THE WEC.

7
8 **GOAL 2: ALLOCATION AND DISTRIBUTION OF LAND USES**
9 **Allow for a mix of uses to meet the population growth and economic development needs**
10 **throughout the County by identifying appropriate areas for residential, commercial, industrial,**
11 **public, recreation and open space, and conservation.**
12

13 **OBJECTIVE 2.1: FUTURE LAND USE DESIGNATIONS**
14 To implement development patterns that promote a variety of residential, non-residential, and
15 mixed use development to meet the needs of the community, the County shall adopt future land
16 use designations that allow for mix of uses throughout the County.
17

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS FUTURE LAND USE GOAL 2 AND OBJECTIVE 2.1. GOLDEN OCALA AND THE WEC IS AN APPROVED MIXED USE CENTER INCORPORATING A WIDE RANGE OF RESIDENTIAL, COMMERCIAL AND HOTEL ROOMS TO SERVE THE EQUESTRIAN FACILITIES. THIS AMENDMENT WILL DIVERSITY THE RECREATIONAL SERVICES PROVIDED ON SITE.

18
19 **Policy 2.1.1: Supply and Allocation of Land**
20 The County shall designate future land uses on the Future Land Use Map to accommodate needs identified
21 within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis) and allow for a
22 sufficient allocation of land and land uses to allow for development based on market potential.
23

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS DEMONSTRATING WHY THE AMENDMENT IS NEEDED. THE AMENDMENT WILL CREATE A SPORTS COMPLEX WITHIN THE WEC. THE NEEDS ANALYSIS EVALUATES THE NEED FOR A SPORTS COMPLEX BASED ON STUDIES SUPPORTING RECREATION USES, THE ORIGINAL STUDIES SUPPORTING THE WEC, THE OTHER RECREATION FACILITIES IN THE STATE AND HOW THE AMENDMENT SUPPORTS THE SIGNIFICANT PUBLIC AND PRIVATE INVESTMENT TO PROVIDE URBAN SERVICES TO SUPPORT THE WEC. THE 2024 HUNDEN PARTNERS MARKET ANALYSIS PROVIDES CLEAR JUSTIFICATION AND NEED FOR THE SPORTS COMPLEX, INDOOR ARENA AND ADDITIONAL HOTEL ROOMS.

24
25 **Policy 2.1.6 Protection of Rural Areas**

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

1 Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy
2 shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible
3 with agricultural uses shall be directed toward areas appropriate for urban development such as within
4 the UGB and PSAs.
5

6 **Policy 2.1.13: Protection of Rural Neighborhoods**

7 Marion County shall recognize "rural neighborhoods" that occur within or outside of the UGB deserve
8 special protection from the intrusion of urban uses, densities and intensities where new development
9 occurs within the immediate vicinity. For the purpose of this policy, a rural neighborhood is an existing
10 recorded or unrecorded subdivision where the overall density does not exceed one unit per three acres
11 and the subdivision has a predominant Future Land Use Designation of Rural Land or Low Residential.
12

**CONSISTENCY: THIS AMENDMENT MODIFIES LAND USE ENTITLEMENTS ON PROPERTY ENTIRELY
WITHIN THE URBAN GROWTH BOUNDARY. NO LANDS SUBJECT TO THIS AMENDMENT ARE
DESIGNATED RURAL OR WITHIN THE FARMLAND PRESERVATION AREA. THIS AMENDMENT
SUPPORTS THE DIRECTION IN POLICY 2.1.6 THAT URBAN USES "SHALL BE DIRECTED TOWARDS AREAS
APPROPRIATE FOR URBAN DEVELOPMENT SUCH AS WITHIN THE UGB".**

**THE PROPERTY TO THE WEST AND SOUTH DOES NOT MEET THE DEFINITION OF A "RURAL
NEIGHBORHOOD" SO THIS POLICY DOES NOT APPLY.**

13 AGRICULTURAL USES

14 **Policy 2.1.16: Rural Land (RL)**

15 This land use designation is intended to be used primarily for agricultural uses, associated housing related
16 to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling
17 unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions
18 shall apply for new development not meeting the base density, as further defined in the LDC:
19
20

- 21 1. **Family Division:** A parcel of record within Rural Land may be permitted to be subdivided up to
22 three times, provided that no resulting lot is less than one acre outside of the FPA and not less
23 than three (3) acres inside the FPA consistent with Section 163.3179, F.S. and as further defined
24 in the LDC.
25
- 26 2. **Cluster Density Bonus:** Rural Areas outside the UGB and not within the Farmland Preservation
27 Area may develop as a cluster density bonus development under the PUD process up to a
28 maximum of one (1) dwelling unit per seven (7) gross acres with a required minimum of 60%
29 permanent open space set aside, as further defined in the LDC.
30
- 31 3. **Hamlets:** Residential uses in the Rural Areas outside the UGB and not within the FPA may develop
32 as a hamlet development under the PUD process and shall provide a minimum of 60% permanent
33 open space with cluster development in one of the following forms, and as further defined in the
34 LDC:
 - 35 a. one (1) dwelling unit per five (5) acres
 - 36 b. one (1) dwelling unit per 3.5 acres with the permanent open space delineated as a separate
37 tract from the individual developable parcels and shall remain under common ownership by

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

1 the developer, property owner association, undivided property interest of the developable
 2 land within the hamlet, or a third party approved by the County Commissioners.
 3

CONSISTENCY: THE PROPOSED AMENDMENT PROTECTS THE ADJACENT RURAL DESIGNATED PROPERTIES. THE PROJECT WILL INCLUDE PERIMETER BUFFERING AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE AND WILL DEDICATE THE EDGE OF THE PROPERTY TO ATHLETIC FIELDS. THE RURAL LAND TO THE WEST OF THE PROPERTY IS WITHIN THE URBAN GROWTH BOUNDARY AND PRESUMED TO DEVELOP AS AN URBAN USE DURING THE PLANNING TIMEFRAME. THE PROPERTY TO THE SOUTH IS IN THE FPA. THE FPA BOUNDARY IS SEPARATED BY STATE ROAD 40 WHICH PROVIDES APPROXIMATELY 180 FEET OF SEPARATION BETWEEN THE PROPERTIES.

4
 5
 6 **RESIDENTIAL USES**

7 **Policy 2.1.17: Low Residential (LR)**

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

14 Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or
 15 other development methods to preserve large tracts of open space are encouraged.
 16

CONSISTENCY: THE PROPOSED AMENDMENT CONVERTS LAND CURRENTLY DESIGNATED AS LOW RESIDENTIAL TO WEC. LOW RESIDENTIAL IS AN URBAN USE AND THE PROPERTY IS WITHIN THE UGB. THE PROPERTY IS ALREADY WITHIN THE GOLDEN OCALA MASTER PLAN. THE PROPERTY IS ADJACENT TO THE WEC CAMPUS AND IS A LOGICAL EXTENSION OF THE WEC CAMPUS. THE PROPERTY IS ALSO SUITABLE FOR THE PROPOSED USE BASED ON THE ATTACHED ENVIRONMENTAL ANALYSIS.

17
 18 **Table 2-1: 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 |

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

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, RVP |
| Employment Center (EC) | 0 - 16 du/ac | 0 - 2.0 | Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP) |
| Commerce District (CD) | N/A | 0 - 2.0 | Office, Commercial, Industrial, Public |

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 |

Rural Area (Outside UGB)

| | | | |
|--------------------------------------|---------------------------|--|--|
| World Equestrian Center (WEC) | 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 |
|--------------------------------------|---------------------------|--|--|

Urban Area (Inside UGB)

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

| | | | |
|--|-----------|---|---|
| | 0-4 du/ac | 0-0.50 for Urban Areas (Inside the UGB) | World Equestrian Center (WEC), Office, Commercial, Public, Recreation, Residential, Recreational Vehicle Park (RVP) |
|--|-----------|---|---|

- 1
- 2 **NOTE:**
- 3 * Existing Future Land Use designations that do not comply with the table above are either properties that were
- 4 recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined
- 5 in this and other elements of this Plan.
- 6 ** Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further
- 7 defined in other elements of this plan.
- 8

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT EXCEED THE MAXIMUM DENSITIES AND INTENSITIES AS ESTABLISHED IN THE COUNTY’S COMPREHENSIVE PLAN AND LDC.

9

10 **GOAL 3: PRIORITY DEVELOPMENT AREA(S)**

11 **To direct new development and redevelopment activities to appropriate areas of the County**

12 **in order to provide the necessary public facility and service infrastructure in a cost-effective**

13 **and efficient manner.**

14

15 **OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)**

16 To establish one or more boundaries that clearly identifies Urban Areas where long-term capital

17 improvements shall be directed to create compact and efficient development patterns and allow

18 for sufficient growth opportunities to maintain the County’s long-term viability.

19

20 **Policy 3.1.1: Establishment of UGB**

21 The County FLUM Series, Map #1, *Marion County 2045 Future Land Use Map*, designates an UGB that

22 reinforces the preferred land use patterns of Marion County through policies that are designed to effectively

23 discourage the proliferation of urban sprawl. The establishment and maintenance of the UGB shall be

24 accomplished through the following standards:

- 25
- 26 1. The UGB shall encompass a sufficient supply of urban designated land to support projected demand
- 27 for the horizon of the plan, less the supply generated from vested subdivisions (DRIs, FQDs, etc.)
- 28 and Rural Land
- 29 2. All new development within the UGB shall be served by central water and wastewater, whether it
- 30 is provided by the county, municipality, or private provider;
- 31 3. All land contained within an UGB delineated on the Future Land Use Map shall be treated as one
- 32 single urban area for the purposes of these policies;
- 33 4. Any parcel of land that overlaps the UGB by more than 50% by area shall be considered inside the
- 34 Boundary. Likewise, any parcel that overlaps the UGB by 50% or less shall be considered outside
- 35 the Boundary;
- 36 5. The County shall conduct a review at least every seven (7) years to assess the need to modify the
- 37 UGB and evaluate the need for public facilities and services within the UGB; and

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 6. The County shall encourage development to be concentrated within the UGB.
2

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. THE PROPERTY IS IN THE UGB AND WAS DESIGNATED LOW RESIDENTIAL BY THE COUNTY WHICH IS AN URBAN USE. THE AMENDMENT IS ALSO SUPPORTED BY AN URBAN SPRAWL ANALYSIS CONFIRMING THE PROPOSED FLUM CHANGE CREATES A COMPACT URBAN FORM WITHIN A MIXED USE CENTER WHICH IS THE OPPOSITE OF A SPRAWLING DEVELOPMENT PATTERN. THE DEVELOPMENT WILL HAVE TO CONNECT TO URBAN SERVICES AND WILL DEVELOP WITH URBAN DENSITIES AND INTENSITIES WHICH IS REQUIRED IN THE UGB.

3
4 **Policy 3.1.2: Planning Principles within UGB**

5 The County shall implement long-term planning principles to guide the creation of land use policy and
6 development regulations within the County, which shall be implemented through the policies contained in
7 the County Comprehensive Plan and as further defined in the LDC. These principles shall include:
8

- 9 1. Preserve open space, natural beauty and critical environmental areas.
10 2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
11 3. Strengthen and direct development towards existing communities and development.
12 4. Encourage compact and mixed use building design.
13 5. Foster distinctive, attractive communities with a strong sense of place.
14 6. Create walkable and linked neighborhoods.
15 7. Create a range of housing opportunities and choices.
16 8. Provide a variety of transportation choices.
17 9. Encourage community and stakeholder collaboration.
18 10. Make development decisions predictable, fair and cost effective
19 11. Encourage interconnected development, multi-modal transportation opportunities, links to the
20 surrounding neighborhoods, and alternative transportation routes.
21 12. Establish priority areas for public facility and service infrastructure.
22

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.2 BY PROVIDING FOR A COMPACT URBAN DEVELOPMENT, ESPECIALLY ADJACENT THE WEC AND THE COMMERCIAL DESIGNATED LAND AT STATE ROAD 40. THE PROPERTY IS SUITABLE FOR DEVELOPMENT AND WILL BE INCORPORATED INTO THE MIXTURE OF USES APPROVED FOR THE WEC CAMPUS. THE WEC CAMPUS PROVIDES A STRONG SENSE OF PLACE THAT IS A DESTINATION FOR RESIDENTS AND MARION COUNTY VISITORS.

23
24 **Policy 3.1.4: Rural Area Outside of UGB**

25 The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area
26 shall be guided by the following principles and as further defined in the LDC:
27

- 28 1. Protect the existing rural and equestrian character of the area and acknowledge that a certain
29 portion of the County's population will desire to live in a rural setting.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

- 1 2. Promote and foster the continued operation of agricultural activities, farms, and other related uses
- 2 that generate employment opportunities in the Rural Area.
- 3 3. Establish a framework for appropriate future opportunities and development options including
- 4 standards that address the timing of future development.
- 5 4. Create a focused strategy for the regulation of mining and resource extraction activity.
- 6 5. Allow for new Rural Land and Rural Activity Center Future Land Use designations with a
- 7 Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the
- 8 LDC.
- 9

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.4 BY PLACING THE INTENSE PORTIONS OF THE WEC CAMPUS FURTHEST FROM THE RURAL AREA AND INSTEAD DEDICATES THE EDGE TO SPORTS FIELDS, BUFFERING AND STORMWATER. THE PERIMETER BUFFERING MEETS THE REQUIREMENTS IN THE MARION COUNTY LAND DEVELOPMENT CODE.

A REVIEW OF THE COUNTY'S FLUM CONFIRMS THAT THE PROTECTION OF RURAL LAND DOES NOT MEAN THAT URBAN USES ARE NOT ALLOWED AT THE EDGE OF THE UGB BOUNDARY. THERE ARE NUMEROUS EXAMPLES WHERE THE COUNTY HAS APPROVED INTENSE URBAN USES THAT ABUT THE FPA BOUNDARY. THE UGB AND FPA POLICIES ALSO DO INCLUDE ANY STEP DOWN PROVISIONS THAT REQUIRE A REDUCTION IN DENSITY AND/OR INTENSITY ADJACENT THE FPA BORDER.

10

11 **OBJECTIVE 3.3: FARMLAND PRESERVATION AREA**

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

19

20 **Policy 3.3.1: Elements of Rural Character**

21 The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands,
22 specifically the Farmland Preservation Area, by requiring that all appropriate future development activities
23 within this Area preserve, support, and enhance the fundamental elements of rural character:

- 24 1. *Scenic Views:* The viewshed of arterial and collector roadways in the Rural Area shall be protected from
25 land clearing and other visual intrusions associated with development; such protections, however, shall
26 not restrict the fundamental agricultural uses permitted within this Area.
- 27 2. *Open Space Protection:* Residential development options shall include incentives to promote the
28 protection of open spaces.
- 29 3. *Rural Lighting:* In order to preserve the rural character of the area, artificial illuminating devices,
30 emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light onto
31 adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.
- 32 4. *Transportation:* Roadway design within the Rural Area shall be consistent with the principles of context
33 sensitive design, which considers the relationship of land uses and all aspects of roadway design,
34 including speed, travel lane width, access management, and landscaping. New transportation corridors

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 intended to be used specifically for the construction of expressways or limited access roadways shall
2 avoid the Farmland Preservation Area unless the Department of Transportation can demonstrate that
3 there are no feasible corridor alignments outside of the Farmland Preservation Area, in which case the
4 Department shall design and develop such roadway in such a way as to minimize and mitigate negative
5 impacts to vital farmlands, key environmental areas, and valuable open space, including, but not limited
6 to, provision of adequate screening and buffers between the roadway and such sensitive areas. The
7 development of any such corridor shall be closely coordinated with the Board of County Commissioners
8 and County Staff.
- 9 5. *Infrastructure*: Other infrastructure including water and sewer utilities and stormwater facilities within
10 the Rural Area shall reflect a rural level of service and shall not be modified to the point that it
11 encourages or allows for urban development.
12

CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH PROTECTION OF THE FARMLAND PRESERVATION BOUNDARY BY PLACING THE INTENSE PORTIONS OF THE WEC CAMPUS FURTHEST FROM THE RURAL AREA AND INSTEAD DEDICATES THE EDGE TO SPORTS FIELDS, BUFFERING AND STORMWATER. THE RURAL LAND ON THE WESTERN BORDER IS IN THE UGB AND OUTSIDE OF THE FPA SO THERE IS A PRESUMPTION THAT THIS PROPERTY WILL DEVELOP WITH URBAN USES OVER THE PLANNING TIMEFRAME.

