



Marion County

Board of County Commissioners

Workshop

Meeting Agenda

Thursday, May 1, 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 and the Level of Service for Parks](#)

BOARD DISCUSSION AND CLOSING COMMENTS



Marion County

Board of County Commissioners Workshop

Agenda Item

File No.: 2025-18957

Agenda Date: 5/1/2025

Agenda No.: 1.

SUBJECT:

Workshop to Discuss Updates to the Comprehensive Plan and the Level of Service for Parks

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 seventh 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. At today's workshop, the Board plans to discuss bring-back items for the Economic Element, the Parks Level of Service (LOS), as well as redline changes to the open space requirement (Policy 2.1.4 in the Future Land Use Element), the Recreation and Open Space Element, and the Conservation Element.

RECOMMENDED ACTION:

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

Marion County Comprehensive Plan Updates

May 1st, 2025

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



KimleyHorn
Expert. Vision. Experience. Better.

1

Agenda



1. Economic Element Bring Back
2. Parks Level of Service (LOS)
3. Redlines
4. Next Workshop



KimleyHorn
Expert. Vision. Experience. Better.

2



Economic Element Redline-Bring Back

enhances economic sustainability and growth while still providing for thorough review of all development plans.

Policy 1.3.1: The County Administrator, or his designee, shall ~~continually~~ identify request staff to expedite and coordinate permitting for projects ~~to~~ in order to encourage priority industry and business prospects to expand or relocate to the County.

Policy 1.3.2: The County Administrator, or his designee, shall identify and establish staff to serve as liaisons to provide direct and coordinated assistance for projects undergoing expedited review and permitting.

OBJECTIVE 1.4: The County shall coordinate with the Ocala Marion County Chamber and Economic Partnership (CEP) ~~an economic development agency~~ to maintain an inventory of commercial and industrial designated lands. This list shall be made available to any member of the public upon request. ~~and use its development review process to monitor development activity on a continuous basis.~~

Policy 1.4.1: ~~To identify sites suitable for targeted industries~~ The County will coordinate with an economic development agency ~~may~~ establish and maintain a land use data base as part of its development review process to monitor each of the various land use designations which that allow commercial and industrial development as identified on the FLUM which may include, but not be limited to, total acres by future land use designation, acres developed, absorption rates, and other factors determined suitable.

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

OBJECTIVE 1.5: The County ~~may~~ partner with economic development agencies to encourage and grant economic development incentives to new, expanding, and/or relocating businesses in accordance with the policies under its objective.

Policy 1.5.1: The County shall ~~may~~ establish a process/program to identify development(s) and/or project(s) qualified to obtain economic development incentives. The process/program may further be coordinated with local economic development agencies and the State of Florida economic development-related offices and agencies, including, but not limited to, the Department of Economic Opportunity (DEO), Florida Commerce, Florida Department of Transportation, and/or Enterprise Florida, Inc., (EFLI) Select Florida and those agencies' qualifying programs.

Policy 1.5.2: For qualified development(s) and/or project(s), the County may establish:

- a) ~~Incentives to off-set application and review fees subject to the completion and performance of the qualified development.~~
- a) ~~Incentives to off-set impact fees and other capital charges subject to the completion and performance of the qualified development.~~

a) ~~Incentives to coordinate long-term improvements with developments with suitable reimbursements to the qualified development.~~

a) ~~Incentives to support small scale public infrastructure improvements to facilitate road access/ingress/egress, access to centralized water and/or centralized wastewater systems (e.g., Marion County Economic Development Infrastructure Grant Program).~~

a) ~~Incentives to encourage new to Marion County jobs which that meet minimum average annual wage requirements established by the Board of County Commissioners (e.g., Marion County Economic Development Financial Incentive Grant Program).~~

Policy 1.5.3: For qualified development, the County may establish incentives to create property tax incentives/abatement/caps subject to the completion and performance of the qualified development, consistent with any applicable Florida Statutes.

Policy 1.5.4.2: The County may establish and/or use Tax Increment Financing (TIF) options and/or Community Redevelopment Areas (CRA), particularly for those areas which ~~that~~ provide, or are required to provide for the establishment of, qualified development, consistent with any applicable Florida Statutes.

Policy 1.5.4.3: The County may establish additional economic development tools designed to encourage private sector capital investment and new to Marion County job creation using specialized programs such as, but not limited to, Enterprise Zones, Greenfields, etc., consistent with those programs' applicable regulatory requirements, particularly when such programs will support and encourage qualified development.

Policy 1.5.6: ~~The County may enter into public/private partnerships to establish for the establishment of facilities and/or services which will facilitate the expansion and/or~~

Policy 1.5.24.24: The County shall annually review the effectiveness of economic development partnerships and initiatives to evaluate the economic health of the community.

OBJECTIVE 1.6: The County shall ~~may~~ target support priority industries that create higher wage jobs and diversify the economic base of the County.

Policy 1.6.1: The County shall ~~may~~ identify and maintain a target priority industries strategy and prepare, implement, and maintain a coordinated marketing plan to attract businesses that fit the identified markets.

Policy 1.6.2: ~~The County may also partner with and/or designate one or more entities for this effort to facilitate achieving priority industries, such as, but not limited to, the Ocala Marion Chamber & Economic Partnership (CEP).~~

OBJECTIVE 1.7: ~~The County may utilize public/private partnerships to help stimulate the economic growth of the County.~~

Policy 1.6.26.2: The County may use public/private partnerships with local, state, and federal economic development-related agencies and organizations to prepare proposals to companies

