



Marion County

Board of County Commissioners

Workshop

Meeting Agenda

Thursday, March 27, 2025

2:30 PM

McPherson Governmental
Campus Auditorium

Workshop Regarding the Comprehensive Plan

INTRODUCTION OF WORKSHOP BY CHAIRMAN KATHY BRYANT

PLEDGE OF ALLEGIANCE

ROLL CALL

WORKSHOP PRESENTATION

1. [Workshop to Discuss Updates to the Comprehensive Plan](#)

BOARD DISCUSSION AND CLOSING COMMENTS



Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2025-18578

Agenda Date: 3/27/2025

Agenda No.: 1.

SUBJECT:

Workshop to Discuss Updates to the Comprehensive Plan

INITIATOR:

Chuck Varadin, Director

BUDGET/IMPACT:

Growth Services

DESCRIPTION/BACKGROUND:

Florida Statute Section 163.3191 requires an evaluation of the Comprehensive Plan every seven years to ensure consistency with statutory requirements and community engagement. This Evaluation Appraisal Report (EAR) identified changes to the Comprehensive Plan that need to be completed over the next year (by February 2026).

The workshop today is the fourth of ten workshops scheduled over a five (5) month period. During this series of workshops, the Board will focus on gaining consensus for proposed changes to the Comprehensive Plan and discuss broader topics that will help set the vision for guiding future growth and development in Marion County. Today's workshop will focus on discussing bring back items (capital improvements and floor area ratios), as well as landfills and solid waste, special uses, and overlay zones. The Board will also review proposed edits (denoted as "redlines") to the Sanitary Sewer, Solid Waste, and Stormwater elements of the Comprehensive Plan.

RECOMMENDED ACTION:

Staff is seeking Board discussion and consensus on the proposed edits.

Marion County Comprehensive Plan Updates

March 27th, 2025

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



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Agenda



1. Bring Back Items:
 - a. CIE & FAR Analysis
2. Landfills & Solid Waste
3. Special Uses
4. Overlay Zones
5. Redlines
 - a. Sanitary Sewer Element
 - b. Solid Waste Element
 - c. Stormwater Element
6. Next Workshop



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Bring Back Items

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Bring Back – Capital Improvements Element



Policy 1.2.3: The CIE Schedule shall be updated annually to remove completed projects and add new projects. Projects may also be reprioritized to reflect changed conditions. ~~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.~~

Policy 1.2.4: ~~The CIE must be reviewed by the local government on an annual basis. Modifications to update the 5-year capital improvement schedule, including transportation, may be accomplished by resolution and may not be deemed to be amendments to the local comprehensive plan. 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 ordinance and are not deemed to be an amendment to the Comprehensive Plan.~~

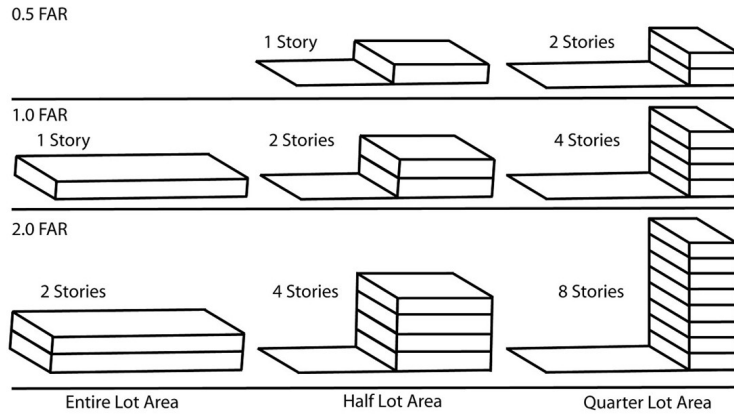
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Bring Back – Floor Area Ratio (FAR) Analysis

Exhibit 23.84A.012 A
Floor Area Ratio

FLOOR AREA RATIO (FAR):
The gross floor area of all buildings or structures on a lot divided by the total lot area



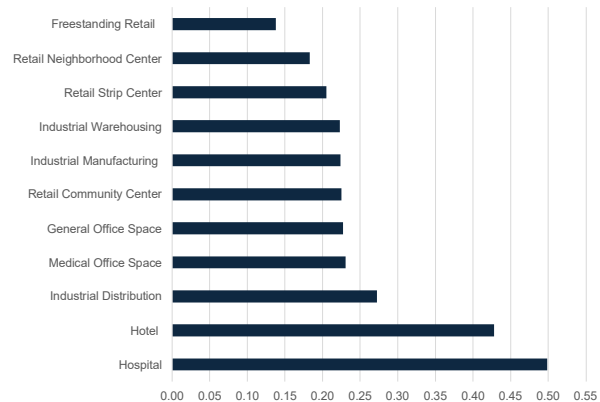
FAR Analysis Approach

To assess how non-residential properties in Marion County utilize FAR, data from CoStar was analyzed, a real estate market analytics platform. This approach:

- examines the **66th percentile**, meaning the point at which two-thirds of properties fall below, and one-third exceed.
- provides insight into typical high-end FAR utilization for each property type while avoiding outliers.

The graph represents these 66th percentile thresholds, offering a reference point for how FAR is currently applied across different non-residential land uses.

Upper Range of FAR Utilization, Marion County, 2025



Source: CoStar; Kimley-Horn



Key Takeaways

FAR Distribution by Property Type, Marion County, 2025

Property Type	Low FAR (Bottom 33%)	High FAR (Top 66%)
Hospital	0.15	0.50
Hotel	0.23	0.43
Industrial Distribution	0.14	0.27
Medical Office Space	0.12	0.23
General Office Space	0.11	0.23
Retail Community Center	0.18	0.23
Industrial Manufacturing	0.12	0.22
Industrial Warehousing	0.09	0.22
Retail Strip Center	0.12	0.21
Retail Neighborhood Center	0.15	0.18
Freestanding Retail	0.07	0.14

Source: CoStar, Kimley-Horn

FAR varies across different non-residential property types based on development patterns and land use needs.

Freestanding Retail have the lowest FAR, with properties in the bottom third operating around 0.07 FAR.

Hospitals have the highest FAR with properties in the top percentile operating at 0.50 FAR.

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Hospital FAR Characteristics

Low FAR Characteristics

- Typically single-story or low-rise building
- Large building footprint with expansive surface parking
- Often located in suburban or less dense areas
- More land dedicated to green space and larger setbacks

High FAR Characteristics

- Multi-story hospital building with structured parking
- Located in urban or space-constrained locations
- Efficient use of land with vertical development
- May include integrated medical offices and facilities.

Hospital development patterns are shaped by land availability, patient volume, and regional healthcare demand. Lower-FAR hospitals are typically found in suburban areas with large campuses and surface parking, while higher-FAR hospitals are more common in urban settings where space constraints drive multi-story construction and structured parking solutions.

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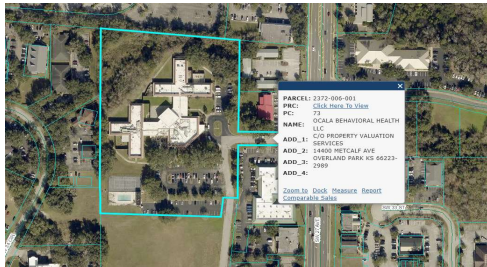
Hospital Low vs. Mid FAR

Low FAR Example:

Vines Hospital

- 3130 SW 27th Ave
- 1 story
- 48,753 sq ft building
- 383,328 sq ft lot
- 0.14 FAR

$$\frac{48K}{383K} = 0.14 \text{ FAR}$$



Mid FAR Example:

West Marion Community Hospital

- 4600 SW 46th Ct
- 5 stories
- 276,768 sq ft building
- 1.6M sq ft lot
- 0.17 FAR

$$\frac{276K}{1.6M} = 0.17 \text{ FAR}$$



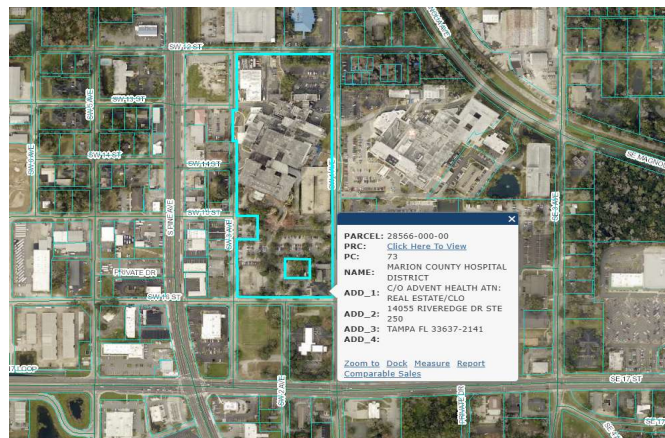
Hospital High FAR

High FAR Example:

Munroe Regional Medical Center

- 1500 SW 1st Ave
- 6 stories
- 983,052 sq ft building
- 609,840 sq ft lot
- 1.61 FAR

$$\frac{983K}{609K} = 1.61 \text{ FAR}$$





Hotel FAR Characteristics

Low FAR Characteristics

- Typically single-story or low-rise building
- Large building footprint with expansive surface parking
- Often located in suburban or highway-adjacent locations
- More land dedicated to amenities like pools, event space, or landscaping

High FAR Characteristics

- Multi-story, high rise hotels such as full-service or conference hotels
- Located in dense urban centers, airports, or mixed-use districts
- Efficient use of land with structured parking or podium design
- May include ground floor retail, restaurants, or meeting spaces

Hotel development patterns in Marion County are shaped by traveler demand, land availability, and market conditions. Hotels along I-75 often favor low FAR designs with expansive parking, while those catering to tourism or business travelers may develop at higher FARs.



