



Growth Services

FY25 – 3rd Quarter Achievements (April - June):

Planning and Future Growth

1. Guide Future Growth and Housing- Prepare for Growth Demands/ Inform the Community.
 - a. Continued to implement and use the 5-year Operational Plan and execute the FY25 plans and use those documents to build FY26 plans and budget.
 - b. Keep the EAR webpage current with updates on the process and future workshops as we have shifted from the EAR process to the post-EAR Comprehensive Plan amendment process.
 - c. Successfully implemented the community cleanup pilot program using the CDBG funds. We have cleaned up almost 20 properties using the total allotment of CDBG funds. (We have abated a total of 32 so far this FY and 20 of those were in the low to moderate income areas. With the pilot program's success, we are proposing to continue it next fiscal year.
 - d. Completed the scope and have started the RFQ process to execute the first area study to be for the NW US 27 corridor between NW 60th Avenue and NW 70th/80th Avenue, from ½ mile north of W. Hwy 40 to the northern alignment of the new NW 49th Street Extension.
 - e. Began implementing the ArcGIS URBAN 3-D modeling tool. Implementation should take five (5) months to complete, wrapping up in September.
2. Guide Future Growth and Housing- Develop Architectural Standards in Strategic Areas.
 - a. Collaborated with Parks and Kimley-Horn (K-H) on making recommended changes to the buffer requirements in the LDC and held a follow-up workshop with the Board on April 17th to get feedback and insights.
 - b. Coordinated a workshop on amenities with the Board to get feedback and insights on what changes they would like to see in the LDC.
3. Guide Future Growth and Housing- Strengthen the Farmland Preservation Area (FPA).
 - a. Developed suggested redline changes to the comprehensive plan related to the TDR program as part of the EAR process and held a workshop (4/21) that focused on TDRs. From this we have made further edits based on Board feedback.
4. Improved Permitting Process Review- Evaluate the Existing Processes/Evaluate the Current Review Processes/Create How-to-Guides for the Public and Staff.
 - a. Began the closeout process for applications with an SOP. Zoning closed out 2600 permits that were open in the system.
 - b. Working to update applications to ensure they are consistent and align with current code.



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- c. Continuing to breakdown silos by facilitating communication between departments to help identify gaps in processes. For example, we met with OCE's Stormwater staff to collaborate on code updates that would increase the County's points for the upcoming CRS audit.
 - d. Improve customer service: Working with the University of Florida and our IT team to use AI to develop a Chatbot on our website that will facilitate customer questions and reduce customer phone calls.
- 5. Improve Permitting Process Review-Compare Staffing Levels to Similar Communities
 - a. Refined and reduced the FY26 budget proposal based on Admin feedback, allows us to maintain staffing levels.
 - b. Moved LDC changes for Government Uses (GU) and Floodplain Management through the LDRC workshops, the public hearing process and received Board approval.
 - c. Hired a code enforcement supervisor, one admin, two resource positions, and an Administrative Manager.
- 6. Promote infill within Marion Oaks and Silver Springs Shores-Evaluate Marion Oaks and Silver Springs Shores as Planned Service Areas (PSA)
 - a. Worked with the Board, Administration, and our consultant to edit a proposed PSA methodology and policy design. We also identified possible locations for PSAs in Marion Oaks and Silver Springs Shores. We then brought these PSA edits back to the Board and Admin for consideration before we hold public meetings to gain further feedback on these PSA proposals.
 - b. Scheduled a community meeting in Marion Oaks (July 30, at 7pm) and Silver Springs Shores (August 9, at 11am) to discuss proposed Comprehensive Plan Amendments, Planned Service Areas, and in Marion Oaks only to discuss a potential plan for a trail network via the greenbelts
- 7. Review the Comprehensive Plan – Evaluation and Appraisal Report (EAR)
 - a. Completed nine (9) post-EAR Comprehensive Plan Amendment workshops with the Board and finalized edits and redlines to Comprehensive Plan, receiving Board consensus before receiving public input on these proposed amendments.
 - b. Held numerous 1-on-1's with the Commissioners for the workshops on FAR, protection of rural lands, transportation LOS, and density.
 - c. Presented a summary of the gap analysis to the Board as part of an EAR-based amendment workshop.
 - d. Completed the process to receive the funds for the CPTA grant award.
- 8. Develop and implement the Silver Springs Community Redevelopment Area (CRA) Master Plan Update
 - a. Coordinated with Procurement and FDOT to develop project proposals for the design of safety and median improvements for Silver Springs Boulevard, including pedestrian



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crossings, median improvements, median “art work” and potential for “road diet” similar to the City’s efforts along Hwy 200.

- b. Coordinated with Community Services to support planned RFP for RV Manor Hotel Site redevelopment.
- c. Worked with Administration, Procurement, and Community Services to issue an RFQ for developing catalyst site number one (1).