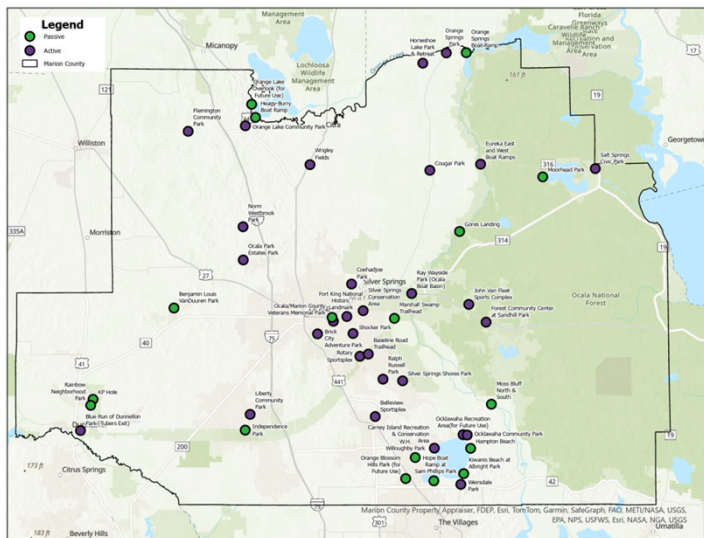
Parks Level of Service (LOS)

Park Acreage

Park Type	Acreage within county inventory	County managed acres
Neighborhood	131.1	89.0
Community	297.5	235.0
Sportsplex	199.2	282.6
Memorial	6.2	6.2
Special Use	108.5	222.0
Water Access	22.0	93.5
Total	764.5	928.2

County managed acres **total 928.2**

*Regional parks and greenways excluded from Park LOS calculation due to majority of land being large tracts of preservation or conservation with minimal recreation



KimleyHorn 5
Expert. More. Experience. Better.

Current LOS – Park Acreage Based

Current Level of Service Standard:

2 acres of park area per 1,000 residents

(Based on 2016 PRMP)

Year	Population	Park Acres	Needed Acreage	Actual LOS
2025	429,600	928.2	859	2.16
2030	468,700	928.2	937	1.98
2035	503,500	928.2	1,007	1.84
2040	534,100	928.2	1,068	1.74
2045	562,500	928.2	1,125	1.65
2050	587,900	928.2	1,176	1.58

Deficient by 2030

Source: Acreage from Marion County GIS Data Center, 2024, and PRMP, 2016; Population from University of Florida's BEBR Projections, January 2024

KimleyHorn 6
Expert. More. Experience. Better.

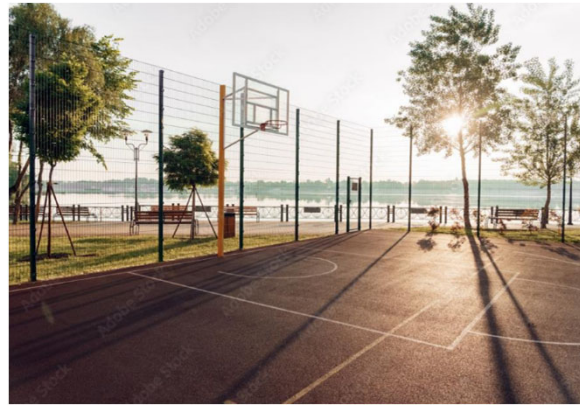
Proposed LOS – Park Acreage AND Amenity Based



- An **amenity-based** LOS approach measures the quantity of amenities per population
- Can be an effective method to meet the various interests of the residents versus just acreage-based standard

Example

- 1 basketball court per 15,000 residents
- 150,000 residents require 10 basketball courts



Marion Amenity Based LOS – Common amenities



Amenity	Standard*	Demand			Existing	Surplus/(Deficit)		
		2030	2040	2050		2030	2040	2050
Basketball courts	1 court per 15,000 residents	31	35	39	11 courts	(20)	(24)	(28)
Court sports - Tennis, pickleball	1 court per 60,000 residents	8	9	10	17 courts	9	8	7
Diamond Fields - Baseball, Softball	1 field per 11,000 residents	42	48	53	46 fields	4	(2)	(7)
Equipped Play Area (Playground)	1 area per 9,500 residents	49	56	61	23 areas	(26)	(33)	(38)
Rectangular Fields - Football, Soccer, Multi-use	1 field per 14,000 residents	33	38	41	12 fields	(21)	(26)	(29)
Swimming Pools	1 pool per 110,000 residents	4	5	5	0 pools	(4)	(5)	(5)
Volleyball Court	1 court per 57,000 residents	8	9	10	7 court	(1)	(2)	(3)

Source: Parks and amenities from Marion County GIS Data Library, 2024; level of service standards from National Recreation and Park Association, 2024

*Standards are national level and can be customized to fit the needs and feature of Marion County

Proposed LOS – Park Acreage AND Amenity Based



Although amenity and acreage deficiencies will be realized by 2030, additional factors to consider include:



Natural amenities

- Marion County features many passive park space that residents desire and could be activate in the future and the hybrid approach is more holistic for the community



Private recreation

- Private communities fill a gap in service to serve residents but are not always open to all



Open space requirement

- Per FLUE policy 2.1.4, residential developments are required to include a minimum of 350 square feet of open space per unit

Park LOS Examples



LOS with amenities included

Sumter County*: Amenity based LOS, unincorporated areas exempt

Nassau County*: Amenity and acreage-based LOS including:

- Community parks 3.35 ac / 1,000 pop
- Regional parks 10 ac / 1,000
- Beach access 0.25 ac / 1,000
- Boat facilities 0.40 ac / 1,000

Citrus County*: The County shall adopt the following level of service standards for new development for park facilities:

- Parks (County/City) - 3 ac /1,000 pop
- Regional (Federal/State) - 10 ac /1,000 pop
- Boat Ramps - 1 lane / 5,000 pop

*Utilizes park impact fees



Park LOS Examples

Acreage-based LOS

Levy County*: 2 ac / 1,000 pop

Broward County*: 3 ac / 1,000 pop

Lake County*: 4 ac / 1,000 pop

Pasco County* and **Polk County*** use a quantity of population per park that varies based on park type

Alachua County*: varies by park type:

- Improved activity-based recreation sites (0.5 ac / 1000 pop)
- Improved resource-based recreation sites (5.0 ac / 1,000 pop)

St. John's County* varies by park type:

- Neighborhood (2 ac / 1,000 pop)
- Community (3 ac / 1,000 pop)
- Regional/Open Space (20 ac / 1,000 pop)

**Utilizes park impact fees*

Kimley»Horn 11
Expert. Multi. Experienced. Better.