THE PROPERTY TO THE SOUTH IS IN THE FPA. STATE ROAD 40 PROVIDES A SIGNIFICANT BARRIER WITH ITS FOUR LANES AND APPROXIMATELY 180 FEET OF RIGHT-OF-WAY.

- 13
14
15 **Policy 4.1.6: Inapplicability of Policy 2.1.13 to the On Top of the World Development of Regional Impact,**
16 **Circle Square Woods Vested Development of Regional Impact and Golden Ocala Development Order.**
17

- 18 Policy 2.1.13 (Protection of Rural Neighborhoods) shall not apply to the following properties, including
19 any development orders and permits issued for development within the properties:
20
- 21 1. The On Top of the World Development of Regional Impact ("OTOW DRI"), which
22 is governed by the OTOW DRI Amended and Restated Development Order, as
23 amended by Marion County on November 20, 2018, and as may be amended
24 from time to time in the future ("ARDO").
 - 25 2. The Circle Square Woods Binding Letter of Interpretation for Modification to a
26 Development of Regional Impact with Vested Rights, as amended by Marion
27 Count yon November 20, 2018 and as may be amended from time to time in
28 the future (BLIM).
 - 29 3. Marion County Ordinance No. 17-28 adopted by the Marion County Board of
30 County Commissioners on October 17, 2017, as supplemented by the
31 Settlement Agreement Concerning Golden Ocala Approvals dated February 20,
32 2018, as may be amended from time to time in the future ('collectively the
33 Golden Ocala Development Order').

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

**CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN**

CONSISTENCY: THE POLICY ABOVE EXEMPTS GOLDEN OCALA FROM THE RURAL NEIGHBORHOOD REQUIREMENTS. HOWEVER, THE PROJECT WILL HELP PROTECT THE ADJACENT RURAL CHARACTER THROUGH THE USE OF PERIMETER BUFFER AND DEDICATING THE EDGE OF THE PROJECT TO ATHLETIC FIELDS AND STORMWATER FACILITIES.

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, Future Land Use Map, and FLUM Series; and 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 for an amendment to the Comprehensive Plan and the Official Zoning Map, consistent with Chapter 163, F.S., 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. Market demand and necessity for 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;
7. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
8. Consistency with the UGB;
9. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
10. Compatibility with current uses and land uses in the surrounding area;
11. Water Supply and Alternative Water Supply needs; and
12. Concurrency requirements.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A DETAILED APPLICATION THAT DEMONSTRATES ITS CONSISTENCY WITH CHAPTER 163. FIRST, THE AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS AND A LAND USE SUITABILITY ANALYSIS EXPLAINING WHY THE PROPOSED DENSITIES ARE CONSISTENT WITH THE RESOURCES FOUND ON SITE. NEXT, THE ANALYSIS

**CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN**

DEMONSTRATES THE PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA BY COMMITTING TO AND DEMONSTRATING THAT PERIMETER BUFFERING WILL BE INCORPORATED INTO THE PROJECT AND DIRECTING ATHLETIC FIELDS ON THE EDGE OF THE DEVELOPMENT AND DIRECTING THE MORE INTENSE URBAN USES INTERNAL TO THE SPORTS COMPLEX. THE AMENDMENT IS ALSO SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SUPPORT THE AMENDMENT. AN URBAN SPRAWL ANALYSIS IS ALSO INCLUDED THAT DETAILS HOW THE DEVELOPMENT PATTERN CREATES A COMPACT MIXED USE URBAN FORM WHICH IS THE OPPOSITE OF A SPRAWLING PATTERN. FINALLY, THE AMENDMENT IS SUPPORTED BY A DETAILED CONSISTENCY ANALYSIS EXPLAINING WHY THE AMENDMENT MEETS THE POLICIES OF THE COUNTY'S PLAN WITH THE PROPOSED AMENDMENT.

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

GOAL 6: PUBLIC INFRASTRUCTURE PLANNING

The County shall implement and maintain short and long-term 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 capital improvements element.

Policy 6.1.1: Public Facilities Guidelines

The County shall locate public facilities and services so as to maximize the efficiency of services provided and minimize their cost, impacts on 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 the community needs, consistent with this Plan and LDC.

CONSISTENCY: THE PROPOSED AMENDMENT IS TO ALLOW FOR THE EXPANSION OF THE WEC CAMPUS WHICH IS ALREADY SERVED WITH PUBLIC FACILITIES. THE DEVELOPMENT WILL CONNECT TO THE CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.

21
22
23
24
25
26
27

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.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL BE SERVED WITH CENTRAL WATER AND SEWER CONSISTENT WITH THE COUNTY'S PLAN.

28

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **Policy 6.1.4: Private Water and Wastewater Service**

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

4

5 **Policy 6.1.5: Individual Water and Wastewater Service**

6 The County shall require that all development in areas not providing public water and wastewater services
7 shall utilize individual well and on-site treatment and disposal (OSTDS) facilities in accordance with state law,
8 this Plan, and as further defined in the LDC. Within the UGB, where centralized wastewater is not available
9 and individual OSTDS are utilized, they shall be located in the front yard or street side of all structures to
10 allow for future connection to centralized wastewater when available, but exceptions may be granted due
11 to conditions on the site.

12

**CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL
BE SERVED WITH CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.**

13

14 **Policy 6.1.6: Water Supply Plan**

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

22

**CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT THE PROPOSED AMENDMENT
WILL CONNECT TO CENTRAL WATER AND SEWER AND ADEQUATE CAPACITY IS AVAILABLE TO SERVE
THE PROJECT.**

23

24 **Policy 6.1.7: Transportation Network**

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

29

**CONSISTENCY: THE PROPOSED AMENDMENT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL
MUST DEMONSTRATE HOW INTERNAL CIRCULATION WILL BE ADDRESSED CONSISTENT WITH THE
COMPREHENSIVE PLAN AND LDC. THE AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS
DEMONSTRATING THAT IMPROVEMENTS TO STATE ROAD 40 ARE REQUIRED. AN AMENDMENT TO
THE 163 AGREEMENT WITH THE COUNTY WILL INCORPORATE THE REQUIRED IMPROVEMENTS. THE
163 AGREEMENT AND THE USE OF PROPORTIONATE SHARE MITIGATION IS SPECIFICALLY
REFERENCED IN FUTURE LAND USE ELEMENT POLICY 10.5.1.**

30

31 **Policy 6.1.8: Stormwater Run-off**

**CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN**

1 The County shall require the developer/owner of any site to be responsible for the management of runoff
2 in a manner so that post-development runoff rates and volumes do not exceed pre-development conditions
3 consistent with this Plan and as further defined in the LDC.
4

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS FOR STORMWATER. DETAILED DEVELOPMENT PLANS MUST BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THAT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

5
6 **Policy 6.1.9: Public Schools**
7 The County shall collaborate with the School Board and municipalities to ensure there are adequate school
8 facilities throughout the county to meet the education needs of the children within the community as further
9 defined in the Interlocal Agreement for Public School Facilities. This policy shall not be construed so as to
10 cause the Marion County School District to be in conflict with the State Requirements for Educational
11 Facilities (SREF) in Chapter 1013, F.S., or the Stipulated Agreement regarding school desegregation between
12 the Marion County School Board and the U.S. Department of Justice.
13

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT RESULT IN AN INCREASED IMPACT TO PUBLIC SCHOOLS BECAUSE THERE IS NO INCREASE IN RESIDENTIAL UNITS.

14
15 **Policy 6.1.10: Confirmation of Availability of Services**
16 The County shall require developers to assess their needs regarding essential services (electric, gas, etc.) and
17 seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by
18 the utility to the County during the development review process, but no later than the issuance of a
19 development order.
20

CONSISTENCY: MARION COUNTY HAS PROVIDED A CONFIRMATION LETTER CONFIRMING THE AVAILABILITY OF WATER AND SEWER TO THE SITE. SERVICES ARE ALREADY ONSITE SERVING THE WEC CAMPUS. AN ONSITE SEWER MAIN EXTENSION IS REQUIRED FOR THE SPORTS COMPLEX. FOR PURPOSES OF THE COMPREHENSIVE PLAN AMENDMENT REVIEW ADEQUATE PUBLIC FACILITIES ARE AVAILABLE TO THE SITE AS REQUIRED.

21
22 **GOAL 7: OVERLAY ZONES AND SPECIAL AREAS**
23 The County shall utilize overlay zones and special areas to identify unique spaces which require
24 additional development regulations to maintain and protect their unique characteristics or
25 purposes. Each zone or area is described with its respective regulations, and sites may be
26 subject to multiple zones and/or areas. The land use designation and/or Zoning classification
27 for any site remains undisturbed by the creation of a zone or area, but may require enhanced
28 development standards than those that would otherwise apply.
29

30 **OBJECTIVE 7.2: ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ)**
31 To provide a focused effort for the protection of surface waters by improving stormwater quality
32 by better managing stormwater run-off due to development activities.

**CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN**

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, Map #11 ESOZ, as further defined in the LDC. The following are 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.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT INCLUDE ANY AREAS WITHIN THE ESOZ.

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 shall 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.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. THE PROPERTY HAS ALREADY BEEN APPROVED FOR LOW RESIDENTIAL WHICH IS AN URBAN USE AND IS WITHIN THE UGB. AT THE TIME OF DEVELOPMENT ORDER APPROVAL A MORE DETAILED ENVIRONMENTAL ANALYSIS WILL BE PROVIDED CONSISTENT WITH THE COUNTY'S LAND DEVELOPMENT CODE.

Policy 7.2.8: Centralized Utilities

Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an ESOZ. 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

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

1 and expanded facilities shall comply with the treatment and disposal standards established pursuant to
2 Policy 1.6.1 of the Wastewater Element.
3

**CONSISTENCY: MARION COUNTY HAS PROVIDED A LETTER CONFIRMING CENTRAL WATER AND
SEWER IS AVAILABLE TO THE SITE AND ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.**

4
5 **OBJECTIVE 7.4: SPRINGS PROTECTION OVERLAY ZONE (SPOZ)**

6 To provide an additional level of water quality protection for springs and groundwater
7 throughout the county by reducing and managing potential groundwater contamination for
8 water supplies.
9

10 **Policy 7.4.1: Establishment of SPOZ**

11 The County established the boundaries of the SPOZ, which includes both a Primary and Secondary Springs
12 Protection Zone (SPZ), as adopted in the FLUM Series, Map #14 Springs Protection Overlay Zones (SPOZ).
13

- 14 1. **Primary SPZ:** The Primary SPZ shall be based on the 0 to 10 year recharge travel time
15
16 2. **Secondary SPZ:** The Secondary SPZ shall be the remainder of the county to provide additional
17 protection to surface waterbodies and groundwater and provide protection of other Spring
18 Primary SPZ until such time as the County or other entity completes studies of the remaining
19 springs in the County.
20

**CONSISTENCY: THE PROPOSED AMENDMENT IS IN THE SECONDARY ZONE ALONG WITH THE
MAJORITY OF THE COUNTY.**

21
22 **Policy 7.4.2: Modification of SPOZ**

23 The County may update the Primary and Secondary SPZ as additional studies are performed by the county
24 or other entities that demonstrate a need for additional protection standards for either the Silver Springs
25 and Rainbow Springs, for which were the basis of the SPOZ, or other existing or new springs that may be
26 identified.
27

28 **Policy 7.4.3: Permitted Uses**

29 The County shall implement and maintain a LDC to identify permitted and special uses to ensure that the
30 function of a protected natural feature will not be materially impaired, diminished, or harmed by
31 development activities and that the quality of the surface waters or groundwater will not be adversely
32 impacted by the development activities.
33

34 **Policy 7.4.4: Required Site Analysis**

35 In addition to the ESOZ site analysis requirements of Policy 7.2.3 of this element, an assessment of the
36 development impacts on recharge volume and groundwater quality, with emphasis on nitrogen, to assess
37 whether additional measures are needed and can be provided to mitigate potential impacts shall be
38 required for any new development that increases density or intensity of use within the Primary and
39 Secondary SPZ, as applicable to the site.
40

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **Policy 7.4.5: Required Buffer Area**

2 Buffer and setback requirements shall be established based on criteria and standards in Policies 8.2.8 and
3 8.2.9 of this element, and as further defined in the LDC.

4
5 **Policy 7.4.6: Stormwater Management**

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

10

11 **Policy 7.4.7: Centralized Utilities**

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

15

16 **Policy 7.4.8: On-Site Treatment Disposal Systems (OSTDS)**

17 For development where connection to a regional, sub-regional, or alternative wastewater system is not
18 required, then an OSTDS will be required. Within the Primary SPOZ, enhanced OSTDS able to reduce total
19 nitrogen by a minimum of 65%, or other such level as set forth in the LDC, are required if central sewer
20 connection is not available. Where an area or parcel is included in an adopted five-year capital
21 improvement plan for provision of central wastewater, or otherwise included in an area prioritized for
22 sewer expansion, an exception to use conventional OSTDS may be granted by the Board of County
23 Commissioners. Under this exception, connection will be required when sewer becomes available, as
24 further defined in the LDC.

25

26 **Policy 7.4.9: Use of Best Management Practices (BMP)**

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

30

| |
|---|
| <p>CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR DEVELOPING IN THE SECONDARY ZONE. DETAILED DEVELOPMENT PLANS WILL BE PROVIDED TO THE COUNTY AT THE TIME OF LOCAL DEVELOPMENT APPROVAL.</p> |
|---|

31

32 **OBJECTIVE 7.6: WELLHEAD / WELLFIELD PROTECTION AREA (WHPA)**

33 To protect public water supply wells from incompatible uses.

34

35 **Policy 7.6.1: Establishment of WHPA**

36 Well/Wellhead Protection Area (WHPA) requirements for a qualified Community Water Systems (CWS),
37 as defined by Chapter 62-521.200(1), FAC and operated by local governments, community or special
38 districts, or private utility providers regulated by the Florida Public Service Commission (PSC), shall be
39 maintained to provide protection of existing and proposed wells and from contamination for the design
40 life of a the facility. When multiple wells are existing and/or suitably planned for future service, in lieu of
41 a WHPA for each individual well, a wellfield protection area approach may be used provided the identified

**CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN**

1 Wellfield Protection Area encompasses all existing and planned wells to be used by the qualified CWS.
2 Qualified CWS WHPAs are defined and established as listed below and as adopted on the FLUM, Series
3 Map #2 Well & Wellhead Protection Area:
4

Qualified Community Water System (CWS), Chapter 62-521.200(1), FAC

ZONE (Municipal/Local Government, Community or Special District, FPSC Regulated Utility)

| | |
|-----------|--------------------|
| Primary | ≤ 100' |
| Secondary | > 100' to ≤ 500' |
| Tertiary | > 500' to ≤ 1,000' |

5
6 **Policy 7.6.2: Zone Requirements**

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

10
11 **Policy 7.6.3: Land Use and Development Tracking in WHPA**

12 The Marion County shall implement and maintain a LDC regarding land use and development which
13 require the identification and designation of qualified CWS and WHPAs through development review
14 processes, whether for new development or uses within existing WHPAs or new qualified CWS, which will
15 establish corresponding WHPAs, as determined appropriate.