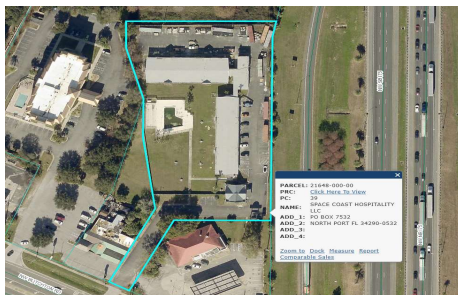
Hotel Low vs. Mid FAR

Low FAR Example:

Days Inn Ocala NW

- 3811 NW Blitchton Rd
- 2 stories
- 20,485 sq ft building
- 112,385 sq ft lot
- 0.18 FAR

$$\frac{20K}{112K} = 0.18 \text{ FAR}$$



Mid FAR Example:

Hampton Inn & Suites Ocala

- 2075 SW Hwy 484
- 4 stories
- 63,693 sq ft building
- 224,372 sq ft lot
- 0.26 FAR

$$\frac{63K}{224K} = 0.26 \text{ FAR}$$





Hotel High FAR

High FAR Example:

Fairfield Inn & Suites Ocala

- 4101 SW 38th Ct
- 3 stories
- 46,368 sq ft building
- 88,862 sq ft lot
- 0.52 FAR

$$\begin{array}{c} 46K / 88K \\ = \\ 0.52 \text{ FAR} \end{array}$$



Industrial FAR Characteristics

Low FAR Characteristics

- Typically single-story buildings with large land footprints
- Extensive outdoor storage, loading docks, or truck courts
- Often located in suburban or rural areas with lower land costs
- Primarily used for warehousing, bulk distribution, and logistics centers

High FAR Characteristics

- Multi-building or multi-story industrial developments with denser site layouts
- More on-site operations and less reliance on outdoor storage
- Located in urban or space-constrained industrial zones with higher land values
- Includes advanced manufacturing, high-tech R&D, or multi-tenant industrial spaces

Marion County's industrial market varies in density based on use, with distribution centers often requiring higher FARs to accommodate large-scale logistics operations. In contrast, manufacturing and warehousing facilities tend to operate at lower FARs as they prioritize land intensive operations, outdoor storage, and truck access areas.



Industrial Low vs. Mid FAR

Low FAR Example:

Trademark Metal Recycling

- 2402 NW 6th ST
- 1 story
- Industrial warehouse
- 29,147 sq ft building
- 433,169 sq ft lot

$$\frac{29K}{443K} = 0.07 \text{ FAR}$$



Mid FAR Example:

Allied Aerofoam

- 707 SW 20th St
- 1 story
- Industrial manufacturing
- 49,500 sq ft building
- 189,050 sq ft lot

$$\frac{49K}{189K} = 0.26 \text{ FAR}$$



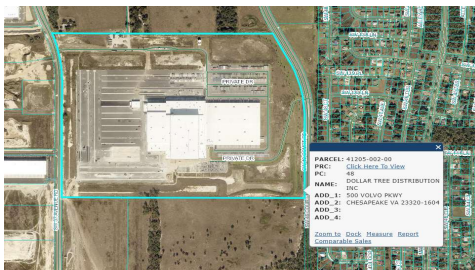
Industrial Mid vs. High FAR

Mid FAR Example:

Dollar Tree Distribution

- 5410 SW Highway 484
- 1 story
- Industrial distribution
- 1.2M sq ft building
- 8.6M sq ft lot

$$\frac{1.2M}{8.6M} = 0.14 \text{ FAR}$$



High FAR Example:

Ocala Logistics Center

- 2796 NW 35th St
- 1 story
- Industrial distribution
- 350,899 sq ft building
- 1.25M sq ft lot

$$\frac{350K}{1.25M} = 0.28 \text{ FAR}$$





Office FAR Characteristics

Low FAR Characteristics

- Single-story or low-rise with large land footprints
- Extensive surface parking, often exceeding building footprint size
- Found in suburban settings or medical office parks with lower-density development patterns
- More land allocated to setbacks, landscaping, and open space

High FAR Characteristics

- Mid-rise to high-rise with compact footprints and structured parking
- Found in urban or high-demand commercial corridors where land availability is limited
- May integrate into mixed-use buildings
- May feature ground-floor retail, transit accessibility, and shared amenities

Marion County's office market primarily consists of medical and general office spaces developing in varied patterns. Medical offices tend to have lower FARs due to single-story designs and the need for extensive surface parking, while office buildings, particularly in denser locations, can achieve higher FARs through multi-story construction and compact site layouts.



Office Low vs. Mid FAR

Low FAR Example:

Premier Medical Center of Ocala

- 7960 SW 60th Ave
- Medical office
- 1 story
- 7,281 sq ft building
- 76,665 sq ft lot

$$\frac{7K}{76K} = 0.09 \text{ FAR}$$

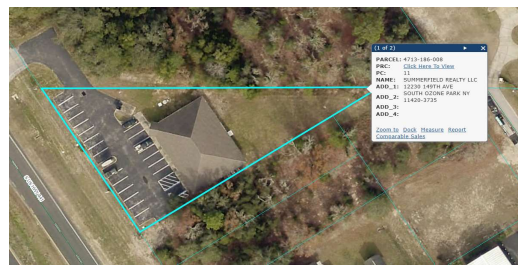


Mid FAR Example:

Logan Professional Center

- 15405 S Highway 441
- General office
- 1 story
- 4,768 sq ft building
- 26,572 sq ft lot

$$\frac{4K}{26K} = 0.18 \text{ FAR}$$





Office Mid vs. High FAR

Mid FAR Example:

Ocala Health Urgent Care

- 2415 SE 17th St
- Medical office
- 1 story
- 11,570 sq ft building
- 71,003 sq ft lot

$$\frac{11K}{71K} = 0.16 \text{ FAR}$$



High FAR Example:

Ocala Professional Center

- 814 E Silver Springs Blvd
- General Office
- 2 stories
- 12,000 sq ft building
- 33,541 sq ft lot

$$\frac{12K}{33K} = 0.36 \text{ FAR}$$



Retail FAR Characteristics

Low FAR Characteristics

- Typically freestanding retail with large setbacks and surface parking
- Single-tenant buildings, such as banks, fast-food restaurants, and gas stations
- Located along high-traffic corridors or suburban locations with easy vehicle access
- More land dedicated to drive-thru, outparcels, and parking lots

High FAR Characteristics

- Multi-tenant retail centers
- Buildings are larger and more compactly arranged, often with shared parking areas
- Typically found in denser commercial corridors or mixed-use developments
- May include anchor tenants, such as grocery stores or department stores

Marion County's retail market consists of a mix of freestanding stores, strip centers, and larger retail hubs. While freestanding and strip retail centers often develop at lower FARs due to large parking areas and standalone structures, neighborhood and community centers tend to operate at higher FARs as they consolidate multiple tenants and anchor stores within compact footprints.



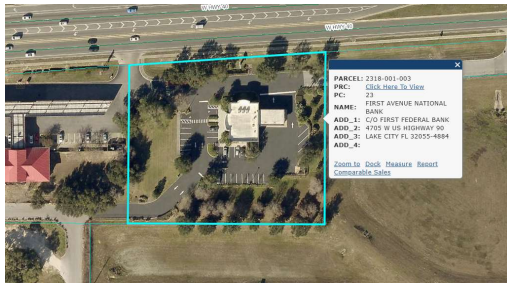
Retail Low vs. Mid FAR

Low FAR Example:

First Ave National Bank 40 West

- 5860 W Highway 40
- Freestanding retail
- 1 story
- 3,520 sq ft building
- 99,316 sq ft lot

$$\frac{3K}{99K} = 0.04 \text{ FAR}$$



Mid FAR Example:

Baseline Plaza

- 2500 SE 58th Ave
- Retail neighborhood center
- 1 Story
- 44,000 sq ft building
- 255,697 sq ft lot

$$\frac{44K}{255K} = 0.17 \text{ FAR}$$



Retail Mid vs. High FAR

Mid FAR Example:

Oakridge Plaza

- 9590 SW Hwy 200
- Retail strip plaza
- 1 story
- 17,400 sq ft building
- 87,556 sq ft lot

$$\frac{17K}{87K} = 0.20 \text{ FAR}$$



High FAR Example:

Rainbow Square

- 11352 N Williams St
- Retail community center
- 1 stories
- 134,550 sq ft building
- 558,826 sq ft lot

$$\frac{134K}{558K} = 0.24 \text{ FAR}$$



Today's Topics

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Redlines – FLUE Landfills



Policy 2.1.9: Landfills

The County shall allow landfills under the following conditions:

1. **New Landfills:** As of January 1, 2002, no new landfills; ~~except for Construction and Demolition (C&D) landfills,~~ shall be permitted in the County.
2. **Existing Landfills and Expansion:** As of January 1, 2007, no existing landfill, except for C&D landfills and Marion County's Baseline Landfill, shall be allowed to expand in the County.
3. **Requirements:** All new landfills shall require a Comprehensive Plan Amendment and Special Use Permit (SUP) and comply with the ~~location~~-criteria identified-defined in Policy 1.2.5 and 1.2.7 of the Solid Waste Element.

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Redlines – FLUE Special Uses

Policy 2.1.5: Permitted and Special Uses

The County shall identify permitted and special uses that are appropriate for each land use designation and zoning classification, as further defined in the Comprehensive Plan, ~~Zoning~~, and LDC.



Redlines – FLUE Overlay Zones

“Goal 7: Overlay Zones and Special Areas” of the Future Land Use Element contains **seven (7) Overlays** that overlap with the Land Development Code

The **four 4 overlays** that overlap considerably with the LDC are:

1. Airport Overlay Zone (AOZ)
2. Environmentally Sensitive Overlay Zone (ESOZ)
3. Military Operating Area (MOA)
4. Wellhead / Wellfield Protection Area (WHPA)

While demonstrative redlines were completed in the full comparison* to show direct/very similar overlap, **further edits could be made to Goal 7 policies in effort to streamline** the Comprehensive Plan.

