

Marion County Comprehensive Plan Updates

February 24th, 2025

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



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Agenda



1. Bring Back Items:
 - a. Economic Element
 - b. Potable Water Element
 - c. Aquifer Recharge Element
2. Step Down Approaches and Protection of Rural Areas
3. Rural Activity Centers (RACs)
4. Redlines
 - a. Intergovernmental Element
 - b. Capital Improvement Element
5. Next Workshop



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Redlines – Economic Element

OBJECTIVE 1.4: The County shall coordinate with the ~~Ocala/Marion County~~ Chamber and Economic Partnership (CEP) to maintain an inventory of commercial and industrial designated lands ~~for economic growth and job creation purposes, make the inventory available to the public in multiple formats (e.g., electronic, etc.), and use its development review process to monitor development activity on a continuous basis.~~

Policy 1.4.1: ~~To identify sites suitable for targeted industries, the~~ County ~~will coordinate with the CEP may~~ establish and maintain a land use ~~specific~~ data-base ~~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 for the economic growth of the County, which may include, but not be limited to, total acres by future land use designation, acres developed, absorption rates, and other factors determined suitable.~~

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



Redlines – Potable Water Element

Policy 1.3.2: The County shall investigate the feasibility of requiring privately owned systems (certified by FPSC) to adhere to standards and regulations contained in the LDC for County-owned systems.



Redlines – Aquifer Recharge Element

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

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



Protection of Rural Land and Step-Down Approaches

A few citizen comments during public engagement process:

*"I am excited to prioritize re-development within the Urban Growth Boundary and
KEEP RURAL AREAS RURAL."*

*"What I value most about my community is the
VIEWS OF FARMS."*

*"I wish to prioritize green spaces but not so much formal parks but
WOODLAND AREAS."*

*"Greenway and Springs protected with **CLEAR STEP-DOWN** zoning that **DOESN'T ALLOW INCOMPATIBLE USES NEXT TO FARMS OR VITAL NATURAL WILDLIFE CORRIDORS AND RECREATION AREAS.**"*

- Also heard at workshops is a need to step-down development at the UGB
- Protection of Rural Areas and Step-Down Approaches are intertwined

Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

Policy 2.1.6 Protection of Rural Areas

Rural ~~and agricultural~~ areas shall be protected from premature urbanization, and a vibrant rural economy shall be encouraged outside the UGB and ~~PSAs-Planned Service Areas~~. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development, such as within the UGB and PSAs as further described in Policy 3.1.3.

Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

Policy 2.1.7 Amendment Applications for Conversion of Rural Lands

Applications for conversion/amendment of agricultural properties designated as Rural Land on the ~~Future Land Use Map~~ FLUM to a mixed-use, industrial, commercial, or residential future land use category shall at a minimum demonstrate the following:

1. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;
2. Availability of public infrastructure, including public water and sewer and transportation facilities to serve a more dense or intense use is available at the time of application; or will be available ~~at~~ concurrently with development;
3. ~~3~~The ~~relationship~~ close proximity of the proposed amendment site to the UGB ~~boundary~~ and other more densely or intensely designated or developed lands;
4. ~~The need for the conversion/amendment;~~
5. ~~The amendment is compatible with the surrounding area and meets the intent of the Comprehensive Plan; and~~
6. ~~The amendment shall also meet the requirements within the LDC.~~

The Board of County Commissioners may require that such conversion is conducted through the Transfer of Development Rights program.

Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

Policy 2.1.13: Protection of Rural Neighborhoods

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

Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

Policy 3.1.3: Protection of Rural Lands Outside the UGB

The County shall require step-down approaches for new developments which are both within and directly adjacent to the UGB. For new developments directly inside the UGB that are adjacent to Rural Lands land use, an existing agricultural use, or an existing Rural Neighborhood directly outside the UGB, the following strategies shall be implemented:

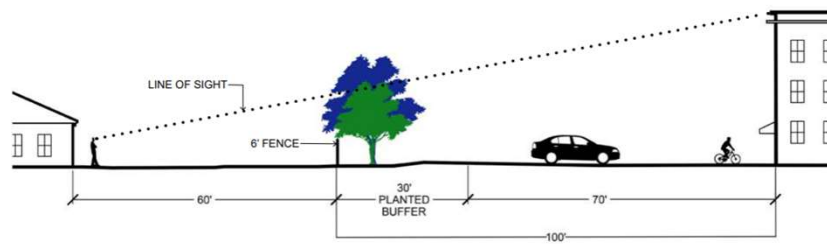
1. The new development shall incorporate a 100-foot buffer either retaining the existing natural vegetative buffer or a Type A vegetative buffer (approved by the County's Landscape Architect) surrounding the entire property boundary which borders the UGB.
2. No structure shall be located within the 100-foot buffer.
3. The heights of structures shall be no greater than thirty-five (35) feet at the 100-foot buffer line and may increase in height five (5) feet for every ten (10) feet away from the 100-foot buffer. The maximum height shall also be regulated by the LDC.
4. Cluster Density Bonus option. The new development may qualify for a Cluster Density Bonus under this policy if the project provides the following:
 - a. Preservation of 60% of the area in open space and the open space is strategically located to protect a Rural Lands land use, an existing agricultural use, or an existing Rural Neighborhood directly outside the UGB. The open space may be used as passive recreation for the development.
 - b. The development is connected to central water and sewer.
 - c. The density bonus shall be regulated through an approved PUD application and may obtain up to one (1) unit per gross acre of added density and may feature smaller lot sizes than typically permitted.