FY25 – 4th Quarter Goals (July-Sept.):

Planning and Future Growth

1. Guide Future Growth and Housing- Prepare for Growth Demands/ Inform the Community.
 - a. Continue implementing the 5-year Operational Plan and execute the FY25 plans. Finalized the FY26 plans and budget to present to the Board and gain final approval.
 - b. Make changes and edits to the planning reports incorporating elements of the strategic plan (Empowering Marion II) and working with legal, administration, and the Board to for approval of the edits to the reports. This includes making changes in the LDC to the PUD section.
 - c. Update the EAR webpage to reflect the transition to the post-EAR Comprehensive Plan Amendment phase with the upcoming public meetings and new survey link to gain public sentiment on the proposed amendments to the Comprehensive Plan and the proposed PSA process and locations.
 - d. Refine the FY26 plan between Code Enforcement and Community Services to use CDBG funds for a code enforcement officer (CEO) assigned to focus on community compliance and outreach for the low-to-moderate income (LMI) housing identified census tracts.
 - e. Complete the RFQ process and begin to execute the first area study to be for the NW US 27 corridor between NW 60th Avenue and NW 70th/80th Avenue, from ½ mile north of W. Hwy 40 to the northern alignment of the new NW 49th Street Extension.
 - f. Finish the implementation of ArcGIS URBAN 3-D modeling tool. Implementation should wrap up in September.
2. Guide Future Growth and Housing- Develop Architectural Standards in Strategic Areas.
 - a. Collaborate with Parks and Kimley-Horn (K-H) to move the proposed changes to Amenities, Buffers, and tree preservation through the LDCR workshops and the public hearing process.
3. Guide Future Growth and Housing- Strengthen the Farmland Preservation Area (FPA).
 - a. Gain public sentiment on suggested redline changes to the comprehensive plan related to the TDR program and protect the rural areas as part of the EAR-based amendments.
 - b. Go live with the webpage for the TDR program, providing information and resources to facilitate understanding of how the program works and increase the ease of utilization.



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4. Improved Permitting Process Review- Evaluate the Existing Processes/Evaluate the Current Review Processes/Create How-to-Guides for the Public and Staff.
 - a. Execute the closeout process for applications before going live with EP&L.
 - b. Prioritize workflows for completion of each application process to educate staff and citizens on the process from start to finish.
 - c. Continue to breakdown silos by facilitating communication between departments to help identify gaps in processes. For example, work with OCE to set up quarterly roundtable discussions on various topics that impact our departments, such as the DRC process and stormwater management.
 - d. Complete the FAQs for the department processes and coordinate with PR for posting on our website.
 - e. Improve customer service: Work with the University of Florida and our IT team to finalize and start training a Chatbot on our website that will facilitate customer questions and reduce customer phone calls. (The Chatbot will use generative AI to help answer customer questions, so the machine learning model needs training/learning before it is released for public use.)
5. Improve Permitting Process Review-Compare Staffing Levels to Similar Communities
 - a. Continue refining and implementing a succession plan as our most senior planner moves toward retirement.
 - b. Move LDC changes for fly-in communities/private airports as well as for amenities, buffers, tree preservation, roadside vendors, solar facilities, and SUP regulations through the LDRC workshop and public hearing process.
 - c. Fill vacant Code Enforcement staff assistant IV (Code Board Secretary position).
6. Promote infill within Marion Oaks and Silver Springs Shores-Evaluate Marion Oaks and Silver Springs Shores as Planned Service Areas (PSA)
 - a. Obtain public feedback on proposed PSA methodology and locations in Marion Oaks and Silver Springs Shores. Incorporate feedback and edits into proposed PSA standards and regulations.
7. Review the Comprehensive Plan – Evaluation and Appraisal Report (EAR)
 - a. Schedule and development summary documents of the EAR-based amendments to facilitate the community engagement phase of the post-EAR process. Also, schedule the transmittal hearings for the EAR-based amendments after the community engagement is received.
 - b. Receive public input on proposed Comp Plan amendments and incorporate feedback and finalize edits before bringing back to the Board for a workshop and transmittal hearing in October.
 - c. Receive the funds for the CPTA grant award.



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8. Develop and implement the Silver Springs Community Redevelopment Area (CRA) Master Plan Update
 - a. Coordinate with Procurement and FDOT to develop project proposals for the design of safety and median improvements for Silver Springs Boulevard, including pedestrian crossings, median improvements, median “art work” and potential for “road diet.”
 - b. Coordinate with Community Services to support site concept planning for the Silver Springs “Key West” Building site for redevelopment and potentially incorporating the former Wild Waters site as part of that redevelopment effort.
 - c. Preparing for likely Utilities Grant Application from the new Silver Springs Hotel (south of the existing Holiday Inn & Suites) as that project is currently undergoing Major Site Plan review.
 - d. Mobilize internal team(s) and begin to execute the implementation stage of the CRA master plan.
 - e. Distribute electronic survey and initiate to gauge public sentiment on using CRA funds for public lands improvements (such as County and State). Such as the noted monument signs, and other area improvements – expect to be approximately 30-day duration. Then continue to spend some of the surplus budgeted in the FY25 CRA budget that reflects the CIP (capital improvement plan). Use outcome to develop potential options for CRA and/or State Park and for potential County facilities.
 - f. Work with Procurement and Community Services to edit the RFQ for developing catalyst site number one (1) and reissue the RFQ, since the initial RFQ did not receive any applications.