16
17 **Policy 7.6.4: Identification and Designation of Wells in WHPA**

18 The County shall coordinate with the appropriate local, regional, and state agencies to maintain a qualified
19 CWS inventory using the best available data and providing information, including at a minimum,
20 geographic location, capacity, service type, and owner, as well as other information deemed appropriate
21 by the County.
22

**CONSISTENCY: ANY PORTION OF THE PROJECT WITHIN A WELLHEAD PROTECTION AREA SHALL
COMPLY WITH THIS POLICY.**

23
24 **GOAL 8: RESOURCE PROTECTION STRATEGIES**

25 **To protect the unique assets, character, and quality of life throughout the county, the County**
26 **will implement and maintain appropriate strategies that minimize potential adverse impacts**
27 **to the surrounding area created by development through the implementation of land use**
28 **policies and LDC.**

29
30 **OBJECTIVE 8.1: PROTECT AGRICULTURE, EQUESTRIAN, AND RURAL CHARACTER**

31 To establish a framework for addressing development within the Rural Areas that will encourage
32 the preservation of agriculture as a viable short- and long-term use of lands and as an asset of the
33 County's economy, and that will provide clear, fair and consistent standards for the review and
34 evaluation of future development proposals.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

1
2 **Policy 8.1.1: Protection of Existing Residential Development**
3 The County shall recognize existing residential development and require that new development address
4 issues of compatibility through implementation and maintenance of LDC that address density and
5 intensity impacts of new development to the surrounding area and uses.

6
7 **Policy 8.1.2: Support Economic Viability of Agricultural Lands**
8 The County shall preserve the economic viability of agricultural lands and prevent the premature conversion
9 of these lands to other uses.

10
11 **CONSISTENCY: THE PROPOSED AMENDMENT IS COMPATIBLE WITH THE SURROUNDING AREA
INCLUDING THE ADJACENT RURAL LANDS. THE PROJECT WILL INCORPORATE PERIMETER BUFFERING
AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE AND WILL PLACE ATHLETIC FIELDS AND
STORMWATER FACILITIES ALONG THE EDGE OF THE DEVELOPMENT AS REFLECTED ON THE MASTER
PLAN. AS PART OF LOCAL DEVELOPMENT APPROVAL THE PROJECT WILL IDENTIFY THE LOCATION OF
ANY REQUIRED BUFFERING FOR THE COUNTY'S REVIEW.**

12 **Policy 8.1.3: Support Agricultural Production**
13 Through the resources of the Agricultural Extension Service, the County shall actively promote the
14 conservation of bona fide agricultural uses, and will provide information to agricultural producers to improve
15 production and methods.

16
17 **Policy 8.1.4: Protection of Scenic Views and Vistas**
18 All non-agricultural development or uses shall be designed to maintain open vistas and protect the integrity
19 of the rural character of the major roadways within the Rural Area.

20
21 **Policy 8.1.5: Context Sensitive Transportation Design**
22 The County shall require that all future roadway projects outside of the UGB be designed consistent and
23 compatible with the land use context of the area and shall reinforce landscape and habitat preservation by
24 limiting access and roadway intersections. The design shall also incorporate signage and design features to
25 accommodate wildlife crossings near wildlife habitat areas.

26
27 **Policy 8.1.6: Central Utilities in Rural Area Outside UGB**
28 The County shall limit the extension of central potable water and wastewater service within the Rural Area
29 outside of the UGB or PSAs as follows:

- 30
31 1. Individual on-site wells may be allowed as the method of providing potable water;
32 2. Individual on-site septic systems may be allowed as the method of disposal of wastewater;
33 3. New development shall neither be designed nor constructed with centralized water or wastewater
34 systems with the exception of:
35 a. Serving areas with existing urban FLU designations, as of January 1, 2014, that are outside of
36 the UGB;
37 b. Future Land Use designations, specialized development, and/or overlays allowed in accordance
38 with this element;

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

- 1 c. Existing Developer's or Settlement Agreement approved by the County prior to January 1, 2014;
2 or
3 d. Clear and convincing evidence that demonstrates by the proponents of the system expansion
4 that a health or safety problem exists in a built but un-served area for which there is no other
5 feasible solution or to promote water conservation, aquifer, or springs protection in instances
6 where significant adverse impacts are demonstrated to occur by not utilizing centralized water
7 and wastewater. In such cases, the service area expansion plans will be updated concurrent
8 with an administrative land use update, as necessary based on the use, density, and intensity of
9 the development on the property.
10 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

11
12 The County shall permit the extension of centralized water and wastewater within the Rural Area within the
13 UGB, but costs associated with the extension of services shall be at the property owner's expense, and the
14 service area expansion plans will be updated concurrent with an administrative land use update, as
15 necessary based on the use, density, and intensity of the development on the property.
16
17

**CONSISTENCY: THE ABOVE POLICIES APPLY TO LAND WITHIN THE FPA. THE PROPOSED
AMENDMENT IS NOT WITHIN THE FPA. IT IS IN THE UGB AND DESIGNATED FOR URBAN USES.**

Policy 8.1.8: Lighting Standards

18
19 The County shall implement and maintain lighting standards in the LDC that address outdoor artificial
20 illuminating devices and limit the emission of undesirable rays into the night sky, glare to on-coming
21 traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a
22 detrimental effect on the welfare and safety of the community, as well as the ambiance and rural
23 character.
24
25
26

**CONSISTENCY: THE PROPOSED SPORTS COMPLEX WILL UTILIZE OUTDOOR LIGHTING AND WILL HAVE
TO MEET THE COUNTY'S LIGHTING RESTRICTIONS IDENTIFIED IN THE COUNTY'S LAND DEVELOPMENT
CODE. A PHOTOMETRIC STUDY HAS BEEN INCLUDED IN THE PUD SUBMITTAL.**

Policy 8.1.9: Silvicultural and Agricultural Activities BMPs

27
28 The County shall protect surface water and groundwater quality through the use of BMPs by encouraging
29 use on a voluntary basis, except where BMPs shall be mandatory to protect environmentally sensitive areas
30 or resources that may potentially be impacted by these activities, consistent with Objective 1.2 and policies
31 of the Conservation Element and as further defined in the LDC.
32
33

OBJECTIVE 8.2: PROTECTION OF NATURAL AND HISTORIC RESOURCES

34 To preserve and prevent the degradation of natural and historic resources.
35
36

Policy 8.2.1: Contamination - Standards and Regulations

37 The County shall provide performance standards for and regulate development activities which contaminate
38 air, water, soil or crops in the LDC.
39
40

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR PROTECTION OF NATURAL RESOURCES.

1
2
3
4
5
6
7

Policy 8.2.3: Archeological and Historic Resources

The County shall identify and maintain information about archeological and historic resources which are in need of protection, as specified in associated policies of the Housing Element of this Plan and as shown in the FLUM Series, Map # 10, Archeological and Historic Areas, which is based on information from the Florida Division of Historic Resources.

CONSISTENCY: THE AMENDMENT BOUNDARY HAS ALREADY BEEN APPROVED FOR URBAN LAND USES WITH ITS LOW RESIDENTIAL DESIGNATION AND HAS BEEN DETERMINED TO BE SUITABLE FOR DEVELOPMENT. ANY HISTORICAL RESOURCES ON THE SITE WILL NEED TO BE AVOIDED OR ADDRESSED IN FUTURE PLANNING STAGES. THIS PROPERTY IS NOT INCLUDED IN MAP #10 FOR ARCHAEOLOGICAL AND HISTORIC AREAS.

8
9

Policy 8.2.4: Wetlands

The County shall implement and maintain a LDC to preserve and protect wetlands in the County and utilize the National Wetlands Inventory, as adopt by the FLUM Series, Map #6 Wetlands, and consistent with the Florida Statutes wetland definition.

10
11
12
13

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

The County shall implement and maintain a LDC that address 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:

14
15
16
17
18
19
20
21

1. **Development and Land Clearing:** All development or land clearing, except for bona fide silvicultural or agricultural activities, for properties containing more the 40 acres, involving twenty (20) or more residential units, or is located within the ESOZ.

22
23
24
25

2. **Exemptions from Listed Species Review:** A wildlife and plant survey shall not be required under the following circumstances:

26
27
28

a. Lands depicted on 1986/87 LANDSAT Satellite Imagery Map or the Cooperative Land Cover SPOT imagery (2010-2013), whichever is more recent, produced by the Florida Fish and Wildlife Conservation Commission (FWC) as: exotic plant communities or barren land.

29
30
31
32

b. Silvicultural activities that are part of a resource management plan approved by the appropriate state agency.

33
34
35

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

36
37
38

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

1 review being required for the development site within 45 days of receiving a request for
2 comment upon a particular exemption. Relevant state agencies shall include, but not limited
3 to, the following:

- 4
5 (1) Florida Fish and Wildlife Conservation Commission (FWC)
6 (2) U.S. Fish and Wildlife Service (USFWS)
7 (3) Division of Forestry (DOF) of the Florida Department of Agriculture and Consumer Services
8 (4) U.S Forest Service (USFS)
9

- 10 3. **Survey of Listed Plant and Animal Species or Communities:** A survey shall be required to address
11 the types of animals and vegetation, as specified in the LDC, and it shall be conducted by an
12 ecologist, biologist, or similar professional, and include an inventory of listed animals and plants,
13 endangered and threatened species, and species of special concern on the site, including following
14 protocols established by the FWC and USFWS, as follows:

- 15
16 a. Size and distribution of native habitat
17 b. Listed species' populations
18 c. Feasibility and viability of on-site protection and management of listed species
19 d. Whether or not a wildlife corridor or conservation area exists on-site and evaluate the feasibility
20 of maintaining them
21 e. Appropriateness of mitigating the impacts of development by relocation and/or on-site
22 protection measures for listed species
23

- 24 4. **Findings of Listed Species on Development Site and Required Actions:** The County and the relevant
25 federal and/or state agencies noted within this policy shall implement the following requirements
26 when listed species are determined to be on the development site during land clearing,
27 development review, and construction processes, including maintaining consistency with Chapter
28 68A-27 FAC.:

- 29
30 a. **Protection of Listed Species:** When a site proposed for development or clearing is
31 determined to contain listed species, those listed species and their habitat shall be protected
32 by creating a habitat management plan, inclusive of a conservation easement as required by
33 Section 704.06, FS. or by the designation of a site as permanent open space under an
34 approved management plan, to protect the listed species from the impacts of development
35 or land clearing and demonstrate how viable, sustainable populations shall be maintained.
36 The plan must be prepared by a qualified professional; reviewed by the appropriate
37 regulatory or management agency such as FWC, USFS, USFWS, or DOF; and approved by the
38 County prior to the issuance of a permit or development order.
39

- 40 b. **Mitigation for Listed Species:** If protection would result in the taking of private property or,
41 if after consulting the relevant federal and/or state agencies, the County Commissioners
42 determine that mitigation will result in a greater benefit to the relevant species and habitat,
43 mitigation shall be required as a condition of a development order or permit. The method of
44 protection required by the County shall be determined on a case-by-case basis and shall be
45 directly related to the following criteria, whether on or off-site:
46

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 (1) Number and types of listed species present or presumed to be present on the site as
2 determined by a site survey;
- 3 (2) Size, type, quality, and location of habitat;
- 4 (3) Life cycle needs supplied by the habitat, i.e., nesting, roosting, breeding, foraging, etc.;
- 5 (4) Size of the habitat in relation to the size of the site proposed for development or land
6 clearing; and
- 7 (5) Location of the site and habitat in relation to existing or proposed wildlife corridors,
8 designated conservation areas, lands with conservation easements, or natural
9 reservations;
- 10
- 11 c. **Additional Requirements for Off-Site Mitigation:** When it is determined by the County that
12 alternative off-site actions will provide equivalent or better protection or viability for affected
13 listed species or habitat, the County has the option of allowing an applicant to meet the
14 requirements of one or more of the following options:
- 15
- 16 (1) Monetary contribution to the Parks and Environmental Land Acquisition Program (PELAP)
17 for the acquisition of environmentally sensitive lands within the County, and the funds
18 shall be applied to lands that are known to contain viable populations of listed species or
19 habitat similar in type and quality to that on the site proposed for development or
20 clearing.
- 21 (2) Species relocation to similar habitat on protected lands, which must be approved by the
22 appropriate state regulatory or management agency.
- 23
- 24 (3) Land that is within or contiguous with the Ocala National Forest, Cross Florida Greenway,
25 Silver River State Park, Rainbow River State Park, St. Johns River Water Management
26 District lands, or other Preservation designated land within the County can be acquired
27 and donated to the appropriate managing agency. Lands donated under this option must
28 be of equivalent acreage and contain listed species habitat of the same type and value as
29 that upon the proposed development site.
- 30
- 31 (4) Off-site mitigation options shall satisfy the habitat requirements of listed species.
32 Monetary contributions and land donations shall be sufficient to replace the habitat
33 functions of the area to be protected and managed as required in this policy. A minimum
34 of one-for-one replacement value of habitat shall be required for monetary contributions
35 or land donations.
- 36
- 37 d. **Requirements for Conservation Easement and Permanent Open Space:** The conservation
38 easement or permanent open space per the habitat management plan shall be dedicated to
39 the County, or to a public or non-profit conservation agency or organization; or by virtue of
40 designation of the protected area as Preservation on the Future Land Use Map Series (FLUM).
41 Final development orders, when issued, will identify protected areas that are to be designated
42 as Natural Reservation on the FLUM. These areas will be designated as Preservation on the
43 FLUM during the next ensuing plan amendment cycle after issuance of a development order
44 or permit. Acceptance of land dedication or conservation easements, or dedication as open
45 space under an approved management agreement shall satisfy the habitat requirements of

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 the listed species. The County has the final authorization to accept or reject a particular
2 conservation easement or permanent open space area.
3
- 4 e. **Release of Conservation Easements and Permanent Open Space:** Conservation easements
5 or permanent open space per the habitat management plan may be released only when it is
6 shown by competent substantial evidence that the purpose for which such easements or
7 permanent open were dedicated have been completed, or are no longer capable of being
8 accomplished because no listed species utilize the site. Landowners shall not be held
9 responsible for ongoing management activities other than those that are required under the
10 habitat management plans specified in section E. of this policy.
11
- 12 f. **Maintenance of Files:** Information, data, agreements, and agency comments associated with
13 this Policy shall be maintained at a central location by the County and shall be available for
14 inspection.
15

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A NATURAL RESOURCES ANALYSIS THAT WAS CONDUCTED BY MODICA & ASSOCIATES THAT DEMONSTRATES THAT THE AMENDMENT LANDS ARE SUITABLE FOR THE PROPOSED USES. ADDITIONALLY, AT THE TIME OF DEVELOPMENT APPROVAL THE DEVELOPER MUST PROVIDE TO THE COUNTY A DETAILED PLAN IDENTIFYING POTENTIAL RESOURCES ON SITE AND HOW THOSE RESOURCES ARE PROTECTED CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

- 16
17 **Policy 8.2.6: Open Space**
18 The County shall encourage open space areas for properties being developed to be clustered to conserve
19 and preserve natural and historic resources within the development to the greatest extent possible during
20 the development review process.
21

CONSISTENCY: THE PROJECT WILL PROVIDE AT LEAST THE MINIMUM OPEN SPACE AMOUNTS REQUIRED BY THE COUNTY IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE LOCATION AND AMOUNTS OF OPEN SPACE WILL BE IDENTIFIED. THE MAJORITY OF THE DEVELOPMENT IS DEDICATED TO ACTIVE RECREATIONAL USES WHICH WILL RESULT IN SIGNIFICANT OPEN SPACE ONSITE AT BUILDOUT.

- 22
23 **Policy 8.2.7: Density and Intensity of Development**
24 The County shall consider the appropriate density and intensity of development based on the conditions
25 of the site, including the impact on natural and historic resources, as further defined in the LDC.
26

CONSISTENCY: THE PROPOSED AMENDMENT WILL NOT EXCEED THE MAXIMUM DENSITY AND INTENSITY STANDARDS IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE COUNTY WILL REVIEW THE PROPOSED PLAN OF DEVELOPMENT AND HOW DEVELOPMENT IS ALLOCATED ON SITE.

