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## Marion County Growth Patterns 2000-2007

### Population

Marion County has experienced a population growth rate of 22.1% (3.7% per year) between 2000 and 2006, according to the U.S. Census Bureau. That is nearly double the rate of all of Florida at 13.2% (2.2% per year).

### Housing Units

In 2000 Marion County had an estimated 106,755 housing units, with a population estimated at 258,916. From 2000 through 2007, unincorporated Marion County has added 38,876 housing units (26.7%), consisting of 32,332 conventional units and 6,535 mobile homes, for a population estimated at 323,645.

Year	Population	Housing Units	Persons per Household	Housing Units per Year
2000	258,916	106,755	2.4	
		SFR + 32,332		5,552
		MH +6,535		
2007	323,645	145,631	2.2	
*		10,703		3,568
2010*	359,570	156,335	2.3	

\* Estimates

### Growth Cycle

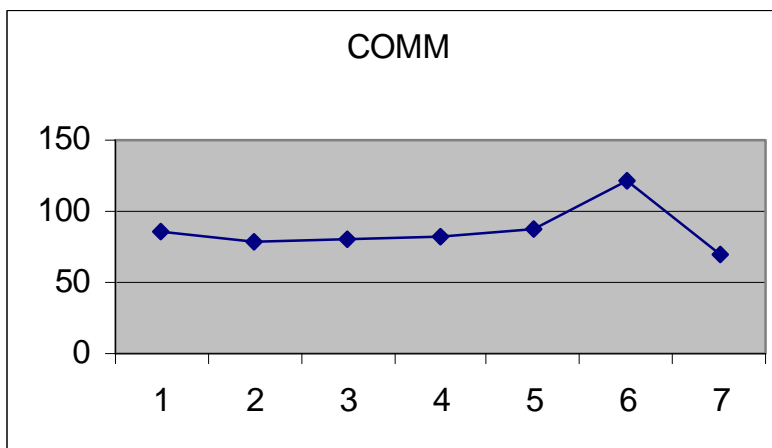
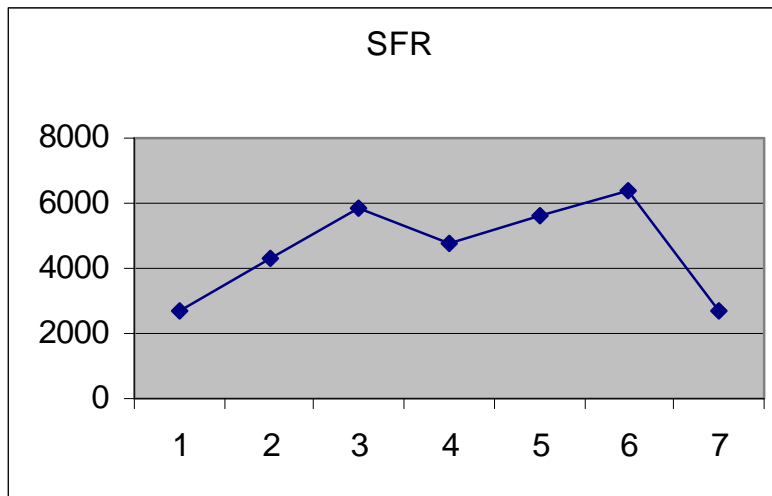
Growth has not been linear. The Villages of Marion produced the first growth spurt in 2001. By 2003-04 the Villages of Marion Community was built out. Unexpectedly, by 2005 SFR building permit activity by other projects had enough momentum to outpace the records set by the Villages. It appears that speculation by investors accounted for some of that activity, contributing to the current slowdown in SFR permit activity.

## Vacancy Rates

The vacancy rate in 2000 (prior to the 2005-2006 investor frenzy) was estimated to be about 12%, or approximately 12,000 units. Current vacancy rates are unknown, although they are presumed to be well above normal. Slower than expected permitting of new units will eventually return vacancy rates to normal, after which time the annual permit activity should average about 3,600 units per year.

## Marion County Permit Statistics

	SFR	MH	COMM
2000/2001	2707	1163	85
2001/2002	4337	1025	79
2002/2003	5837	940	80
2003/2004	4753	914	82
2004/2005	5645	951	87
2005/2006	6355	872	122
2006/2007	2698	670	70
2007/2008			
TOTALS	32,332	6,535	605



## Certificate of Occupancy

Marion County has seen concentrated construction activity of single family residences (SFR) since 2000 radiating from three large developments: The Villages of Marion County, Silver Springs Shores and Marion Oaks. Stone Crest and Spruce Creek grew out of the high traffic generated by the Village, while On Top of the World and other smaller projects took advantage of traffic generated by Marion Oaks and the widening of SR 200. The current slowdown in SFR building permit activity has been fairly uniform across all sectors of Marion County.

