



Growth Services

FY24 – 4th Quarter Accomplishments (July – Sept.):

Planning and Future Growth

1. Guide Future Growth and Housing- Prepare for Growth Demands/ Inform the Community.
 - a. Continued to execute the 5-year Operational Plan and finalize plans after the FY25 budget hearings and approval.
 - b. Update and keep the EAR webpage current with updates on the process and future public engagements.
 - c. Finalized plan between Code Enforcement and Community Services to use CDBG funds for a code enforcement officer (CEO) assigned to focus on community compliance and outreach for the SS-CRA and low-income housing identified census tracts.
 - d. Implemented educational system impact assessment and collected over \$400K since July 1st.
2. Guide Future Growth and Housing- Develop Architectural Standards in Strategic Areas.
 - a. Collaborate with Parks on making recommended changes to the buffer requirements in the LDC.
 - b. Present to the LDRC the more immediate changes to the buffer tables as requested by the Board.
 - c. Revisit IFAS' Citra facility to examine new buffer demonstrations with the start of the new growing season. Continue coordinating with Parks and Rec (County Landscape Architect) to prepare different designs for new buffer standards to discuss with the BOCC and then present to the LDRC. This will include renderings and models as well as proposed language for the existing and proposed buffer types.
3. Guide Future Growth and Housing- Strengthen the Farmland Preservation Area (FPA).
 - a. Worked with our consultant to analyze the FPA and the TDR program as part of the EAR process.
 - b. Finalize edits to go live with the webpage for the TDR program, providing information and resources to facilitate understanding of how the program works and increase the ease of utilization.
4. Improved Permitting Process Review- Evaluate the Existing Processes/Evaluate the Current Review Processes/Create How-to-Guides for the Public and Staff.
 - a. Updated the closeout process for applications with an SOP.
 - b. Prioritize workflows for completion of each application process to educate staff and citizens on the process from start to finish.



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- c. Continue to breakdown silos by facilitating communication between departments to help identify gaps in processes. For example, reconnecting zoning and stormwater on elevation certificate processes.
 - d. Present to LDRC the proposed code changes associated with the new state statutes regarding advanced building permits for subdivision plats.
 - e. Limit monthly P&Z applications to 10 or less to facilitate analysis of applications and staff capacity to complete major projects like the EAR and its associated workshops.
5. Improve Permitting Process Review-Compare Staffing Levels to Similar Communities
 - a. Finalize the integration of the position descriptions following administration and board review from the budget workshops.
 - b. Began building the FY26 budget proposal for staffing to reflect increasing demand, succession planning, and aligning with the approved operational plan.
6. Promote infill within Marion Oaks and Silver Springs Shores-Evaluate Marion Oaks and Silver Springs Shores as Planned Service Areas (PSA)
 - a. Evaluate data analysis and community feedback on PSAs as part of the EAR process.
 - b. Provided the Board with a proposed PSA definition, a methodology, and possible locations of PSAs for Marion County based on community feedback and analysis.
7. Review the Comprehensive Plan – Evaluation and Appraisal Report (EAR)
 - a. Completed the next group of tasks in the EAR process. By the end of September, the data analysis, current plan analysis, and public workshops are mostly complete.
 - b. Started drafting the EAR recommendations and completed the first workshop with the Board.
 - c. Completed the community engagement events to gather feedback and information from the citizens, stakeholders, and Board members.
 - d. Worked with PR, HOAs, and various community groups to promote the community meetings and public engagement that gets public feedback on the EAR recommendations.
 - e. Awarded a Community Planning Technical Assistance (CPTA) Grant for \$75,000
8. Develop and implement the Silver Springs Community Redevelopment Area (CRA) Master Plan Update
 - a. Completed the master plan update and presented it to the board for adoption on August 6th.
 - b. Updated and finalized approval of the FY25 CRA budget that reflects the CIP (capital improvement plan).
 - c. Began to execute the implementation stage of the CRA master plan.



