



# Marion County

## Board of County Commissioners

### Workshop

### Meeting Agenda

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**Monday, February 24, 2025**

**2:00 PM**

**McPherson Governmental  
Campus Auditorium**

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#### **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

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**File No.:** 2025-18158

**Agenda Date:** 2/24/2025

**Agenda No.:** 1.

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**SUBJECT:**

**Workshop to Discuss Updates to the Comprehensive Plan**

**INITIATOR:**

**Chuck Varadin, Director**

**DEPARTMENT:**

**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 second of ten workshops scheduled over the next five (5) months. 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 will discuss bring-back items from the last workshop (economic, potable water, and aquifer elements) as well as step down approaches, protections of rural areas, and rural activity centers (RACs). The Board will also review proposed edits to the intergovernmental coordination element and the capital improvement element of the Comprehensive Plan.

**RECOMMENDED ACTION:**

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

# Marion County Comprehensive Plan Updates

February 24<sup>th</sup>, 2025

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



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## Agenda



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



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## Redlines – Economic Element

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

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

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



## Redlines – Potable Water Element

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



## Redlines – Aquifer Recharge Element

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

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



## Protection of Rural Land and Step-Down Approaches

A few citizen comments during public engagement process:

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

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

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

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

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

# Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

## Policy 2.1.6 Protection of Rural Areas

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

# Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

## Policy 2.1.7 Amendment Applications for Conversion of Rural Lands

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

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

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

# Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

## Policy 2.1.13: Protection of Rural Neighborhoods

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

# Protection of Rural Land and Step-Down Approaches



Redlines - FLUE

## Policy 3.1.3: Protection of Rural Lands Outside the UGB

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

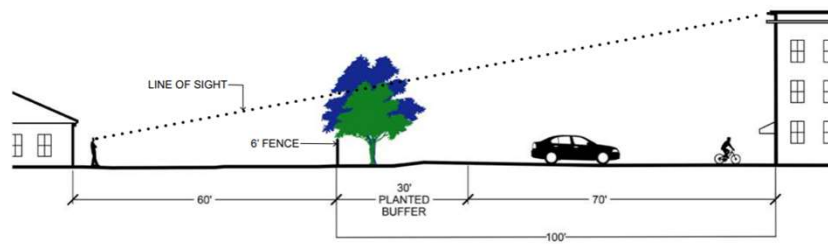
1. The new development shall incorporate a 100-foot buffer either retaining the existing natural vegetative buffer or a Type A vegetative buffer (approved by the County's Landscape Architect) surrounding the entire property boundary which borders the UGB.
2. No structure shall be located within the 100-foot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

# Protection of Rural Land and Step-Down Approaches



## TREE GROWTH LEGEND

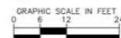
-  TIME OF INSTALL  
\* 18' height with 4" caliper at initial planting
-  AFTER 2 YEARS  
\* Estimated growth to be 25' in height



## STEP BACK EXHIBIT

FEBRUARY 2025

MARION COUNTY, FL



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# Rural Activity Centers (RACs)



This land use designation allows for mixed use nodes of

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

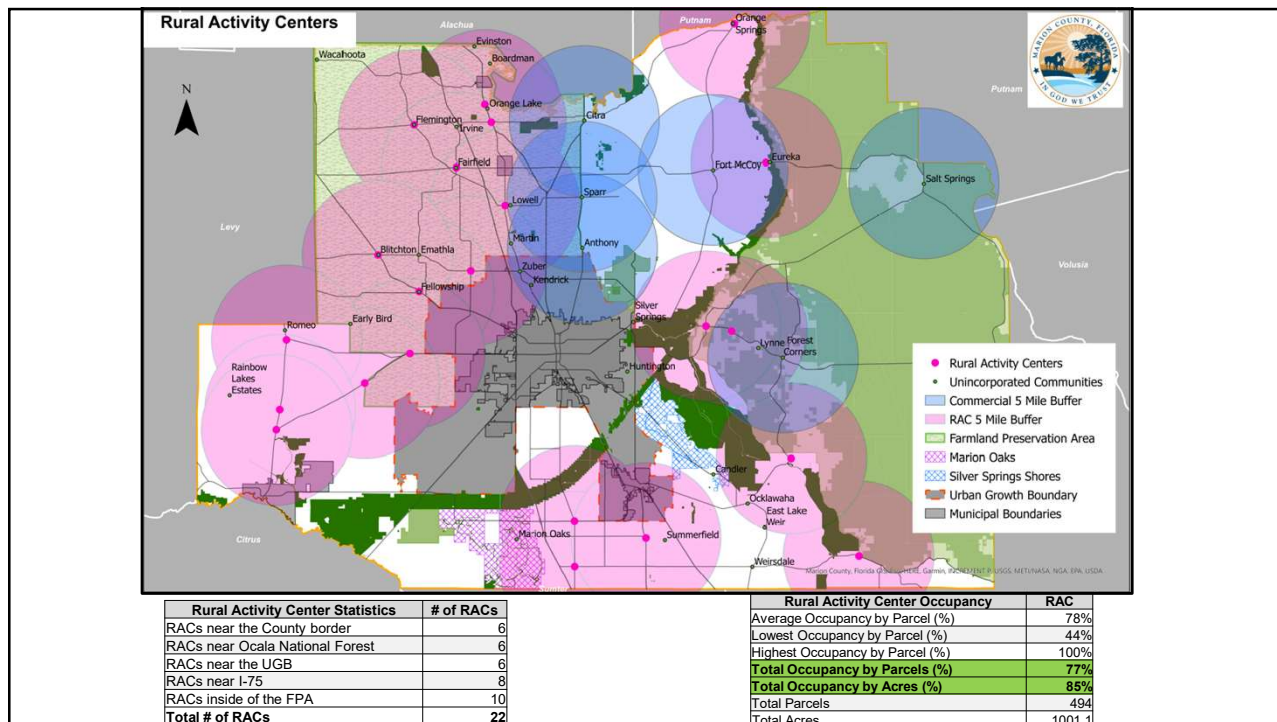
Based on the analysis (see next slide):