Benefits and Approaches of the Proposed LOS

Tourism

Citizen **quality of life**

Fun and budget friendly way to **keep kids active and occupied**

Expanding existing facilities with needed amenities is a **cost-effective approach** to fill in the gaps and create more recreation opportunities.

Impact fees may be used to begin collecting funds to drive these improvements



Kimley»Horn 12
Expert. Multi. Experienced. Better.

Impact Fees Examples



Clay County Additional Impact Fees for Completed Permit Packages Submitted after 10/1/2024

These Impact Fees are charged in addition to existing School Impact Fees and Mobility fees as applicable

Land Use	Charged per	Government Jails & Constitutional Facilities ¹	Fire & Rescue Facilities ²	Law Enforcement Facilities ³	Community Parks ⁴	Regional Park Facilities ¹	Libraries & Cultural Services ¹	Total
Residential								
Single Family (up to 1,500 sq. ft.)	Dwelling Unit	\$ 414	\$ 942	\$ 715	\$ 905	\$ 263	\$ 261	\$ 3,500
Single Family (1,501 to 2,499 sq. ft.)	Dwelling Unit	\$ 552	\$ 1,256	\$ 951	\$ 1,206	\$ 350	\$ 347	\$ 4,662
Single Family (2,500 sq. ft. and up)	Dwelling Unit	\$ 689	\$ 1,567	\$ 1,190	\$ 1,506	\$ 438	\$ 433	\$ 5,823
Multifamily	Dwelling Unit	\$ 329	\$ 748	\$ 567	\$ 719	\$ 209	\$ 207	\$ 2,779
Mobile Home	Dwelling Unit	\$ 466	\$ 1,061	\$ 805	\$ 1,019	\$ 295	\$ 293	\$ 3,939
Senior Unit	Dwelling Unit	\$ 314	\$ 714	\$ 541	\$ 686	\$ 199	\$ 197	\$ 2,651
Nonresidential (per 1,000 Sq.Ft. / Hotel Room / Car Wash Lane)								
Commercial: Retail and Services	1,000 Sq. Ft.	\$ 435	\$ 1,235	\$ 751	\$ -	\$ -	\$ -	\$ 2,421
Car Wash	Lane	\$ 755	\$ 1,020	\$ 1,304	\$ -	\$ -	\$ -	\$ 3,079
Hotel/Lodging	Room	\$ 151	\$ 327	\$ 259	\$ -	\$ -	\$ -	\$ 737
Office	1,000 Sq. Ft.	\$ 365	\$ 1,900	\$ 631	\$ -	\$ -	\$ -	\$ 2,896
Industrial	1,000 Sq. Ft.	\$ 126	\$ 676	\$ 218	\$ -	\$ -	\$ -	\$ 1,020
Institutional	1,000 Sq. Ft.	\$ 387	\$ 903	\$ 669	\$ -	\$ -	\$ -	\$ 1,959
Nursing Home	1,000 Sq. Ft.	\$ 242	\$ 1,190	\$ 417	\$ -	\$ -	\$ -	\$ 1,849

¹ Applicable county wide

² Applicable in unincorporated areas and all cities except for the Town of Orange Park

³ Applicable in unincorporated areas plus the cities of Keystone Heights and Penney Farms

⁴ Applicable in unincorporated areas

Impact Fees Examples



St. Johns County's Schedule of Fees and Services

Impact Fees

IMPACT FEE SCHEDULE (per County Ordinance 2018-16)