FY25 – 1st Quarter Goals (Oct. – Dec.):

Planning and Future Growth

1. Guide Future Growth and Housing- Prepare for Growth Demands/ Inform the Community.
 - a. Continue implementing the 5-year Operational Plan and execute the FY25 plans.
 - b. Make changes and edits to the planning reports incorporating elements of the strategic plan (Empowering Marion II) and working with legal, administration, and the Board to for approval of the edits to the reports. This includes making changes in the LDC to the PUD section.
 - c. Keep the EAR webpage current with updates on the process and future workshops and public engagements.
 - d. Execute and implement the plan between Code Enforcement and Community Services to use CDBG funds for a code enforcement officer (CEO) assigned to focus on community compliance and outreach for the SS-CRA and low-income housing identified census tracts.
2. Guide Future Growth and Housing- Develop Architectural Standards in Strategic Areas.
 - a. Collaborate with Parks and Kimley-Horn (K-H) on making recommended changes to the buffer requirements in the LDC and have follow-up workshops with the Board to get feedback and insights.
 - b. Complete public-hearing process for the initial buffer table changes.
 - c. Coordinate a workshop on amenities with the Board to get feedback and insights on what changes they would like to see in the LDC.
 - d. Revisit IFAS' Citra facility to examine new buffer demonstrations with the start of the new growing season. Continue coordinating with Parks and Rec (County Landscape Architect) to prepare different designs for new buffer standards to discuss with the BOCC and then present to the LDRC. This will include renderings and models as well as proposed language for the existing and proposed buffer types.
3. Guide Future Growth and Housing- Strengthen the Farmland Preservation Area (FPA).
 - a. Work with our consultant to analyze the FPA and the TDR program as part of the EAR process.
 - b. Go live with the webpage for the TDR program, providing information and resources to facilitate understanding of how the program works and increase the ease of utilization.
4. Improved Permitting Process Review- Evaluate the Existing Processes/Evaluate the Current Review Processes/Create How-to-Guides for the Public and Staff.
 - a. Execute the closeout process for applications with an SOP.
 - b. Prioritize workflows for completion of each application process to educate staff and citizens on the process from start to finish.



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- c. Continue to breakdown silos by facilitating communication between departments to help identify gaps in processes.
 - d. Complete the FAQs for the department processes and coordinate with PR for posting on our website.
 - e. Implement the LDC updates for the new state statutes regarding advanced building permits for subdivision plats.
5. Improve Permitting Process Review-Compare Staffing Levels to Similar Communities
 - a. Refine position descriptions and develop a plan for changes resulting from federal legislation that will likely impact our planning matrix.
 - b. Continue building the FY26 budget proposal for staffing to reflect increasing demand, succession planning, and the approved 5-year operational plan.
6. Promote infill within Marion Oaks and Silver Springs Shores-Evaluate Marion Oaks and Silver Springs Shores as Planned Service Areas (PSA)
 - a. Evaluate data analyses and community feedback on PSAs as part of the EAR process.
 - b. Work with the Board and our consultant to update the definition of PSAs for Marion County based on community feedback and analysis.
 - c. Work with the Board and our consultant to edit and implement a proposed PSA definition and a methodology. Then, look at refining possible locations of PSAs for Marion County based on community feedback and analysis.
 - d. Identify interim tasks that can be pursued to support community building and opportunities until (and if) PSAs can be implemented after completion of the EAR process.
7. Review the Comprehensive Plan – Evaluation and Appraisal Report (EAR)
 - a. Complete EAR workshops with the Board and begin drafting edits and items to bring back to the Board based on the feedback during the workshops.
 - b. Schedule follow-up workshops on various items like density.
 - c. Complete the gap analyses and present to the Board as part of an EAR workshop.
 - d. Work with PR to promote the follow-up community meetings and public engagement that gets public feedback on the EAR recommendations.
 - e. Complete CPTA grant requirements for grant award disbursement.
8. Develop and implement the Silver Springs Community Redevelopment Area (CRA) Master Plan Update
 - a. Execute the master plan and begin moving on items like signage that will show change is coming and begins to develop a sense of place and community for Silver Springs.
 - b. Begin spending some of the surplus budgeted in the FY25 CRA budget that reflects the CIP (capital improvement plan).
 - c. Mobilize internal team(s) and begin to execute the implementation stage of the CRA master plan.