

MARION COUNTY EAR REPORT UPDATE

Prepared for:

Marion County Growth Services



Prepared by:

Kimley-Horn and Associates, Inc.

Kimley»»Horn

040997173
September 2024
Kimley-Horn and Associates, Inc.
1700 SE 17th Street, Suite 200
Ocala, FL 34471



TABLE OF CONTENTS

Economic
Element

Capital Improvements
Element

Intergovernmental
Element

ECONOMIC ELEMENT



GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

	Economic Development Element (Chapter #)								
Goal 1	Marion County will strive to sustain and enhance the economic health of the community through its role as a catalyst and coordinator of economic development activities that increase and diversify the economic base, create higher-paying job opportunities, support the continuation, expansion, and retention of current business and industry, encourage the relocation of business and industry to and within Marion County, and provide a positive business environment which will allow the residents of Marion County to prosper.		X						We could add language regarding equine/agricultural industry being important to the County. "Horse Capital of the World" Should we add objectives regarding eco-tourism as an economic driver as well?
Obj. 1.1	Marion County's Comprehensive Plan Future Land Use Map Series (FLUM) shall designate land for business and industrial activities which—that maintain and promote economic diversity and development in the County.		X						
Pol. 1.1.1	The FLUM shall designate lands for business and industrial uses in sufficient quantities to provide goods, services, and employment opportunities for the County.		X						
Pol. 1.1.2	The FLUM shall designate lands for business and industrial uses in a manner which—that enhances and supports a sustainable and compatible mix of uses within Marion County.		X						
Obj. 1.2	The County's Comprehensive Plan and Land Development Code (LDC) shall provide for a variety of commercial and industrial uses including, but not limited to, providing, including, but not limited to, mechanisms to address the compatibility of uses and the provision of mixed-use development opportunities.		X						
Pol. 1.2.1	The LDC shall establish allowable uses in zoning districts tailored to different types and intensities of commercial and industrial activity (i.e., neighborhood or regional commercial activities, business parks, warehousing districts, manufacturing centers, etc.) consistent with the Comprehensive Plan.		X						

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

Pol. 1.2.2	The LDC shall ensure the compatible and complimentary development of uses with screening, buffering, transitional uses and/or intensities/densities of use, and other methods which complementary development of uses with screening, buffering, transitional uses and/or intensities/densities of use, and other methods that may maximize the use of infrastructure resources consistent with the Comprehensive Plan.		X						
Pol. 1.2.3	The LDC shall discourage the expansion of incompatible development and identify mechanisms to reduce impacts to existing development that is are incompatible with existing or proposed development.		X						
Pol. 1.2.4	The LDC shall identify opportunities to provide mixed use, compleimentary, and sustainable development patterns in relation to the surrounding uses to discourage single-use development patterns, especially single-use patterns_which would increase demands on local and regional infrastructure and facilities.		X						
Obj. 1.3	The County shall establish processes and LDCs, as appropriate, that enable expedited review and permitting for development which is found to enhance economic sustainability and growth while still providing for thorough review of all development plans.		X						
Pol. 1.3.1	The County Administrator, or his designee, shall continue to identify staff to expedite and coordinate permitting for projects in order to to encourage industry and business prospects to expand or relocate to the County.							X	
Pol. 1.3.2	The County Administrator, or his designee, shall identify and establish staff to serve as liaisons to provide direct and coordinated assistance for projects undergoing expedited review and permitting.							X	
Obj. 1.4	The County shall coordinate with the Ocala/ Marion Metro County Chamber and Economic Partnership (CEP) to maintain an inventory of commercial and industrial designated lands, make the							X	Is this a process CEP is doing?

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

	inventory available to the public in multiple formats (e.g., electronic, etc.), and use its development review process to monitor development activity on a continuous basis.							
Pol. 1.4.1	The County may establish and maintain a land use data base database as part of its development review process to monitor each of the various land use designations which that allow commercial and industrial development as identified on the FLUM, which may include, but not be limited to, total acres by future land use designation, acres developed, absorption rates, and other factors determined suitable.		X					
Pol. 1.4.2	Growth Services Department and Office of the County Engineer shall coordinate use of the development review process to monitor and track development activity for the various land use designations which allow commercial and industrial development and provided reports to the Board of County Commissioners, other agencies (e.g., CEP, DEOFloridaCommerce, etc.) the use of the development review process to monitor and track development activity for the various land use designations that allow commercial and industrial development and provide reports to the Board of County Commissioners, other agencies (e.g., CEP, FloridaCommerce, etc.), and the public as deemed appropriate.						X	
Obj. 1.5	The County may grant economic development incentives to new, expanding, and/or relocating businesses in accordance with the policies under this objective.						X	
Pol. 1.5.1	The County shall establish a process/program to identify development(s) and/or project(s) qualified to obtain economic development incentives. The process/program may further be coordinated with the State of Florida economic development related offices and agencies development-related offices and agencies, including, but not limited to, the Department of Economic Opportunity (DEO) FloridaCommerce, Florida Department of Transportation, and/or Enterprise Florida, Inc., (EFI) Select Florida and those agencies' qualifying programs.						X	Minor edits

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT	Florida Statute Citation						Recommended Action
		Keep	Delete	New	Replace	Move	Modify