**Full Comprehensive Plan and Land Development Code overlay zone comparison available in separate agenda file*

Agritourism Opportunities



1. Add policy to the FLUE regarding Agritourism as per F.S. and recognizing the use as an opportunity to support agriculture - FLUE Policy 3.1.4
2. Add Agritourism as defined in s. 570-85 – 570.89, F.S. to the general definition of Agricultural Use in FLUE Pol. 2.1.14 and incorporate term in Agricultural Uses – Rural Land Designation (RL) – Objective 3.3 and Policy 3.3.1
3. Reference Agritourism in FPA policies, Objective 8 & Policy 8.1.2 and 8.1.3
4. Economic Element could recognize and identify opportunities to market Agritourism to Bonafide Agricultural operations in Marion County - also a rural job generator.
5. Home Occupation requirements in AG zoning should not apply to Agritourism activities.
6. Update each AGR zoning classification intent to include and encourage agritourism as a way to support the preservation of agricultural activities.
7. Consider opportunities to allow agritourism related accommodations in AG or market nearby Rural Commercial/Rural Resort/RV Park zoning for Agritourism supporting accommodations.



NEW Redlines



1. Sanitary Sewer Element
2. Solid Waste Element
3. Stormwater Element



Next Workshop:

Date

- Tuesday, April 1st, 2025
- 2:30pm - 4:30pm

Topics

- Density
- PSA Workshop
- Bring backs



Question and / or comments?

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904-828-3900

Redlines

Future Land Use Element - Goal 7: Overlay Zones and Special Areas LDC Comparison

Obj. 7.1:
Airport Overlay Zone (AOZ)

DRAFT

Comprehensive Plan Redlines: FLUE

GOAL 7: OVERLAY ZONES AND SPECIAL AREAS

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

5.1.1 OBJECTIVE 7.1: AIRPORT OVERLAY ZONE (AOZ)

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

5.1 Policy 7.1.1: Establishment of AOZ

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

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

5.1.2 Policy 7.1.2: Airport Master Plans in AOZ

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

Land Development Code: Article 5

DIVISION 1. - AIRPORT OVERLAY ZONE (AOZ)

Obj 7.1

Sec. 5.1.1. Purpose and intent.

- A. The Airport Overlay Zone is designed to provide for safe airport operations and development of uses in locations near airports which are compatible with the airport use.
- B. The purpose of this overlay zone is to regulate heights of structures and vegetation and to regulate the uses of land within the vicinity of general aviation public use airports, in accordance with Ch. 333 FS, to avoid the creation of airport hazards and inhibit the development of uses which may be adversely affected by airport operations.

7.1.1

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.1.2. Land use restrictions.

- A. Dunnellon Airport. Within the boundary of the Dunnellon Airport Overlay Zone as described below, the land uses following shall not be permitted.

7.1.2

- (1) Description of Area: All lands lying within the transitional, approach, conical, horizontal and primary zones as defined and shown on Map 2.9, "Marion County Airport Layout Plan," of the Marion County Comprehensive Plan.
- (2) Residential developments having a gross density greater than one dwelling unit per acre.
- (3) The storage of explosive materials above the ground.
- (4) Any use which interferes with the lawful operation of an airborne aircraft.
- (5) Any permanent use of any type which produces electronic interference with navigation signals or with radio communication between aircraft and the airport.
- (6) Any airport obstruction, as prohibited by the Federal Aviation Administration.

7.1.2

- B. Ocala Airport.

Description of Area. All lands lying outside the corporate limits of the City of Ocala and within the transitional, approach, conical, horizontal and primary areas as defined and shown on Figure 3-7, "Airport Layout Plan, Ocala Municipal Airport" of the Marion County Comprehensive Plan; Port, Aviation and Related Facilities Sub-Element.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.1.3. Lot and building standards.

- A. Height Limitations, Dunnellon Airport.

- (1) No structure shall be erected, and no vegetation shall be permitted to grow, that exceeds any of the following height limitations:
 - (a) Primary Zone. The elevation of the nearest runway centerline excluding those structures which are part of the landing and take-off area.
 - (b) Horizontal Zone. One hundred fifty feet above airport elevation.
 - (c) Conical Zone. One hundred fifty feet above airport elevation at the inner boundary, with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport elevation at the outer boundary.

- (d) Approach Zone. The runway centerline end height at the inner edge, with permitted height increasing with horizontal distance outward from the inner edge as follows:
 - 1. Runways 14/32 and 9/27: one foot vertically for every 20 feet of horizontal distance.
 - 2. Runway 5: one foot vertically for every 34 feet of horizontal distance.
 - 3. Runway 23: one foot vertically for every 50 feet of horizontal distance for the first 10,000 feet, then one foot vertically for every 40 feet of horizontal distance thereafter.
- (e) Transitional Zone. The same as for the primary zone or the approach zone where it adjoins, with permitted height increasing one foot vertically for every seven feet horizontally, measured at right angles to the runway centerline or extended centerline.

B. Height Limitations, Ocala Airport.

- (1) No structure shall be erected, and no vegetation shall be permitted to grow, that exceeds any of the following height limitations:
 - (a) Primary Zone. The elevation of the nearest runway centerline excluding those structures which are part of the landing and take-off area.
 - (b) Horizontal Zone. One hundred fifty feet above airport elevation.
 - (c) Conical Zone. One hundred fifty feet above airport elevation at the inner boundary, with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport elevation at the outer boundary.
 - (d) Approach Zone. The runway centerline end height at the inner edge, with permitted height increasing with horizontal distance outward from the inner edge as follows:
 - 1. Runway 08/26: One foot vertically for every 20 feet of horizontal distance.
 - 2. Runway 36: One foot vertically for every 50 feet of horizontal distance for the first 10,000 feet, then one foot vertically for every 40 feet of horizontal distance.
 - 3. Runway 18: One foot vertically for every 34 feet of horizontal distance.
 - (e) Transitional Zone. The same as for the primary zone or the approach zone where it adjoins, with permitted height increasing one foot vertically for every seven feet horizontally, measured at right angles to the runway centerline or extended centerline.

**OBJECTIVE 7.2:
ENVIRONMENTALLY SENSITIVE
OVERLAY ZONE (ESOZ)**

DRAFT

Comprehensive Plan Redlines: FLUE

5.2.1-
5.2.2

OBJECTIVE 7.2: ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ)

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

Policy 7.2.1: Establishment of ESOZ

The County shall regulate intensity of development where environmentally sensitive lands may be subject to the adverse impacts of development or where a specific natural feature or area requires protection. The ESOZ shall be established as an overlay around those areas of the county as adopted in the FLUM Series, ~~Map #11 ESOZ, as and~~ further defined in the LDC. The following ~~are is~~ a list of areas included in the ESOZ:

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

5.2.3

Policy 7.2.2: Permitted Uses

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

Policy 7.2.3: 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 may~~ be required for development that is in excess of forty (40) acres, consists of twenty (20) or more residential units, involves non-residential development, occurs on property with water frontage, or additional information is requested by another local, state, or federal agency, for which the applicant shall comply with such requests prior to approval from the County.

Policy 7.2.4: Buffer and Setback Requirements

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

1. Karst Topography/Features:

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

5.2.4

2. Water Boundary Setback Line:

Buffer and setback requirements below shall be applied landward from the water boundary setback line, as further defined in the LDC.

5.2.4

Policy 7.2.5: Protection of Littoral Zone Vegetation

The County shall require the protection of the littoral zone vegetation to limit shoreline erosion and ~~limit~~ potential adverse water quality impacts due to development consistent with ~~Florida Department of~~

~~Environmental Protection~~ (FDEP) and Florida Fish and Wildlife Commission (FWC) requirements. Protection of such areas is the responsibility of the property owner, and shall be identified on approved site plans.

Policy 7.2.6: Stormwater Management

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

5.2.4

Policy 7.2.7: Development within the Flood Plain within the ESOZ

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

1. ~~Structures~~ – All structures within the flood plain shall be developed consistent with Policy 7.3.4 of this element.
2. **Compensatory Storage:** One to one compensatory storage is required.
3. **Sewage:** No sewage effluent disposal shall be permitted within the 100-year floodplain.
4. **Density:** Density shall not exceed one dwelling unit per acre.
5. **Clearing of Vegetation:** Clearing vegetation within the 100-year flood plain shall be consistent with Objective 7.2 and 7.3 and their policies in this element.

Policy 7.2.8: Centralized Utilities

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

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

Policy 7.2.9: On-Site Treatment Disposal Systems (OSTDS)

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

5.2.4

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

requirements may be reduced proportionately with the parcel dimensions, as further defined in the LDC.

Policy 7.2.10: Density and Intensity Limitations

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

5.2.5

~~1. **Centralized Utilities Available:** Where central wastewater systems are available and utilized, density may be at that of the underlying land use category, except for the ESOZ around Lake Weir as follows:~~

- ~~a. **Three (3) Dwelling Units per One (1) Gross Acre:** Within the ESOZ and the road network surrounding Lake Weir comprised of County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, SE 132nd Place, and Southeast 115th Avenue or one thousand (1,000) feet from the mean annual water line of Lake Weir, whichever is farther from Lake Weir.~~
- ~~b. **Four (4) Dwelling Units per One (1) Gross Acre:** Within the ESOZ and beyond the road network described above or one thousand (1,000) feet from the mean annual water line of Lake Weir.~~

~~2. **OSTDS are Available:** Density of the development is allowed as follows, until such time as centralized water and wastewater are available for development:~~

- ~~a. **Within One-Thousand (1,000) feet of a Waterbody:** The maximum density shall be one dwelling unit per gross acre when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are utilized.~~
- ~~b. **Beyond 1,000 feet from a Waterbody and within the ESOZ:** A maximum of two dwelling units per gross acre will be allowed when appropriate septic systems, either enhanced conventional or enhanced aerobic are utilized.~~

5.2.5

~~1. e. **Stressed Waterbodies:** Densities, intensities of use, or rate of development may be reduced in areas where bodies of water are under stress. The Trophic State Index (TSI) shall be used as a means for indicating the stress from nutrient loading placed upon a water body. When the TSI number increases by ten (10) points in two (2) years, it shall be presumed that this water body is under stress due to excess nutrient loading.~~

~~d. **Lake Weir:** For the Urban Area and Rural Area surrounding Lake Weir that are within the ESOZ, the following density standards shall apply:~~

~~(1) **Urban Area / Uses**~~

~~(a) **One (1) Dwelling Unit per Two (2) Gross Acres:** Within the ESOZ and the road network surrounding Lake Weir comprised of County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, SE 132nd Place, and Southeast 115th Avenue or one thousand (1,000) feet from the mean annual water line of Lake Weir, whichever is farther from Lake Weir, the allowable density shall be one dwelling unit per two (2) gross acres when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are used.~~

~~(b) **One (1) Dwelling Unit per One (1) Gross Acre:** Within the ESOZ and beyond the road network described above or one thousand (1,000) feet from the mean annual water line of Lake Weir, the allowable density shall be one unit per gross acre when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are used.~~

5.2.5

~~2. (2) **Rural Area / Uses**~~

The density may be at that of the underlying land use category and clustering shall be encouraged, consistent with Policy 10.1.4 of this element.