- 27
28 **Policy 8.2.8: Karst Topography/Features and High Recharge Area (HRA)**

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 The County shall implement and maintain a LDC that address identification and development review
2 processes and required buffers related to karst and high recharge areas that may adversely impact surface
3 and groundwater during the development of property. This policy will address the county's circumstances
4 of being situated in a geologic area featuring limestone and rock characteristics identified as karst,
5 promoting the quick and rapid movement of water between the surface and the aquifer. As the aquifer is
6 the vital source of the County's potable water, as well as much of the State of Florida, its protection and
7 preservation is essential. The LDC shall include, but not limited to the following:

- 8
- 9 1. Impervious surface area
- 10 2. Stormwater management
- 11 3. Hazardous materials
- 12 4. Vegetation and buffering requirements
- 13 5. Alternative and innovative designs
- 14 6. Inadequate sediment coverage
- 15 7. Wastewater effluent
- 16 8. Permitted and prohibited uses
- 17 9. Landscape and open space practices, including fertilization and irrigation
- 18 10. Solid waste
- 19 11. Construction and Demolition (C&D) landfill
- 20

21 **Policy 8.2.9: Buffers for Karst Topography/Features**

22 The County shall require buffers to address potential groundwater contamination that could occur due to
23 development near karst features. These minimum buffer widths may be reduced if the applicant
24 demonstrates that: a) a narrower buffer can be calculated using the "Design Methodology for Calculating
25 Buffer Width Based on Infiltration", as set forth in the *Applicant's Handbook for Regulation of Stormwater
26 Management Systems*, SJRWMD 2005, as amended, in which case the width shall be at least the calculated
27 value; or b) for lots of record, the lot size is too small to accommodate permitted development in compliance
28 with the minimum width, in which case the applicant shall, as an alternative, design and construct a
29 vegetated swale and or berm that effectively prevents drainage to the karst feature. Karst buffers shall be
30 maintained in permanent natural vegetative cover.

31

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS
THAT DEMONSTRATES THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT. AT THE TIME OF
LOCAL DEVELOPMENT APPROVAL THE DEVELOPER MUST IDENTIFY ANY KNOWN KARST FEATURES
ON SITE AND DEMONSTRATE HOW THOSE FEATURES WILL BE ADDRESSED CONSISTENT WITH THE
COUNTY'S PLAN AND LDC.**

32

33

34 **GOAL 9: PROTECTION OF FARMLAND IN THE RURAL AREA**

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

39

40

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

1 **Policy 9.1.10: Methods to Increase Development Density and Intensity**
 2 Both Transfer of Rights programs may be utilized to increase density and/or intensity for property or a
 3 Comprehensive Plan Amendment may be applied for as allowed in this element.
 4

CONSISTENCY: THE PROPOSED AMENDMENT IS WITHIN THE UGB AND IS COMPATIBLE WITH THE ADJACENT RURAL DESIGNATED PROPERTIES. THE PROJECT WILL INCORPORATE PERIMETER BUFFERING AND WILL DEDICATE THE EDGE OF THE PROJECT TO ACTIVE RECREATION FIELDS AND STORMWATER MANAGEMENT FACILITIES.

5
 6 **Objective 10.5: Innovative Planning Areas**
 7 To recognize innovative planning techniques and the unique nature of large scale development projects
 8 that may affect multiple jurisdictions and state resources pursuant to Chapter 380.06(30), Florida
 9 Statutes.

10
 11 **Policy 10.5.1: Golden Ocala**
 12 This concerns the following Future Land Use Map Amendments - (a) Future Land Use Map (FLUM)
 13 Amendment 2016-L04; (b) Future Land Use Map (FLUM) Amendment s 2017-L02 and 2017-D05; and (c)
 14 FLUM Amendment 2020-D01 and FLUM Amendment 2020-L02 concerning approximately acres (the
 15 "Project" or "Golden Ocala"). The land use and development potential of the Project is hereby limited and
 16 governed by the following conditions:

- 17
 18 1. The Golden Ocala project general land uses and boundary are identified as part of the Marion County
 19 Future Land Use Map Series (FLUMS) as identified on Map 15.h.
 20 2. Golden Ocala is a mixed use development composed of single family, multi-family (includes
 21 condominiums), commercial, hotel, recreation, RV units, equestrian facilities and other uses to
 22 support the horse community and the Golden Ocala project and the community in general.
 23 3. The maximum project entitlements are as follows:

| | |
|---|--|
| RESIDENTIAL HOUSING | |
| Low Residential | 400 |
| Medium Residential (including original Golden Ocala PUD) | 1,103 |
| 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) |

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 4. The commercial and other non-residential entitlements may be used for any of the non-residential
2 uses permitted by Marion County in the Commercial future land use category. A land use tradeoff
3 mechanism will also be included within the County's PUD approval for this Project, and will apply to
4 the entire Project boundary. The land use conversion table will allow for a land use to exceed the
5 Project entitlements above as long as another land use is reduced through the conversion matrix to
6 ensure there is no increase in development impacts. The conversion table will also allow for
7 conversion of the uses identified above through local approval and thus, without the requirement for
8 a comprehensive plan amendment.
9
- 10 5. Concerning the Marion County's Concurrency Management System:
11
- 12 5.1. A. The portion of the Project that was the subject of FLUM Amendments 2016-L04 and 2017- D05
13 is subject to the provisions of a Development Agreement Concerning Concurrency, Impact Fee
14 Credits And Other Matters for Golden Ocala as recorded in OR Book 8791, Page 105, public
15 records of Marion County, Florida (the "2018 Concurrency Agreement").
16 5.2. B. Concerning the portion of the Project that is the subject of FLUM Amendments 2020 D01 and
17 2020-L02, neither the approval of this development project's site for future land use designation,
18 or the approval of this policy shall be deemed a final local development order and the
19 development is not considered, or entitled to, being certified for concurrency under Marion
20 County's Concurrency Management System (LDC Article 1, Division 8). The developer shall
21 address and comply with Marion County's Concurrency Management System, including providing
22 for proportionate share for transportation improvements consistent with Sections 163.3180 and
23 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development
24 review process as contained within the Marion County Land Development Code (LDC Article 2,
25 etc.). Such compliance may be evidenced by an amendment to the 2018 Concurrency Agreement.
26
- 27 6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any
28 right-of-way or access easements (except to the extent such access easements provide access
29 between lots and platted streets, are designed to permit the use of shared driveways to provide such
30 access, or are designated easements for utilities or equestrian trails).
- 31 7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and
32 homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and
33 landscaping practices as selected by the Developer, required certifications for irrigation contractors
34 working within the development, wastewater contribution for municipal reuse, maximum irrigable
35 areas, or other landscape and vegetative requirements.
- 36 8. Development of:
37 8.1. A. Commercial, condominium, RV, low density residential lots north of US 27 (other than those
38 developed as Equestrian Estate Lots), medium density residential lots and the Equestrian Facility
39 developments shall be served by central potable water and central sanitary sewer service.
40 8.2. B. Equestrian Estate lots:
41 8.2.1.1) Located South of US 27, shall be served by central potable water or central sanitary sewer
42 services; and
43 8.2.2.2) Located North of US 27, may, at the option of the developer, be served by (a) wells or on-
44 site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such
45 lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 effluent concentration; or (b) by central potable water or central sanitary sewer services to
- 2 the foregoing provisions concerning wells and OSTDS are to provide a transition from the
- 3 urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1,
- 4 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water
- 5 Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.
- 6 9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter
- 7 of Section 11, Township 15 Range 20 is prohibited.
- 8 10. This Policy supersedes, amends, restates and replaces historic Objective 6 and Policy 10.6.1 adopted
- 9 pursuant to FLUM Amendment 2017-L02 and Policy 10.5.1 adopted pursuant to FLUM Amendment
- 10 2017-D05 (as modified by the Settlement Agreement concerning Golden Ocala Approvals dated
- 11 February 20, 2018 and approved by Marion County on such date.)
- 12

CONSISTENCY: THE PROPOSED AMENDMENT AMENDS THE SITE-SPECIFIC POLICIES FOR GOLDEN OCALA AND THE WEC. GOLDEN OCALA WILL DEVELOP IN ACCORDANCE WITH THESE POLICIES AS AMENDED.

13
14

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **HOUSING ELEMENT**

2 **Policy 1.1.6:** The County shall maintain a LDCs that conserve natural resources and
3 encourage innovative development patterns, including, but not limited to compact
4 development and/or mixed use communities.

5

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL RESOURCES ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT BECAUSE IT IS IMPROVED PASTURE LAND. THE PROPOSED AMENDMENT ADDS A SPORTS COMPLEX TO THE WEC CAMPUS WHICH IS CURRENTLY A MIXED USE CENTER DEDICATED TO EQUESTRIAN ACTIVITIES SERVED WITH HOTEL, RESTAURANT AND COMMERCIAL USES. THE SPORTS COMPLEX WILL BE LOCATED ADJACENT TO THE WEC CREATING A COMPACT AREA FOR VISITORS TO REMAIN ON SITE TRAVELING BETWEEN THE EQUESTRIAN AND SPORTS ACTIVITIES.

6

7 **ECONOMIC ELEMENT**

8 **GOAL 1:** Marion County will strive to sustain and enhance the economic health of the
9 community through its role as a catalyst and coordinator of economic development
10 activities that increase and diversify the economic base, create higher paying job
11 opportunities, support the continuation, expansion, and retention of current business
12 and industry, encourage the relocation of business and industry to and within Marion
13 County, and provide a positive business environment which will allow the residents
14 of Marion County to prosper.

15 **OBJECTIVE 1.1:** Marion County's Comprehensive Plan Future Land Use Map Series (FLUM)
16 shall designate land for business and industrial activities which maintain and promote
17 economic diversity and development in the County.

18 **Policy 1.1.1:** The FLUM shall designate lands for business and industrial uses in sufficient
19 quantities to provide goods, services, and employment opportunities for the County.

20 **Policy 1.1.2:** The FLUM shall designate lands for business and industrial uses in a manner
21 which enhances and supports a sustainable and compatible mix of uses within Marion
22 County.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE ECONOMIC HEALTH OF THE COUNTY AND THE WEC CAMPUS BY ADDING A SPORTS COMPLEX WHICH WILL DIVERSIFY THE RECREATION ACTIVITIES OFFERED ONSITE AND PROVIDE RECREATION OPPORTUNITIES FOR MEMBERS OF THE PUBLIC. THIS AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS WHICH DESCRIBES THE UNIQUE OPPORTUNITY THAT MARION COUNTY WILL HAVE TO HOST A VENUE OFFERING SUCH A WIDE RANGE OF RECREATIONAL ACTIVITIES.

23

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 **OBJECTIVE 1.2:** The County's Comprehensive Plan and Land Development Code (LDC) shall
2 provide for a variety of commercial and industrial uses including, but not limited to,
3 providing mechanisms to address the compatibility of uses and the provision of mixed use
4 development opportunities.
- 5 **Policy 1.2.2:** The LDC shall ensure the compatible and complimentary development of uses
6 with screening, buffering, transitional uses and/or intensities/densities of use, and other
7 methods which may maximize the use of infrastructure resources consistent with the
8 Comprehensive Plan.
- 9 **Policy 1.2.4:** The LDC shall identify opportunities to provide mixed use, complimentary, and
10 sustainable development patterns in relation to the surrounding uses to discourage single-
11 use development patterns, especially single-use patterns which would increase demands on
12 local and regional infrastructure and facilities.

CONSISTENCY: THE PROPOSED AMENDMENT IMPLEMENTS OBJECTIVE 1.2 AND THE SUPPORTING POLICIES BY ADDRESSING COMPATIBILITY, MIXTURE OF USES AND MAXIMIZING INFRASTRUCTURE INVESTMENTS. THE AMENDMENT WILL ALLOW FOR A SPORTS COMPLEX TO BE ADDED TO THE WEC CAMPUS WHICH WILL ADD OUTDOOR RECREATIONAL USES AND INDOOR AND WINTER SPORTS.

THE GOLDEN OCALA AND THE WEC ARE ALREADY A MIXED USE CENTER WITH APPROVALS FOR RESIDENTIAL, COMMERCIAL (RETAIL AND RESTAURANTS), HOTELS AND EQUESTRIAN FACILITIES. THE PROPOSED AMENDMENT AND IMPLEMENTING PUD MASTER PLAN DEMONSTRATES HOW THE NEW PROPERTY WILL BE INTEGRATED INTO THIS WEC MIXED USE CAMPUS.

THE LDC ESTABLISHES CLEAR BUFFERING REQUIREMENTS THAT WILL BE INCORPORATED INTO THE PUD MASTER PLAN. STATE ROAD 40 ALSO SERVES AS A SIGNIFICANT BARRIER BETWEEN THE FPA BOUNDARY AND THE SUBJECT PROPERTY.

13

14

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **TRANSPORTATION ELEMENT**

2 **GOAL 1: PURPOSE OF THE TRANSPORTATION ELEMENT**

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

7

8 **1. Functionality of the Transportation System;**

9 **2. Land Use and Transportation;**

10 **3. Provision of Infrastructure;**

11 **4. Freight;**

12 **5. Transit; and**

13 **6. Aviation.**

14

15 **OBJECTIVE 1.1: IMPLEMENTATION STRATEGY**

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

20

21 **Policy 1.1.1: Marion County Transportation Planning Principles**

22 Marion County shall rely upon the following principles to guide the overall transportation planning
23 framework and vision for the county:

24 1. Consider all transportation options and impacts to ensure short-term decisions support
25 strategic, long-term goals of the comprehensive plan.

26 2. Ensure that transportation decisions, strategies and investments are coordinated with land
27 use goals and recognize the unique character of Marion County.

28 3. Support a balanced and efficient transportation network for all modes.

29 4. Recognize freight and goods movement needs and challenges in Marion County and how they
30 interact with the Florida Freight Network, by examining all modes of freight transportation.

31 5. Support economic development through government practices that place a priority on public
32 infrastructure necessary to attract such activities.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

- 1 6. Support opportunities for bicycle and pedestrian linkages where practicable between the on-
- 2 road and off-road networks on local, state, and federal lands and trail networks to encourage
- 3 alternative travel modes, recreational use, and ecotourism.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY’S PLAN.

5

6 **GOAL 2: FUNCTIONALITY OF THE TRANSPORTATION NETWORK**

7 **To coordinate land use decisions, access locations and configurations in order to maintain and**

8 **improve the efficiency and safety of the transportation system and to ensure transportation**

9 **infrastructure supports the effective movement of automobiles, freight, cyclist, pedestrians and**

10 **transit throughout Marion County.**

11

12 **OBJECTIVE 2.1: LEVEL OF SERVICE**

13 To ensure minimum peak hour level of service standards are maintained for functionally classified

14 County and State roadways within unincorporated Marion County.

15

16 **Policy 2.1.1: Implementation of Level of Service Standards**

17 Adopted LOS standards shall be used as the criteria to measure the available capacity of functionally

18 classified facilities that are part of the traffic circulation system. Level of Service standards shall not

19 compel or require the County to widen or construct new roadways outside of the Urban Growth

20 Boundary in order to provide capacity to support new development or to address the unmitigated

21 impact of development from adjacent municipalities and counties.

22

23 **Policy 2.1.2: Level of Service Standards**

24 Marion County shall utilize the following minimum peak hour level of service standards on

25 functionally classified County and State roadways within unincorporated Marion County:

26

| Functional Classification | County Roadways | | | | | FDOT Roadways | |
|---------------------------|-----------------|-------|----------------------------------|-------------------|-------------------|---------------|-------|
| | Urban | Rural | Farmland Preservation Area (FPA) | Scenic Road-Rural | Scenic Road-Urban | Urban | Rural |
| | | | | | | | |

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

| | | | | | | | |
|---------------------------|---|---|-----|---|---|---|---|
| Freeway | D | C | B | C | B | D | C |
| Principal Arterial | D | C | B | C | B | D | C |
| Minor Arterial | E | D | B | C | B | D | C |
| Major Collector | E | D | B** | C | B | D | C |
| Minor Collector | E | D | B** | C | B | D | C |

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

3

4 **Policy 2.1.3: Analysis**

5 For the purposes of conducting generalized planning analysis such as deficiency and needs analyses,
 6 geographic influence areas, future year analyses, Marion County Shall utilize the latest version of the
 7 FDOT Quality/Level of Service Handbook and Generalized Service Volume tables to establish volume
 8 and capacity for roadways.