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

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## NEW Redlines

1. Intergovernmental Element
2. Capital Improvement Element



## Next Workshop:

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### Date

- Tuesday, March 11<sup>th</sup>, 2025
- 2:30pm - 4:30pm

### Topics

- Transportation LOS

### Redline Reviews

- Transportation Element



## Question and / or comments?

Blair Knighting, AICP

Blair.Knighting@kimley-horn.com

904-828-3900

# Redlines

## Intergovernmental Coordination Element

DRAFT

MARION COMPREHENSIVE PLAN REDLINES:  
11 - Intergovernmental Coordination Element

**GOAL 1:** The County shall establish and maintain efficient and effective processes to address comprehensive planning, coordination, and citizen service issues between jurisdictional governments and agencies to achieve the goals of the Comprehensive Plan, and provide timely, efficient, and cost-effective services.

**OBJECTIVE 1.1:** The County shall coordinate its Comprehensive Plan with the plans, or their equivalents, of other jurisdictional governments and agencies ~~that~~which have regulatory authority over the use of land within and/or adjoining/surrounding the County or provide facilities and/or services ~~that~~which support and/or impact the use of land, such as, but not limited to, the following agencies:

**Table 1.1: — Intergovernmental Coordination Agencies\*see acronym page**

<del>Within Marion County</del>	<del>Adjoining or in Proximity</del>	<del>Supporting/Impacting Agencies</del>
<p><del>Elected Government Units</del></p> <p><del>Cities/Towns</del></p> <p><del>MCSB—SWCD</del></p>	<p><del>Elected Government Units</del></p> <p><del>Adjoining Counties</del></p> <p><del>Cities/Towns(± 2 miles)</del></p>	<p><del>Elected Government Units</del></p> <p><del>State/Federal Legislation</del></p> <p><del>State/Federal Courts</del></p>
<p><del>Regional Agencies</del></p> <p><del>Ocala/Marion County TPO</del></p> <p><del>WRPC</del></p> <p><del>SJRWMD/SWFWMD</del></p>	<p><del>Regional Agencies</del></p> <p><del>TPOs</del></p> <p><del>SJRWMD/SWFWMD</del></p>	<p><del>Utility Providers</del></p> <p><del>Municipal Water and&amp; Sewer and other Public Water Service Providers</del></p> <p><del>The Villages</del></p>
<p><del>Public Lands</del></p> <p><del>State Forests, Greenways Management Areas</del></p> <p><del>Ocala National Forest</del></p>	<p><del>Public Lands</del></p> <p><del>State Forests, Greenways Management Areas</del></p> <p><del>Ocala National Forest</del></p>	<p><del>Regional Agencies</del></p> <p><del>SJRWMD/SWFWMD</del></p> <p><del>Withlacoochee Regional WSA</del></p>
<p><del>State/Federal Agencies</del></p> <p><del>FDEP—FDOT—FWC</del></p> <p><del>FEMA</del></p> <p><del>USDOT—USFWS—US</del></p> <p><del>ACOE</del></p>	<p><del>State/Federal Agencies</del></p> <p><del>FDEP—FDOT—FWC</del></p> <p><del>FEMA</del></p> <p><del>USDOT—USFWS—US</del></p> <p><del>ACOE</del></p>	<p><del>State/Federal Agencies</del></p> <p><del>FDEP—FDOT—FWC—FEMA</del></p> <p><del>NRCS—USDOT—USFWS</del></p> <p><del>US-ACOE</del></p>

MARION COMPREHENSIVE PLAN REDLINES:  
11 - Intergovernmental Coordination Element