Policy 7.2.11: Use of Best Management Practices (BMP)

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

5.2.4

~~Policy 7.2.12: Waterfront Lot Tract Width~~

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

DRAFT

Land Development Code: Article 5

DIVISION 2. ENVIRONMENTALLY SENSITIVE OVERLAY ZONES (EZOP)

Sec. 5.2.1. Purpose and intent.

This overlay zone is intended to protect the Environmentally Sensitive Lands depicted in the Comprehensive Plan and to provide criteria for the conservation and protection of certain lakes, rivers, shorelands, wetlands, natural habitats, native vegetation and associated uplands, and other environmentally sensitive areas from the adverse effects of development while protecting the rights of property owners.

- A. Projects within this overlay zone must protect the surface water and groundwater quality by providing stormwater management systems, buffers and enhanced setback for structures and septic systems.
- B. When regulations of this overlay zone conflict with any other provisions of the Code, the most restrictive regulation shall apply.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.2. Applicability.

Activities, structures, or uses within the ESOZ as shown on the duly adopted Future Land Use Map, as prepared by the Growth Services Department and adopted by the Board determined as follows:

- A. Waterbodies subject to this overlay zone.

Table 5.2-1 Waterbodies

Rivers, Spring Runs, and Streams:	
Ocklawaha River	Orange Creek
St. Johns River	Withlacoochee River
Rainbow River*	Silver River
Salt Springs Run	Silver Glen Springs Run
Juniper Run	Silver Creek
Dead River Tributary to the Ocklawaha River	
Springs:	
Rainbow Springs	Silver Springs
Salt Springs	Silver Glen Springs
Juniper Springs	
Lakes:	
Bonable Lake	Bryant
Chain O Lakes	Charles
Delancy	Doe
Eaton	Ella/Juanita
Farles	Halfmoon
Jumper	Kerr
Little Kerr/Warner	Little Weir
Mary	Mill Dam
Mud	Nicotoon
Pecan	Smith
Weir	Lake George (Shoreline Only)
Orange Lake (Shoreline Only)	

7.2.1-
7.2.2

*From its source, Rainbow Springs, to the south line of the northwest ¼ of Section 30, Township 16 South, Range 19 East.

7.2.1

B. ESOZ Boundaries.

- (1) The ESOZ boundaries shall be as depicted on the Marion County Comprehensive Plan Future Land Use Map 11, as amended.
- (2) ESOZ boundaries shall be clarified by the Planning/Zoning Manager, if necessary, or by the applicant's engineer or surveyor if approved by the Planning/Zoning Manager. If an applicant provides data from sources acceptable to the Planning/Zoning Manager to prove they are not within an ESOZ, then the Planning/Zoning Manager may exempt the applicant from the requirements of this section after review and comment on the acceptability and reliability of the data by the appropriate water management district.

(Ord. No. 13-20, § 2, 7-11-2013)

7.2.2

Sec. 5.2.3. Permitted uses and activities.

- A. All uses permitted in the underlying land use category and zoning classification which are consistent with the requirements of this overlay zone provided it is shown by the applicant that the natural function of the protected natural feature will not be materially impaired, diminished, or harmed by the proposed development and that surface water or ground-water quality will not be degraded. Uses that have local or state adopted best management practices (BMPs) and/or guidelines shall be managed and conform to such.
- B. Buildings and structures permitted in the underlying zoning classification unless specifically prohibited herein.
- C. Repairs to existing structures, care of existing lawns and yards, or limited removal of vegetation to support surveying activities.
- D. Agricultural uses. Additionally, when such agricultural uses have adopted best management practices and guidelines (BMPs) as outlined in the Florida Department of Agriculture and Consumer Services they shall be managed and conform to such BMPs.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.4. ESOZ development standards.

7.2.4

- A. **Waterfront Setback.** Setbacks on lots, parcels or tracts which have water frontage shall be 75 feet from the wetlands line or from the water boundary setback line, whichever is greater. The Board of Adjustment may grant a variance from this setback provision where the required setback renders an existing lot of record unbuildable for a single family residence or addition to a nonconforming single family residence.

7.2.12

- B. **Tract Width.** New waterfront lots shall have a minimum tract width of 125 feet and shall meet the buffer zone requirements.

7.2.9

- C. **Sewage Disposal Systems.** Septic tanks and leachfields shall not be allowed in the area between the structure and the water boundary setback line or the wetlands line, whichever is greater. All new septic tanks and drainfields shall be located in the side yard or the street side (rear or back yard) of all structures. In the event there is a conflict between the location of existing wells on adjacent properties and the proposed septic tank and leachfield location, the septic tank and leachfield shall be located in accordance with the requirements of the State of Florida Department of Health. In this case the burden of proof is on the applicant to prove that the waterfront area is the only location or that the property may otherwise be an unbuildable lot.

- D. **Front Yard Buffer Zone.**

MARION COMPREHENSIVE PLAN REDLINES: FLUE – OVERLAY ZONES LDC COMPARISON

- (1) A vegetative buffer area shall extend 50 feet landward from wetlands line or 50 feet from the water boundary setback line, whichever provides the greater buffer. Existing vegetation within this buffer area shall be preserved or mitigated as approved by DRC.
- (2) Those parcels within the ESOZ that are governed by an Aquatic Preserve Management Plan must obtain all required permits prior to any littoral zone vegetation removal.

E. Protection of littoral zone vegetation.

Required aquatic vegetation removal permits must be obtained from the appropriate state jurisdictional agency prior to any vegetation removal or if non-mechanical/chemical removal methods are to be utilized within the littoral zone.

F. One percent (100-year) flood plain requirements.

- (1) This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing one percent (100-year) flood plain as identified by FEMA. The intent is to ensure that equivalent flood plain volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone.
- (2) Land use activities which materially change the flood plain may be permitted when calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic features or improvements are provided on the owner's property or within an easement. The calculations shall be reviewed and approved by the County Engineer or his designee.

(3) Land use activities that do not meet the thresholds for a stormwater analysis shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or his designee.

(4) When proposed improvements encroach into a flood hazard zone, additional design storm criteria may be required based on the parameters utilized in the adopted FEMA FIRM. In some cases it may be necessary for the applicant to obtain a map amendment from FEMA.

(5) No sewage effluent disposal shall be permitted within the one percent (100-year) flood plain.

(6) Densities within the one percent (100-year) flood plain shall not exceed one dwelling unit per acre.

(7) Clearing of vegetation shall be limited to those areas which maintain a 50-foot setback from all wetlands line, does not contain listed wildlife or plant species or important habitat for listed species, and provides a stormwater management system which mimics and uses the features and functions of natural drainage systems.

G. Accessory Uses and Structures.

- (1) No accessory use or structure may be located in the minimum required front yard setback except for such as but not limited to boat docks, boat houses, boat davits and lifts, and bulkheads and other erosion control devices, or any uses or structures allowed by FDEP.
- (2) In residential classifications, no other accessory uses or structures shall be located in a front yard setback except for wells, landscaping or architectural features such as gazebos (of no more than 400 SF), planters, flagpoles and statuary, provided all side setbacks are observed.
- (3) Pools and screen pool enclosures may be located in the front yard provided all setbacks are observed.
- (4) Accessory uses and structures shall be located within rear and side yards provided all setbacks are observed.
- (5) Accessory structures may not exceed two stories or 24 feet in height.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.5. Development density standards.

A. Urban Areas within the ESOZ, New Projects.

- 7.2.10(2)
- (1) Within 1,000 feet of a waterbody and when an OSTDS or PBTS is used:
 - (a) Lot size - minimum of one acre; and
 - (b) Density - maximum of one dwelling unit per gross acre.
 - (2) Over 1,000 feet from a waterbody when an OSTDS or PBTS is used:
 - (a) Lot size - minimum of one-half acre; and
 - (b) Density - a maximum of two dwelling units per gross acre.
 - (3) When central sewer systems are available and utilized, density may be that of the underlying land use category.
 - (4) No accessory use guest cottage or apartments are permitted unless central sewer systems are utilized.

B. In Urban Areas within the Lake Weir ESOZ the following densities shall apply:

- 7.2.10(1)
- (1) Within the area circumscribed as follows: County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, Luffman Road and Southeast 115th Avenue, or 1,000 feet from the water boundary setback line of Lake Weir, whichever is farther from Lake Weir; the allowable density shall be one dwelling unit per two gross acres.
 - (a) When centralized sewer is available and utilized, the allowable density shall be three units per gross acre.
 - (b) No accessory use guest cottage or apartment are permitted unless central sewer systems are utilized.
 - (2) For all areas within the Urban Area within the ESOZ which are beyond the above circumscribed area, or exceed 1,000 feet from the water boundary setback line of Lake Weir, the allowable density shall be one dwelling unit per gross acre.
 - (a) When central sewer is available and utilized, the maximum allowable density for this area shall be four dwelling units per gross acre.
 - (b) When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. A family guest cottage/apartment may be permitted where the resulting residential density will remain in compliance with the permitted ESOZ density. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

7.2.10(1)2

C. Densities of Rural Areas within the ESOZ shall conform to the densities specified in the underlying land use category and underlying zoning classification. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. One family guest cottage/apartment may be permitted where the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

D. Reduction of Densities. All allowed densities, or intensities of use, or rate of development may be reduced by the Board on properties where adjoining bodies of water have been determined impaired and listed by FDEP.