9

10 **Policy 2.1.4: Determination of Impact**

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

17

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN. IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

18

19

20 **OBJECTIVE 2.3: CONNECTIVITY**

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

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

5

6 **Policy 2.3.1: Multimodal**

7 Marion County shall encourage mixed-use projects and development patterns that promote
8 multimodal transportation through the Future Land Use Element and Capital Improvements
9 Element.

10

**CONSISTENCY: THE PROPOSED AMENDMENT WILL PROVIDE FOR MULTIPLE LAND USES WITHIN
GOLDEN OCALA AND IN THE WEC WITH A CONCENTRATION OF DEVELOPMENT AROUND THE
COMMERCIAL NODE AT STATE ROAD 40 AND THE WORLD EQUESTRIAN CENTER WHICH COULD HELP
FACILITATE MULTI-MODAL TRANSPORTATION IN THE FUTURE.**

11

12 **Policy 2.3.2: Provision of Multimodal Connections**

13 Where site and location analysis determines that there is a need, the County shall provide or require
14 the provision of bicycle and/or pedestrian ways, and/or other alternative modes of transportation
15 through the Land Development Code to connect residential, recreational, schools and commercial
16 areas internally and to adjacent properties unless such facilities would create a safety hazard.

17

18 **Policy 2.3.3: Maximizing Residential and Employment Uses for Transit**

19 Marion County shall encourage development that contributes to achieving the minimum
20 development expectations for residential and employment generating land uses within areas that are
21 appropriate for Transit-Oriented Designs identified in the FLUE (Policy 10.4.2) to enhance the
22 efficiency and viability of transit performance.

23 **Policy 2.3.4: Residential and Non-residential Development**

24 Marion County shall require new residential and non-residential development and redevelopment
25 projects generating more than 100 peak hour trips accessing arterial or collector roadways to
26 increase connectivity and minimize trips on major roadways through the provision of the following
27 facilities:

28

29 Residential Development

- 30
- Sidewalk connections from the development to existing and planned public sidewalk along
31 the development frontage.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

- 1 • Deeding of land or conveyance of required easements generally parallel to a property's
2 frontage of residential development located on arterial or collector roadways to the County,
3 as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus
4 shelters.
- 5 • Interconnected local streets, drive accesses, pedestrian networks and bicycle networks that
6 provide access between land uses (including non-residential uses) and direct routes to transit
7 to reduce congestion. These projects include, but are not limited to State and County arterials
8 and collectors. Developers may deed land for right of way and/or construct roadway
9 extensions to County specifications.

10

11 Non-Residential Development

- 12 • Cross-access connections/easements where available and economically feasible.
- 13 • Sidewalk connections from the development to existing and planned public sidewalk along
14 the development frontage.
- 15 • Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide
16 curb cuts at the development site.
- 17 • Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks
18 connecting buildings and parking areas at the development site.
- 19 • Deeding of land or conveyance of required easements generally parallel to a property's
20 frontage of non-residential development located on arterial or collector roadways to the
21 County, as needed, for the construction of public sidewalks, bus turn-out facilities and/or bus
22 shelters.
- 23 • Development of, or participation in, a transportation demand management (TDM) program
24 that provides funding or incentives for transportation modes other than single occupant
25 vehicle to reduce VMT. Such TDM programs shall utilize a methodology approved by the
26 County and may require performance monitoring and reporting.

27

CONSISTENCY: THE PROJECT WILL HAVE TO DEMONSTRATE HOW IT ADDRESSES BOTH EXTERNAL AND INTERNAL MOBILITY. FOR EXTERNAL MOBILITY, THE AMENDMENT DOES PROVIDE FOR NEW COMMERCIAL NODES WHICH CAN HELP CREATE A CONCENTRATION OF DEVELOPMENT. THE WEC WILL EVENTUALLY SERVE AS A TRANSIT DESTINATION IN THE FUTURE WHEN SERVICE IS EXTENDED BEYOND I-75. FOR INTERNAL MOBILITY, THE WEC IS DEVELOPING AS A MIXED USE CAMPUS WITH MULTIPLE LAND USES AND ACTIVITIES. CONNECTING THESE AREAS WITH SIDEWALKS AND INTERNAL ROADS WILL FACILITATE WALKING AND OTHER MODES OF TRANSPORTATION ON SITE.

28

29

30 **GOAL 3: LAND USE AND TRANSPORTATION**

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

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

5

6 **OBJECTIVE 3.1.: FINANCIAL FEASIBILITY OF DEVELOPMENT**

7 To encourage development within the Urban Growth Boundary where infrastructure can be provided
8 in a financially feasible manner.

9

10 **Policy 3.1.1: Map Series**

11 The Transportation Element Map Series shall be the guiding document for the development of Marion
12 County's transportation network. The maps shall be reviewed and updated, if required, at least
13 annually, by projecting levels of service for roadways using the best available data.

14

15 **OBJECTIVE 3.2: INTERGOVERNMENTAL COORDINATION**

16 Traffic circulation planning shall be coordinated with Future Land Uses shown on the future land use
17 map of this plan and implemented through the County's Transportation Improvement Program, and
18 the annual update and adoption of the Capital Improvements Element Schedule of Improvements,
19 the Florida Department of Transportation Work Program, the Ocala/Marion County Transportation
20 Planning Organization's 5-Year Transportation Improvement Plan and Long Range Transportation
21 Plan and plans of neighboring jurisdictions.

22

23

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **Policy 3.2.1: Long Range Transportation Plan**

2 Marion County shall coordinate with the Ocala\Marion County Transportation Planning
3 Organization (TPO) in updating the Long Range Transportation Plan.

4

5 **Policy 3.2.2: Coordinated Mobility Planning**

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

11

- 12 • Provision of mobility needs through an interconnected and accessible transportation system
13 that considers all modes of travel;
- 14 • Discouragement of urban sprawl and reduction of greenhouse gas emissions by providing
15 incentives to promote compact, mixed-use, and energy efficient development;
- 16 • Coordination of the planned transportation system with growth areas defined in the future
17 land use element;
- 18 • Mitigation of impacts by new development on the transportation system in proportion to
19 those impacts.

20

21 **Policy 3.2.3: Transportation Capital Improvements**

22 Projects listed in the Florida Department of Transportation and Ocala/Marion County Transportation
23 Planning Organization's 5-Year Transportation Improvement Plans shall be included as part of the
24 annual update and adoption of the Capital Improvements Element (CIE) Schedule of Improvements.

25

26 **Policy 3.2.4: Compatibility with Municipalities**

27 Marion County shall review, for compatibility with this element, the traffic circulation plans and
28 programs of the neighboring municipalities as they are amended in the future.

29

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED
TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN.**

30

31 **OBJECTIVE 3.3: CONCURRENCY**

32 To administer transportation concurrency as adopted in the Land Development Code to support
33 transportation planning in Marion County.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1

2 **Policy 3.3.1: Maintaining Levels of Services**

3 Concurrency management shall ensure that the levels of service established shall be maintained
4 along on County, State and Federal roadways.

5

6 **Policy 3.3.2: Constrained Roadways**

7 Concurrency Management procedures shall ensure that constrained roadways are protected from
8 further, avoidable, degradation of the LOS and that all other roadways operate at or above the level
9 of service standard defined in Policies 2.1.1 and 2.1.2 of this element.

10

11 **Policy 3.3.3: Proportionate Share**

12 Consistent with the criteria set forth in Section 163.3180 Florida Statutes Marion County Shall allow
13 an applicant for a DRI development order, rezoning, or other land use development permit to satisfy
14 the transportation concurrency requirements and DRI review requirements, when applicable, if the
15 applicant enters into a binding agreement to pay for or construct its proportionate share of required
16 improvements.

17

18 **Policy 3.3.4: Developers Agreement**

19 Transportation Improvements to be provided by the developer shall be guaranteed in an enforceable
20 development agreement.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN. IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

21

22 **Policy 4.1.6: Right of Way Dedication/Construction Requirements**

23 The County's Land Development Code shall require all development, for which subdivision and/or
24 site plan approval is necessary, to comply with right-of-way dedication and road construction
25 requirements for County, local and private roads and the FDOT Manual of Uniform Minimum
26 Standards for Design, Construction and Maintenance for Streets and Highways.

27

CONSISTENCY: GOLDEN OCALA AND THE WEC CAMPUS AT THE TIME OF LOCAL DEVELOPMENT APPROVAL MUST ADDRESS THE COUNTY'S REQUIREMENTS AND BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1

2 **Objective 6.1: FUTURE TRANSIT SERVICE**

3 It is the objective of the County to have all areas within an Urban Growth Boundary identified in the
4 Future Transportation Corridor Map served by transit. Marion County may establish transit
5 supportive land use patterns and require the provision of transit facilities.

6

7 **Policy 6.1.2: Availability of Transit**

8 Within an Urban Growth Boundary availability of transit facilities shall be one of the criteria used to
9 evaluate proposed Comprehensive Plan amendments.

10

11 **Policy 6.1.5: Transit Facility Design Standards**

12 The Land Development Code shall contain standards for access to public transit, bicycle and
13 pedestrian systems. Standards shall be applicable to new developments, redevelopment and road
14 improvements.

15

16 **Policy 6.1.6: Development Specific Design Standards**

17 For Developments of Regional Impact, and new developments, Marion County may require site and
18 building design to be coordinated with public transit, bicycle, and pedestrian facilities. Facility
19 requirements may include, but not be limited to, pedestrian access to transit vehicles, transit vehicle
20 access to buildings, bus pull-offs, transfer centers, shelters, and bicycle facilities.

21

CONSISTENCY: GOLDEN OCALA IS NOT IN AN AREA CURRENTLY SERVED BY TRANSIT. TRANSIT SERVICE CURRENTLY DOES NOT EXTEND WEST OF I-75. AS PART OF LOCAL DEVELOPMENT APPROVAL THE DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY'S COMPREHENSIVE PLAN AND LDC.

22

23 **OBJECTIVE 6.2: COMPACT DEVELOPMENT**

24 The Land Development Code shall encourage compact development and clustering which shall
25 facilitate future development of an integrated multi-modal transportation system.

26

27 **Policy 6.2.1: Discouragement of Inefficient Development Patterns**

28 Marion County shall ensure that provisions of all elements of the comprehensive plan are consistent
29 with the goal by discouraging sprawl and disjointed development.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34

Policy 6.2.2: Development Review

Marion County shall require that development review procedures consider multi-modal transportation system impacts.

Policy 6.2.3: Alternative Mitigation

Where appropriate, Marion County shall consider non-auto mode improvements as mitigation for transportation impacts of new development.

Policy 6.2.4: Large Scale Development

Marion County shall require, through the Land Development Code, that projects meeting reasonable size and density thresholds are designed in such a way as to facilitate the provision of future transit service, i.e. require adequate street width, turning radii to accommodate transit buses, require reservation of right-of-way for transit vehicle pull-out bays at appropriate locations, etc.

Policy 6.2.5: Funding Mechanisms

Marion County shall investigate various funding mechanisms, including impact fees and mobility fees to assist in the financing of the public transportation needs of the County.

Policy 6.2.6: Promotion of Alternatives

Marion County shall actively work with FDOT, Ocala/Marion County Transportation Planning Organization, 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 vehicle miles traveled.

Policy 6.2.7: Multimodal Connectivity

Marion County shall provide connections between and within land uses in order to increase pedestrian mobility and transit accessibility where opportunities and resources permit. The Quality/Level of Service Handbook developed by the Florida Department of Transportation shall be utilized in order to determine a Level of Service for bicycle, pedestrian, and transit facilities. The County shall implement short term (5yr) and long term (Planning Horizon) connectivity strategies to include, but are not limited to the following:

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 Short term

- 2
- 3 • Evaluate and implement neighborhood level connectivity techniques
- 4 • Improvements to existing transit routes including increased service levels
- 5 • Connection of established transit stops to the sidewalk network
- 6 • On-site pedestrian circulation plans for new development and redevelopment where
- 7 sidewalks existing or are programmed in the Transportation Improvement Program (TIP)
- 8 five-year schedule. Circulation plans include connecting the public sidewalk where sidewalks
- 9 are not to the primary building entrance and direct cross access connections to all adjacent
- 10 parcels
- 11 • Sidewalk connections from the development to existing and planned public sidewalk along
- 12 the development frontage.
- 13 • Require developments to provide cross-access easements or public right-of-way stubouts to
- 14 adjacent parcels when such connections will improve connectivity and enhance access to
- 15 surrounding land use. Provisions for future connections shall be provided in all directions,
- 16 except where abutting land is undevelopable.
- 17 • Provide bicycle lanes and sidewalks on all new and rebuilt collector and arterial facilities in
- 18 urban areas. However, a design exception may be approved by the Board of County
- 19 Commissioners as a result of public input, cost feasibility, or policy restrictions.
- 20 • Minimize gated communities, which prevent existing or future roadway interconnections
- 21

22 Long Term

- 23
- 24 • New transit fixed facilities such as Bus Rapid Transit (BRT)
- 25 • Creation of parallel facilities
- 26 • Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to
- 27 other like facilities, schools and major trip generators.
- 28

29

CONSISTENCY: THE PROPOSED AMENDMENT CREATES A MIXED USE CAMPUS WHICH FURTHERS THE COUNTY'S MULTI-MODAL PLANS. THE WEC ALREADY PROVIDES A COMMUNITY DESTINATION WITH ITS VARIED LAND USES AND ACTIVITIES ON SITE. THE AMENDMENT EXPANDS THE WEC CAMPUS TO THE SOUTH AND INCORPORATES A NEW SPORTS COMPLEX. VARIOUS LAND USES ARE PLANNED WHICH HELP PROVIDE A WALKABLE INTIMATE CAMPUS WHERE PARTICIPANTS CAN STAY ONSITE WITH RESTAURANTS AND HOTELS PROVIDED. THIS CAMPUS SETTING ENCOURAGES WALKABILITY AND OTHER MODES OF TRANSPORTATION WHICH CAN HELP REDUCE TRIPS ON THE EXTERNAL TRANSPORTATION NETWORK.

30

31

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 SANITARY SEWER ELEMENT

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

7 **OBJECTIVE 1.1:** The County shall establish level of service (LOS) standards for wastewater service
8 with consideration for the plans and procedures outlined in the Marion County Water and
9 Wastewater Utility Master Plan, as amended, to provide for public safety and their efficient
10 construction, operation, and maintenance in a cost feasible manner which is also consistent with
11 interlocal agreements between Marion County and authorized providers of wastewater and/or water
12 services.

13 **Policy 1.1.1:** The LOS standard of 110 gallons per person per day for residential demand and
14 approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as
15 the basis for future facility design, determination of facility capacity, and documentation of demand
16 created by new development. This LOS shall be applicable to central sewer facilities and to package
17 treatment plants but shall not apply to individual OSTDS. DRIs and FQDs that demonstrate the
18 suitability of differing LOS standards may be allowed to adhere to the differing standard if approved
19 by the County.

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

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

27

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

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

6 **Policy 1.1.5:** Priority for hookup to central facilities, when available, shall be given first to
7 wastewater treatment plants which have the immediate or imminent potential for causing public
8 health or pollution problems (including degradation of groundwater, surface water, or
9 springs/springsheds within the SPZ), second to treatment plants that are failing or using rapid rate
10 land application, third to developments with urban densities served by OSTDS, fourth to treatment
11 plants which are functioning near their capacity, and fifth to new development; however this
12 prioritization shall not preclude or prevent a 'lower priority' from connection due to any failure to
13 connect a 'higher priority'.

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

**CONSISTENCY: THE PROPOSED AMENDMENT PROPERTIES ARE TO BE SERVED BY CENTRAL SEWER
AND IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY
IS AVAILABLE TO SERVE THE PROJECT.**

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

- 22 a. Marion County Water and Wastewater Utility Master Plan, as amended;
23 b. Marion County Water Resource Assessment and Management Study (WRAMS), as amended;
24 and
25 c. Marion County Water Supply Plan, as amended.