Pol. 1.5.2	For qualified development(s) and/or project(s), the County may establish: a) Incentives to off-set application and review fees subject to the completion and performance of the qualified development; b) Incentives to off-set impact fees and other capital charges subject to the completion and performance of the qualified development; c) Incentives to coordinate long-term improvements with developments with suitable reimbursements to the qualified development; d) Incentives to support small-scales <u>small-scale</u> public infrastructure improvements to facilitate road access/ingress/egress, access to centralized water and/or centralized wastewater systems (e.g., Marion County Economic Development Infrastructure Grant Program); e) Incentives to encourage new to Marion County jobs which that meet minimum average annual wage requirements established by the Board of County Commissioners (e.g., Marion County Economic Development Financial Incentive Grant Program).						X	Minor edits
Pol. 1.5.3	For qualified development, the County may establish incentives to create property tax incentives/abatements/caps subject to the completion and performance of the qualified development, consistent with any applicable Florida Statutes.						X	
Pol. 1.5.4	The County may establish and/or use Tax Increment Financing (TIF) options and/or Community Redevelopment Areas (CRA) , particularly for those areas which that provide, or are required to provide for the establishment of, qualified development, consistent with any applicable Florida Statutes.						X	
Pol. 1.5.5	The County may establish additional economic development tools designed to encourage private sector capital investment and new to Marion County job creation using specialized programs such as, but not limited to, Enterprise Zones, Brownfields, etc., consistent						X	

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	with those programs' applicable regulatory requirements, particularly when such programs will support and encourage qualified development.								
Pol. 1.5.6	The County may enter into public/private partnerships to establish for the establishment of facilities and/or services which to will facilitate the expansion and/or establishment of qualified development.							X	
Obj. 1.6	The County shall target industries that create higher wage jobs and diversify the economic base of the County.							X	Re-structure Obj 1.5 and 1.6 with policies to group them in subject matters such as Private/Public Partnerships and cut out the redundant sentences.
Pol. 1.6.1	The County shall identify and maintain a target industries strategy and prepare, implement, and maintain a coordinated marketing plan to attract businesses that fit the identified markets; the County may also partner with and/or designate one or more entities for this effort, such as <u> </u> but not limited to <u> </u> the CEP.							X	
Pol. 1.6.2	The County may use public/private partnerships with local, state, and federal economic development related agencies and organizations to prepare proposals to companies that will bring/create new to Marion County jobs, high quality development- <u>related agencies and organizations to prepare proposals to companies that will bring/create new to Marion County jobs, high-quality</u> of development, and increased tax base, whose business is compatible with the overall market desires of the County.							X	
Pol. 1.6.3	The County may use public/private partnerships with local, state, and federal economic development- related agencies and organizations to market the County to businesses <u>es and industries</u> which that is are consistent with the County's targeted industries strategy and are compatible to the overall market desires of the County <u>compatible with its overall market desires</u> .							X	

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

Pol. 1.6.4	The County will encourage public/private partnerships that which maximize participation by multiple partners, particularly partnerships which that maximize leverage investment and diversify the distribution of responsibilities (e.g., funding, staffing, etc.) among the partners.						X	
Pol. 1.6.5	The County will encourage public/private partnerships which that minimize additional costs and maximize return on investment for the County.						X	
Obj. 1.7	The County shall encourage the expansion and establishment of existing and new education institutions, particularly within, and in proximity to, and in proximity to the County.	X						
Pol. 1.7.1	The County shall encourage and support the expansion and establishment of opportunities for secondary education and job training focusing on high quality, focusing on high-quality education facilities and programs.	X						
Pol. 1.7.2	The County shall encourage and support establishing job training and professional development partnerships with local employers and educational institutions.	X						
Pol. 1.7.3	The County shall encourage and support lifelong learning and education opportunities from early childhood through senior citizens.	X						
Pol. 1.7.4	The County shall encourage the expansion of existing State Universities and Colleges, other colleges, vocational and technical schools via and vocational and technical schools through permanent physical facilities and/or remote campus opportunities.							
Obj. 1.8	Marion County shall coordinate the provision of infrastructure necessary to support, enhance, and promote economic development opportunities.	X						
Pol. 1.8.1	The County shall facilitate economic development that, on-balance, provides positive net revenue for the County from sources						X	Minor edits

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

	including, but not limited to, property ad valorem taxes, tangible/intangible personal property taxes, sales taxes, and utility service revenues.							
Pol. 1.8.2	The County shall utilize regional, state, and federal resources to assist in meeting community infrastructure needs associated with economic development to the greatest extent possible.		X					
Pol. 1.8.3	The County shall encourage the development of entrepreneurial small business incubation programs by encouraging public and private partnerships and by leveraging funding and business leadership opportunities.							X
Pol. 1.8.4	The County shall encourage the development of an outdoor eco-tourism entrepreneurship program to strengthen the business opportunities for supporting the growth of venues to support, maintain, and enhance the County's reputation as an outdoor adventure destination.		X					
Obj. 1.9	The County shall provide and support consistent, fair, and timely government regulations (e.g., Florida Statutes, Florida Administrative Code, Marion County Code, Marion County Land Development Code, etc.) that are flexible, responsive, and effective.		X					
Pol. 1.9.1	The County shall maintain a LDC whithat eh provides predictable and cost-effective <u>cost-effective</u> regulations to all parties to the greatest extent practicable.						X	
Pol. 1.9.2	The County shall continually solicit community and stakeholder input on the development <u>developing</u> , permitting, and licensing processes to identify and implement relevant improvements to improve quality and customer service goals.						X	
Pol. 1.9.3	The County shall strive to create and implement opportunities to better communicate with constituents and stakeholders through all forms of media and the internet/web.		X					