E. Non-contiguous parcels of record created on or before January 1, 1992, and under one ownership as of August 11, 1993, that cannot meet the density requirements set forth in this section, will be allowed to construct one dwelling unit per parcel of record if the lot is of buildable size as set forth in this Code. When central sewer is not available a family guest cottage/apartment is considered a residential unit for density purposes. One family guest cottage/apartment may be permitted where

the resulting residential density will not exceed one unit per two acres. The areas of surface waters, wetlands, and flood plains will not be used in density calculations.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.6. Submittal requirements.

- A. All applications for development on lands within the ESOZ boundary which are not contiguous uplands of ESOZ surface waters, wetlands and flood plain shall submit an applicable major, minor or building permit site plan which includes protection of those areas from degradation. Site analysis which includes soils and geologic characteristics, topographic data, and other pertinent data as listed in Section 5.2.6.B are examples of information that shall be prepared to demonstrate compliance with the requirements of this section.
- B. All applications for development on lands within the ESOZ, including individual single family residences and duplexes which are contiguous uplands of ESOZ surface waters, wetlands and flood plain, shall submit an ESOZ plan which includes the following information as a minimum:
 - (1) Submittal letter executed and signed by record owner of subject property or an agent authorized in writing by the record owner to act in his behalf. Submittals will be processed by the Growth Services Department.
 - (2) Required drawings for ESOZ Plan.
 - (a) Four plans shall be submitted and include a standard trim line size which clearly depicts the information below. Multiple plans may be used to provide necessary information below.
 - (b) The plan shall be clearly labeled "ESOZ Plan."
 - (c) Contain a location map drawn to scale showing the relation of the subject property to Section, Township and Range lines; principle roads; the entire length of any water body as it pertains to the property; boundary information or survey when requested by County staff; zoning; north arrow.
 - (d) Show in plan view with dimension and distances to property lines all proposed development, building, existing or proposed well, existing or proposed septic tanks, pavement and other features based on boundary information or survey.
 - (e) The development or redevelopment of a commercial or residential project within the ESOZ shall provide for a stormwater management plan which provides water quality retention volume of one-half inch of runoff from that portion of the project parcel draining toward the ESOZ water body, excluding any area left in a natural condition, or 2.50 inches over the impervious surfaces, whichever is greater. Water quality retention areas shall be located waterward of the improvements to the maximum extent practical.
 - 1. The design of the stormwater management system shall imitate and use the features and functions of natural drainage ways, depressions, wetlands, one percent (100-year) flood plains, and highly permeable soils when possible. The use of swales, berms, or detention/retention areas shall be used when necessary to prevent direct flow of stormwater runoff to a receiving water body.
 - 2. A berm constructed with clean, Type A soils is recommended so as to encourage full volume recovery within 72 hours. Minimum berm width shall be three feet and side slopes shall be three to one or flatter. Should the applicant choose this method to provide for stormwater management and the County approves this type of system for the proposed project the applicant can use ESOZ berm construction standard lengths and heights developed by the County.
 - 3. Indicate areas in which grading or other earth work is to take place with percentage of slope given.

4. Show the bottom of the floor joists for a raised floor structure or the finished floor elevation for a concrete slab structure shall be one foot above the established high water elevation for the one percent (100-year) flood plain. The elevation of all proposed habitable structures shall be called out. New construction, renovation or remodeling shall be constructed with materials and utility equipment resistant to flood damage.
5. Location of temporary silt fencing shall be shown. Silt fencing shall be installed prior to any clearing or excavation and shall be maintained during construction.
6. Show the limits of all proposed clearing.
7. A boundary and topographic survey if required, signed and sealed by a Surveyor and Mapper licensed to practice in the State of Florida, shall be provided and shall clearly present a minimum:
 - a. Contours at no greater than two feet intervals.
 - b. Water boundary setback line and water's edge elevation and limits shown and staked on site.
 - c. The 25-year flood plain elevation (Rainbow River only) and the one percent (100-year) flood plain with elevation and limits. Show and stake two Bench Marks based on approved datum and their elevation that has been established relative to the proposed buildings and septic tank systems, for all lands located within the one percent (100-year) flood plain.
 - d. All wetlands lines shall be delineated as staked by a qualified professional.
- (f) Should the applicant choose not to use ESOZ berm construction standard lengths and heights developed by the County, then the applicant shall provide signed and sealed plans and calculations prepared by a professional authorized by the State of Florida to prepare such plans. These calculations shall be to the same design criteria and methodology as identified in for stormwater drainage design in Division 6.13.
- (3) Projects exceeding the impervious area threshold or area of disturbance threshold as described for a Major Site Plan in Division 2.21 shall follow the criteria established for a Major Site Plan.
- (4) If a site analysis is performed in connection with subdivision platting, then subsequent individual lot owners do not need to perform an individual site analysis, but must adhere to the stormwater design in the original plat approval or development order.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.7. Review and approval.

- A. All ESOZ plans are reviewed by the Zoning Division for compliance with this section.
- B. Projects on land which is not contiguous upland of ESOZ surface waters, wetlands and flood plain, shall be evaluated to determine the extent of protection to be provided on a case by case basis as provided in Section 5.2.6.A. Determination will be based on application information submitted and a site visit by the Zoning Division or Office of the County Engineer. If site analysis indicates more information is required the applicant will be responsible for providing applicable information in Section 5.2.6.B.
- C. Projects on land which is contiguous upland of ESOZ surface waters, wetlands and flood plain shall be reviewed for compliance with the Section 5.2.6.B including staking of applicable delineation lines before the site visit. The site visit is conducted to determine compliance with this section including setback, buffering, flood plain and stormwater management plan.
- D. All projects which require submittal of a Major Site Plan shall be reviewed and approved under the provisions of Article 2 and Division 6.13 Major Site Plan.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.2.8. Completion and close out.

- A. Building permit issuance, subsequent final inspection and certificate of occupancy shall constitute the completion of the ESOZ Plan process.
- B. Expiration. The approval of the ESOZ Plan shall expire in two years or at expiration of the building permit.

(Ord. No. 13-20, § 2, 7-11-2013)

DRAFT

**OBJECTIVE 7.5:
MILITARY OPERATING AREA
(MOA)**

DRAFT

Comprehensive Plan Redlines: FLUE

5.5.1

OBJECTIVE 7.5: MILITARY OPERATING AREA (MOA)

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

Policy 7.5.1: Establishment of MOA

The MOA shall be established as an overlay for military installations and surrounding area within the County in the following Sections, Townships, Ranges:

5.5.2

T11S, R24E, Sections 25 4-36;	T11S, R23E, Section 36;
T12S, R23E, Sections 1, 11-15, 22-28, 32-36;	T14S, R25E, all Sections;
T12S, R24E, all Sections;	T14S, R26E, all Sections;
T12S, R25E, all Sections;	T15S, R24E, Sections 1-3, 10-14, 24;
T13S, R23E, Sections 1-5 , 7 -30, 32-36;	T15S, R25E, Sections 1-30, 32-36;
T13S, R24E, all Sections;	T15S, R26E, all Sections;
T13S, R25E, all Sections;	T15S, R261/2E, all Sections;
T13S, R26E, all Sections;	T16S, R25E, Sections 1-4, 9-16, 21-28, 33-36;
T14S, R23E, Sections 1-3, 11-13, 24 -25;	T16S, R26E, all Sections;
T14S, R24E, Sections 1-30, 32-36;	T17S, R25E, Sections 1-3, 12; and
	T17S, R26E, Sections 1-18, 20-27, 35-36.

Policy 7.5.2: Review of Development and Changes to MOA Regulations

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

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

Land Development Code: Article 5

DIVISION 5. MILITARY OPERATING AREA (MOA)

Sec. 5.5.1. Purpose and intent.

- A. The MOA is intended to acknowledge, support, and protect the continued and safe operation of Federal and/or State military installations located within, and in proximity to, Marion County while providing for reasonable use and development of land consistent with § 163.3175 FS, Marion County Comprehensive Plan Future Land Use Element Appendix A, Section A-5 - Military Operating Area, and the US Navy Jacksonville Bombing Range Air Installation Study(ies) (RAICUZ and/or Land Use), completed consistent and/or in conjunction with OPNAVINST 3550.1A and published by the US Navy, as amended.
- B. The MOA is a method to advise property owners, residents, and visitors of the potential to experience effects from identified military installations which are the basis for the overall MOA and specific sub-areas which are subject to specialized development regulations intended to limit and/or manage the encroachment of incompatible development.
- C. The specialized development regulations within this division are intended to supplement other regulations within this Code and in the event of conflicts, the more restrictive provisions will apply, particularly with regard to preserving and maintaining the operational capabilities of the military installations within the MOA.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.5.2. Applicability.