26 The County shall also, where economically feasible, prevent fragmentation and differing qualities of
27 service.

28 **Policy 1.2.1:** Within the UGB, all new development approval requests (CPAs, rezonings, site plans,
29 etc.) will require proof that central sanitary sewer and water service from a County approved
30 provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala,
31 Belleview or Dunnellon, and private utilities authorized by the County within its service area.

32 **Policy 1.2.6:** Septic systems or Onsite Treatment and Disposal Systems (OSTDS) shall adhere to all
33 applicable Sanitary Sewer Element policy and LDC requirements, including requirements to connect

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 to larger sanitary sewer facilities when they become available. Septic systems shall not be exempt
2 from requirements to connect to larger sanitary facilities based on their lower cost.

3 **Policy 1.2.7:** The County shall, as part of its water and wastewater master planning program
4 and water supply plan implement and adopt a water and wastewater service area map
5 series. The map series shall, at minimum, show location and extent of the following: existing
6 infrastructure and service areas, proposed new facilities and service areas that will result
7 from approved development projects, planned service areas consistent with the CIE
8 Schedule, and other projected long-term service area boundaries, as appropriate.

9 **Policy 1.2.8:** Periodic reports concerning the Marion County Water and Wastewater Utility
10 Master Plan, WRAMS, and Water Supply Plan shall be prepared to provide recommendations
11 to the Board of County Commissioners regarding the scope of subject programs, including,
12 but not limited to: impacts of proposed land use amendments on future sewer capacity and
13 availability; the size of facilities to be regulated; administrative organization; administrative
14 procedures; program costs; funding options; and standards that regulate design,
15 construction, operation and maintenance.

16 **Policy 1.2.9:** The County shall periodically review the financial feasibility of connecting
17 OSTDS and/or package sewage treatment plants to centralized sanitary sewer systems as
18 opportunities arise in the County due to growth and expansion of urban services, such as
19 implementing an UGB or similar urban area development boundary or other opportunities.

20 **Policy 1.2.10:** The Marion County Water and Wastewater Utility Master Plan, WRAMS and
21 Water Supply Plan shall implement conservation, reuse/reclaimed water, and other
22 alternative, practices and measures that will assist in insuring that an adequate quantity and
23 quality of water is available to maintain the current population and allow for continued
24 growth within the County.

25 **Policy 1.2.11:** The County shall implement and maintain a Water Supply Plan, as amended,
26 consistent with Florida Statutes.

**CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS
REQUIRED BY THE COUNTY'S PLAN.**

27 **OBJECTIVE 1.4:** The County shall regulate land use, through its Comprehensive Plan and
28 the LDC, to achieve a development pattern that provides a clear separation of urban and rural
29 areas in terms of densities and intensities of use and provision of infrastructure. Centralized
30 sanitary sewer facilities will be available to existing and new development in order to
31 achieve a development pattern consistent with the provision of adequate wastewater
32 treatment facilities and thereby meet future needs and discourage sprawl, consistent with
33 the element.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **Policy 1.4.1:** For all development within the UGB or with an Urban Area designation, connection to
2 centralized wastewater facilities is required as detailed in the LDC. For clustered developments in
3 Rural Land, connection to centralized wastewater facilities, rather than septic tanks, shall be
4 encouraged when feasible. Otherwise, septic tanks may be allowed provided soils and environmental
5 conditions meet LDC requirements and standards established by the Marion County Department of
6 Health.

7 **Policy 1.4.3:** The LDC shall provide for issuance of development permits within the identified
8 wastewater service areas consistent with the following guidelines:

- 9 a. The type, density, location and intensity of the proposed development shall determine the
10 type of wastewater treatment system to be utilized;
- 11 b. The location of the proposed development represents a logical extension of existing
12 development patterns, and will not promote, urban sprawl;
- 13 c. Where public wastewater treatment facilities are required, they shall be available concurrent
14 with the impacts of development. Facilities which meet county specifications and the level of
15 service standards for the service area will be provided by the developer in the interim and
16 will be connected to central facilities when they become available; and
- 17 d. The proposed facilities are consistent with DEP.

18 **Policy 1.4.5:** The County shall monitor development in wastewater planning areas to facilitate
19 scheduling for construction of facilities as part of the annual CIE Schedule.

20 **Policy 1.4.6:** On a periodic basis, the Utilities Department shall evaluate the status of development
21 within the wastewater planning areas and make recommendations regarding the need to initiate an
22 update of the Marion County Water and Wastewater Utility Master Plan.

23 **Policy 1.4.7:** Connection to an existing central sewer facility and/or construction of a new facility is
24 required for development on land with an urban designation or within the UGB and shall be
25 consistent with criteria in the LDCs.

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS AND
WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN.**

26

27

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

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

5 **Policy 1.6.1:** The County shall develop and adopt regulations that establish standards for new and
6 expanding facilities that dispose of effluent through public access reuse systems that offset
7 groundwater withdrawals and potable water use, and that limit the use of rapid-rate land application
8 systems for back-up purposes only in the Primary SPZ. Restricted public access irrigation in the
9 Primary SPZ, and restricted public access slow and rapid rate land application systems in the
10 Secondary SPZ may be allowed where higher treatment standards are met, consistent with the LDC.
11 The regulations shall also include specific requirements for certain types of new development to
12 install reuse lines, and to utilize reuse water when available, based on project size, type, location and
13 other relevant factors. High priority shall be given to new development where reuse water will offset
14 the use of fresh potable water and fertilizers in the SPZ.

15 **Policy 1.6.2:** The County shall require all wastewater treatment facilities in the SPZ to
16 conduct rigorous background and ongoing groundwater monitoring, and to develop and
17 implement remediation plans when chemical and organic compounds associated with
18 wastewater concentrations, including but not limited to nitrogen, rise above background
19 levels as a result of facility activities.

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

**CONSISTENCY: THE ENTIRE COUNTY IS IN EITHER THE PRIMARY OR SECONDARY SPRINGS
PROTECTION ZONE. THE PROPOSED AMENDMENT IS NOT IN THE PRIMARY ZONE AND MUST
ADDRESS THE REQUIREMENTS OF THE COMPREHENSIVE PLAN AND LDC AT THE TIME OF LOCAL
DEVELOPMENT APPROVAL.**

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

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **Policy 1.7.1:** New OSTDS within the SPZ shall comply with the requirements of the FLUE
2 and the LDC. OSTDS meeting higher discharge standards may be required, where and when
3 determined necessary by the FDOH and/or the County within the SPZ as detailed in the LDC.

4 **Policy 1.7.2:** All new and existing conventional and enhanced OSTDS may be subject to
5 routine inspection and maintenance through programs established by the FDOH. For
6 enhanced systems, maintenance agreements with a certified maintenance entity shall be
7 required in addition to operation permits, in accordance with current FDOH and/or County
8 rules, whichever is most restrictive.

9 **Policy 1.7.3:** Community cluster treatment systems which provide reuse in addition to high
10 levels of nitrogen reduction shall be preferred and utilized whenever feasible in multiple unit
11 developments.

**CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS
REQUIRED BY THE COUNTY'S PLAN.**

12

13

**CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN**

1 POTABLE WATER ELEMENT

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

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

- 11 a. Marion County Water and Wastewater Utility Master Plan;
- 12 b. Marion County Water Resource Assessment and Management Study (WRAMS);
- 13 c. Withlacoochee Regional Water Supply Authority Water Supply Plan, as amended; and
- 14 d. Marion County Water Supply Plan.

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

18 **Policy 1.1.1:** The LOS standard of 150 gallons per person per day (average daily consumption) is
19 adopted as the basis for future facility design, determination of available facility capacity, and
20 determination of demand created by new development with regard to domestic flow requirements,
21 and the non-residential LOS standard shall be 2,750 gallons per acre per day. Fire flow standards
22 shall comply with accepted standards of Marion County and the Florida Building Code (FBC). DRIs
23 and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the
24 differing standards. The LOS standard shall be reviewed by the Board of County Commissioners
25 periodically to determine if changes to the LOS standard are warranted.

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT
DEMONSTRATES ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.**

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

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

34 **Policy 1.1.7:** The County shall review special district plans, including but not limited to, those of the
35 St. John's River Water Management District (SJRWMD), Southwest Florida Water Management

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 District (SWFWMD), and Withlacoochee Regional Water Supply Authority (WRWSPA), and identify
2 and resolve any conflicts with the County's Comprehensive Plan.

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

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT
DEMONSTRATES THAT ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE PROJECT.**

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

23 **Policy 1.6.1:** The County shall require all new and/or expansion of existing publicly owned and
24 privately owned water systems developed within the identified service areas to comply with the
25 established fire flow, design, construction, maintenance and operations standards, in addition to the
26 level of service standards indicated in Policy 1.1.1 above and shall be connected to centralized
27 systems according to the Water and Wastewater Utility Master Plan, WRAMS, and the County's Water
28 Supply Plan.

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

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

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

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

3 **Policy 1.6.5:** Potable water facilities to be provided by the developer shall be guaranteed in an
4 enforceable development agreement.

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

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS THAT DEMONSTRATES THAT THE PROJECT IS BASED ON A COMPACT MIXED USE DEVELOPMENT WHICH IS THE OPPOSITE OF URBAN SPRAWL. THE PROPERTY IS SUITABLE FOR URBAN DEVELOPMENT, IS WITHIN THE COUNTY'S UGB AND WILL CONNECT TO CENTRAL WATER AND SEWER. FINALLY, THE AMENDMENT INCLUDES A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES ADEQUATE CAPACITY IS AVAILABLE TO SERVE THE AMENDMENT.

8 **OBJECTIVE 1.7:** The County shall require new development and redevelopment to be designed with
9 respect to enhancement of the natural environment and designed in such a way as to promote water
10 reuse and conservation.

11 **Policy 1.7.1:** The County shall maintain LDCs related to design and water conservation techniques
12 that shall include but not be limited to the following, especially in the SPZ:

- 13 a. Use of clustered developments, attached dwelling units, and other innovative land use
14 techniques to decrease outdoor water use;
- 15 b. Preservation of the existing native vegetation;
- 16 c. Establishment of construction limitations within the 100-year floodplain, environmentally
17 sensitive areas, poor soils, high recharge areas, and Karst Sensitive Areas;
- 18 d. Limitation of the amount of impervious surfaces (such as parking areas) within high recharge
19 areas;
- 20 e. Installation and use of a reclaimed water distribution system and lines by the developer to
21 serve the individual lots, landscaped areas, open space, and recreational areas for irrigation
22 purposes;
- 23 f. Reduction of the average per person use of water through conservation pricing and other
24 methods; and
- 25 g. Connection to a centralized water system for development utilizing wells and abandoning of
26 the wells utilized for potable water and/or irrigation purposes.

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

32 **Policy 1.7.3:** Incentives and/or requirements for the reuse of water will be maintained as part of the
33 LDC.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

- 1 **Policy 1.7.4:** The County may utilize available information from the water management districts to
2 develop and adopt regulations for water use restrictions during shortages and to implement water
3 conservation procedures that further the water conservation plans and programs of the SWFWMD
4 and SJRWMD.
- 5 **Policy 1.7.5:** The County shall maintain LDC provisions, using the SJRWMD model ordinance as a
6 guide, that establish irrigation standards that include, at a minimum, permitting, limitations on
7 overhead spray irrigation, and design and construction standards, consistent with the FBC.
- 8 **Policy 1.7.6:** The County shall maintain the Water Supply Plan and continue to search for water
9 supply alternatives, promote reuse, implement conservation pricing and encourage conservation in
10 coordination with private providers and surrounding jurisdictions.
- 11 **Policy 1.7.7:** The County shall implement water conservation practices and encourage other public
12 and private providers and Domestic Self Supply (DSS) water users to do so in order to reduce the
13 demand for potable water, increase awareness of water supply issues, and allow for continued
14 responsible growth in the County. The County shall continue to develop, encourage, and maintain
15 water conservation practices that may include, but are not limited to:
- 16 a. Water conservation awareness programs;
 - 17 b. Employee and customer education program;
 - 18 c. Targeting of high water users and charging for high usage through conservation pricing;
 - 19 d. Usage of low-flow plumbing fixtures in new construction;
 - 20 e. Distribution of plumbing retrofit kits;
 - 21 f. Meter maintenance and replacement program;
 - 22 g. Maintain the position of Water Conservation Coordinator to communicate and advance
23 water conservation initiatives;
 - 24 h. Water conserving/tiered rate structure that encourages conservation of water;
 - 25 i. Adopt a landscape and lawn irrigation ordinance;
 - 26 j. Adopt a landscape ordinance;
 - 27 k. Adopt a fertilizer ordinance;
 - 28 l. Require well withdrawal points to install and maintain flow meters;
 - 29 m. Use native vegetation that requires little or no supplemental irrigation for landscaping;
 - 30 n. Metering all service connections;
 - 31 o. Participate in and coordinate with various organizations to address water supply issues;
 - 32 p. Design standards for irrigation systems and retrofitting;
 - 33 q. Implement benchmarking for water supply and conservation;
 - 34 r. Create various incentives to replace exotic vegetation and inefficient landscapes, plumbing
35 devices, appliances and inefficient water systems;
 - 36 s. Use of low impact development techniques (i.e., Florida Water StarSM program);
 - 37 t. Limit authorization and the ability to use irrigation wells, particularly when health and safety
38 are determined to be at risk; and
 - 39 u. Short and long-term plans to connect existing domestic self-supply and septic systems to
40 centralized utilities.
- 41 **Policy 1.7.8:** The County shall implement reuse/reclaimed water practices and encourage other
42 public and private providers and Domestic Self Supply water users to do so in order to reduce the
43 demand for groundwater withdrawals and potable water, increase awareness of water supply issues,

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 and allow for continued responsible growth in the County. The County shall continue to develop and
2 maintain water conservation practices that may include, but are not limited to:
- 3 a. Treated effluent must be used as irrigation water when it becomes available, economically
4 feasible, and permissible;
 - 5 b. The lowest quality water source, such as reclaimed water and surface/storm water must be
6 used as landscape irrigation when deemed feasible;
 - 7 c. Treat wastewater effluent to public access reuse standards;
 - 8 d. Connection of new development or substantial redevelopment to a reuse system;
 - 9 e. Installation of meters for individual connections to the reuse system;
 - 10 f. Installation of dual water distribution lines that will initially use the existing water source
11 until the reclaimed water source is available;
 - 12 g. Use of reclaimed water for irrigation and other non-potable needs in public areas owned by
13 the local government;
 - 14 h. Partnerships with wastewater utilities to retrofit existing development with connections to
15 a reuse system;
 - 16 i. Encourage the use of stormwater for irrigation purposes for residential and non-residential
17 development; and
 - 18 j. Encourage use of performance based septic systems that includes reuse for irrigation of
19 lawns and/or landscaped areas for residential and non-residential development.
- 20 **Policy 1.7.9:** The County shall implement and maintain Alternative Water Supplies (AWS), as
21 appropriate, consistent with the Marion County Water Supply Plan, other regional or district water
22 supply plans, projects, and programs that reduce dependence on groundwater, to meet the future
23 water supply needs for the County. The following potential (AWS projects, but not limited to, may be
24 utilized, as may be further specified by the Marion County Water Supply Plan, as amended:
- 25 a. Reuse/reclaimed water for irrigation purposes;
 - 26 b. Stormwater as reuse/reclaimed water for irrigation purposes;
 - 27 c. Develop Lower Floridan Aquifer water supplies as a non-traditional source;
 - 28 d. Pumping of surface water for potable water use (not intended for irrigation), including the
29 development of reservoir systems;
 - 30 e. Desalinization projects, in conjunction with other regional entities; and
 - 31 f. Other methods not currently being utilized that may reduce Upper Floridan Aquifer
32 groundwater withdrawals.
- 33 **OBJECTIVE 1.8:** Implement through interlocal agreements and policies which recognize that the
34 hydrogeological characteristics of potable water resources do not observe political boundaries so
35 that the water policies of adjacent jurisdictions may have profound impacts upon the County's
36 resources and its ability to plan for its growth and development.
- 37 **Policy 1.8.1:** Implement a potable water strategy which guides growth and development
38 commensurate with an area's carrying capacity.
- 39 **Policy 1.8.2:** Areas both within and adjacent to the County which have exceeded, depleted, or
40 otherwise possess insufficient potable water carrying capacity should limit their growth and
41 development to a degree commensurate with their internal capacity to support such growth and
42 development without risk of depleting the capacity of other areas.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 **Policy 1.8.3:** Local water supplies in other counties should receive first consideration for
- 2 utilizations, including conservation, reclamation, stringent water use fees, desalination, reverse
- 3 osmosis and other alternative technologies, before water exportation from the County is considered
- 4 under applicable state and local regulatory systems.