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Obj. 1.10	The County shall support and encourage obtaining goods and services from <u>local</u> Marion County sources in support of the local economy and reducing dependence upon non-local sources.							X	Minor edit
Pol. 1.10.1	The County shall implement policies and procedures to identify local goods and services providers for use by the County in a “Buy Local” effort.		X						
Pol. 1.10.2	The County shall encourage public/private partnerships which that identify local goods and services providers for use by County business, industry, and citizens in a “Buy Local” effort.							X	
Obj. 1.11	The County shall encourage and facilitate infill and redevelopment opportunities through the use of incentives and specialized development strategies.							X	
Pol. 1.11.1	The County shall encourage and support the consolidation of consolidating substandard, insufficient, and/or inefficient properties to achieve unified infill development and/or redevelopment when practicable.							X	
Pol. 1.11.2	The County shall encourage and support the use of off-site lands to meet the infrastructure needs (e.g., stormwater management, etc.) for infill and/or redevelopment when practicable and consistent with the surrounding uses.		X						
Pol. 1.11.3	The County shall encourage and support the expansion of central potable water and sanitary sewer infrastructure to accommodate infill and redevelopment when practicable.		X						
Obj. 1.12	Marion County shall establish annual and long-term (e.g., 5- and/or 10-year) industry recruitment and job creation goals and milestones to address the success of economic development initiatives; as part of this process, the County may establish and adopt an Economic Development Plan.							X	Do we have an Economic Development Plan? Is there interest? Maybe we could develop a Vision Plan that could incorporate an economic element.

GOALS, OBJECTIVES, POLICIES ECONOMIC ELEMENT		Florida Statute Citation						Recommended Action
			Keep	Delete	New	Replace	Move	Modify
Pol. 1.12.1	Goals and milestones established shall address, at a minimum, the following on a total and industry-by-industry basis: a) New to Marion County job creation; b) Job retention and expansion among existing local businesses; c) Job diversification and improvements in employment skill levels; d) Employment growth by industry sector; e) Salary growth and diversification; f) Increases in overall ad valorem revenues; and g) Attraction of public and private sector capital investment.		X					
Pol. 1.12.2	The County shall annually review the effectiveness of economic development partnerships and initiatives in achieving established goals and milestones.		X					
Pol. 1.12.3	The County shall use the annual review of the economic development partnerships and initiatives to evaluate their performance and identify those to be established, amended, and/or discontinued.		X					

CAPITAL IMPROVEMENTS ELEMENT



GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

Capital Improvements Element (Chapter 12)								
Goal 1	The County shall ensure that capital improvements for public facilities with <u>the</u> level of service (LOS) standards adopted in the Comprehensive Plan are available concurrent with the impact of development and provided in a fiscally responsible manner.							x
Obj. 1.1	Marion County shall establish and maintain minimum level of service LOS standards within the Comprehensive Plan for key public facilities consistent with §163, FS; identify which facilities shall be required to be “in place” concurrent with development, known as “concurrency”; and use the level of service (LOS) standards and concurrency to identify existing and expected deficiencies to be addressed by the County’s Capital Improvements Element Schedule of Capital Improvements.							x
Pol. 1.1.1	The minimum LOS standards for transportation, recreation and open space, sanitary sewer, potable water, stormwater, solid waste, and public school facilities used to evaluate development orders and development permit applications are established in the policies from Comprehensive Plan elements listed in Table 1.1.		x					

General comment-if LOS change-they must change in this element as well.- The school LOS is not required in this element.

Table 1.1: Elements and Policies with Minimum Level of Service Standards

ELEMENT	LEVEL OF SERVICE POLICY	ELEMENT	LEVEL OF SERVICE POLICY
Transportation	Policies 2.1.1 and 2.1.2.	Stormwater	Policy 1.1.1.
Sanitary Sewer	Policy 1.1.1.	Solid Waste	Policy 1.1.1.
Potable Water	Policy 1.1.1.	Recreation and Open Space	Policy 1.1.1.
Capital Improvements	<p><u>TYPE OF SCHOOL TYPE</u> <u>LEVEL OF SERVICE/LOS STANDARD</u></p> <p>Elementary 105% of FISH permanent capacity*</p> <p>Middle 105% of FISH permanent capacity*</p> <p>High 100% of FISH permanent capacity*</p>	*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*	



GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

Capital Improvements Element (Chapter 12)										
Pol. 1.1.2	The County shall ensure facilities and services are in place concurrent with development to achieve concurrency for as provided in Table 1.2.								X	This might need some editing regarding the concurrency we require.

TABLE 1.2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY* [Ensure this table is accurate before transmittal](#)

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;
Solid Waste		Option to opt-out per §163, FS.