- A. MOA provisions shall apply to all lands and/or development within unincorporated Marion County and the established MOA, as set forth in this division.
- B. MOA military installations:
 - (1) US Jacksonville Training Range Complex - Pinycastle Range.
 - (2) US Jacksonville Training Range Complex - Lake George Range.
 - (3) US Jacksonville Training Range Complex - Rodman Range.
- C. The MOA includes the geographic area listed in Table 5.5-1, Marion County Military Operating Area, and the following geographic sub-areas:

Table 5.5-1 Marion County Military Operating Area

Township	Range	Sections
11S	23E 24E	36 24-36
12S	23E 24E 25E	1, 11-15, 22-28, 32-36 All All
13S	23E 24E 25E 26E	1, 30, 32-36 All All All
	J.M. Hernandez Grant	All (aka Section 42)
14S	23E 24E 25E 26E	1-3, 11-13, 24-25 1-30, 32-36 All All

Obj 7.5

MARION COMPREHENSIVE PLAN REDLINES: FLUE – OVERLAY ZONES LDC COMPARISON

7.5.1

15S	24E 25E 26½ E 26E	1-3, 10-14, 24 1-30, 32-36 All All
	Arredondo Grant	All (aka Section 37)
16S	25E 26E	1-4, 9-16, 21-28, 33-36 All
17S	25E 26E	1-3, 12 1-18, 20-27, 35-36

- (1) The following MOA sub-areas are lands owned by the US Forest Service and managed jointly via interagency agreement between the US Forest Service and the US Navy, and as such, are not regulated as part of this MOA:
 - (a) Range Target and Buffer Area (RTBA),
 - (b) Range Safety Zone A (RSZ-A), and
 - (c) Range Safety Zone B (RSZ-B).
- (2) The following are MOA sub-areas are regulated in accordance with this division:
 - (a) Restricted Airspace (RESAIR) as provided in Table 5.5-2 MOA Restricted Airspace.

Table 5.5-2 MOA Restricted Airspace

Township	Range	Sections
11S	24E	24-25, 36
12S	24E	1
	25E	3-10, 15-22, 25-29, 33-36
13S	24E	36
	25E	31-36
	26E	14, 31
	J.M. Hernandez Grant	That part lying SE of a line between the NW Corner of Section 36, Township 13S, Range 25E and the SW Corner of Section 14, Township 13S, Range 26E.
14S	24E	1, 12-13, 24-25, 36
	25E	All
	26E	All
15S	25E	1-5, 8-17, 20-28, 34-36
	26½ E	All
	26E	All
	Arredondo Grant	All (aka Section 37)
16S	25E	1-3,10-15, 23-26, 36
	26E	All
17S	26E	1-6, 8-15, 23-25

- (b) Range Safety Zone C (RSZ-C) as provided in Table 5.5-3 MOA Range Safety Zone "C".

Table 5.5-3 MOA Range Safety Zone "C"

East/West	Township	Range	Sections
West	12S	23E	35-36
	13S	23E	1-3, 9-17, 21-28, 34-36
		24E	6-8, 17-21, 27-35

MARION COMPREHENSIVE PLAN REDLINES: FLUE – OVERLAY ZONES LDC COMPARISON

	14S	23E	1, 12
East	14S	24E 25E	1-18, 20-28, 34-36 7, 17-21, 28-34
	15S	24E 25E 26½ E 26E	1-2, 12 1-18, 20-28, 34-36 12-13, 24-25, 36 16-22, 25-36
		Arredondo Grant	That part lying SW of a line between the NE Corner of Section 25, Township 15S, Range 26E, and the NE Corner of Section 16, Township 15S, Range 26E.
		16S	25E 26E
	17S	26E	1-5, 9-15, 23-25

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.5.3. Design, development, and use standards and restrictions.

A. All MOA area, including all sub-areas, as noted:

(1) Acknowledgment Military Operating Area (AMOA).

- (a) Prior to the issuance of a building permit for construction, expansion, and/or renovation of a new or existing structure for human habitation/occupancy wherein a new Certificate of Occupancy/Final Inspection will be required prior to habitation/occupancy of the structure consistent with Florida Building Code, the property owner shall sign and submit a written acknowledgement that the project site is located within the Marion County Military Operating Area. The acknowledgement shall be recorded in the Marion County Official Records by the owner or permit applicant prior to issuance of the permit and shall conform to the following, allowing for the appropriate owner signature (e.g., individual, corporate, etc.):

ACKNOWLEDGEMENT OF MILITARY OPERATING AREA (AMOA)

(printed/typed name of property owner)

(printed/typed building permit number)

(printed/typed address of permitted structure)

(printed/typed parcel identification number of structure property)

I, the above stated, understand that my property located as referenced above and further described in the attached legal description, is located within the Marion County Military Operating Area as established by the Marion County Comprehensive Plan and Land Development Regulations, consistent with § 163.3175 FS.

I acknowledge and understand that military operations may be conducted within the Military Operating Area as authorized by Federal and/or State agencies with such jurisdiction, and such operation may affect this property. I further understand that I should contact the appropriate Federal or State agency for information regarding such military operations.

Signature: ... (signature of property owner)

Date: ... (date)

MARION COMPREHENSIVE PLAN REDLINES: FLUE – OVERLAY ZONES LDC COMPARISON

- (b) The requirement to complete and record the AMOA shall be deemed satisfied once a minimum of one executed AMOA has been recorded in the Marion County Official Records in regards to the permit's subject property, and the execution and recording of a new/additional AMOA for subsequent permits shall not be required.
- (2) Height Limits. No structure shall be erected, and no vegetation shall be permitted to grow, that exceeds any of the following height limitations, subject to compliance with the most restrictive height limit applicable by area/sub-area designation:
 - (a) Military Operating Area: 500 feet
 - (b) Range Safety Zone "C" West: 400 feet
 - (c) Range Safety Zone "C" East: 300 feet
 - (d) Restricted Airspace: 200 feet
- B. Restricted Airspace prohibited land uses:
 - (1) Any use which interferes with the lawful operation of an airborne aircraft.
 - (2) Any permanent use of any type which produces electronic interference with navigation signals or with radio communication between aircraft and the airport.
 - (3) Any airport obstruction, as prohibited by the Federal Aviation Administration.
- C. East Range Safety Zone "C":
 - (1) Residential development shall comply with one of the following:
 - (a) A gross density greater than one dwelling unit per 10 acres shall be prohibited;
 - (b) A legally created parcel of record established prior to October 12, 2013, or a lot/parcel within a subdivision eligible for continued development under Section 4.3.2, may be eligible for one single-family residence, subject to compliance with the underlying zoning classification, DOH standards, and the other applicable design standards within this division; or
 - (c) A parcel is eligible for family division consistent with Section 2.16.1.B(10) and subject to the following requirements:
 - 1. No resulting parcel (parent and each division) shall be less than two (2) acres in size,
 - 2. An AMOA shall be executed and recorded for all resulting parcels (parent and each division), and
 - 3. Development of each parcel shall be subject to compliance with the underlying zoning classification, DOH standards, and the other applicable design standards within this section.
 - (2) Non-residential development shall comply with one of the following:
 - (a) No new lots/parcels shall be less than ten (10) acres in size; or
 - (b) A legally created parcel of record established prior to October 12, 2013, or a lot/parcel within a subdivision eligible for continued development under Section 4.3.2, may be eligible for development, subject to compliance with the underlying zoning classification, DOH standards, and the other applicable design standards within this division.
 - (3) Prohibited land uses:
 - (a) The storage of explosive materials above the ground.
 - (b) Any use which interferes with the lawful operation of an airborne aircraft.

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- (c) Any permanent use of any type which produces electronic interference with navigation signals or with radio communication between aircraft and the airport.
 - (d) Any airport obstruction, as prohibited by the Federal Aviation Administration.
 - (4) A private property owner participating in one of the Marion County Transfer of Development Rights Programs in Division 3.4, may be eligible for up to a 20 percent bonus in Transfer of Development Credits as determined by the Board, depending upon the location and extent of the Conservation Easement provided by the owner.
- D. West Range Safety Zone "C":
- (1) Prohibited land uses:
 - (a) The storage of explosive materials above the ground.
 - (b) Any use which interferes with the lawful operation of an airborne aircraft.
 - (c) Any permanent use of any type which produces electronic interference with navigation signals or with radio communication between aircraft and the airport.
 - (d) Any airport obstruction, as prohibited by the Federal Aviation Administration.
 - (2) A private property owner participating in one of the Marion County Transfer of Development Rights Programs in Division 3.4, may be eligible for up to a 10 percent bonus in Transfer of Development Credits as determined by the Board, depending upon the location and extent of the Conservation Easement provided by the owner.

(Ord. No. 13-20, § 2, 7-11-2013)

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

DRAFT

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Comprehensive Plan Redlines: FLUE

5.7.1

OBJECTIVE 7.6: WELLHEAD / WELLFIELD PROTECTION AREA (WHPA)

To protect public water supply wells from incompatible uses and known sources of contamination.

Policy 7.6.1: Establishment of WHPA

Well/Wellhead Protection Area (WHPA) requirements for a qualified Community Water Systems (CWS), as defined by Chapter 62-521.200(1), FAC and operated by local governments, community or special districts, or private utility providers regulated by the Florida Public Service Commission (PSC), shall be maintained to provide protection of existing and proposed wells and from contamination for the design life of ~~a~~ the facility. When multiple wells are existing and/or suitably planned for future service, in lieu of a WHPA for each individual well, a wellfield protection area approach may be used provided the identified Wellfield Protection Area encompasses all existing and planned wells to be used by the qualified CWS. Qualified CWS WHPAs are defined and established as listed below and as adopted on the FLUM, ~~Series Map #2~~ Well & Wellhead Protection Area:

ZONE	Qualified Community Water System (CWS), Chapter 62-521.200(1), FAC (Municipal/Local Government, Community or Special District, FPSC Regulated Utility)
Primary	≤ 100'
Secondary	> 100' to ≤ 500'
Tertiary	> 500' to ≤ 1,000'

5.7.3

Policy 7.6.2: Zone Requirements

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

Policy 7.6.3: Land Use and Development Tracking in WHPA

~~The~~ Marion County shall ~~implement and~~ maintain an LDC regarding land use and development ~~which that~~ requires the identification and designation of qualified CWS and WHPAs through development review processes, whether for new development or uses within existing WHPAs or new qualified CWS, which will establish corresponding WHPAs, as determined appropriate.