**TABLE 1.1: – INTERGOVERNMENTAL COORDINATION AGENCIES\***see acronym page

<b>Location</b>	<b>Type</b>	<b>Agencies/Facilities/Services</b>
<u>Within Marion County</u>	<u>Elected Government Units</u>	<u>Cities/Town</u> <u>MCSB</u> <u>SWCD</u>
	<u>Regional Agencies</u>	<u>Ocala/Marion County TPO, WRPC, ECFRPC</u> <u>SJRWMD/SWFWMD</u>
	<u>Public Lands</u>	<u>State Forests</u> <u>Greenways Management Area</u> <u>Ocala National Forest</u>
	<u>State/Federal Agencies</u>	<u>FDEP, FDOT, FWC, FEMA</u> <u>USDOT, USFWS, USACOE</u>
<u>Adjoining or in Proximity</u>	<u>Elected Government Units</u>	<u>Adjoining Counties</u> <u>Cities/Towns (2+ miles)</u>
	<u>Regional Agencies</u>	<u>TPOs</u> <u>SJRWMD/SWFWMD</u>
	<u>Public Lands</u>	<u>State Forests</u> <u>Greenways Management Area</u> <u>Ocala National Forest</u>
	<u>State/Federal Agencies</u>	<u>FDEP, FDOT, FWC, FEMA</u> <u>USDOT, USFWS, US ACOE</u>
<u>Supporting/Impacting Agencies</u>	<u>Elected Government Units</u>	<u>State/Federal Legislation</u> <u>State/Federal Courts</u>
	<u>Regional Agencies</u>	<u>SJRWMD/SWFWMD</u> <u>Withlacoochee Regional WSA</u>
	<u>Utility Providers</u>	<u>Municipal Water and&amp; Sewer and other Public</u> <u>Water Service Providers</u> <u>The Villages</u>
	<u>State/Federal Agencies</u>	<u>FDEP, FDOT, FWC, FEMA</u> <u>NRCS, USDOT, USFWS US ACOE</u>

**Policy 1.1.1:** The Growth Services Department shall coordinate planning activities mandated by the Comprehensive Plan and monitor all governmental agency actions ~~which~~that affect its implementation as practicable.

**Policy 1.1.2:** When deemed necessary to ensure the effectiveness of the Comprehensive Plan, the Planning & Zoning Commission ~~shall~~may study issues related to the Plan and make recommendations to the Board of County Commissioners for timely review and action.

**Policy 1.1.3:** The County shall continue to maintain the *Interlocal Agreement for Public School Facility Planning* (ILA-PSFP) with the Marion County School Board, the City of Ocala, City of Belleview, City of Dunnellon, Town of Reddick, and Town of McIntosh consistent with §163.31777, and 1013 FS, which shall address the following issues:

- a. Coordinating new schools in time and place with land development;

MARION COMPREHENSIVE PLAN REDLINES:  
11 - Intergovernmental Coordination Element

- b. Improving placement of schools to take advantage of existing and planned roads, water, sewer, and parks;
- c. Improving student access and safety by coordinating the construction of new and expanded schools with road and sidewalk construction programs of the local governments;
- d. Defining urban form by locating and designing schools to serve as community focal points;
- e. Providing greater efficiency and convenience by collocating schools with parks, ball fields, libraries, and other community facilities to take advantage of joint use opportunities;
- f. Reducing the pressures contributing to urban sprawl while supporting existing neighborhoods by appropriately locating new schools and expanding and renovating existing schools; and
- g. Ensuring that the impacts of new development occur only in accordance with the ability to maintain an adequate level of service LOS standards.

**Policy 1.1.4:** The County may pursue interlocal agreements with the Marion County School Board in order to coordinate their facilities with the recreational needs of the County as identified in Section 8, Collocation & Shared Use, of the ILA-PSFP.

**Policy 1.1.5:** The County may establish interlocal agreements with the municipalities to establish joint processes to facilitate communication regarding the following issues:

- a. Notice by municipalities to the Marion County Growth Services Department of proposed annexations of land, so that the County can provide comments, as applicable.
- b. Establishment of periodic meetings between County and municipal Planning Divisions for the purpose of discussing upcoming issues which that may impact the County and/or municipal planning efforts.
- c. Coordination of population estimates and projections and other relevant data, so that the growth and development projections of the County and municipalities are consistent.
- d. Coordination in the siting of facilities with countywide significance, including but not limited to, locally unwanted land uses.

**Policy 1.1.6:** The County shall coordinate the planning and maintenance of State and County Roads with all affected government agencies through the Ocala/Marion County Transportation Planning Organization (TPO).

**Policy 1.1.7:** The County shall review special district plans, including but not limited to, those of the SJRWMD, SWFWMD, and the WRWSA, and identify and resolve any conflicts with the County's Comprehensive Plan; accordingly, the County shall implement and maintain a Water Supply Plan as provided in Potable Water Element Policy 1.1.8.

**Policy 1.1.8:** The County shall solicit participation of other agencies when potential resolution of an issue will affect the goals of the Comprehensive Plan and which will requires action on the part of other agencies. Where issues cannot be resolved between governmental agencies, the County

MARION COMPREHENSIVE PLAN REDLINES:  
11 - Intergovernmental Coordination Element

shall initially request the assistance of the ~~Withlacoochee~~ East Central Florida Regional Planning Council to resolve conflicts such as, but not limited to, ~~level of service~~ LOS issues or annexation issues, through the informal mediation process.