LAND USE TYPE	Unit of Measure- ment	Roads	Buildings	Law Enforce- ment	Fire/ Rescue	Parks	Schools	TOTAL
RESIDENTIAL:								
Under 800 FT ²	Unit	\$6,927	\$551	\$258	\$167	\$1,109	\$1,804	\$10,816
801-1,250	Unit	\$8,228	\$655	\$306	\$449	\$1,318	\$3,300	\$14,256
1,251-1,800	Unit	\$8,486	\$675	\$316	\$501	\$1,359	\$4,769	\$16,196
1,801-2,500	Unit	\$10,572	\$841	\$392	\$732	\$1,692	\$5,940	\$20,169
2,501-3,750	Unit	\$12,298	\$978	\$456	\$1,015	\$1,969	\$8,333	\$25,049
3,751-5,000	Unit	\$14,248	\$1,134	\$529	\$1,296	\$2,282	\$8,694	\$28,183
5,001 FT ² and Over	Unit	\$15,042	\$1,197	\$559	\$1,579	\$2,409	\$8,838	\$29,624
Hotel/Motel	Room	\$4,202	\$393	\$183	\$48	\$198	\$0	\$5,024
INDUSTRIAL:								
General Industrial	1,000 FT ²	\$1,732	\$237	\$110	\$17	\$0	\$0	\$2,096
Warehousing	1,000 FT ²	\$607	\$161	\$75	\$11	\$0	\$0	\$854
Mini-warehousing	1,000 FT ²	\$527	\$23	\$11	\$2	\$0	\$0	\$563
OFFICE:								
General Office < 100k FT ²	1,000 FT ²	\$3,268	\$720	\$336	\$216	\$0	\$0	\$4,540
General Office 100-200k FT ²	1,000 FT ²	\$3,093	\$573	\$268	\$172	\$0	\$0	\$4,106
General Office > 200k FT ²	1,000 FT ²	\$2,809	\$432	\$201	\$130	\$0	\$0	\$3,572
COMMERCIAL:								
Commercial < 100k FT ²	1,000 FT ²	\$3,850	\$1,545	\$721	\$138	\$0	\$0	\$6,254
Commercial 100-199k FT ²	1,000 FT ²	\$5,286	\$1,383	\$646	\$124	\$0	\$0	\$7,439
Commercial 200-299k FT ²	1,000 FT ²	\$6,063	\$1,214	\$587	\$109	\$0	\$0	\$7,953
Commercial 300-399k FT ²	1,000 FT ²	\$7,073	\$1,036	\$484	\$93	\$0	\$0	\$8,686
Commercial 400-499k FT ²	1,000 FT ²	\$8,225	\$965	\$450	\$87	\$0	\$0	\$9,727
Commercial > 500k FT ²	1,000 FT ²	\$8,925	\$889	\$415	\$79	\$0	\$0	\$10,308
Bank/Financial Institution	1,000 FT ²	\$10,097	\$513	\$239	\$46	\$0	\$0	\$10,895
Service Station - all types	Fueling Station	\$3,775	\$714	\$333	\$64	\$0	\$0	\$4,886
Pharmacy w/Drive Thru	1,000 FT ²	\$4,495	\$557	\$260	\$50	\$0	\$0	\$5,362
Fast Food w/Drive Thru	1,000 FT ²	\$13,653	\$1,199	\$560	\$107	\$0	\$0	\$15,519
RECREATIONAL:								
Gun Recreation	Acres	\$859	\$51	\$24	\$5	\$0	\$0	\$939
Campground/RV Park	Acres	\$21,364	\$6,953	\$3,247	\$622	\$0	\$0	\$32,186
Marina	Berth	\$551	\$96	\$45	\$8	\$0	\$0	\$700
Health/Fitness Club	1,000 FT ²	\$6,756	\$592	\$277	\$53	\$0	\$0	\$7,678
INSTITUTIONAL:								
Elementary School	1,000 FT ²	\$1,764	\$419	\$195	\$38	\$0	\$0	\$2,416
High School	1,000 FT ²	\$1,557	\$382	\$179	\$34	\$0	\$0	\$2,152
College	1,000 FT ²	\$2,446	\$366	\$170	\$32	\$0	\$0	\$3,014
MEDICAL:								
Hospital	1,000 FT ²	\$2,307	\$1,129	\$527	\$101	\$0	\$0	\$4,064
Nursing Home	1,000 FT ²	\$1,346	\$79	\$37	\$7	\$0	\$0	\$1,469
Medical Office	1,000 FT ²	\$8,154	\$944	\$441	\$84	\$0	\$0	\$9,623

Redlines

FLUE Redlines



Policy 2.1.4: Open Space Requirement

A minimum of 350 square feet of open space for each residential lot-unit shall be required in either single or linked multiple tracts within residential development, and the open space shall be accessible to all residents within the development, as further defined in the LDC.

Recreation and Open Space Element Redlines



Full redlines in separate agenda file

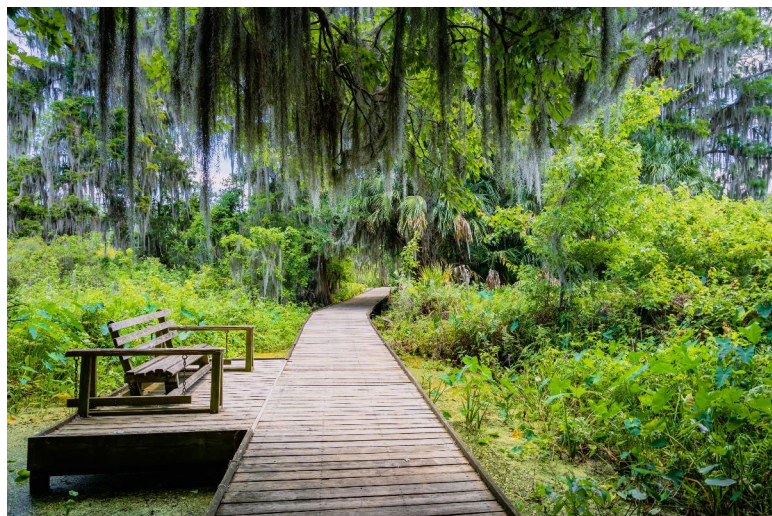


Kimley»Horn 17
Expert. Multi. Experienced. Better.

Conservation Element Redlines



Full redlines in
separate agenda file



Kimley»Horn 18
Expert. Multi. Experienced. Better.

Next Workshop:



Date

- Monday, June 9th, 2025
- 2:30pm - 4:30pm

Topics

- Definitions
- Concurrency
- Bring backs: Stepdown, Transportation, PSA, ESOZ



Question and / or comments?

Blair Knighting, AICP
Blair.Knighting@kimley-horn.com
904-828-3900

Redlines

Recreation and Open Space Element

MARION COMPREHENSIVE PLAN REDLINES:
10 - Recreation and Open Space Element

GOAL 1: The County will ~~develop~~ maintain a parks and recreation and open space system to ensure adequate opportunity for public access to, and use of, activity and resource-based recreation sites for active and passive recreation to maintain and improve the quality of life of its citizens and support economic diversity and development.

OBJECTIVE 1.1: The County shall provide and manage parks and recreation and open spaces using a county-wide Level of Service (LOS) in a financially feasible manner, and consistent with the Marion County Parks and Recreation Master Plan (PRMP), as amended.

Policy 1.1.1: -The LOS standard for public outdoor parks and recreation facilities shall be:

- a. -A minimum of two (2) acres per 1,000 persons. Marion County may develop and pursue intergovernmental and not-for-profit agency partnerships to meet identified recreation needs, including, but not limited to, placing County-owned/operated facilities on non-Marion County owned lands.
- b. In addition to the acreage LOS above, Marion County will also strive to meet the below amenity based LOS.