CONSISTENCY: THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY'S PLAN. AS PART OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY'S COMPREHENSIVE PLAN AND LDC WHICH INCLUDES WATER CONSERVATION STRATEGIES AS IDENTIFIED ABOVE.

5

6

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **SOLID WASTE ELEMENT**

2

3 **GOAL 1: The County shall provide solid and hazardous waste management facilities and**
4 **services to meet the current and future needs of the citizens of the County in a sustainable**
5 **manner that shall protect and enhance the economic and environmental quality of the County**
6 **through recycling and proper waste management.**

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

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

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

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT
DEMONSTRATES THAT THE AMENDMENT WILL MEET THE LEVEL OF SERVICE STANDARDS IN THE
COUNTY'S PLAN.**

17

18

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **STORMWATER ELEMENT**

2

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

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

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

- 12 a. For open basins, the minimum design and development LOS standard shall be a 25-year
13 frequency, 24-hour duration design storm; or
14 b. For closed basins, the minimum design and development LOS standard shall be a 100-year
15 frequency 24-hour duration design storm; or
16 c. Other best available data may be presented for review and approval consideration, such as
17 data and information provided by the site's corresponding Watershed Management Plan(s),
18 Basin Management Action Plan(s), when applicable and approved by the County Engineer, or
19 his designee.

20
21 **Policy 1.1.2:** All basin stormwater collection and conveyance, including those discharging to or
22 around natural drainage features, shall meet rate and volume requirements and specifications
23 defined in the County's LDC. Developers shall also be required to analyze the ultimate effects of
24 stormwater disposal for storm events as specified in the County's LDCs, up to and including the 100
25 year, 24-hour duration design storm, or longer duration as necessary to agree with LOS standard
26 established in the Watershed Management Plan(s), Basin Management Action Plan(s) or other best
27 available data. In addition, developers shall comply where applicable with the respective water
28 management districts' criteria for stormwater quantity and quality.

29 **Policy 1.1.3:** The County's LDCs may contain increased stormwater quantity and quality
30 requirements based upon findings of completed Watershed Management Plans (WMPs) and/or
31 Basin Management Action Plans (BMAPs).

32 **Policy 1.1.4:** The demand for stormwater facility capacity by new development and redevelopment
33 shall be determined based on the difference between the pre-development and post-development
34 stormwater runoff characteristics (including rates and volumes) of the development site using the
35 applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures
36 consistent with accepted engineering practice.

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

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 **Policy 1.1.6:** The County shall maintain stormwater quality treatment standards and performance
2 criteria aimed at maximizing nutrient removal and attenuation for development, consistent with the
3 Future Land Use Element (FLUE), with particular focus on the Primary Springs Protection Zone (SPZ).

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S PLAN AND THE LDC.

- 4
- 5 **OBJECTIVE 1.4:** The County shall develop Watershed Management Plans (WMPs) encompassing all
6 of the basins within the County, and basins or portions of basins that are outside the County that
7 affect stormwater management within the County; the County shall update the WMPs as new data
8 and analysis become available.

- 9 **Policy 1.4.1:** The WMPs shall include the following:

- 10 a. Evaluation of the County's stormwater management facilities including the system's design
11 capacity, the floodplain level of service provided, the analysis of the general performance of
12 the existing facility, catchments (contributing drainage area), and the predominant land use
13 types served;
- 14 b. Identification of water quality and/or water quantity problems for planning units,
15 watersheds, and groundwater;
- 16 c. Development of structural and/or nonstructural corrective actions, estimated costs
17 associated with the corrective actions, and a proposed schedule(s) to address identified
18 problems within the County's stormwater management facilities; and
- 19 d. Identification of adverse impacts to groundwater within the Primary Springs Protection
20 Zone.

- 21
- 22 **Policy 1.4.2:** The County shall develop a schedule for undertaking and updating specific WMPs based
23 on development; giving priority consideration to items such as Total Maximum Daily Load (TMDL)
24 issues, and/or areas under the greatest pressure from development such as those areas within the
25 County's identified Urban Growth Boundary (UGB). The WMP development schedule shall be
26 reviewed annually and reflected in the Stormwater Implementation Program (SIP) and, when
27 appropriate, reflected in the Capital Improvements Element Schedule of Capital Improvements (CIE
28 Schedule).

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

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S PLAN AND THE LDC.

31

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

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

5 **Policy 1.7.1:** Natural drainage features are those features defined by § 163, FS, as amended, and
6 further identified within this Element, the Aquifer Recharge Element, and the Conservation Element.

7 **Policy 1.7.2:** The County shall assist state and regional agencies as appropriate to update a county-
8 wide sinkhole inventory as data becomes available. Such data may be provided via the development
9 of public facilities by the County or development submittals through the County's development
10 review processes, or other available reporting mechanisms. In the event the State of Florida
11 establishes or identifies a specific agency or entity responsible for such an inventory, the County shall
12 direct its assistance to that entity.

13 **Policy 1.7.3:** The County shall follow the procedures for sinkhole remediation, when applicable, as
14 established by the appropriate water management district in the event a sinkhole develops on a
15 County-owned facility.

16 **Policy 1.7.4:** The County shall maintain LDC provisions which require the identification of all
17 sinkholes and karst features onsite. The County shall also maintain LDC provisions which require
18 the identification of existing or potential sinkholes and karst features within proximity of a
19 development site, depending on uses proposed, planned stormwater facility operations, and the
20 availability of information sources, such as but not limited to, USGS data, contour information, and
21 aerial photographs, as determined appropriate through development review processes.

22 **Policy 1.7.5:** The County shall promote sinkhole and karst feature protection measures for those
23 areas impacted by new development, and when redevelopment occurs when practicable. Measures
24 shall include but not be limited to the following:

- 25 a. Protection measures.
26 1. Fencing, or
27 2. Filling in.
28 b. Environmental measures.
29 1. Mounding or berming around the sinkhole,
30 2. Buffering, or
31 3. Filling in.
32 c. Setbacks or safe distance considerations from the sinkhole to retention areas and structures.
33

34 **Policy 1.7.6:** The County LDC shall regulate dredge and fill activities within the one percent (100-
35 Year) floodplain and require mitigation when fill is placed within the 100-Year floodplain, as
36 indicated on Flood Insurance Rate Maps (FIRM) and Federal Flood Hazard Maps (FHM), in order to
37 decrease the flood potential to County residents. Site plans, as defined by the LDCs, must be
38 submitted prior to any development.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 **Policy 1.7.7:** The County's LDCs shall regulate finished floor elevations for new structures and
- 2 appurtenances within the established 100-Year floodplain consistent with the County
- 3 Comprehensive Plan and LDCs.

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S DESIGN REQUIREMENTS AND PROVIDE SOIL INFORMATION REQUIRED IN THE LDC INCLUDING INFORMATION RELATED TO POTENTIAL FOR SINK HOLE DEVELOPMENT ON SITE AND ANY MITIGATION REQUIREMENTS IF DETERMINED TO BE NECESSARY.

4

5

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **AQUIFER ELEMENT**

2 **GOAL 1: The County shall protect the function of the natural groundwater aquifer recharge**
3 **areas of the County to ensure the availability of an adequate supply of quality groundwater**
4 **and water supply through the proper management of surface water, groundwater, and land**
5 **uses.**

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

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

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

- 19 a. Extent of Karst Sensitive Areas (KSA), as defined by the County's jurisdictional water
20 management agencies;
- 21 b. Extent of High and Prime Aquifer Recharge Areas (HPARA) as defined by the County's
22 jurisdictional water management agencies;
- 23 c. Level of aquifer vulnerability, as determined by the Marion County Aquifer Vulnerability
24 Assessment (MCAVA), as amended;
- 25 d. Location within Environmentally Sensitive Overlay Zone (ESOZ), as defined within the
26 adopted Marion County Comprehensive Plan and regulated by the County's LDCs;
- 27 e. Type of Springs Protection Zone (SPZ), as defined by the adopted Comprehensive Plan.
28

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

- 31 a. Stormwater retention or detention basin depth shall be consistent with the water
32 management districts' stormwater requirements for KSAs so that sufficient filtration of
33 bacteria and other pollutants shall occur. Avoidance of basin collapse due to excessive
34 hydrostatic pressure in KSAs shall be given special consideration.
- 35 b. Require that treatment shall occur prior to discharge to ESOZ water bodies, including
36 wetlands, and consider pretreatment for all development.
- 37 c. Require treatment equivalent to the Outstanding Florida Waterbody Criteria for the
38 corresponding water management district for KSAs and the ESOZ.
- 39 d. Additional requirements for new development shall include stormwater practices and
40 techniques that maximize nutrient removal in relation to KSAs and SPZs.
- 41 e. The LDC provisions shall contain criteria for the use of low impact development such as
42 shallow swales and drainage easements, and other innovative development standards in
43 relation to KSA, HPARA, MCAVA, SPZ types, and other areas where deemed suitable.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1

CONSISTENCY: THE PROJECT MUST MEET THE COUNTY'S DESIGN REQUIREMENTS FOR STORMWATER, WATER QUALITY, NATURAL RESOURCES AND SOIL/SINKHOLE INFORMATION REQUIRED IN THE COMPREHENSIVE PLAN AND LDC. THE PROPERTY HAS ALREADY BEEN DETERMINED TO BE SUITABLE FOR URBAN DEVELOPMENT AND IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS. THE PROJECT IS MOSTLY RECREATION FIELDS WHICH WILL ALLOW FOR SITE DESIGN MODIFICATIONS TO WORK AROUND ANY ENVIRONMENTAL SENSITIVE AREAS ON SITE, IF ANY SIGNIFICANT AREAS ARE IDENTIFIED.

2

OBJECTIVE 1.6: The County LDC shall incorporate land use and development siting requirements which 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 which 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: Siting requirements for new development shall establish criteria for property located within the high recharge area with groundwater and other water supply pollution potential, and with unsuitable soil to determine septic tank densities and locations.

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

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. In addition, these regulations shall provide for innovative approaches such as model covenants for homeowners associations, conservation easements, developers 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.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT AND IS IMPROVED PASTURE LAND. THE PROPOSED AMENDMENT WILL RESULT IN A COMBINATION OF ACTIVE RECREATION AND EQUESTRIAN FACILITIES. APPROXIMATELY 13% OF THE PROPERTY WILL BE DEDICATED TO MORE URBAN USES SPECIFICALLY AN INDOOR SPORTS FACILITY AND EXPO HALL.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

MUCH OF THE PROPERTY WILL HAVE GREENSPACE ENSURING A HIGH AMOUNT OF AQUIFER RECHARGE AND REDUCE STORMWATER RUNOFF.

1

2

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **CONSERVATION ELEMENT**

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

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

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

- 10 a. Waterbodies designated as Outstanding Florida Waters, Aquatic Preserves, Scenic Rivers,
11 and/or other similar designations for protection by a local, state, and/or federal program;
- 12 b. Navigable waterways as designated by the state and/or federal government;
- 13 c. Wetlands as defined by the state and implemented by the applicable water management
14 district;
- 15 d. 100-year floodplains and floodways as identified by the Federal Emergency Management
16 Agency Flood Insurance Rate Maps (FEMA FIRM);
- 17 e. State and/or federal owned natural reservation lands used for conservation and/or
18 recreation purposes such as State Parks, State Forests, Wildlife Management Areas, and the
19 Ocala National Forest;
- 20 f. Habitat containing listed flora and fauna identified as protected species by the state and/or
21 federal government;
- 22 g. Rivers, lakes, and springs with a defined Minimum Flows and Level (MFL), as designated by
23 local, state, or federal agencies, particularly in conjunction with local and regional Water
24 Supply Plans; and
- 25 h. Those areas identified as High and Prime Groundwater Aquifer Recharge Areas ($\geq 12''$
26 annually as identified by the applicable water management district; H/PARA) and Springs
27 Protection Zones (SPZ), as established in the Future Land Use Element (FLUE) and LDC.

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

- 30 a. Surface waters of the State;
- 31 b. Native vegetative communities as identified by the State of Florida's Natural Areas Inventory
32 (FNAI) Program;
- 33 c. Commercially valuable mineral resources as defined by the state;
- 34 d. Soils, particularly those identified as prime farmland and locally important farmland as
35 defined by the United States Department of Agriculture (USDA) Natural Resources
36 Conservation Service (NRCS) which include the following soil series: Blitchton, Kanapaha,
37 Micanopy, Fellowship, Kendrick, Flemington, Gainesville, Lochloosa, Hague, and Zuber);
- 38 e. Good quality air, focusing on dust/debris and noxious odors;

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 f. Good quality and sufficient quantities of groundwater, particularly addressing potable,
2 agricultural, recreational, and other economically beneficial uses;
- 3 g. Wellhead and wellfields serving centralized potable water systems for municipal and local
4 governments or private systems regulated by the State of Florida Public Service Commission;
- 5 h. Fisheries, wildlife, and wildlife habitat;
- 6 i. Migratory wildlife routes and ecological corridors; and County-owned and/or managed
7 regional and/or resource-based parks.

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

14 **Policy 1.1.4:** The County may utilize resources developed by federal, state, regional, and/or local
15 sources to identify and evaluate environmental characteristics and development potential, including,
16 but not limited to, the following sources:

- 17 a. USDA NRCS (f/k/a Soil Conservation Service) *Soil Survey of Marion County*;
- 18 b. FEMA FIRM, as amended;
- 19 c. Florida Department of Environmental Protection Florida Natural Areas Inventory (FDEP
20 FNAI) Program, including the *Natural Areas Inventory of Marion County, Florida*;
- 21 d. FDEP Florida Fish and Wildlife Conservation Commission (FWC) publications including, but
22 not limited to, Species Richness Maps, species management plans, etc.;
- 23 e. FDEP Basin Management Action Plans (BMAP);
- 24 f. Florida Department of Agriculture and Consumer Services (FDACS) and its jurisdictional
25 agencies' best management practices manuals;
- 26 g. St. Johns River Water Management District (SJRWMD) and Southwest Florida Water
27 Management District (SWFWMD) publications and programs including but not limited to,
28 Well/Wellfield Capture Zones Maps, High & Prime Aquifer Recharge Area Maps, and Karst
29 Sensitive Areas Maps;
- 30 h. Withlacoochee Regional Water Supply Authority Water Supply Plan (WRWSA-WSP);
- 31 i. Marion County produced publications including, but not limited to, the Marion County Water
32 Supply Plan (MC-WSP), Marion County Aquifer Vulnerability Assessment (MCAVA), Marion
33 County Springs Protection Zones (SPZs), and Marion County Environmentally Sensitive
34 Overlay Zones (ESOZs).

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

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT AND IDENTIFIES THAT THE PROPERTY IS IMPROVED PASTURE LAND. A MORE DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL AS REQUIRED BY THE COUNTY'S LAND DEVELOPMENT CODE.