**Policy 1.1.9:** The County ~~shall may~~ enter ~~into interlocal~~ agreements as needed with any entity that ~~deals manages with~~ water supply planning, water conservation, reuse/reclaimed water, stormwater, surface water, desalinization, or other alternative water supply projects or programs, consistent with the Marion County Water Supply Plan and Comprehensive Plan. These organizations include are, but are -not limited to, ~~the following~~: SJRWMD, SWFWMD, WRWSA, incorporated cities within the County, private providers, and other relevant or interested parties that ~~deal address with~~ water supply planning issues.

**OBJECTIVE 1.2:** The County shall coordinate development in the unincorporated area with the land use and capital facilities plans of the municipalities or with any state, regional or local entity having operational and maintenance responsibility for such facilities serving the unincorporated area.

**Policy 1.2.1:** The County may pursue joint planning area agreements with municipalities to enhance land use and capital improvement planning, which ~~shall may~~ address:

- a. Coordination of future land use categories and maps;
- b. Coordination of zoning districts;
- c. Coordination of capital improvement plans and responsibility for improvements;
- d. Coordination of water supply plans;
- e. Identification of opportunities for Development Rights (DR) and Transfer of Vested Rights (TVR) receiving areas within municipalities;
- f. Coordination of annexation schedules and activities;
- g. Consistency of level of service standards;
- h. Coordination of data collection for projections of population, housing, and land use needs;
- i. Coordination of plans and regulations for environmentally sensitive areas, including springs protection regulations, watershed management plans, and basin management area plans; and
- j. Identifying areas where reduction in government expenditures can be achieved through elimination of duplication, consolidation of services, and other joint planning efforts.

**Policy 1.2.2:** The County ~~shall pursue establishing~~ may enter into and maintain ing existing interlocal agreements with the Cities of Belleview, Dunnellon, ~~and~~ Ocala, and other equivalent agencies providing centralized potable water and sanitary sewer service to coordinate and establish parameters for the provision of those services; such agreements shall be updated regularly and particularly a minimum of every ten years.-

MARION COMPREHENSIVE PLAN REDLINES:  
11 - Intergovernmental Coordination Element

**Policy 1.2.3:** The County may seek interlocal agreements with cities in Marion County, as well as surrounding cities and counties, to establish and implement cooperative efforts to protect the groundwater quality within springsheds that extend beyond the County.

**Policy 1.2.4:** The County shall consider compatibility with municipal Comprehensive Plans, zoning districts, and their land development regulations as one of the criteria determining the compatibility of Comprehensive Plan amendments and rezoning requests for properties in the unincorporated area located within, or adjacent to, a municipal utility service area subject to an effective interlocal agreement with the County; the County may also provide such considerations for sites not subject to an interlocal agreement or within ~~one-half~~one-half mile of a municipal boundary not within a municipal utility service area.

**Policy 1.2.5:** The County ~~shall~~may work with adjacent jurisdictions and intergovernmental coordination committees to develop and utilize a system of intergovernmental negotiation for siting locally unpopular public and private land uses. Such a system should consider the area of population served, the impact on land development patterns or important natural resources, and the cost-effectiveness of service delivery.

**OBJECTIVE 1.3:** The County's Land Development Code (LDC) development review processes shall be coordinated with all adjacent local entities and shall address the impacts of development upon adjacent municipalities and adjacent counties, military installations, the region and in the state.

**Policy 1.3.1:** The LDC shall be maintained and periodically updated to address coordination procedures for all development processes consistent with applicable state and federal requirements.

**Policy 1.3.2:** The County shall maintain a Development of Regional Impact (DRI) review process coordinated with all applicable reviewing agencies, to review all impacts of ~~proposed~~existing DRIs as specified in §380, F.S.; ~~this process shall be coordinated through the Growth Services Department.~~

**Policy 1.3.3:** When proposed developments within the County are adjacent to other local government boundaries, within areas controlled by local, regional, ~~s~~Sate, or ~~f~~Federal agencies, or within a joint planning area, the County shall coordinate the review of the development proposal with the adjacent local government or governmental agency to ensure that potential impacts ~~on the area's physical, biological, and human resources~~ are identified and suitable mitigation is provided to offset potential negative impacts.

**Policy 1.3.4:** The County shall coordinate with the appropriate officials of the Department of Defense or U.S. Navy regarding development applications within the Military Operating Area (MOA) to ensure the current and long-term viability of military installations consistent with applicable ~~s~~Sate and ~~f~~Federal requirements.

**Policy 1.3.5:** The County shall coordinate with the appropriate local, ~~s~~Sate, and ~~f~~Federal agencies when a development is proposed adjacent to an environmentally sensitive or locally important natural resource ~~to in order to~~ minimize the impacts of the development on the natural function, quality, characteristic, and value of those areas. The County shall notify the appropriate jurisdictional agencies regarding development applications that may have an adverse effect ~~upon~~



MARION COMPREHENSIVE PLAN REDLINES:  
11 - Intergovernmental Coordination Element

on the ~~natural-identified~~ resources, and each agency will have the opportunity to provide timely comments to be addressed during the development review process.