<u>Amenity</u>	<u>Standard</u>
<u>Basketball courts</u>	<u>1 court per 15,000 residents</u>
<u>Court sports - Tennis, pickleball</u>	<u>1 court per 60,000 residents</u>
<u>Diamond Fields - Baseball, Softball</u>	<u>1 field per 11,000 residents</u>
<u>Equipped Play Area (Playground)</u>	<u>1 area per 9,500 residents</u>
<u>Rectangular Fields - Football, Soccer, Multi-use</u>	<u>1 field per 14,000 residents</u>
<u>Swimming Pools</u>	<u>1 pool per 110,000 residents</u>
<u>Volleyball Court</u>	<u>1 court per 57,000 residents</u>

Policy 1.1.2: -The County shall ~~establish and~~ maintain a the Parks and Recreation Advisory Council (PRAC), or equivalent authority, to provide recommendations to the Board of County Commissioners regarding parks and recreation and open space needs such as land, facilities, and programs as well as costs/funding. Duties of the PRAC shall be established by the Board of County Commissioners and may include, but not be limited to, the following:

- a. Review and make recommendations regarding the maintenance of, and revisions/updates to, the Marion County Parks and Recreation Master Plan (PRMP);

MARION COMPREHENSIVE PLAN REDLINES:
10 - Recreation and Open Space Element

- b. Identify and provide guidance regarding opportunities to establish partnerships with other public agencies (e.g., local, regional, state, or federal), quasi-governmental (e.g., community development or special districts) and/or private entities (e.g., private trusts, non-profit trusts, community groups, etc.) to meet parks and recreation and open space needs;
- c. Identify and provide guidance regarding opportunities to obtain and/or develop funding and/or funding mechanisms to maintain, provide, and meet current and identified parks and recreation and open space needs such as lands, facilities, and/or programs;
- d. Identify and provide guidance on location needs for parks and recreation and open space needs in relation to the County's Future Land Use Map (FLUM), including identifying opportunities for the use of existing public and/or private lands held for recreation and/or conservation purposes or for surplus local, regional, state, or federal lands.

Policy 1.1.3: The County shall ~~establish and~~ maintain a Marion County Parks and Recreation Master Plan (PRMP) ~~which functions~~ to inventory, assess, evaluate, and identify Marion County's existing and future parks and recreation and open space needs and provide guidance on funding the maintenance, improvement, and expansion of the existing and identified needs. The PRMP should be evaluated every ten (10) years to determine if an update is needed.

Policy 1.1.4: ~~The~~ County shall fund through a variety of mechanisms the maintenance, construction, and operation of County-owned and/or operated parks and recreation facilities and open spaces along ~~with~~ a variety of recreation programs through the Marion County Parks and Recreation Department (MCPRD), or its equivalent.

Policy 1.1.5: The County shall provide reasonable public access to all County provided parks and recreation and open space sites, facilities, and programs to the greatest extent practicable, in conformance with applicable governmental requirements (e.g, ~~s~~State and ~~f~~Federal disability standards) and in a manner ~~which that~~ will maintain and not create adverse impacts to such sites, facilities, and programs.

Policy 1.1.6: The County shall encourage the connection of existing wildlife corridors and coordinate with the Florida Wildlife Corridor Foundation in this effort.

Policy 1.1.7: The County shall prioritize the utilization of existing platted greenways or conservation tracks for trail, passive, and active recreation expansion.

OBJECTIVE 1.2: The County shall plan for management, acquisition, facilities development, and programs to meet the County's park and recreation and open space needs using the Marion County Parks and Recreation Master Plan (PRMP) which will include and/or address, at a minimum, the items identified by the policies of this Objective.

Policy 1.2.1: The PRMP shall be developed and maintained in a manner ~~which that~~ encourages, supports, and includes public participation in all components of the PRMP.

Policy 1.2.2: The PRMP shall include policies on the provision of lands, sites, facilities, and programs.

MARION COMPREHENSIVE PLAN REDLINES:
10 - Recreation and Open Space Element

Policy 1.2.3: The PRMP shall include provisions ~~which~~that identify and support a sound financial plan for acquisition, development, and operations.

Policy 1.2.4: The PRMP shall include the following data:

- a. An inventory of parks and recreation and open space lands, facilities, and programs provided by the County, and those which are established, operated, and/or funded parks and recreation and open space lands, facilities, and programs~~;~~ under interlocal or partnership agreements, including a summary of the status of the applicable agreements. The PRMP may also include similar information on non-County parks and recreation and open space lands, facilities, and programs for the purpose of assessing their availability and suitability to the citizens of the County and economic opportunities for recreation and eco-tourism related activities.
- b. Current needs for parks and recreation and open space sites, facilities, and programs based on estimated recreation demand~~;~~ and an analysis of the availability, accessibility, and adequacy of existing parks and recreation and open space sites to the public;
- c. Projected future needs for parks and recreation and open space sites, facilities, and programs ~~—~~based on the established LOS and the projection of the necessary availability, accessibility, and adequacy of the need for those parks and recreation and open space sites, facilities, and programs;
- d. An annual capital improvement program and budget for five years of proposed acquisition and development shall be developed, including anticipated operations impacts from such improvements for the first year.

Policy 1.2.5: The County shall utilize the PRMP and identified public land locations, if any, to locate existing public lands appropriate for desired recreation facilities first before purchasing additional new land. If existing public lands are deemed inappropriate for desired recreation facilities, the County shall utilize the PRMP and the FLUM to identify new properties for desired recreation facilities.

- a. The County, through the MCPRD~~;~~, shall assist non-profit participants with establishing public recreation facilities when feasible and when adequate resources are available. These facilities can include schools and municipalities.
- b. The MCPRD and PRAC shall identify potential sites within delineated recreation service areas in the ~~e~~County, including an initial ranking based on environmental characteristics, location within the service area, accessibility, and potential for meeting existing or future needs for the area. This inventory and ranking shall be maintained as the PRMP is updated. In addition, the MCPRD shall consider any identified Urban Growth Boundary (UGB), as noted in the FLUE, in the analysis for potential parks and recreation sites.
- c. The County shall encourage and provide access to public water bodies (e.g., Navigable waterways, surface waters of the state, etc.) where feasible through land acquisition and development of fishing and boating facilities.
- d. The County shall encourage and support increasing the number of greenways and trails connecting to environmentally sensitive and locally important natural resources, which provide

MARION COMPREHENSIVE PLAN REDLINES:
10 - Recreation and Open Space Element

and promote recreational opportunities, alternative transportation modes and wildlife corridors.