Protection of Rural Land and Step-Down Approaches



TREE GROWTH LEGEND

-  TIME OF INSTALL
* 18' height with 4" caliper at initial planting
-  AFTER 2 YEARS
* Estimated growth to be 25' in height



STEP BACK EXHIBIT

FEBRUARY 2025

GRAPHIC SCALE IN FEET
0 6 12 24
MARION COUNTY, FL

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Rural Activity Centers (RACs)



This land use designation allows for mixed use nodes of

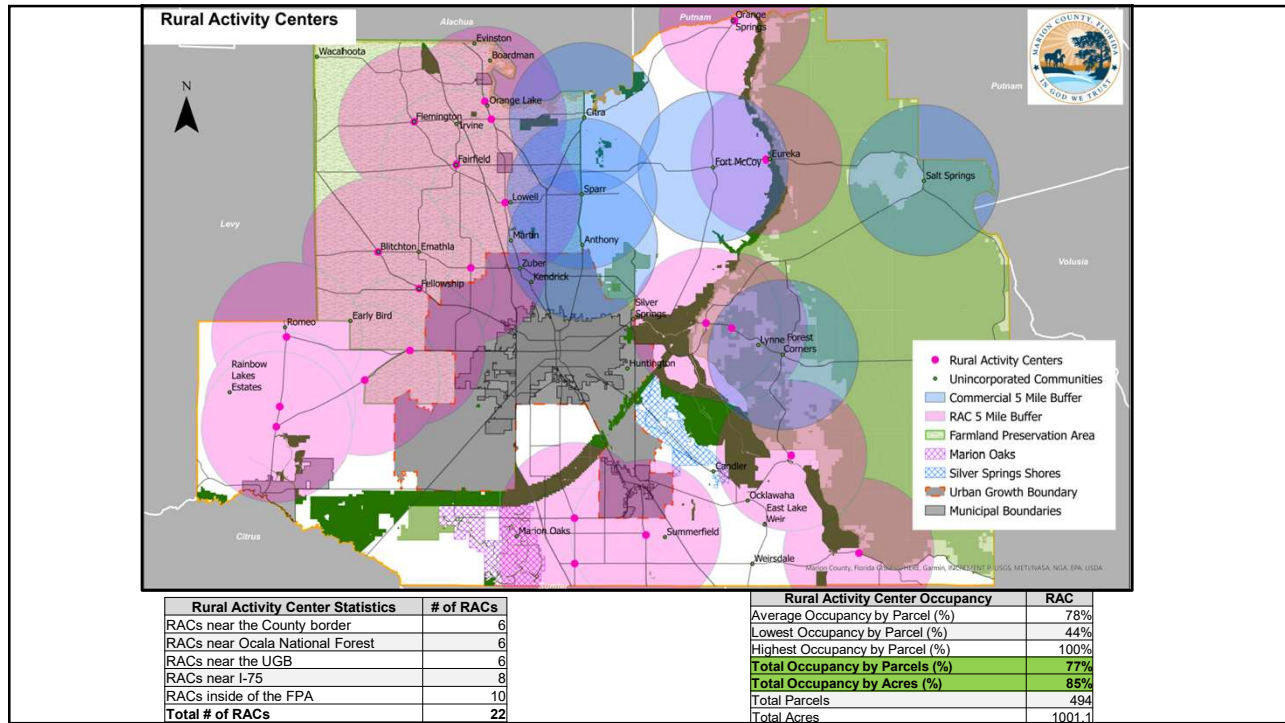
- Residential (single-family and multi-family) and
- Commercial uses, including agricultural-related commercial uses
- *to meet the daily needs of residents in the Rural Area to **REDUCE TRIPS** to the Urban Areas of the county for **DAILY NEEDS** and services.*

Based on the analysis (see next slide):

1. There are no recommended changes to the RACs
2. The RACs occupancy by parcel percentages indicate that they are successful

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12



NEW Redlines

1. Intergovernmental Element
2. Capital Improvement Element



Next Workshop:

Date

- Tuesday, March 11th, 2025
- 2:30pm - 4:30pm

Topics

- Transportation LOS

Redline Reviews

- Transportation Element



Question and / or comments?

Blair Knighting, AICP

Blair.Knighting@kimley-horn.com

904-828-3900