**Policy 1.3.6:** The County shall coordinate with the applicable agencies regarding public lands held for recreation and/or conservation, particularly for those lands subject to an approved Management Plan established consistent with ~~S~~state and/or ~~F~~federal requirements that ~~functions~~ function as the “Comprehensive Plan” for those lands. ~~-~~If a proposed project or use is not specifically authorized by the applicable Management Plan or the adverse impacts from a proposed project or use cannot be sufficiently assessed, avoided, or adequately mitigated, then the County may require project revision, relocation, and/or redesign consistent with the Management Plan, and unless such changes are completed, the County is not obligated to approve the project or use.

DRAFT

# Redlines

## Capital Improvements Element

DRAFT

**GOAL 1:** The County shall ensure that capital improvements for public facilities with the level of service (LOS) standards adopted in the Comprehensive Plan are available concurrent with the impact of development and provided in a fiscally responsible manner.

**OBJECTIVE 1.1:** Marion County shall establish and maintain minimum ~~level of service~~LOS standards within the Comprehensive Plan for key public facilities consistent with §163, FS; identify which facilities shall be required to be “in place” concurrent with development, known as “concurrency”; and use the ~~level of service (LOS)~~ standards and concurrency to identify existing and expected deficiencies to be addressed by the County’s Capital Improvements Element Schedule of Capital Improvements.

**Policy 1.1.1:** The minimum LOS standards for transportation, ~~recreation and open space~~, sanitary sewer, potable water, stormwater, solid waste, recreation and open space, and public school facilities used to evaluate development orders and development permit applications are established in the policies from the specific Comprehensive Plan ~~E~~lements- (policy references are listed in Table 1.1.)

<b>Table 1.1: Elements and Policies with Minimum Level of Service Standards</b>	
<b>ELEMENT</b>	<b>LEVEL OF SERVICE POLICY</b>
Transportation	Policies 2.1.1 and 2.1.2.
Sanitary Sewer	Policy 1.1.1.
Potable Water	Policy 1.1.1.
Stormwater	Policy 1.1.1.
Solid Waste	Policy 1.1.1.
Recreation and Open Space	Policy 1.1.1.

Capital Improvements	<table border="1"> <thead> <tr> <th><u><b>TYPE OF SCHOOL TYPE</b></u></th> <th><u><b>LEVEL OF SERVICE/LOS STANDARD</b></u></th> </tr> </thead> <tbody> <tr> <td>Elementary</td> <td>105% of FISH permanent capacity*</td> </tr> <tr> <td>Middle</td> <td>105% of FISH permanent capacity*</td> </tr> <tr> <td>High</td> <td>100% of FISH permanent capacity*</td> </tr> </tbody> </table>		<u><b>TYPE OF SCHOOL TYPE</b></u>	<u><b>LEVEL OF SERVICE/LOS STANDARD</b></u>	Elementary	105% of FISH permanent capacity*	Middle	105% of FISH permanent capacity*	High	100% of FISH permanent capacity*
	<u><b>TYPE OF SCHOOL TYPE</b></u>	<u><b>LEVEL OF SERVICE/LOS STANDARD</b></u>								
	Elementary	105% of FISH permanent capacity*								
	Middle	105% of FISH permanent capacity*								
	High	100% of FISH permanent capacity*								
<p>*As adjusted by the School Board annually to account for measurable programmatic changes. “Measurable programmatic changes” mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.</p>										

**Policy 1.1.2:** The County shall ensure facilities and services are in place concurrent with development to achieve concurrency ~~for~~ as provided in Table 1.2.

<p><b>TABLE 1.2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY*</b>  <del>Ensure this table is accurate before transmittal</del></p>		
<b>SUBJECT TO CONCURRENCY</b>	<b>EXEMPT FROM CONCURRENCY</b>	<b>BASIS FOR EXEMPTION</b>
Transportation	Recreation & Open Space	Abundance of publicly held lands for conservation and recreation as shown on the FLUM;
Sanitary Sewer		Option to opt-out per §163, FS.
Potable Water		

Stormwater (drainage)	Public School Facilities	Difficulty accommodating attendance districts due to large county size;
Solid Waste		Option to opt-out per §163, FS.

<b><u>TABLE 1.2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY</u></b>	
<i>*Ensure this table is accurate before transmittal</i>	
<b><u>SUBJECT TO CONCURRENCY</u></b>	<u>Transportation</u> <u>Sanitary Sewer</u> <u>Potable Water</u> <u>Stormwater (drainage)</u> <u>Solid Waste</u>
<b><u>EXEMPT FROM CONCURRENCY</u></b> <ul style="list-style-type: none"> <li><u>Basis for Exemption</u></li> </ul>	<u>Recreation &amp; Open Space*</u> <ul style="list-style-type: none"> <li><u>Basis: Abundance of publicly held lands for conservation and recreation as shown on the FLUM</u></li> </ul> <u>Public School Facilities*</u> <ul style="list-style-type: none"> <li><u>Basis: Difficulty accommodating attendance districts due to large county size</u></li> </ul>

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- d. The project expands existing facilities or creates new facilities that maintain LOS~~level of service~~ standards while accommodating new development, redevelopment, or projected growth;
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- d. Utility franchise fee;
- e. Special districts and/or areas (e.g., Municipal Services Taxing Unit ~~(MSTU)~~, Municipal Service Benefit Unit ~~(MSBU)~~, Improvement District, Special District, Community Development District, Community Redevelopment Area, etc);
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- h. Revenue bonds to be repaid from gas taxes.