Policy 7.6.4: Identification and Designation of Wells in WHPA

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

Land Development Code: Article 5

DIVISION 7. WELLHEAD/WELLFIELD PROTECTION AREA (WHPA)

Sec. 5.7.1. Purpose and intent.

Groundwater is Marion County's unique and limited local water source necessary to support Marion County's population and environment. The Wellhead/Wellfield Protection Area's purpose is to safeguard public health, safety, natural resources, and property by protecting the County's groundwater resources and manage land use and development consistent with Marion County's Comprehensive Plan Future Land Use Element and Natural Groundwater Aquifer Protection Element.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 19-27, §§ 1, 2(Exh. D), 11-26-2019)

Sec. 5.7.2. Applicability.

- A. The regulations set forth herein shall apply to all areas surrounding each potable water well and/or wellfield for a Community Water System (CWS) established under the provisions of § 62-521.200(1) FAC, as amended.
- B. Exempt activities. The following are exempt from the provisions of this division:
- (1) The transportation of any hazardous material or substance through a WHPA, provided the transporting vehicle is in transit.
 - (2) Agricultural uses, including mosquito control or abatement, which are conducted in conformance with Ch. 487 FS, The Florida Pesticide Law, as amended.
 - (3) The use of a hazardous material or substance solely as fuel or fuel additive in a vehicle or tractor fuel tank or as a lubricant in a vehicle or tractor.
 - (4) Activities associated with fire, police, emergency medical services, emergency management center facilities, and public utilities, except for landfills.
 - (5) Retail sales establishments that store and handle hazardous materials or substances for resale in their original unopened containers.
 - (6) Office uses except those used for the storage, handling, or use of hazardous materials or substances as provided for in applicable provisions of the FACs.
 - (7) Storage tanks which are constructed and operated in accordance with Florida's storage tank regulations.
 - (8) Geotechnical boring.
 - (9) Residential activities not including office space in a residential unit.
 - (10) Public utility and medical facility emergency generating facilities except that permanently installed fuel storage facilities exempted under the FAC shall have secondary containment.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 19-27, §§ 1, 2(Exh. D), 11-26-2019)

Sec. 5.7.3. Wellhead/wellfield protection areas (WHPAs).

- A. Three WHPA zones are hereby created and arranged as a series of concentric rings as provided in Table 5.7-1 Wellhead/Wellfield Protection Area (WHPA) Zones.

Obj. 7.6

7.6.1

7.6.1

Table 5.7-1: Wellhead/Wellfield Protection Area (WHPA) Zones

ZONE	Community Water System (CWS) (FAC 62-521.200(1)) (Municipal/Local Government, Community or Special District, FPSC Regulated Utility)
Primary	≤ 100'
Secondary	> 100' to ≤ 500'
Tertiary	> 500' to ≤ 1,000'

At a minimum, each zone shall be measured from the well casing. If the casing location is not specifically known/identified, the well location may be estimated using the longitude/latitude of the well and the well diameter as established by the well's WMD/DOH permitting data.

- B. The applicable provisions for each protection zone shall be inclusive of any smaller zone contained within the larger zone; however, more restrictive provisions, if any, for the smaller zone shall apply within that zone.
- C. The Growth Services Director, in consultation with the Utilities Director, shall be responsible for determining if a lot/parcel is located wholly or partially in a particular Wellhead/Wellfield Protection Area Zone. Any appeal of this determination shall be made to the Development Review Committee.

(Ord. No. 13-20, § 2, 7-11-2013; Ord. No. 19-27, §§ 1, 2(Exh. D), 11-26-2019)

Sec. 5.7.4. Regulated uses.

A. Primary Zone.

- (1) The Primary Zone is a zone of exclusion for all uses, structures, or other impervious surfaces except as follows:
 - (a) Open space, parks, playgrounds, and new uses functionally related to the CWS.
 - (b) Playing courts, open-air shelters, and other similar recreation facilities.
 - (c) Parking areas for recreation areas; however no stormwater management detention and/or retention areas for any parking areas, including their driving aisles, shall be allowed within 100 feet of a wellhead.
 - (d) A parcel or lot of record determined to be eligible for the development of one single family dwelling unit per Section 4.3.2 shall be eligible for such use provided that parcel or lot was created on or before January 1, 1992; and if the residential dwelling unit requires service by an OSTDS, the location of the OSTDS shall be separated from the CWS well/wellhead/wellfield to the maximum extent practicable.
- (2) Prohibited uses, structures, and other impervious surfaces existing at the time a CWS serving as the basis for the zone of exclusion is established shall be classified as non-conforming uses and/or structures in accordance with Sections 4.3.22 and 4.3.23.

B. Secondary Zone.

- (1) Prohibited uses:
 - (a) Non-residential use handling, producing, or storing hazardous materials or substances;
 - (b) Landfill, solid waste disposal facilities, or sludge disposal sites;
 - (c) Effluent spray fields;
 - (d) Expansion of existing high-risk regulated activities and new high-risk regulated activities;
 - (e) Discharge to groundwater through manmade conduits, except for OSTDS having total sewage flows less than or equal to 2,000 gallons per day and stormwater treatment facilities;

MARION COMPREHENSIVE PLAN REDLINES: FLUE – OVERLAY ZONES LDC COMPARISON

- (f) Feedlots or other concentrated animal waste storage and/or disposal;
 - (g) Mines and excavation sites;
 - (h) The use of drainage wells for stormwater disposal; or
 - (i) The use of sinkholes for stormwater disposal.
- (2) Prohibited uses, structures, and other impervious surfaces existing at the time a CWS serving as the basis for the zone of exclusion is established shall be classified as non-conforming uses and/or structures in accordance with Sections 4.3.22 and 4.3.23.
- C. Tertiary Zone.
- (1) Prohibited uses:
- (a) Landfills, solid waste disposal facilities, or sludge disposal sites;
 - (b) Effluent spray fields not meeting Class I reliability and not meeting high-level disinfection;
 - (c) Expansion of existing high-risk regulated activities and new high-risk regulated activities;
 - (d) Discharge to groundwater through manmade conduits, except for OSTDS and stormwater treatment facilities;
 - (e) Feedlots or other concentrated animal waste storage and/or disposal;
 - (f) Mines and excavation sites;
 - (g) The use of drainage wells for stormwater disposal; or
 - (h) The use of sinkholes for stormwater disposal, unless sufficient pretreatment is provided and feasible alternatives cannot be achieved.
- (2) Prohibited uses, structures, and other impervious surfaces existing at the time a CWS serving as the basis for the zone of exclusion is established shall be classified as non-conforming uses and/or structures in accordance with Sections 4.3.22 and 4.3.23.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 5.7.5. Stop work order.

- A "Stop Work Order" shall be issued by a Code Enforcement Officer for a violation of this division if the owner or operator is conducting an unapproved and/or prohibited use, or the owner or operator declines to cooperate with the County in correcting or cleaning up a discharge or spill of a hazardous material or substance as defined by Federal or State law, as amended.

(Ord. No. 13-20, § 2, 7-11-2013)

Redlines

Sanitary Sewer Element



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

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

Policy 1.1.1: The ~~Level of Service (LOS) standard to determine demand for new development shall be established and maintained in the Land Development Code (LDC). The LOS shall be utilized~~ standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual On-Site Treatment and Disposal System (OSTDS) ~~as those facilities are regulated by the State of Florida and shall meet LOS standards as defined in State regulation. Development of Regional Impacts (DRIs) and Florida Quality Developments (FQDs) that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County. The LOS standard shall be reviewed by the Board of County Commissioners (BOCC) periodically to determine if changes to the LOS standard are warranted.~~

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

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

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

Policy 1.1.5: Priority for ~~connection hookup~~ to central facilities, when available, shall be given first to wastewater treatment plants ~~which that~~ have the immediate or imminent potential for causing public health or pollution problems (including degradation of groundwater, surface water, or springs/springsheds within the Springs Protection Zone (SPZ)), second to treatment plants that are failing or using rapid rate land application that exceed Basin Management Action Plan (BMAP) effluent water quality standards, third to developments with urban densities served by OSTDS, fourth to treatment plants which are functioning near their capacity, and fifth to new development.;

MARION COMPREHENSIVE PLAN REDLINES: 4 - Sanitary Sewer Element

~~H~~owever, this prioritization shall not preclude or prevent a 'lower priority' from connection due to any failure to connect a 'higher priority'.

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

Policy 1.1.7: The County shall investigate the feasibility of establishing franchise regulations and rules to require that privately owned systems certificated by the Florida Public Service Commission (FPSC) be constructed to the standards and regulations contained in the LDC for County-owned systems.

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

- a. Marion County Water and Wastewater Utility Master Plans, as amended; ~~and~~
- b. Marion County Water Resource Assessment and Management Study (WRAMS), as amended; and
- c. Marion County Water Supply Plan, as amended; ~~and-~~
- d. Adopted Basin Management Action Plans BMAPs, as amended.
- e. Other pertinent assessments and studies adopted by the County

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

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

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

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

MARION COMPREHENSIVE PLAN REDLINES: 4 - Sanitary Sewer Element

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

Policy 1.2.5: Septic systems or ~~Onsite Treatment and Disposal Systems (OSTDS)~~ shall adhere to ~~all applicable Sanitary Sewer Element policy applicable State regulations, this Element,~~ and LDC requirements, including ~~the~~ requirements to connect to ~~larger a central~~ sanitary sewer ~~collection system facilities~~ when they become available. Septic systems shall not be exempt from ~~this~~ requirements to connect to ~~a central larger~~ sanitary ~~collection system facilities~~ based on their lower cost.

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

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

Policy 1.2.8: ~~T~~The County shall periodically review the financial feasibility of connecting OSTDS and/or package sewage treatment plants to centralized sanitary sewer systems as opportunities arise in the County due to growth and expansion of urban services, ~~such as implementing an UGB or similar urban area development boundary or other opportunities.~~ In accordance with F.S. 163.3177, as part of the County's Water and Wastewater Utility Master Plans, the County will consider the feasibility of providing central utility services to developments of more than 50 residential lots, built or unbuilt, with more than one OSTDS per one acre.