Policy 1.2.6: When the PRMP identifies any LOS deficiencies, the PRMP shall identify how resolution of the deficiencies will be addressed and shall reflect any necessary funding needs appropriately in the PRMP capital improvements component.

Policy 1.2.7: Opportunities to partner with public and private agencies and entities to productively and economically operate and use County-owned and operated parks and recreation and open space sites and facilities shall be evaluated by the PRMP.

OBJECTIVE 1.3: The County will utilize existing funding sources and develop new funding sources to provide for parks and recreation and open space needs in a manner that seeks to comply with the Comprehensive Plan LOS standards and any ~~administrative standard park planning best practices~~ established by the PRMP (e.g., neighborhood, community, or regional parks, etc.).

Policy 1.3.1: The County shall annually review user and other appropriate fees to defray the operation and maintenance costs of parks and recreational programs.

Policy 1.3.2: ~~The~~ County may utilize the information and data generated from the PRMP, as amended, to identify deficiencies in parks and recreation facilities and correct such deficiencies using development exactions, on-site dedication, fee-in-lieu payment, other funding programs, or other appropriate methods.

Policy 1.3.3: The County may apply for financial assistance (e.g., grants, loans, etc.) to support funding the acquisition and construction of parks and recreation and open space lands and facilities, as well as the development and provision of recreation programs through the MCPRD to achieve and improve financial feasibility and leverage County funds. ~~In support of these efforts, a five year capital improvement plan shall be created and annually adopted by the County Board of County Commissioners (BCC).~~

Policy 1.3.4: The LDC shall contain provisions requiring new residential developments (e.g., subdivisions and ~~particularly developments of regional impact~~planned unit developments) to provide minimum open space per dwelling unit consistent with FLUE Policy 2.1.4 as a condition of approval.

a. Compliance with this provision may be satisfied by on-site development or, when on-site provision is impractical or not selected by the developer, by providing for off-site development or the payment of a fee-in-lieu to the County for off-site acquisition and/or development, consistent with the PRMP. The LDC shall provide for ~~of~~ the determination of any fee-in-lieu for off-site provision.

b. When on-site recreational sites and facilities are established to meet the open space requirement, suitable mechanisms must be established to fund the management and maintenance of the space, and the County may require the establishment of a municipal services taxing unit or municipal services benefit unit for such, in addition to any private arrangements made by the developer (e.g., property owners association, development district, etc.).

MARION COMPREHENSIVE PLAN REDLINES:
10 - Recreation and Open Space Element

~~b-c.~~ New recreational facilities shall strive to interconnect with existing recreation facilities in the immediate area.

Policy 1.3.5: The County shall utilize the funds from the fee-in-lieu of program to establish a “park fund” to help meet the LOS and amenities needs of the future residents.

OBJECTIVE 1.4: -The County will strive to ensure the design and development of parks and recreation and open spaces provided within the County, whether public and/or private, serve as a model for development to the greatest extent practicable and as further outlined in the policies of this Objective.

Policy 1.4.1: Reasonable public access to all recreation sites and facilities shall be provided consistent with applicable ~~s~~State and ~~f~~Federal requirements (e.g., building codes, accessibility, etc.).

Policy 1.4.2: ~~The County shall make the necessary provisions in location, design, and development of all County-owned/operated recreation sites and facilities to ensure reasonable public access (e.g., building codes, accessibility, etc.) for all new sites and facilities.~~ For existing but access-deficient sites and facilities, the PRMP shall identify such deficiencies and propose/schedule improvements to address the deficiencies.

Policy 1.4.3: All new sites and facilities planned and developed will be designed to minimize the impact to the natural resources of the property. Existing sites and facilities shall be retrofitted when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded. Conformance with local, regional, ~~s~~State, and/or ~~f~~Federal best management practices applicable to the site will be a key focus of the site design and development.

Policy 1.4.4: All new sites and facilities shall ensure connection to any available adequate public facility consistent with the provisions of the ~~LDRLDCs~~ and in a manner ~~which that~~ meets the health and safety needs of the public (e.g., centralized potable water, centralized sanitary sewer, roadway access improvements, etc.). Existing sites and facilities shall be retrofitted to connect to or provide public facilities when feasible and to the greatest extent practicable when such facilities are renovated and/or expanded.

Policy 1.4.5: All new sites and facilities shall be designed to provide connection to transportation facilities and other developments. Existing sites and facilities shall be retrofitted where necessary and when feasible and practicable to connect to transportation facilities and other developments when such facilities are renovated and/or expanded. For sites within the Urban Growth Boundary, the design and development shall address connection or future connection to non-automotive multi-modal transportation methods such as but not limited to mass transit, sidewalks, bicycles, etc., including addressing opportunities for integration with the *Ocala-Marion County Bicycle/Pedestrian Master Plan* and any other “trail” plans within the County/UGB which will enhance/improve/maximize public access.

Policy 1.4.6: All new residential developments (e.g., subdivisions and particularly developments of regional impact) shall be required to comply with the open space per dwelling unit standard established by FLUE Policy 2.1.4, unless an alternative form of compliance is provided by the developer consistent with Policy 1.3.4.

MARION COMPREHENSIVE PLAN REDLINES:
10 - Recreation and Open Space Element

OBJECTIVE 1.5: -The County recognizes the economic impact of parks and recreation and open space areas and activities for both residents and visitors. The County shall continue to encourage and develop economic opportunities for recreation and eco-tourism services.

Policy 1.5.1: -The County shall collaborate with the public and private sectors in developing eco-tourism opportunities using the public and private parks and recreation and open space lands within the County and shall encourage and support efforts to market those opportunities.