**Policy 1.3.6:** New funding sources and alternative methods of meeting recreation and open space facilities capital, operations, and maintenance costs identified in the Recreation and Open Space Element shall be used to supplement existing revenue sources.

**Policy 1.3.7:** Enterprise funds financed through user fees shall be used to provide potable water, sanitary sewer, and solid waste capital improvements.

**Policy 1.3.8:** The County shall continue to utilize ~~Municipal Services Taxing Units (MSTUs)~~ and ~~Municipal Services Benefit Units (MSBUs)~~ for financing capital improvements and/or maintenance of existing improvements, when deemed appropriate.

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The Growth Services Director, or ~~his~~-designee, will be responsible for the two (2) primary tasks which are described below:

- a. Coordinating an inventory of existing public facilities and capacities or deficiencies from other ~~e~~County departments as required; and
- b. Determining concurrency of proposed development.

**Policy 1.5.1:** The County shall coordinate establishing ~~level-of-service~~LOS standards for the above-mentioned facilities with local, regional, ~~s~~State, or ~~f~~Federal entities having operational and maintenance responsibility for such facilities.

**Policy 1.5.2:** The County shall maintain, as part of the ~~concurrency management system~~CMS and as deemed appropriate, a cumulative record of the ~~level-of-service~~LOS for each County-owned and operated facility or service identified in Policies 1.1.1 and 1.1.2. The County will encourage non-County providers to submit similar information for their respective facilities for ease of distribution to the public; however, a development application proposing to be served by a facility or service provider other than Marion County shall provide a certified Statement of Capacity from the provider prior to the issuance of a development permit or order.

**Policy 1.5.3:** No development activity may be approved unless it is found to be consistent with this Comprehensive Plan and that the provision of public facilities ~~subject to concurrency as identified in Table 1.2~~ will be available at prescribed ~~levels-of-service~~LOS concurrent with the impact of the development on those facilities, as defined by Florida Statutes.

**Policy 1.5.4:** Procedures and requirements for concurrency review of development orders and permit applications shall include, as a minimum, the following:

- a. An application ~~which that~~ identifies impacts to ~~levels-of-service~~LOS;
- b. Procedure for evaluating the impact to the current ~~levels-of-service~~LOS;

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- c. Determination of the precise time in the development review process when concurrency shall be ~~tested~~~~evaluated~~. -The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit ~~which~~~~that~~ contains a specific plan for development, including the densities and intensities of development;
- d. Determination of the development order and permit applications ~~which~~~~that~~ will be subject to concurrency testing;
- e. Time period for validity/expiration of concurrency permit; and
- f. Concurrency vesting criteria for approved and on-going development.

**Policy 1.5.5:** ~~As-At~~ a minimum, the ~~concurrency management system~~~~CMS~~ shall ensure that at least one of the following standards will be met prior to issuance of a development order or permit:

- a. The necessary facilities and services are in place at the time a development order or permit is issued; or,
- b. A development order or permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or,
- c. The necessary facilities are under construction at the time a development order or permit is issued; or,
- d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development order or permit is issued. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the issuance of the development order or permit; or,
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to §163.3220, FS, or an agreement or development order issued pursuant to §380, FS. -Any such agreement shall include provisions pursuant to paragraphs a, b, or c above.

**Policy 1.5.6:** The adopted LOS for any facility may be degraded during construction of new facilities if, ~~upon completion of the new facilities~~, the adopted LOS ~~shall be~~~~are~~ met and maintained.

**Policy 1.5.7:** The construction of any development project may be phased or staged ~~so as~~ to coincide with the phased or staged construction of infrastructure facilities so that the ~~level of~~ ~~service~~~~LOS~~ standards for such facilities are maintained upon completion of each phase or stage of the development project.

**Policy 1.5.8:** Applications for development orders or permits that fall into one of the following categories shall be exempt from the concurrency regulations:

- a. Vested Development Orders and Permits: vested projects as established by Article 10 of the Marion County ~~Land Development Code~~~~LDC~~ shall only be subject to concurrency

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review if expansion of the development shall create additional units, density or intensity, and only the net increase or expansion shall be subject to concurrency review.

- b. Applications for development orders or permits ~~which-that~~ do not increase density or intensity are exempt from concurrency review, as defined by the Marion County ~~Land Development Code~~LDC.

