

June 15, 2026

The Honorable Carl Zalak
Chairman, Marion County
Board of County Commissioners
601 Southeast 25th Avenue
Ocala, Florida 34471

Dear Chair Zalak,

FloridaCommerce has completed its review of the proposed comprehensive plan amendment for Marion County (Amendment No. 26-01ER), which was received on April 15, 2026. FloridaCommerce has reviewed the proposed amendment in accordance with the state coordinated review process set forth in sections 163.3184(2) and (4), Florida Statutes (F.S.), for compliance with Chapter 163, Part II, F.S. FloridaCommerce does not identify any objections or comments to the proposed amendment and this letter serves as the Objections, Recommendations and Comments Report. Review comments received by FloridaCommerce from the appropriate reviewing agencies, if any, are enclosed.

The County should act by choosing to adopt, adopt with changes or not adopt the proposed amendment. For your assistance, the procedures for final adoption and transmittal of the comprehensive plan amendment are enclosed.

The second public hearing, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of FloridaCommerce's attached report, or the amendment will be deemed withdrawn unless extended by agreement with notice to FloridaCommerce and any affected party that provided comment on the amendment pursuant to section 163.3184(4)(e)1., F.S. **The adopted amendment must be transmitted to FloridaCommerce within ten working days after the final adoption hearing or the amendment shall be deemed withdrawn pursuant to section 163.3184(4)(e)2., F.S.**

If you have any questions related to this review, please contact Christina Nazaire, Regional Planning Administrator, by telephone at (850)-717-8532 or by email via Christina.Nazaire@Commerce.fl.gov.

Sincerely,



James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/cn

Enclosure: Procedures for Adoption

cc: Kenneth Weyrauch, AICP, Deputy Director of Growth Services, Marion County
Scott R. Koons, Executive Director, North Central Florida Regional Planning Council

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR STATE COORDINATED REVIEW

Section 163.3184(4), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using FloridaCommerce's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**" (<https://fideo.my.salesforce-sites.com/cp/>) or submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council, Water Management District, Department of Transportation, Department of Environmental Protection, Department of State, the appropriate county (municipal amendments only), the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only), and the Department of Education (amendments relating to public schools), and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package.

_____ Summary description of the adoption package, including any amendments proposed but not adopted.

_____ Ordinance number and adoption date.

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government.

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact.

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendment, an adopted future land use map, **in color format**, clearly depicting the parcel, its existing future land use designation and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

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Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required.

_____ Copy of executed ordinance adopting the comprehensive plan amendment(s).

Suggested effective date language for the adoption ordinance for state coordinated review:

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency, or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

_____ List of additional changes made in the adopted amendment that the FloridaCommerce did not previously review.

_____ List of findings of the local governing body, if any, that were not included in the ordinance, and which provided the basis of the adoption or determination not to adopt the proposed amendment.

_____ Statement indicating the relationship of the additional changes not previously reviewed by the FloridaCommerce to the ORC report from the FloridaCommerce.



EXHIBIT "C"

East Central Florida Regional Planning Council

455 N. Garland Avenue, Orlando, FL 32801 Suite 414
Phone 407.245.0300 • www.ecfrpc.org

Tara McCue, AICP
Executive Director

Local Government Comprehensive Plan Amendment Review Form

Regional Planning Council: ECFRPC

Date Received: 4/16/26

State Plan Amendment #: Marion County 26-01ER

Local Government Review #:

Pursuant to Section 163.3184, Florida Statutes, Council review of proposed amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the strategic regional policy plan (SRPP) and extra jurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

Marion County response to rejection of previously submitted Evaluation and Appraisal Report (EAR).

I. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN

This amendment **does not appear** to pose any adverse effects to significant and regional resources and facilities. It appears to be in compliance with the Goals and Policies of the SRPP.

Executive Committee

Chair
Julian Green
City Commissioner
City of Wildwood

Vice Chair
Peggy Choudhry
County Commissioner
Osceola County

Secretary
Mindy Gibson
City Councilmember
City of Satellite Beach

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Doug Shields
County Commissioner
Lake County

Immediate Past Chair
Amy Lockhart
County Commissioner
Seminole County

Member at Large
Craig Curry
County Commissioner
Marion County

Member at Large
Jake Johansson
County Councilmember
Volusia County

**II. EXTRAJURISDICTIONAL IMPACT INCONSIST WITH THE
COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE
REGION**

This amendment **does not** appear to pose any extra-jurisdictions impacts with would be inconsistent with the comprehensive plan of an affected local government within the region.

Request a copy of the adopted version of this amendment (electronic only) Yes ___ No X

Should you have any additional Comments or questions, please e-mail me at jpatterson@ecfrpc.org, or call be directly at (407) 245-0300, Ext. 301.