Capital Improvements Element (Chapter 12)									
Pol. 1.1.3	The County shall maintain a Comprehensive Plan Capital Improvements Element Schedule of Capital Improvements (CIE Schedule) based on LOS standards, concurrency, and needs/projects identified in the other elements of the Comprehensive Plan and shall meet existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities that are in need of repair, remodeling, renovation, and/or replacement for determining capital improvement needs and projects.								X

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

Obj. 1.2	The County's CIE Schedule shall consist of a prioritized list of projects that which shall maintain adopted LOS standards and meet existing and future facility need needs.							<input checked="" type="checkbox"/>	<u>Minor edits</u>	
Pol. 1.2.1	The County's adopted CIE Schedule shall contain a list of prioritized projects for each facility type, that which includes including a project description, location, costs, and planned and committed revenue sources by year, and a determination of consistency with individual Comprehensive Plan elements costs and revenue sources by type of facility.								<input checked="" type="checkbox"/>	<u>Minor edits</u>
Pol. 1.2.2	Capital projects considered for the CIE Schedule shall be evaluated and prioritized within each element and between elements by considering the following criteria: <ul style="list-style-type: none"> a. The project is required to protect public health and safety or eliminate a public hazard; b. The project replaces, renews, or repairs existing facilities that are obsolete or worn out; c. The project expands existing facilities or creates new facilities that satisfy existing deficiencies in levels of service; d. The project expands existing facilities or creates new facilities that maintain <u>LOS level of service</u> standards while accommodating new development, redevelopment, or projected growth; e. The project fulfills a legal commitment of the County to provide facilities and services; f. The project increases efficiency of existing facilities; g. The project postpones, reduces, or prevents future improvement costs; h. The project provides service to a development lacking full service for which development orders were issued prior to the adoption of the Comprehensive Plan; 								<input checked="" type="checkbox"/>	<u>Minor edits</u>

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	<ul style="list-style-type: none"> i. The project is a logical extension of facilities and services within a designated Urban Growth Boundary (<u>UGB</u>) or an in-fill development area; j. The project's budget impact and financial feasibility; k. The project is part of a <u>s</u>State or <u>f</u>Federal agency and/or water management district plan that provides public facilities within the County's jurisdiction; and l. The project enhances the County's investment of funds by generating matching state and/or federal funds. 								
Pol. 1.2.3	The CIE Schedule shall be updated annually to remove completed projects and add new projects. Projects may also be reprioritized to reflect changed conditions. The CIE Schedule may be amended two times during any calendar year, and as allowed for emergencies, developments of regional impact, and certain small-scale development activities.	<u>163.3177(3)(b)</u>						<input checked="" type="checkbox"/>	<u>FSS used to require annual updates. This is not required anymore. Shall we update these two policies based on the more relaxed requirements?</u>
Pol. 1.2.4	A Comprehensive Plan amendment is required to add a new project to the CIE Schedule, to delete an existing project, or to defer or delay construction of a project already included in the Schedule. — Corrections, updates, and modifications concerning costs, revenue sources, facility dedications, and construction dates may be made by <u>ordinance-resolution</u> and are not deemed to be an amendment to the Comprehensive Plan.	163.3177(3)(b)						<input checked="" type="checkbox"/>	Statutorily, all modifications to update the CIE Schedule may be accomplished by resolution/ordinance. Does the County wish to maintain this more stringent requirement?
Pol. 1.2.5	Capital improvement expenditures shall be targeted primarily to areas inside the UGB, in the Urban Area, and/or to Development of Regional Impact (DRIs)/Florida Quality Development (FQDs) or where the Comprehensive Plan directs the majority of future growth and designates higher densities and intensities of land use to promote compact infill development and limit urban sprawl.							<input checked="" type="checkbox"/>	<u>Minor edits</u>
Pol. 1.2.6	The CIE Schedule for greater than the minimum required 5-Year period shall be consistent with Policies 1.2.1 to 1.2.5, but do not need to be funded beyond Year 3. <u>The CIE Schedule and</u> shall be							<input checked="" type="checkbox"/>	<u>Suggest rewording the run-on sentence.</u>

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	considered a tool to assist in identifying where future growth in the County should occur, and will be consistent with the County's Water Supply Plan and/or the appropriate St. Johns River Water Management District (SJRWMD) and/or Southwest Florida Water Management District (SWFWMD) Regional Water Supply Plan. -In addition, the Water Supply Plan shall include a long-term Capital Improvements Plan that identifies various water supply plan projects such as water conservation, surface water, reuse/reclaimed water, desalinization, capacity improvements for potable water and sewer, stormwater for reuse for irrigation, and other projects to reduce potable water usage, planned to be utilized to meet the County's water supply for at least a minimum of 10 years.								
Obj. 1.3	Marion County shall provide funding or require funding to be provided in a timely, equitable, and financially feasible manner for needed public facility improvements.							<input checked="" type="checkbox"/>	Minor edits
Pol. 1.3.1	Preparation of the CIE Schedule shall be coordinated with preparation of the County's other capital improvement programs (i.e., the TIP, CIP, and SIP) and the County's annual budgeting process, including the Capital Improvements Budget. -County-funded projects included in the first year of the CIE Schedule of Capital Improvements shall be included in the County's Capital Improvements Budget, and represent the capital improvements budget relative to this Comprehensive Plan.							<input checked="" type="checkbox"/>	Need to spell out acronyms or add an introduction at the beginning of the Comp Plan to explain there is an acronym section at the end to reference.
Pol. 1.3.2	Where insufficient revenues are available to fund a project included in the adopted CIE Schedule, the financial feasibility of the CIE Schedule may be ensured by: <ul style="list-style-type: none"> a. increasing existing or creating new revenue sources; b. adjusting scope or timing of projects; and/or c. amending LOS standards. 		<input checked="" type="checkbox"/>						