Attached are two charts that show the number of Certificates of Occupancy that have been issued per year from 2000 to 2007, sorted alphabetically by subdivision.

D:\SFR COED Subdivision Alpha 2000-2007 alpha.xls

[SFR Permits by Contractor Alpha 2002-2007 alpha.xls](#)

### MOST ACTIVE SUBDIVISIONS 2000-2007

VILLAGES OF MARION	4,992	DISTRICT 3 MCCLAIN
SILVER SPRINGS SHORES	3,761	DISTRICT 3 MCCLAIN
		DISTRICT 1 KESSELRING
MARION OAKS	3,007	DISTRICT 2 PAYTON
SPRUCE CREEK COUNTRY CLUB	2,451	DISTRICT 3 MCCLAIN
STONECREST	1,180	DISTRICT 3 MCCLAIN
ON TOP OF THE WORLD	1,106	DISTRICT 5 STONE
KINGSLAND COUNTRY ESTATES	795	DISTRICT 2 PAYTON
OCALA WATERWAY ESTATES	769	DISTRICT 2 PAYTON
OCALA PALMS	537	DISTRICT 5 STONE
RAINBOW SPRINGS	531	DISTRICT 2 PAYTON
SUMMER GLEN	529	DISTRICT 2 PAYTON
ROLLING HILLS	512	DISTRICT 5 STONE
BELLEVIEW HEIGHTS ESTS	416	DISTRICT 3 MCCLAIN
ORANGE BLOSSOM HILLS	407	DISTRICT 3 MCCLAIN
OAK RUN	382	DISTRICT 2 PAYTON
OCALA PARK ESTATES	350	DISTRICT 5 STONE
CHERRYWOOD ESTATES	292	DISTRICT 2 PAYTON
RAINBOW PARK	282	DISTRICT 2 PAYTON
STONE CREEK BY DEL WEBB	212	DISTRICT 5 STONE
MAJESTIC OAKS	201	DISTRICT 2 PAYTON
RAINBOW LAKES ESTATES	178	DISTRICT 2 PAYTON
ROLLING RANCH ESTATES	167	DISTRICT 5 STONE
OCALA HIGHLANDS ESTATES	161	DISTRICT 5 STONE
BENT TREE	151	DISTRICT 2 PAYTON
DEER PATH	128	DISTRICT 1 KESSELRING
DALTON WOODS	129	DISTRICT 3 MCCLAIN
LAKE DIAMOND GOLF & CNTRY CLUB	122	DISTRICT 1 KESSELRING

## Commercial Activity

Commercial building permit activity has followed closely behind the curve for SFR. The locations also follow SFR patterns. A summary of commercial activity is also attached

### Commercial Permit Activity by Category

Fiscal Year 2001-02 through 2006/07

Permit Type	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	Total
Banks	1	2	0	0	3	1	7
Childcare Facility	0	0	1	0	1	0	2
DCA/Com. Modular Buildings	13	11	13	18	14	4	73
Hangars/Industrial Structures	3	4	4	2	3	4	20
Hotels/Motels	0	2	1	0	1	1	5
Offices – General	9	6	7	8	18	15	63
Offices – Medical	4	5	3	4	3	8	27
Recreational Buildings /Banquet Facilities	4	7	3	9	10	4	37
Religious Sanctuaries/Outbuildings	5	6	10	1	1	8	31
Restaurants	0	1	1	2	2	1	7
Service Stations	1	2	5	0	0	1	9
Stores/Shopping Center Retail	14	22	6	19	22	7	90
Warehouses/Storage Facilities	15	9	21	41	44	19	149
Total	69	77	75	104	122	73	519

Permits **Issued** Date was used- not Permits **Applied** for Date or Permits **Finalized** Date.  
Government buildings are not counted in this report- only commercial activity.

### Growth Predictions

Both commercial and residential permit activity should return to a modest pace by the end of fiscal year 2007-08, as long as an extraordinary national event such as a recession, war or a disaster does not occur. With large inventories of vacant developed lots in Marion Oaks and Silver Springs Shores, growth patterns should not change significantly until developments planned for the NW US 27 corridor break ground.