Reviewed by:

John Paterson

John Paterson, AICP, Planner III

Executive Committee

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City Commissioner
City of Wildwood

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Craig Curry
County Commissioner
Marion County

Member at Large

Jake Johansson
County Councilmember
Volusia County



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EXHIBIT "C"

Southwest Florida Water Management District

2379 Broad Street, Brooksville, Florida 34604-6899
(352) 796-7211 or 1-800-423-1476 (FL only)
WaterMatters.org

Bartow Office
170 Century Boulevard
Bartow, Florida 33830-7700
(863) 534-1448 or
1-800-492-7862 (FL only)

Sarasota Office
78 Sarasota Center Boulevard
Sarasota, Florida 34240-9770
(941) 377-3722 or
1-800-320-3503 (FL only)

Tampa Office
7601 U.S. 301 North
Tampa, Florida 33637-6759
(813) 985-7481 or
1-800-836-0797 (FL only)

John R. Mitten
Chair, Hernando, Marion

Jack Bispham
Vice Chair, Manatee

Ashley Bell Barnett
Secretary, Polk

John E. Hall
Treasurer, Polk

Kelly S. Rice
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Josh Gamblin
DeSoto, Hardee, Highlands

James Holton
Pinellas

Dustin Rowland
Pasco

Robert Stern
Hillsborough

Jim Turner
Charlotte, Sarasota

Nancy Watkins
Hillsborough, Pinellas

Brian J. Armstrong, P.G.
Executive Director

May 13, 2026

Yazmin Valdez, Deputy Bureau Chief
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

Subject: **Marion 26-1ER**

Dear Ms. Valdez:

The Southwest Florida Water Management District (District) has reviewed the proposed amendment package. Based on our review, the District has no comments.

Thank you for the opportunity to participate in the review process. If you have any questions or need additional information, please feel free to contact me at (352) 269-6220 or marymargaret.hull@watermatters.org.

Sincerely,

Mary Margaret C. Hull, PMP, APR
Senior Planner

MMH
cc: Kenneth Weyrauch, Marion County
James Golden, SWFWMD

EXHIBIT "C"

From: [Steve Fitzgibbons](#)
To: [DCPexternalagencycomments](#); [Nazaire, Christina](#)
Cc: [Weyrauch, Kenneth](#); [Williams, Autumn](#); [Varadin, Chuck](#); [Rison, Christopher](#)
Subject: Marion County proposed comprehensive plan amendment 26-01ER
Date: Friday, May 1, 2026 5:54:33 PM
Attachments: [image001.png](#)

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Dear Ms. Nazaire and Ms. Harris,

St. Johns River Water Management District (District) staff have reviewed Marion County proposed comprehensive plan amendment 26-01ER in accordance with the provisions of Chapter 163, Florida Statutes (F.S.). District staff review, as outlined in Florida Statutes, focused on flood protection and floodplain management, wetlands and other surface waters, and regional water supply. Based upon review of the submitted materials, District staff have no comments on the amendment, but provide the following technical assistance related to regional water supply.

Technical Assistance

1. Adoption method of 2023-2033 Water Supply Work Plan (WSWP): The Data Inventory Analysis (i.e., Attachment B, pages B43 and B78) indicates that the County completed its 2023-2033 WSWP in March 2024. Section 163.3177(6)(c)4, F.S., requires the 2023-2033 WSWP to be adopted. In order to accomplish this, the District recommends the County include a new or revised policy with the adopted amendment that adopts by reference the 2023-2033 WSWP. Section 163.3177(1)(b), F.S., provides guidance on adopting documents by reference into the comprehensive plan. Below is an example policy that adopts the 2023-2033 WSWP by reference.

New Potable Water Element Policy 1.1.9:

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

2. Adopted amendment's support materials: In addition to item 1 above, the District recommends the County include a copy of the respective 2023-2033 WSWP in the adopted amendment's support materials.

If you have any questions or need additional information, please contact me.

Sincerely,
Steve Fitzgibbons

EXHIBIT "C"

Steven Fitzgibbons, AICP
Intergovernmental Planner
St. Johns River Water Management District
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Office (386) 312-2369
Email: sfitzgib@sjrwmd.com
Website: www.sjrwmd.com
Connect with us: [Newsletter](#), [Facebook](#), [Twitter](#), [Instagram](#), [YouTube](#), [Pinterest](#)



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- Individuals lobbying the District must be registered as lobbyists (§112.3261, Florida Statutes). Details, applicability and the registration form are available at <http://www.sjrwmd.com/lobbyist/>

EXHIBIT "C"

From: [DiGruttolo, Laura](#)
To: [Weyrauch, Kenneth](#)
Cc: [Christina.Nazaire@commerce.fl.gov](#); [dcpexter@commerce.fl.gov](#); [Conservation Planning Services](#); [Solomon, Lauren](#)
Subject: FWC's Comments on Marion County 26-01ER (25-L05)
Date: Thursday, May 7, 2026 2:59:19 PM

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Dear Mr. Weyrauch:

Florida Fish and Wildlife Conservation Commission (FWC) staff reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(4), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

FWC staff appreciates the opportunity to review this project. Please send any requests for further information to ConservationPlanningServices@MyFWC.com.

Sincerely,

Laura DiGruttolo
Land Use Planning Program Supervisor
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1875 Orange Avenue East
Tallahassee, FL 32311
(850) 728-5147

Marion County 26-01ER_65177