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT		Florida Statute Citation							Recommended Action	
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification	
Pol. 1.3.3	<p>Management of debt financing (including all multi-year alternative methods of financing) for funding capital improvement projects in the CIE Schedule shall adhere to the following guidelines.</p> <p>a. Every project proposed for long-term debt financing shall be accompanied by an analysis of the future operating and maintenance costs associated with the project.</p> <p>b. All bond borrowing shall be planned, and the details of the plan incorporated into a long-term debt management plan.</p> <p>c. When the County finances projects through the issuances of bonds, it will pay back the bonds within a period not to exceed 90% of the useful life of the project.</p> <p>d. When debt is used to fund public facilities operated through County enterprise funds, the debt shall be repaid by:</p> <ol style="list-style-type: none"> 1. user fees and charges, impact fees and/or special assessments; and/or 2. current assets (i.e., reserves, surpluses, and current revenues). 							<input checked="" type="checkbox"/>	<u>Minor edits and font correction needed</u>	
Pol. 1.3.4	To increase funding for LOS-related capital projects, the County shall actively pursue regional, sState, fFederal, and private profit/non-profit grant funding. The County shall identify and evaluate available grant opportunities by facility type and make annual recommendations to the Board of County Commissioners (BCC) regarding pursuit of specific grants.								<input checked="" type="checkbox"/>	<u>Minor edits</u>
Pol. 1.3.5	<p>To ensure that funding of County road projects is equitable (user-oriented revenue sources), the following list of revenue sources may be used when considering financing of County road projects:</p> <p>a. Transportation impact fees;</p> <p>b. Gas taxes;</p> <p>c. Local option sales tax;</p>		<input checked="" type="checkbox"/>							

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	<p>d. Utility franchise fee;</p> <p>e. Special districts and/or areas (e.g., Municipal Services Taxing Unit (MSTU), Municipal Service Benefit Unit (MSBU), Improvement District, Special District, Community Development District, Community Redevelopment Area, etc);</p> <p>f. Ad valorem tax;</p> <p>g. County transportation maintenance fund; and</p> <p>h. Revenue bonds to be repaid from gas taxes.</p>								
Pol. 1.3.6	New funding sources and alternative methods of meeting recreation and open space facilities capital, operations, and maintenance costs identified in the Recreation and Open Space Element shall be used to supplement existing revenue sources.							X	Would such funds/methods only be used for recreation-related costs or potentially other projects? Not entirely clear here. <u>Suggest rewording to be a little more generic for flexibility.</u>
Pol. 1.3.7	Enterprise funds financed through user fees shall be used to provide potable water, sanitary sewer, and solid waste capital improvements.		X						
Pol. 1.3.8	The County shall continue to utilize Municipal Services Taxing Units (MSTUs) and Municipal Services Benefit Units (MSBUs) for financing capital improvements and/or maintenance of existing improvements, when deemed appropriate.							X	Recommend spelling out MSTU/MSBU <u>or an introduction at the beginning of the Comp Plan to explain there is an acronym section at the end to reference.</u>
Obj. 1.4	The County shall ensure future development shall bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS Standards.		X						
Pol. 1.4.1	The County shall continue to utilize a Transportation Impact Fee Ordinance in order to assess new development on a pro-rata <u>pro-rata</u> share of the costs required to finance transportation		X						

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	improvements necessitated by new development.								
Pol. 1.4.2	The County <u>Land Development Code (-LDC)</u> shall maintain provisions requiring minimum open spaces for residential developments, and allowing for off-site provision or fee-in-lieu contributions consistent with Recreation and Open Space Element Policy 1.3.4.		x						<u>Check reference before transmittal</u>
Pol. 1.4.3	When providing centralized public sanitary sewer and potable water service to new development, the County shall utilize impact fees and/or similar user-oriented <u>user-oriented</u> fees and charges to fund facilities necessitated by new development. — The County shall not be required to bear or subsidize the cost of extending water or sewer facilities; however, the County may elect to fund a portion or all of a particular improvement when determined to be appropriate for public health and/or safety, particularly when matching funds are available to the County and/or such activity is classified by the County as a qualified Economic Development Opportunity.		x						
Obj. 1.5	The County shall maintain a concurrency management system (CMS) in compliance with §163, FS, within the LDC to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit or development order, the system shall ensure that adopted <u>LOS</u> level of service standards referenced in Policy 1.1.1 of this Element will be maintained. The Growth Services Department shall be responsible for ensuring compliance with the concurrency management system. The Growth Services Director, or his designee, will be responsible for the two (2) primary tasks which are described below: a. Coordinating an inventory of existing public facilities and						x	<u>Minor edits</u>	

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

	capacities or deficiencies from other County departments as required; and b. Determining concurrency of proposed development.								
Pol. 1.5.1	The County shall coordinate establishing level-of-service-LOS standards for the above-mentioned facilities with local, regional, State, or Federal entities having operational and maintenance responsibility for such facilities.							X	
Pol. 1.5.2	The County shall maintain, as part of the concurrency management system and as deemed appropriate, a cumulative record of the level-of-service-LOS for each County-owned and operated facility or service identified in Policies 1.1.1 and 1.1.2. The County will encourage non-County providers to submit similar information for their respective facilities for ease of distribution to the public; however, a development application proposing to be served by a facility or service provider other than Marion County shall provide a certified Statement of Capacity from the provider prior to the issuance of a development permit or order.		X						Check references before transmittal
Pol. 1.5.3	No development activity may be approved unless it is found to be consistent with this Comprehensive Plan and that the provision of public facilities subject to concurrency as identified in Table 1.2 will be available at prescribed levels of service concurrent with the impact of the development on those facilities, as defined by Florida Statutes.							X	Add table reference for clarification
Pol. 1.5.4	Procedures and requirements for concurrency review of development orders and permit applications shall include, as a minimum, the following: a. An application that which identifies impacts to levels of service; b. Procedure for evaluating the impact to the current levels of service; c. Determination of the precise time in the development review process when concurrency shall be tested/evaluated.— The							X	Are these all the responsibility of the County or the applicant? “When concurrency shall be tested” – tested or assessed? Or maybe we say, “Methodology meeting with staff and applicant shall be conducted to determine the limits of the impact area.”?