1

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

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

8 a. Protection of surface and ground water from activities that degrade and/or introduce
9 pollutants that may adversely affect its quality and/or quantity;

10 b. Protection of surface and navigable waters from activities that adversely impact their
11 use, capacity, quality and/or character;

12 c. Protection of flood storage and floodplain capacity from activities that materially
13 impair floodplain capacity or alter the characteristics of the existing one-percent
14 (100-Year) Floodplain;

15 d. Protection of qualified central potable water system supply wells and/or wellfields
16 from activities that would adversely affect the public health and/or the ability to
17 maintain such services;

18 e. Protection of identified habitats, such as wetlands, native vegetative communities,
19 including listed species, or critical migratory and/or estuarine habitats, from
20 activities that destroy and/or degrade such habitats from immediate or long-term
21 effects from development, such as pollution, siltation, and/or non-native invasive
22 species;

23 f. Protection of natural reservations including federal, state, regional, and/or local
24 government owned conservation and/or recreation lands and facilities from
25 activities that adversely impact the intended purpose and/or use of those lands;

26 g. Protection of key soil types identified as prime and locally important farmlands
27 and/or known to include commercially valuable minerals from adverse impacts
28 which would prevent and/or discourage their continuing use and/or recovery when
29 suitable environmental management and best practices are used;

30 h. Protection of air quality from adverse impacts which would negatively affect other
31 identified resources and/or the quality and/or character of such resources or
32 surroundings which would create a public nuisance, such as wind-borne dust or odor.

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

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

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

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT AND IDENTIFIES THAT THE PROPERTY IS IMPROVED PASTURE LAND. A MORE DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL AS REQUIRED IN THE COUNTY'S LAND DEVELOPMENT CODE.

28

29

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 **RECREATION AND OPEN SPACE ELEMENT**

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

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

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

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES ACTIVE RECREATION FACILITIES NOT AVAILABLE AROUND MARION COUNTY THAT IF DEVELOPED WILL IMPROVE THE QUALITY OF RECREATION FACILITIES AVAILABLE TO THE PUBLIC. BY PROVIDING WINTER SPORTS FACILITIES THE PROJECT WILL DIVERSIFY THE TYPE OF SPORTS ACTIVITIES AVAILABLE TO MARION COUNTY AND VISITORS TO THE WEC CAMPUS.

13

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

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

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

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

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES ACTIVE RECREATION FACILITIES NOT AVAILABLE AROUND MARION COUNTY THAT IF DEVELOPED WILL IMPROVE THE QUALITY OF RECREATION FACILITIES AVAILABLE TO THE PUBLIC. BY PROVIDING WINTER SPORTS FACILITIES THE PROJECT WILL DIVERSIFY THE TYPE OF SPORTS ACTIVITIES AVAILABLE TO MARION COUNTY AND VISITORS TO THE WEC CAMPUS.

- 1
- 2 **OBJECTIVE 1.4:** The County will strive to ensure the design and development of parks and
3 recreation and open spaces provided within the County, whether public and/or private, serve as a
4 model for development to the greatest extent practicable and as further outlined in the policies of
5 this Objective.
- 6 **Policy 1.4.1:** Reasonable public access to all recreation sites and facilities shall be provided
7 consistent with applicable state and federal requirements (e.g., building codes, accessibility, etc.).
- 8 **Policy 1.4.3:** All new sites and facilities planned and developed will be designed to minimize the
9 impact to the natural resources of the property. Existing sites and facilities shall be retrofitted when
10 feasible and to the greatest extent practicable when such facilities are renovated and/or expanded.
11 Conformance with local, regional, state, and/or federal best management practices applicable to the
12 site will be a key focus of the site design and development.
- 13 **Policy 1.4.4:** All new sites and facilities shall ensure connection to any available adequate public
14 facility consistent with the provisions of the LDRs and in a manner which meets the health and safety
15 needs of the public (e.g., centralized potable water, centralized sanitary sewer, roadway access
16 improvements, etc.). Existing sites and facilities shall be retrofitted to connect to or provide public
17 facilities when feasible and to the greatest extent practicable when such facilities are renovated
18 and/or expanded.
- 19 **Policy 1.4.5:** All new sites and facilities shall be designed to provide connection to transportation
20 facilities and other developments. Existing sites and facilities shall be retrofitted where necessary
21 and when feasible and practicable to connect to transportation facilities and other developments
22 when such facilities are renovated and/or expanded. For sites within the Urban Growth Boundary,
23 the design and development shall address connection or future connection to non-automotive multi-
24 modal transportation methods such as but not limited to mass transit, sidewalks, bicycles, etc.,
25 including addressing opportunities for integration with the *Ocala-Marion County Bicycle/Pedestrian*
26 *Master Plan* and any other "trail" plans within the County/UGB which will
27 enhance/improve/maximize public access.
- 28 **Policy 1.4.6:** All new residential developments (e.g., subdivisions and particularly developments of
29 regional impact) shall be required to comply with the open space per dwelling unit standard
30 established by FLUE Policy 2.1.4, unless an alternative form of compliance is provided by the
31 developer consistent with Policy 1.3.4.

**CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS OBJECTIVE 1.4 AND THE SUPPORTING
POLICIES A SIGNATURE FACILITY AT THE WEC CAMPUS THAT DIVERSIFIES THE SPORTS OPTIONS**

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

AVAILABLE TO THE PUBLIC. THE PROPERTY IS VERY SUITABLE FOR DEVELOPMENT AND IS WITHIN THE UGB AND WILL CONNECT TO CENTRAL WATER AND SEWER. GOLDEN OCALA AND THE WEC CAMPUS ARE APPROVED FOR A WIDE RANGE OF LAND USES AND THE MASTER PLAN WILL INTEGRATE THESE USES IN A COMPACT URBAN FORM THAT WILL BE INTERCONNECTED INTERNALLY.

1

2

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

1 **CAPITAL IMPROVEMENTS ELEMENT**

2 **GOAL 1: The County shall ensure that capital improvements for public facilities with level of**
 3 **service standards adopted in the Comprehensive Plan are available concurrent with the**
 4 **impact of development and provided in a fiscally responsible manner.**

5 **OBJECTIVE 1.1:** Marion County shall establish and maintain minimum level of service standards
 6 within the Comprehensive Plan for key public facilities consistent with §163, FS; identify which
 7 facilities shall be required to be “in place” concurrent with development, known as “concurrency”;
 8 and use the level of service (LOS) standards and concurrency to identify existing and expected
 9 deficiencies to be addressed by the County’s Capital Improvements Element Schedule of Capital
 10 Improvements.

11 **Policy 1.1.1:** The minimum LOS standards for transportation, recreation and open space, sanitary
 12 sewer, potable water, stormwater, solid waste, and public school facilities used to evaluate
 13 development orders and development permit applications are established in the policies from
 14 Comprehensive Plan elements listed in Table 1.1.

| Table 1.1: 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 | TYPE OF SCHOOL | LEVEL OF SERVICE 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. | | |

15 **Policy 1.1.2:** The County shall ensure facilities and services are in place concurrent with
 16 development to achieve concurrency for as provided in Table 1.2.

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY COMPREHENSIVE PLAN

| TABLE 1.2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY | | |
|--|--------------------------------|---|
| SUBJECT TO CONCURRENCY | EXEMPT FROM CONCURRENCY | BASIS FOR EXEMPTION |
| Transportation | Recreation & Open Space | Abundance of publicly held lands for conservation and recreation as shown on the FLUM; Option to opt-out per §163, FS. |
| Sanitary Sewer | | |
| Potable Water | | |
| Stormwater (drainage) | Public School Facilities | Difficulty accommodating attendance districts due to large county size; Option to opt-out per §163, FS. |
| Solid Waste | | |

1

2 **Policy 1.1.3:** The County shall maintain a Comprehensive Plan Capital Improvements Element
 3 Schedule of Capital Improvements (CIE Schedule) based on LOS standards, concurrency, and
 4 needs/projects identified in the other elements of the Comprehensive Plan and shall meet existing
 5 deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities that are
 6 in need of repair, remodeling, renovation and/or replacement for determining capital improvement
 7 needs and projects.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS AS DEMONSTRATED IN THE SUPPORTING PUBLIC FACILITIES ANALYSIS. TRANSPORTATION IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.

8

9 **OBJECTIVE 1.4:** The County shall ensure future development shall bear a proportionate cost of
 10 facility improvements necessitated by the development in order to maintain adopted LOS Standards.

11 **Policy 1.4.1:** The County shall continue to utilize a Transportation Impact Fee Ordinance in order to
 12 assess new development on a pro rata share of the costs required to finance transportation
 13 improvements necessitated by new development.

14 **Policy 1.4.2:** The County LDC shall maintain provisions requiring minimum open spaces for
 15 residential developments, and allowing for off-site provision or fee-in-lieu contributions consistent
 16 with Recreation and Open Space Element Policy 1.3.4.

17 **Policy 1.4.3:** When providing centralized public sanitary sewer and potable water service to new
 18 development, the County shall utilize impact fees and/or similar user oriented fees and charges to
 19 fund facilities necessitated by new development. The County shall not be required to bear or
 20 subsidize the cost of extending water or sewer facilities; however the County may elect to fund a
 21 portion or all of a particular improvement when determined to be appropriate for public health

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

1 and/or safety, particularly when matching funds are available to the County and/or such activity is
2 classified by the County as a qualified Economic Development Opportunity.

**CONSISTENCY: THE PROJECT AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED
TO PROVIDE A DETAILED APPLICATION ADDRESSING OPEN SPACE, PROVISION OF PUBLIC FACILITIES
AND OTHER REQUIREMENTS AS ESTABLISHED IN THE COUNTY'S COMPREHENSIVE PLAN AND LDC.**

3

4 **OBJECTIVE 1.5:** The County shall maintain a concurrency management system (CMS) in compliance
5 with §163, FS, within the LDC to ensure that facilities and services needed to support development
6 are available concurrent with the impacts of such development. Prior to the issuance of a
7 development permit or development order, the system shall ensure that adopted level of service
8 standards referenced in Policy 1.1.1 of this Element will be maintained. The Growth Services
9 Department shall be responsible for ensuring compliance with the concurrency management system.

10 The Growth Services Director, or his designee, will be responsible for the two (2) primary tasks which
11 are described below:

- 12 a. Coordinating an inventory of existing public facilities and capacities or deficiencies from
13 other county departments as required; and
14 b. Determining concurrency of proposed development.

15 **Policy 1.5.1:** The County shall coordinate establishing level of service standards for the
16 above-mentioned facilities with local, regional, state, or federal entities having operational and
17 maintenance responsibility for such facilities.

18 **Policy 1.5.2:** The County shall maintain, as part of the concurrency management system and as
19 deemed appropriate, a cumulative record of the level of service for each County-owned and operated
20 facility or service identified in Policies 1.1.1 and 1.1.2. The County will encourage non-County
21 providers to submit similar information for their respective facilities for ease of distribution to the
22 public; however a development application proposing to be served by a facility or service provider
23 other than Marion County shall provide a certified Statement of Capacity from the provider prior to
24 the issuance of a development permit or order.

25 **Policy 1.5.3:** No development activity may be approved unless it is found to be consistent with this
26 Comprehensive Plan and that the provision of public facilities will be available at prescribed levels of
27 service concurrent with the impact of the development on those facilities, as defined by Florida
28 Statutes.

29 **Policy 1.5.4:** Procedures and requirements for concurrency review of development orders and
30 permit applications shall include, as a minimum, the following:

- 31 a. An application which identifies impacts to levels of service;
32 b. Procedure for evaluating the impact to the current levels of service;
33 c. Determination of the precise time in the development review process when concurrency shall
34 be tested. The latest point in the application process for the determination of concurrency is
35 prior to the approval of an application for a development order or permit which contains a
36 specific plan for development, including the densities and intensities of development;

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 d. Determination of the development order and permit applications which will be subject to
2 concurrency testing;
- 3 e. Time period for validity/expiration of concurrency permit; and
- 4 f. Concurrency vesting criteria for approved and on-going development.

5 **Policy 1.5.5:** As a minimum, the concurrency management system shall ensure that at least one of
6 the following standards will be met prior to issuance of a development order or permit:

- 7 a. The necessary facilities and services are in place at the time a development order or permit
8 is issued; or,
- 9 b. A development order or permit is issued subject to the condition that the necessary facilities
10 and services will be in place when the impacts of the development occur; or,
- 11 c. The necessary facilities are under construction at the time a development order or permit is
12 issued; or,
- 13 d. The necessary facilities and services are the subject of a binding executed contract for the
14 construction of the facilities or the provision of services at the time the development order
15 or permit is issued. The LDC will include a requirement that the provision or construction of
16 the facility or service must commence within one (1) year of the issuance of the development
17 order or permit; or,
- 18 e. The necessary facilities and services are guaranteed in an enforceable development
19 agreement. An enforceable development agreement may include, but is not limited to,
20 development agreements pursuant to §163.3220, FS, or an agreement or development order
21 issued pursuant to §380, FS. Any such agreement shall include provisions pursuant to
22 paragraphs a, b, or c above.

23 **Policy 1.5.6:** The adopted LOS for any facility may be degraded during construction of new facilities
24 if, upon completion of the new facilities, the adopted LOS shall be met and maintained.

25 **Policy 1.5.7:** The construction of any development project may be phased or staged so as to coincide
26 with the phased or staged construction of infrastructure facilities so that the level of service
27 standards for such facilities are maintained upon completion of each phase or stage of the
28 development project.

29 **Policy 1.5.8:** Applications for development orders or permits that fall into one of the following
30 categories shall be exempt from the concurrency regulations:

- 31 a. Vested Development Orders and Permits: vested projects as established by Article 10 of the
32 Marion County Land Development Code shall only be subject to concurrency review if
33 expansion of the development shall create additional units, density or intensity, and only the
34 net increase or expansion shall be subject to concurrency review.
- 35 b. Applications for development orders or permits which do not increase density or intensity
36 are exempt from concurrency review, as defined by the Marion County Land Development
37 Code.

38 **Policy 1.5.9:** Administration:

- 39 a. The LDC shall designate the departments with County which have responsibility for
40 determining that LOS standards are met and will be maintained prior to the issuance of a

CONSISTENCY ANALYSIS OF PROPOSED AMENDMENT WITH MARION COUNTY
COMPREHENSIVE PLAN

- 1 development order or building permit. The designated departments may place the burden of
2 demonstrating compliance upon the developer or applicant. In order to be approved,
3 applications for development approval shall provide sufficient information showing
4 compliance with LOS standards.
- 5 b. The LDC shall include quantitative methods for determining levels of service that exist and
6 which may be impacted by any particular development application. In addition, the LDC will
7 fully describe the process for a finding of compliance with LOS standards.
- 8 c. The LDC shall include standardized quantitative data which is to be used in determining the
9 impact of any proposed development upon the public facilities and services consistent with
10 the provisions of Policy 1.1.2. Applications for development approval shall include the
11 projected impact upon public facilities and services upon occupancy or use of the proposed
12 development. Any deviation from the standardized criteria within the LDC must have the
13 prior approval of the Development Review Committee before such data may be used for
14 determining or projecting impacts of the proposed development.
- 15 d. The test for concurrency shall be met, and the determination of concurrency shall be made,
16 prior to the approval of an application for a development order or permit which contains a
17 specific plan for development, including the densities and intensities of the proposed
18 development.
- 19 **Policy 1.5.10:** The County shall evaluate development to ensure that there is adequate water supply
20 consistent with the Marion County Water Supply Plan to meet the requirements of § 163.3180(s)(a),
21 FS. The County shall issue no development orders or building permits or its functional equivalent
22 without first consulting with the applicable water suppliers to determine whether adequate water
23 supplies to serve the development will be available at the time the County issues a Certificate of
24 Occupancy (CO). The County will also require that adequate water supplies and facilities are
25 available and in place prior to issuing a Certificate of Occupancy (CO).

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS
DEMONSTRATING THAT THE AMENDMENT WILL MEET THE COUNTY'S LEVEL OF SERVICE
STANDARDS OR MITIGATE FOR THE IMPACTS. IN ADDITION, THE PROJECT AT THE TIME OF LOCAL
DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE A DETAILED PUBLIC FACILITIES
ANALYSIS DETERMINING THE EXACT IMPACTS ON PUBLIC FACILITIES AND DETERMINE IF ANY
IMPROVEMENTS ARE NEEDED IN ORDER TO MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS.
IMPROVEMENTS ARE REQUIRED TO SR 40 WHICH WILL BE ADDRESSED IN AN ENFORCEABLE
AGREEMENT BETWEEN THE DEVELOPER AND THE COUNTY.**