**Policy 1.5.9:** Administration:

- a. The LDC shall designate the departments with in the County ~~which have responsibility that are responsible~~ for determining ~~that-whether~~ LOS standards are met and will be maintained prior to the issuance of a development order or building permit. The designated departments may place the burden of demonstrating compliance upon the developer or applicant. ~~In order to~~To be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.
- b. The LDC shall include quantitative methods for determining ~~levels of service~~LOS that exist and which may be impacted by any particular development application. In addition, the LDC will fully describe the process for a finding of compliance with LOS standards.
- c. The LDC shall include standardized quantitative data ~~which is~~ to be used in determining the impact of any proposed development upon the public facilities and services consistent with the provisions of Policy 1.1.2. Applications for development approval shall include the projected impact ~~upon-on~~ public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the LDC must have the prior approval of the Development Review Committee before such data may be used for determining or projecting impacts of the proposed development.
- d. The test for concurrency shall be met, and the determination of concurrency shall be made, prior to the approval of an application for a development order or permit ~~which-that~~ contains a specific plan for development, including the densities and intensities of the proposed development.

**Policy 1.5.10:** The County shall evaluate development to ensure that there is adequate water supply consistent with the Marion County Water Supply Plan to meet the requirements of § 163.3180 ~~(s)(a)~~, FS. The County shall issue no development orders or building permits or its functional equivalent without first consulting with the applicable water suppliers to determine whether adequate water supplies to serve the development will be available at the time the County issues a Certificate of Occupancy (CO). ~~The County will also require that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy (CO):~~

# Redlines

## Capital Improvements Element

DRAFT

**GOAL 1:** The County shall ensure that capital improvements for public facilities with the level of service (LOS) standards adopted in the Comprehensive Plan are available concurrent with the impact of development and provided in a fiscally responsible manner.

**OBJECTIVE 1.1:** Marion County shall establish and maintain minimum ~~level of service~~LOS standards within the Comprehensive Plan for key public facilities consistent with §163, FS; identify which facilities shall be required to be “in place” concurrent with development, known as “concurrency”; and use the ~~level of service (LOS)~~ standards and concurrency to identify existing and expected deficiencies to be addressed by the County’s Capital Improvements Element Schedule of Capital Improvements.

**Policy 1.1.1:** The minimum LOS standards for transportation, ~~recreation and open space~~, sanitary sewer, potable water, stormwater, solid waste, recreation and open space, and public school facilities used to evaluate development orders and development permit applications are established in the policies from the specific Comprehensive Plan ~~E~~lements- (policy references are listed in Table 1.1.)

<b>Table 1.1: Elements and Policies with Minimum Level of Service Standards</b>	
<b>ELEMENT</b>	<b>LEVEL OF SERVICE POLICY</b>
Transportation	Policies 2.1.1 and 2.1.2.
Sanitary Sewer	Policy 1.1.1.
Potable Water	Policy 1.1.1.
Stormwater	Policy 1.1.1.
Solid Waste	Policy 1.1.1.
Recreation and Open Space	Policy 1.1.1.

Capital Improvements	<table border="1"> <tr> <td><b><u>TYPE OF SCHOOL TYPE</u></b></td> <td><b><u>LEVEL OF SERVICE/LOS STANDARD</u></b></td> </tr> <tr> <td>Elementary</td> <td>105% of FISH permanent capacity*</td> </tr> <tr> <td>Middle</td> <td>105% of FISH permanent capacity*</td> </tr> <tr> <td>High</td> <td>100% of FISH permanent capacity*</td> </tr> </table>		<b><u>TYPE OF SCHOOL TYPE</u></b>	<b><u>LEVEL OF SERVICE/LOS STANDARD</u></b>	Elementary	105% of FISH permanent capacity*	Middle	105% of FISH permanent capacity*	High	100% of FISH permanent capacity*
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<p>*As adjusted by the School Board annually to account for measurable programmatic changes. “Measurable programmatic changes” mean changes to the operation of a school that has consistent and measurable capacity impact including, but not limited to, double sessions, floating teachers, year-long schools and special educational programs.</p>										

**Policy 1.1.2:** The County shall ensure facilities and services are in place concurrent with development to achieve concurrency ~~for~~ as provided in Table 1.2.

<b>TABLE 1.2: PUBLIC FACILITIES SUBJECT TO AND EXEMPT FROM CONCURRENCY*</b> <i><del>Ensure this table is accurate before transmittal</del></i>		
<b>SUBJECT TO CONCURRENCY</b>	<b>EXEMPT FROM CONCURRENCY</b>	<b>BASIS FOR EXEMPTION</b>
Transportation	Recreation & Open Space	<del>Abundance of publicly held lands for conservation and recreation as shown on the FLUM;</del>
Sanitary Sewer		<del>Option to opt-out per §163, FS.</del>
Potable Water		

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**Policy 1.5.1:** The County shall coordinate establishing ~~level-of-service~~LOS standards for the above-mentioned facilities with local, regional, ~~s~~State, or ~~f~~Federal entities having operational and maintenance responsibility for such facilities.

**Policy 1.5.2:** The County shall maintain, as part of the ~~concurrency management system~~CMS and as deemed appropriate, a cumulative record of the ~~level-of-service~~LOS for each County-owned and operated facility or service identified in Policies 1.1.1 and 1.1.2. The County will encourage non-County providers to submit similar information for their respective facilities for ease of distribution to the public; however, a development application proposing to be served by a facility or service provider other than Marion County shall provide a certified Statement of Capacity from the provider prior to the issuance of a development permit or order.