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

	<p>latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit thatwhich contains a specific plan for development, including the densities and intensities of development;</p> <p>d. Determination of the development order and permit applications thatwhich will be subject to concurrency testing;</p> <p>e. Time period for validity/expiration of concurrency permit; and</p> <p>f. Concurrency vesting criteria for approved and on-going development.</p>							
Pol. 1.5.5	<p>As a minimum, the concurrency management system shall ensure that at least one of the following standards will be met prior to issuance of a development order or permit:</p> <p>a. The necessary facilities and services are in place at the time a development order or permit is issued; or,</p> <p>b. A development order or permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or,</p> <p>c. The necessary facilities are under construction at the time a development order or permit is issued; or,</p> <p>d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development order or permit is issued. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the issuance of the development order or permit; or,</p> <p>e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to §163.3220, FS, or an agreement or development order issued pursuant to §380,</p>		X					

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	FS.— Any such agreement shall include provisions pursuant to paragraphs a, b, or c above.								
Pol. 1.5.6	The adopted LOS for any facility may be degraded during construction of new facilities, the developer is responsible for ensuring if, upon completion of the new facilities, the adopted LOS shall be met and maintained.							<input checked="" type="checkbox"/>	<u>Deleted because not always is the developer responsible if it is a County led project.</u>
Pol. 1.5.7	The construction of any development project may be phased or staged so as to coincide with the phased or staged construction of infrastructure facilities so that the LOS level of service standards for such facilities are maintained upon completion of each phase or stage of the development project.		<input checked="" type="checkbox"/>						
Pol. 1.5.8	Applications for development orders or permits that fall into one of the following categories shall be exempt from the concurrency regulations: a. Vested Development Orders and Permits: vested projects as established by Article 10 of the Marion County Land Development Code LDC shall only be subject to concurrency review if expansion of the development shall create additional units, density, or intensity, and only the net increase or expansion shall be subject to concurrency review. b. Applications for development orders or permits that which do not increase density or intensity are exempt from concurrency review, as defined by the Marion County Land Development Code LDC.							<input checked="" type="checkbox"/>	<u>Minor edits</u>
Pol. 1.5.9	Administration: a. The LDC shall designate the departments within the County that which are have responsibility for determining whether that LOS standards are met and will be maintained prior to the issuance of a development order or building permit. The designated departments may place the burden of							<input checked="" type="checkbox"/>	<u>Minor edits</u>

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

	<p>demonstrating compliance upon the developer or applicant. In order to To be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.</p> <p>b. The LDC shall include quantitative methods for determining levels of service LOS that exist and which may be impacted by any particular development application. In addition, the LDC will fully describe the process for a finding of compliance with LOS standards.</p> <p>c. The LDC shall include standardized quantitative data that which is to be used in determining the impact of any proposed development upon the public facilities and services consistent with the provisions of Policy 1.1.2. Applications for development approval shall include the projected impact upon on public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the LDC must have the prior approval of the Development Review Committee before such data may be used for determining or projecting impacts of the proposed development.</p> <p>d. The test for concurrency shall be met, and the determination of concurrency shall be made, prior to the approval of an application for a development order or permit that which contains a specific plan for development, including the densities and intensities of the proposed development.</p>							
Pol. 1.5.10	The County shall evaluate development to ensure that there is adequate water supply consistent with the Marion County Water Supply Plan to meet the requirements of §-163.3180 (s)(a) , FS. The County shall issue no development orders or building permits or its functional equivalent without first consulting with the applicable water suppliers to determine whether adequate water supplies to serve the development will be available at the time the County issues a Certificate of Occupancy (CO). ._ The County will also require that adequate water supplies and facilities are							x <u>Corrected reference</u>

GOALS, OBJECTIVES, POLICIES CAPITAL IMPROVEMENTS ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	available and in place prior to issuing a Certificate of Occupancy (CO)-							

INTERGOVERNMENTAL ELEMENT



GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

Intergovernmental Element (Chapter 11)								
Goal 1	The County shall establish and maintain efficient and effective processes to address comprehensive planning, coordination, and citizen service issues between jurisdictional governments and agencies to achieve the goals of the Comprehensive Plan, and provide timely, efficient, and cost-effective services.		X					
Obj. 1.1	The County shall coordinate its Comprehensive Plan with the plans, or their equivalents, of other jurisdictional governments and agencies that which have regulatory authority over the use of land within and/or adjoining/surrounding the County or provide facilities and/or services that which support and/or impact the use of land, such as, but not limited to, the following <u>agencies</u> :						X	This sentence would be difficult for laymen to read. <u>Agreed, need to revise to make more understandable.</u>