Policy 1.5.2: The County LDC shall maintain provisions to address the establishment of private conservation, eco-tourism, and recreation opportunities by government and/or private/non-profit sector entities.

DRAFT

Redlines

Conservation Element

GOAL 1: -The County shall maintain, protect, and enhance the diversity and integrity of the County's natural resources and provide stewardship to maintain the County's quality of life and economic vitality through the management and conservation of natural resources.

OBJECTIVE 1.1: -The County shall designate environmentally sensitive and locally significant natural resources for conservation, protection, and enhancement, and Land Development Code (LDC) provisions shall be maintained to implement this Objective and its Policies.

Policy 1.1.1: -The County shall include the following as environmentally sensitive natural resources requiring special protection to avoid adverse impacts to these resources:

- a. Waterbodies designated as Outstanding Florida Waters (OFW), Aquatic Preserves, Scenic Rivers, and/or ~~other~~ similar designations for protection by a local, state, and/or federal program;
- b. Navigable waterways as designated by the state and/or federal government;
- c. Wetlands as defined by the state and implemented by the applicable water management district;
- d. 100-year floodplains and floodways as identified by the Federal Emergency Management Agency Flood Insurance Rate Maps (FEMA FIRM);
- e. County, State, and/or ~~federal~~ Federally owned natural reservation lands used for conservation and/or recreation purposes such as State Parks, State Forests, Wildlife Management Areas, and the Ocala National Forest;
- f. Habitat containing listed flora and fauna identified as protected species by the state and/or federal government;
- g. Rivers, lakes, and springs with a defined Minimum Flows and Levels (MFLs), as designated by local, state, or federal agencies, particularly in conjunction with local and regional Water Supply Plans; and
- h. Those areas identified as ~~High and Prime Groundwater Aquifer Recharge Areas (≥ 12 " annually as identified by the applicable water management district; H/PARA) and Springs Protection Zones (SPZ), as established in the Future Land Use Element (FLUE) and LDC.~~

Policy 1.1.2: -The County shall include the following as locally significant natural resources ~~due~~ requiring special protection to minimize adverse impacts to these resources:

- a. Surface waters of the State;
- b. Native vegetative communities as identified by the State of Florida's Natural Areas Inventory (FNAI) Program;
- c. Commercially valuable mineral resources as defined by the state;
- d. ~~Soils, particularly those identified as prime farmland and locally important farmland as defined by the United States Department of Agriculture (USDA) Natural Resources~~

~~Conservation Service (NRCS) which include the following soil series: Blitchton, Kanapaha, Micanopy, Fellowship, Kendrick, Flemington, Gainesville, Lochloosa, Hague, and Zuber);~~

- e.d. Good quality air, focusing on dust/debris and noxious odors;
- f.e. Good quality and sufficient quantities of groundwater, particularly addressing potable, agricultural, recreational, and other economically beneficial uses;
- g.f. Wellhead and wellfields serving centralized potable water systems for municipal and local governments or private systems regulated by the State of Florida Public Service Commission;
- h.g. Fisheries, wildlife, ~~and wildlife habitat~~ and marine habitat;
- i.h. Migratory wildlife routes and ecological corridors; and County-owned and/or managed regional and/or resource-based parks.

Policy 1.1.3: -The County shall require the identification of environmentally sensitive and locally significant natural resources as part of the review process for development applications, focusing on land use, zoning, subdivision, improvement plan, and site plan applications. The detail of the data in early development review stages may be from generalized county, state, and/or federal sources, while later development review stages will require more detailed site specific information to be generated by the applicant.

Policy 1.1.4: -The County may utilize resources developed by ~~federal~~Federal, ~~state~~State, regional, and/or local sources to identify and evaluate environmental characteristics and development potential, including, but not limited to, the following sources:

- a. USDA NRCS (f/k/a Soil Conservation Service) *Soil Survey of Marion County*;
- b. FEMA FIRM, as amended;
- c. Florida Department of Environmental Protection Florida Natural Areas Inventory (FDEP FNAI) Program, including the *Natural Areas Inventory of Marion County, Florida*;
- d. FDEP Florida Fish and Wildlife Conservation Commission (FWC) publications including, but not limited to, Species Richness Maps, species management plans, etc.;
- e. FDEP Basin Management Action Plans (BMAP);
- f. Florida Department of Agriculture and Consumer Services (FDACS) and its jurisdictional agencies' best management practices manuals;
- g. St. Johns River Water Management District (SJRWMD) and Southwest Florida Water Management District (SWFWMD) publications and programs including but not limited to, Water Supply Plans, Well/Wellfield Capture Zones Maps, High & Prime Aquifer Recharge Area Maps, and Karst Sensitive Areas Maps;
- h. Withlacoochee Regional Water Supply Authority Water Supply Plan (WRWSA-WSP);

- i. Marion County produced publications including, but not limited to, the Marion County Water Supply Plan (MC-WSP), Marion County Aquifer Vulnerability Assessment (MCAVA), Marion County Springs Protection Zones (SPZs), and Marion County Environmentally Sensitive Overlay Zones (ESOZs).

h.j. Florida Wildlife Corridor.

Policy 1.1.5: -The County will make available to the public maps and other information to allow for the general identification of environmentally sensitive and locally significant natural resources in the County to the greatest extent practicable. When information is provided by non-county sources, the County will facilitate providing that information to the public to the greatest extent practicable.

OBJECTIVE 1.2: -The County shall protect, conserve, and enhance the quality and natural function of environmentally sensitive- and locally significant natural resources within the County, while encouraging and supporting the appropriate use of such resources, as further defined in the LDC.