**Policy 1.5.3:** No development activity may be approved unless it is found to be consistent with this Comprehensive Plan and that the provision of public facilities ~~subject to concurrency as identified in Table 1.2~~ will be available at prescribed ~~levels-of-service~~LOS concurrent with the impact of the development on those facilities, as defined by Florida Statutes.

**Policy 1.5.4:** Procedures and requirements for concurrency review of development orders and permit applications shall include, as a minimum, the following:

- a. An application ~~which that~~ identifies impacts to ~~levels-of-service~~LOS;
- b. Procedure for evaluating the impact to the current ~~levels-of-service~~LOS;

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- c. Determination of the precise time in the development review process when concurrency shall be ~~tested~~~~evaluated~~. -The latest point in the application process for the determination of concurrency is prior to the approval of an application for a development order or permit ~~which~~~~that~~ contains a specific plan for development, including the densities and intensities of development;
- d. Determination of the development order and permit applications ~~which~~~~that~~ will be subject to concurrency testing;
- e. Time period for validity/expiration of concurrency permit; and
- f. Concurrency vesting criteria for approved and on-going development.

**Policy 1.5.5:** ~~As-At~~ a minimum, the ~~concurrency management system~~~~CMS~~ shall ensure that at least one of the following standards will be met prior to issuance of a development order or permit:

- a. The necessary facilities and services are in place at the time a development order or permit is issued; or,
- b. A development order or permit is issued subject to the condition that the necessary facilities and services will be in place when the impacts of the development occur; or,
- c. The necessary facilities are under construction at the time a development order or permit is issued; or,
- d. The necessary facilities and services are the subject of a binding executed contract for the construction of the facilities or the provision of services at the time the development order or permit is issued. The LDC will include a requirement that the provision or construction of the facility or service must commence within one (1) year of the issuance of the development order or permit; or,
- e. The necessary facilities and services are guaranteed in an enforceable development agreement. An enforceable development agreement may include, but is not limited to, development agreements pursuant to §163.3220, FS, or an agreement or development order issued pursuant to §380, FS. -Any such agreement shall include provisions pursuant to paragraphs a, b, or c above.

**Policy 1.5.6:** The adopted LOS for any facility may be degraded during construction of new facilities if, ~~upon completion of the new facilities~~, the adopted LOS ~~shall be~~~~are~~ met and maintained.

**Policy 1.5.7:** The construction of any development project may be phased or staged ~~so as~~ to coincide with the phased or staged construction of infrastructure facilities so that the ~~level of~~ ~~service~~~~LOS~~ standards for such facilities are maintained upon completion of each phase or stage of the development project.

**Policy 1.5.8:** Applications for development orders or permits that fall into one of the following categories shall be exempt from the concurrency regulations:

- a. Vested Development Orders and Permits: vested projects as established by Article 10 of the Marion County ~~Land Development Code~~~~LDC~~ shall only be subject to concurrency

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review if expansion of the development shall create additional units, density or intensity, and only the net increase or expansion shall be subject to concurrency review.

- b. Applications for development orders or permits ~~which-that~~ do not increase density or intensity are exempt from concurrency review, as defined by the Marion County ~~Land Development Code~~LDC.

**Policy 1.5.9:** Administration:

- a. The LDC shall designate the departments with in the County ~~which have responsibility that are responsible~~ for determining ~~that-whether~~ LOS standards are met and will be maintained prior to the issuance of a development order or building permit. The designated departments may place the burden of demonstrating compliance upon the developer or applicant. ~~In order to~~To be approved, applications for development approval shall provide sufficient information showing compliance with LOS standards.
- b. The LDC shall include quantitative methods for determining ~~levels of service~~LOS that exist and which may be impacted by any particular development application. In addition, the LDC will fully describe the process for a finding of compliance with LOS standards.
- c. The LDC shall include standardized quantitative data ~~which is~~ to be used in determining the impact of any proposed development upon the public facilities and services consistent with the provisions of Policy 1.1.2. Applications for development approval shall include the projected impact ~~upon-on~~ public facilities and services upon occupancy or use of the proposed development. Any deviation from the standardized criteria within the LDC must have the prior approval of the Development Review Committee before such data may be used for determining or projecting impacts of the proposed development.
- d. The test for concurrency shall be met, and the determination of concurrency shall be made, prior to the approval of an application for a development order or permit ~~which-that~~ contains a specific plan for development, including the densities and intensities of the proposed development.

**Policy 1.5.10:** The County shall evaluate development to ensure that there is adequate water supply consistent with the Marion County Water Supply Plan to meet the requirements of § 163.3180 ~~(s)(a)~~, FS. The County shall issue no development orders or building permits or its functional equivalent without first consulting with the applicable water suppliers to determine whether adequate water supplies to serve the development will be available at the time the County issues a Certificate of Occupancy (CO). ~~The County will also require that adequate water supplies and facilities are available and in place prior to issuing a Certificate of Occupancy (CO):~~