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

~~**Policy 1.2.10:** The County shall implement and maintain a Water Supply Plan, as amended, consistent with Florida Statutes.~~

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

MARION COMPREHENSIVE PLAN REDLINES: 4 - Sanitary Sewer Element

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

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

OBJECTIVE 1.4: The County shall regulate land use, through its Comprehensive Plan and the LDC, to achieve a development pattern that provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized sanitary sewer facilities ~~will be available to are required for~~ existing and new development ~~in order~~ to achieve a development pattern consistent with the provision of adequate wastewater treatment facilities, ~~and~~ thereby meeting future needs and discouraging sprawl, consistent with the element. The LDC shall establish connection requirements that implement this Policy. When considering the expansions of the County's central water system, the County shall consider the effect of extending new transmission lines into rural areas outside of the UGB.

Policy 1.4.1: For all development ~~within the County within the UGB or with an Urban Area designation~~, connection to centralized wastewater facilities is required as detailed in the LDC. The LDC shall maintain standards which that specify connection requirements in urban and rural areas. Where an OSTDS is deemed allowable by the LDC, the system must meet the requirements and standards of the LDC and the State Health. For clustered developments in Rural Land, connection to centralized wastewater facilities, rather than septic tanks, shall be encouraged when feasible. Otherwise, septic tanks may be allowed, provided soils and environmental conditions meet LDC requirements and standards established by the Marion County Department of Health.

~~**Policy 1.4.2:** Development in ESOZ DRIs and FQDs may be required to use either package wastewater treatment systems, or alternative systems that produce a comparable effluent quality, are built to county specification, and meet the LOS standards established in Policy 1.1.1 until a centralized system is available.~~

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

a. The type, density, location, and intensity of the proposed development and the applicability of other standards such as the LDC, adopted BMAPs, ESOZ criteria, and SPZ criteria shall determine the type of wastewater treatment system to be utilized;

~~b. The location of the proposed development represents a logical extension of existing development patterns, and will not promote urban sprawl~~

~~b.~~ Where public wastewater treatment facilities are required, they shall be available concurrent with the impacts of development. Centralized Facilities which that meet county specifications and the level of service LOS standards for the service area will be provided by the developer in the interim and will be connected to central facilities when they become available; and

~~c.~~ The proposed facilities are consistent with FDEP regulations.

Policy 1.4.4: Wastewater facilities to be provided by the developer shall be constructed in accordance with all County and State regulations, and shall be guaranteed in an enforceable development agreement addressing all elements of the facility, including but not limited to design standards, developer operations timelines, performance, and warranty issues.

MARION COMPREHENSIVE PLAN REDLINES: 4 - Sanitary Sewer Element

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

Policy 1.4.6: ~~On a periodic basis, T~~he Utilities Department shall periodically evaluate the development status of development within the wastewater planning areas and make recommendations regarding the need to initiate an update of the Marion County Water and Wastewater Utility Master Plans.

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

Policy 1.4.8: Following the implementation of applicable ~~Basin Management Action Plans (BMAPs) (e.g., Silver Springs, Rainbow Springs, etc.),~~ the County shall identify existing subdivisions that utilize individual well and septic systems, ~~primarily located within the UGB,~~ that have either current access to centralized water and wastewater facilities or future access to improvements that are programmed for the first two years of the CIE Schedule expected based on the CIE schedule. ~~The County will then initiate a pilot study using selected subdivisions to compare costs of providing centralized services with individual service, payment method preferences, pollution reduction, effectiveness of incentive programs and educational programs, and other factors to be included in the project design.~~

OBJECTIVE 1.5: The County shall ~~continue to coordinate, through interlocal agreements, and provide mechanisms through which with~~ municipalities and private utilities may to provide and extend wastewater treatment facilities to areas currently within the unincorporated areas of the County that have been identified in the Comprehensive Plan as appropriate for centralized systems, that are not planned for service by the County in any adopted Master Plan or Study, and which do not constitute urban sprawl.

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

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

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

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

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

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

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

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

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

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

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

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

DRAFT

Redlines

Solid Waste Element

DRAFT

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1.2.2: The SWMP shall address the following:

- a) Garbage collection methods and opportunities, ~~both within and outside the UGB~~;
- b) Recycling collection methods and opportunities, ~~both within and outside the UGB~~;
- c) Cost estimates for various solid waste disposal methods;
- d) Funding requirements for recommended alternatives;
- e) ~~Recycling programs~~ Waste reduction strategies;
- f) Maintaining an assessment schedule with a positive ~~cost to revenue~~ revenue-to-cost ratio for solid waste services;
- g) Identification of specific implementation techniques for each of the proposed programs; and
- h) Identification of specific implementation schedules for each of the proposed programs.

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

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

Policy 1.2.5: ~~Identifying areas for future~~ New solid waste management facilities shall be accomplished using a comprehensive technical approach in accordance with the Comprehensive Plan and LDC. ~~In addition, the to ensure that the proposed areas are environmentally and economically viable request shall demonstrate:~~

- a. It will not have a detrimental effect on the public's health, safety, or welfare;
- b. It will not have a negative impact on the financial viability of the County's solid waste management system;
- c. It will not negatively impact the County's ability to contribute to the state-wide solid waste reduction;

- d. ~~The new or expansion request shall provide past performance of other waste handling facilities owned or operated by the applicant to demonstrate compliance with Federal, State, and local regulations; and~~
- e. ~~Demonstrate there is a need for the new facility or expansion.~~

Policy 1.2.6: The SWD shall annually evaluate ~~annually~~ the number, location, and utilization of convenience centers to ensure that solid waste services at each facility meet the demands of the population being served. The SWD shall continue to coordinate with other public and private solid waste providers ~~in order~~ to eliminate duplication of services.

Policy 1.2.7: Site criteria for ~~new or expansion of~~ solid waste management facilities shall be specified in the applicable State regulations and development regulations and the LDC -and shall include, at a minimum, the following:

- a. Provisions to ensure compatibility of a subject solid waste management facility with the given area.
- b. Provisions for ~~each~~ access to a subject solid waste management facility by collection vehicles, automobiles, and, where applicable, transfer vehicles.
- c. Provisions for safeguards against water and ground pollution originating from the disposal of wastes.
- d. Provisions for security, such as fencing, gated entrances, lighting, and/or manned facilities, and;
- e. Provisions for buffering from all adjacent uses except other solid waste management facilities

In accordance with the Future Land Use Element (FLUE) requirement for a Special Use Permit (SUP), the applicant for a solid waste management facility shall provide an analysis of the subject site to ensure that the aforementioned criteria are satisfied.

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

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

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

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

Policy 1.3.3: The County shall update and enforce ~~h~~Hazardous ~~w~~Waste ~~m~~-Management requirements consistent with local, state, and federal regulations to allow the County ~~the ability~~ to

better manage and regulate the proper use, handling, storage, and disposal of hazardous materials.

OBJECTIVE 1.4: ~~Recycling, composting, and other alternative waste reduction and disposal~~ Waste reduction programs shall continue to reduce the net amount of solid waste ~~generated-disposed of~~ in the County.

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

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

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

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

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

Redlines

Stormwater Element

DRAFT

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

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

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

- a. For open basins, the minimum design and development LOS standard shall be a 25-year frequency, 24-hour duration design storm; or
- b. For closed basins, the minimum design and development LOS standard shall be a 100-year frequency 24-hour duration design storm; or

Other best available data may be presented for review and approval consideration, such as data and information provided by the site's corresponding Watershed Management Plan(s) (WMP), Basin Management Action Plan(s), when applicable and approved by the County Engineer, or ~~his~~ designee.

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

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

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

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

Policy 1.1.6: The County shall maintain stormwater quality treatment standards and performance criteria ~~aimed at~~ maximizing nutrient removal and attenuation for development, consistent with

the Future Land Use Element (FLUE), with particular focus on the Primary Springs Protection Zone (SPZ).

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

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

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

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

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

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

Policy 1.2.5: The County shall establish and maintain routine maintenance criteria for all inventoried drainage facilities, ~~by December 31, 2015,~~ which shall include but not be limited to:

- a. Mowing retention areas;
- b. Eliminating garbage;
- c. Cleaning and maintaining swales, pipes, structures, and/or under drains; and/or
- ~~d. Preventing sedimentation and erosion; and/or-~~
~~d.e. Routine inspections.~~

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

Policy 1.3.1: The County may, when feasible and possible, obtain and maintain information on private and/or public non-County systems ~~(those not identified by prior Policy 1.2.1),~~ including, though not requiring, establishing an inventory and mapping the location of those drainage facilities, easements, and right-of-ways (existing and new). ~~In conjunction with this Policy, the County may establish LDCs that require the submission of suitable data and analysis to identify such drainage facilities as part of the submission documentation for the County's development review processes.~~

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

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

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

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

Policy 1.4.1: The WMPs shall include the following:

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

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

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

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

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

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

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

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

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

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

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

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

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

Policy 1.7.4: The County shall maintain LDC provisions ~~which that~~ require the identification of all sinkholes and karst features onsite. ~~—~~ The County shall also maintain LDC provisions which

require the identification of existing or potential sinkholes and karst features within proximity of a development site, depending on uses proposed, planned stormwater facility operations, and the availability of information sources, such as but not limited to, USGS data, contour information, and aerial photographs, as determined appropriate through development review processes.

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

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

Policy 1.7.6: The County LDC shall regulate dredge and fill activities within the one percent (100-~~y~~Year) floodplain and require mitigation when fill is placed within the 100-~~y~~Year floodplain, as indicated on Flood Insurance Rate Maps (FIRM) and Federal Flood Hazard Maps (FHM), and within Flood Prone Areas, as identified within the County Watershed Management Plans, WMPs in order to decrease the flood potential to County residents. ~~Site plans, as defined by the LDCs, must be submitted prior to any development.~~

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