Policy 1.2.1: -The County shall protect, conserve, and enhance environmentally sensitive and locally significant natural resources from adverse impacts to the greatest extent practicable focusing on, but not limited to, the following activities:

- a. Protection of surface and ground water from activities that degrade and/or introduce pollutants that may adversely affect its quality and/or quantity;
- b. Protection of surface and navigable waters from activities that adversely impact their use, capacity, quality and/or character;
- c. Protection of flood storage and floodplain capacity -from activities that materially impair floodplain capacity or alter the characteristics of the existing one-percent (100-Year) Floodplain;
- d. Protection of qualified central potable water system supply wells and/or wellfields from activities that would adversely affect the public health and/or the ability to maintain such services;
- e. Protection of identified habitats, such as wetlands, native vegetative communities, including listed species, or critical migratory and/or estuarine habitats, from activities that destroy and/or degrade such habitats from immediate or long-term effects from development, -such as pollution, siltation, and/or non-native invasive species;
- f. Protection of natural reservations including federal, state, regional, and/or local government owned conservation and/or recreation lands and facilities from activities that adversely impact the intended purpose and/or use of those lands;
- g. Protection of key soil types identified as prime and locally important -farmlands and/or known to include commercially valuable minerals from adverse impacts which would prevent and/or discourage their continuing use and/or recovery when suitable environmental management and best practices are used;

h. Protection of air quality from adverse impacts ~~which~~that would negatively affect other identified resources and/or the quality and/or character of such resources or surroundings ~~which~~that would create a public nuisance, such as wind-borne dust or odor.

Policy 1.2.2: The County ~~shall~~may require development design, construction, and management techniques to protect environmentally sensitive and locally significant natural resources, including but not limited to the following:

- a. Compliance with stormwater management LOS standards as provided in the Stormwater Element (SE) and reflected in the Capital Improvement Element (CIE);
- b. The reduction of densities in specified habitats or areas when development is proposed within those areas, unless development is clustered to protect and conserve the habitats, including those adjusted densities provided in FLUE Objective 9.1;
- ~~c.~~ The clustering of development to create open spaces that function to buffer and protect identified resources on-site and off-site to development, and provide habitat linkages when possible;

~~e.d.~~ The preservation of Specimen Trees:

~~d.e.~~ The establishment and management of buffers and other land use controls between development activities and identified resources, with emphasis on ensuring the buffer establishes a balance between the scale and intensity of development and the scope, quality, and character of the resource;

~~e.f.~~ The use of Marion Friendly flora to prevent or discourage non-native invasive species;

~~f.g.~~ The implementation of water conservation, irrigation, and fertilizer management provisions;

~~g.h.~~ The implementation of design and development standards regarding setbacks, lot dimensions, and building location/design, particularly when such sites abut or are determined to be connected, such as but not limited to, hydrologically connected, to identified resources;

~~h.i.~~ The use of mitigation for on-site resources through alternative on-site locations, off-site, or monetary methods to ensure the protection/conservation of the resource; the intent of off-site or monetary mitigation is to achieve a minimum of one-for-one mitigation/replacement, with focus on maintaining the mitigation action within the County unless otherwise authorized,

~~i.j.~~ The Transfer of Development Rights (TDR) and the Transfer of Vested Rights (TVR) Programs as provided within the FLUE; and

~~j.k.~~ The establishment of an Maintaining the Urban Growth Boundary (UGB) within which the provision of adequate public facilities shall be provided to all developments.

Policy 1.2.3: The County shall work cooperatively with adjacent local governments to conserve, appropriately use, and/or protect unique vegetative communities located within more than one local jurisdiction.

Policy 1.2.4: The County shall protect surface and navigable waters by regulating the capacity, overuse, and habitat loss of these important resources.

OBJECTIVE 1.3: -The County shall continue to encourage acquisition of environmentally sensitive and/or locally important resources when such acquisition is determined to be in the public interest and particularly when such acquisitions maintain and support the character and quality of life of citizens and visitors, and may benefit economic diversity and development in the County.

Policy 1.3.1: -The County shall participate to the greatest extent practicable in efforts to identify and acquire environmentally sensitive and/or locally important resources for conservation and/or recreation purposes. The County, upon affirmative determination by the Board of County Commissioners, may act as a lead agency and/or participate in such resource identification and acquisition.

Policy 1.3.2: -Funds for any land acquisition will be maximized to the fullest extent possible by bonding funds when necessary and by actively seeking matching funds and grants through governmental (e.g., local, regional, state, federal, etc.) or non-governmental (e.g., private and/or non-profit funds and/or trusts, etc.) entities when available.

Policy 1.3.3: -The purchase or acceptance of conservation easements in lieu of acquisition by fee simple title will also be considered and supported when practicable.

Policy 1.3.4: The County shall create a prioritization list of environmentally sensitive and/or locally important resources for acquisition.

Policy 1.3.5: The County may utilize funds from the open space fee-in-lieu of program (Recreation and Open Space Policy 1.3.4) to acquire environmentally sensitive and/or locally important resources.

OBJECTIVE 1.4: -The County shall encourage and promote the appropriate and practicable use of environmentally sensitive and locally important natural resources in a form ~~which that~~ maintains the County's character and the quality of life of its citizens and supports economic development and diversity.

Policy 1.4.1: -Recreation, agri-tourism, and eco-tourism activities ~~which that~~ function to promote and support natural resource conservation, protection, and enhancement, particularly when including an educational component, shall be encouraged.

Policy 1.4.2: The County may inventory existing platted conservation tracks to create urban and rural trail connections to existing County and regional trail systems.

Policy 1.4.23: The County shall protect and provide for the extraction of commercially valuable mineral resources, as may be authorized by the County through the LDC Special Use Permit process and/or other regulating agencies (e.g., FDEP, SJRWMD, SWFWMD, etc.). Sites of commercially valuable minerals shall be protected from the encroachment of incompatible land uses that would inhibit or preclude the extraction of minerals, particularly uses that would increase

the density of people in close proximity to a mineral extraction operation. Land use changes on contiguous land areas that are incompatible with mineral extraction operations shall be prohibited until extraction, mitigation, and reclamation or restoration are completed where mineral extraction operations exist or can be reasonably predicted. LDC provisions shall be maintained to implement this policy.

DRAFT