Table 1.1: — Intergovernmental Coordination Agencies*see acronym page

Within Marion County	Adjoining or in Proximity	Supporting/Impacting Agencies
Elected Government Units Cities/Towns MCSB SWCD	Elected Government Units Adjoining Counties Cities/Towns (±2 miles)	Elected Government Units State/Federal Legislation State/Federal Courts
Regional Agencies Ocala/Marion County TPO WRPC-ECFRPC SJRWMD/SWFWMD	Regional Agencies TPOs SJRWMD/SWFWMD	Utility Providers Municipal Water and <u>Sewer and other</u> <u>Public Water Service Providers</u> <u>The Villages</u>
Public Lands State Forests, Greenways Management Areas Ocala National Forest	Public Lands State Forests, Greenways Management Areas Ocala National Forest	Regional Agencies SJRWMD/SWFWMD Withlacoochee Regional WSA
State/Federal Agencies FDEP FDOT FWC FEMA USDOT USFWS US ACOE	State/Federal Agencies FDEP FDOT FWC FEMA USDOT USFWS US ACOE	State/Federal Agencies FDEP FDOT FWC FEMA NRCS USDOT USFWS US ACOE

GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT	Florida Statute Citation							Recommended Action
		Keep	Delete	New	Replace	Move	Modify	Explanation/Modification

Intergovernmental Element (Chapter 11)								
Pol. 1.1.1	The Growth Services Department shall coordinate planning activities mandated by the Comprehensive Plan and monitor all governmental agency actions that ^{which} affect its implementation as practicable.							X Minor Edits
Pol. 1.1.2	When deemed necessary to ensure the effectiveness of the Comprehensive Plan, the Planning & Zoning Commission shall ^{may} study issues related to the Plan and make recommendations to the Board of County Commissioners for timely review and action.							X Minor Edits
Pol. 1.1.3	The County shall continue to maintain the <i>Interlocal Agreement for Public School Facility Planning</i> (ILA-PSFP) with the Marion County School Board, the City of Ocala, City of Belleview, City of Dunnellon, Town of Reddick, and Town of McIntosh consistent with §163.31777, and 1013 FS, which shall address the following issues: <ul style="list-style-type: none"> a. Coordinating new schools in time and place with land development; b. Improving placement of schools to take advantage of existing and planned roads, water, sewer, and parks; c. Improving student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs of the local governments; d. Defining urban form by locating and designing schools to serve as community focal points; e. Providing greater efficiency and convenience by collocating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities; f. Reducing the pressures contributing to urban sprawl while supporting existing neighborhoods by appropriately locating 							X Should we add more general items the County wants that is within the new Interlocal Agreement.

GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
	<p>new schools and expanding and renovating existing schools; and</p> <p>g. Ensuring that the impacts of new development occur only in accordance with the ability to maintain <u>an</u> adequate level of service standards.</p>								
Pol. 1.1.4	The County may pursue interlocal agreements with the Marion County School Board to <u>in order to</u> coordinate their facilities with the recreational needs of the County as identified in Section 8, Collocation & Shared Use, of the ILA-PSFP.		X						
Pol. 1.1.5	<p>The County may establish interlocal agreements with the municipalities to establish joint processes to facilitate communication regarding the following issues:</p> <p>a. Notice by municipalities to the Marion County Growth Services Department of proposed annexations of land, so that the County can provide comments, as applicable.</p> <p>b. Establishment of periodic meetings between County and municipal Planning Divisions for the purpose of discussing upcoming issues which may impact the County and/or municipal planning efforts.</p> <p>c. Coordination of population estimates and projections and other relevant data, so that the growth and development projections of the County and municipalities are consistent.</p> <p>d. Coordination in the siting of facilities with countywide significance, including but not limited to, locally unwanted land uses.</p>		X						
Pol. 1.1.6	The County shall coordinate the planning and maintenance of State and County Roads with all affected government agencies through the Ocala/Marion County Transportation Planning Organization.		X						

GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Pol. 1.1.7	The County shall review special district plans, including but not limited to, those of the S JRWMD, SWFWMD, and the WRWSA, and identify and resolve any conflicts with the County's Comprehensive Plan; accordingly, the County shall implement and maintain a Water Supply Plan as provided in Potable Water Element Policy 1.1.8.		X						<u>Check policy after changes are complete</u>
Pol. 1.1.8	The County shall solicit participation of other agencies when potential resolution of an issue will affect the goals of the Comprehensive Plan and which requires action on the part of other agencies. Where issues cannot be resolved between governmental agencies, the County shall initially request the assistance of the Withaloochee <u>East Central Florida</u> Regional Planning Council to resolve conflicts such as, but not limited to, level of service issues or annexation issues, through the informal mediation process.							X	<u>Minor edits</u>
Pol. 1.1.9	The County shall <u>may</u> enter into <u>interlocal</u> agreements <u>as needed</u> with any entity that deals <u>manages</u> water supply planning, water conservation, reuse/reclaimed water, stormwater, surface water, desalination, or other alternative water supply projects or programs, consistent with the Marion County Water Supply Plan and Comprehensive Plan. These organizations <u>include are</u> , but <u>are</u> not limited to, the following : SJRWMD, SWFWMD, WRWSA, incorporated cities within the County, private providers, and other relevant or interested parties that deal <u>address</u> water supply planning issues.							X	<u>Minor edits for clarification</u>
Obj. 1.2	The County shall coordinate development in the unincorporated area with the land use and capital facilities plans of the municipalities or with any state, regional, or local entity having operational and maintenance responsibility for such facilities serving the unincorporated area.		X						

GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT		Florida Statute Citation							Recommended Action	
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification	
Pol. 1.2.1	<p>The County may pursue joint planning area agreements with municipalities to enhance land use and capital improvement planning, which shall<u>may</u> address:</p> <ul style="list-style-type: none"> a. Coordination of future land use categories and maps; b. Coordination of zoning districts; c. Coordination of capital improvement plans and responsibility for improvements; d. Coordination of water supply plans; e. Identification of opportunities for DR and TVR receiving areas within municipalities; f. Coordination of annexation schedules and activities; g. Consistency of level of service standards; h. Coordination of data collection for projections of population, housing, and land use needs; i. Coordination of plans and regulations for environmentally sensitive areas, including springs protection regulations, watershed management plans, and basin management area plans; and j. Identifying areas where reduction in government expenditures can be achieved through elimination of duplication, consolidation of services, and other joint planning efforts. 							X	<u>Minor edits</u>	
Pol. 1.2.2	<p>The County shall<u>may enter into pursue establishing</u> and maintain<u>ing existing</u> interlocal agreements with the Cities of Belleview, Dunnellon, and Ocala, and other equivalent agencies providing centralized potable water and sanitary sewer service to coordinate and establish parameters for the provision of those services; such agreements shall be updated regularly and particularly a minimum of every ten years.</p>								X	<u>Clean up language-maybe we do not need the 10 yr requirement.</u>

GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Pol. 1.2.3	The County may seek interlocal agreements with cities in Marion County, as well as surrounding cities and counties, to establish and implement cooperative efforts to protect the groundwater quality within springsheds that extend beyond the County.		X						
Pol. 1.2.4	The County shall consider compatibility with municipal Comprehensive Plans, zoning districts, and their land development regulations as one of the criteria determining the compatibility of Comprehensive Plan amendments and rezoning requests for properties in the unincorporated area located within or adjacent to a municipal utility service area subject to an effective interlocal agreement with the County; the County may also provide such considerations for sites not subject to an interlocal agreement or within one-half <u>one-half</u> mile of a municipal boundary not within a municipal utility service area.		X						
Pol. 1.2.5	The County shall <u>may</u> work with adjacent jurisdictions and intergovernmental coordination committees to develop and utilize a system of intergovernmental negotiation for siting locally unpopular public and private land uses. Such a system should consider the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.						X	<u>Minor edits</u>	
Obj. 1.3	The County's Land Development Code (LDC) development review processes shall be coordinated with all adjacent local entities and shall address the impacts of development upon adjacent municipalities and adjacent counties, military installations, the region and in the state.		X						
Pol. 1.3.1	The LDC shall be maintained and periodically updated to address coordination procedures for all development processes consistent with applicable state and federal requirements.		X						

GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT		Florida Statute Citation							Recommended Action
			Keep	Delete	New	Replace	Move	Modify	Explanation/Modification
Pol. 1.3.2	The County shall maintain a Development of Regional Impact (DRI) review process coordinated with all applicable reviewing agencies, to review all impacts of proposed DRIs as specified in §380, F.S. ; this process shall be coordinated through the Growth Services Department.		X						Check reference
Pol. 1.3.3	When proposed developments within the County are adjacent to other local government boundaries, within areas controlled by local, regional, s State, or f Federal agencies, or within a joint planning area, the County shall coordinate the review of the development proposal with the adjacent local government or governmental agency to ensure that potential impacts on the area's physical, biological, and human resources are identified and suitable mitigation is provided to offset potential negative impacts.							X	Minor edits
Pol. 1.3.4	The County shall coordinate with the appropriate officials of the Department of Defense or U.S. Navy regarding development applications within the Military Operating Area (MOA) to ensure the current and long-term viability of military installations consistent with applicable s State and f Federal requirements.							X	Minor edits
Pol. 1.3.5	The County shall coordinate with the appropriate local, s State, and f Federal agencies when a development is proposed adjacent to an environmentally sensitive or locally important natural resource to in order to minimize the impacts of the development on the natural function, quality, characteristic, and value of those areas. The County shall notify the appropriate jurisdictional agencies regarding development applications that may have an adverse effect upon on the natural resources, and each agency will have the opportunity to provide timely comments to be addressed during the development review process.							X	Minor edits

GOALS, OBJECTIVES, POLICIES INTERGOVERNMENTAL ELEMENT	Florida Statute Citation						Recommended Action
		Keep	Delete	New	Replace	Move	Modify

<p>Pol. 1.3.6</p>	<p>The County shall coordinate with the applicable agencies regarding public lands held for recreation and/or conservation, particularly for those lands subject to an approved Management Plan established consistent with <u>S</u>state and/or <u>F</u>federal requirements that <u>functions</u> <u>function</u> as the “Comprehensive Plan” for those lands. –If a proposed project or use is not specifically authorized by the applicable Management Plan or the adverse impacts from a proposed project or use cannot be sufficiently assessed, avoided, or adequately mitigated, then the County may require project revision, relocation, and/or redesign consistent with the Management Plan, and unless such changes are completed, the County is not obligated to approve the project or use.</p>						<p><input checked="" type="checkbox"/></p>	<p><u>Minor edits</u></p>
--------------------------	---	--	--	--	--	--	--	---------------------------