order to evaluate new development. Access management requirements shall include, but are not limited to, dedicated turn lanes, limited driveways and curb cuts, shared access/driveways, cross access easements, frontage roads or rear access roads and driveways, inter-connected parking lots, and other means to reduce the need and ability to access properties from County roads and increase access from adjacent properties. The County also recognizes, however, that certain county maintained roads are functionally different from state roads, and may require special attention to needs of a pedestrian-friendly corridor such as traffic calming features, minimal street widths, modest turning radii, modest design speeds, curb extensions, sidewalks, bicycle facilities and the limited use of cul-de-sacs.

Policy 2.2.2: Standards on State Roads
Marion County shall maintain access management standards, consistent with Rule 14-97 F.A.C., to regulate and control vehicular ingress and egress to and from the State Highway System (SHS). The intent of these standards is to protect public safety and the general welfare, to provide for mobility of people and goods, to preserve the functional integrity of the SHS, and to minimize the number of access points to state roads thereby reducing turning movements, conflict points, and other hazards. New development and redevelopment along State Roads shall be required to conform with or exceed these standards. Access management requirements shall include, but are not limited to, dedicated turn lanes, limited driveways and curb cuts, shared access/driveways, cross access easements, frontage roads or rear access roads and driveways, inter-connected parking lots, and other means to reduce the need and ability to access properties from State roads and increase access from adjacent properties.

Policy 2.2.3: Single Access
Marion County shall discourage single access residential development along arterial and collector roadways, requiring connection to existing and future development where opportunities for connectivity exist.

CONSISTENCY: GOLDEN OCALA WILL HAVE TO MEET THE COUNTY’S ACCESS MANAGEMENT REQUIREMENTS AS NEW ACCESS POINTS ARE ESTABLISHED IN THE PROJECT.

OBJECTIVE 2.3: CONNECTIVITY
To ensure a balanced and efficient transportation system within the Urban Growth Boundary, Marion County shall encourage the development of interconnected multi-modal transportation infrastructure that serves residential neighborhoods, commercial development, and commerce/employment centers.

Policy 2.3.1: Multimodal
Marion County shall encourage mixed-use projects and development patterns that promote multimodal transportation through the Future Land Use Element and Capital Improvements Element.
CONSISTENCY: THE PROPOSED AMENDMENT WILL PROVIDE FOR MULTIPLE LAND USES WITHIN GOLDEN OCALA WITH A CONCENTRATION OF DEVELOPMENT AROUND THE EQUESTRIAN FACILITY WHICH COULD HELP FACILITATE MULTI-MODAL TRANSPORTATION ESPECIALLY DURING PEAK EVENTS AT THE FACILITY.

Policy 2.3.2: Provision of Multimodal Connections
Where site and location analysis determines that there is a need, the County shall provide or require the provision of bicycle and/or pedestrian ways, and/or other alternative modes of transportation through the Land Development Code to connect residential, recreational, schools and commercial areas internally and to adjacent properties unless such facilities would create a safety hazard.

Policy 2.3.3: Maximizing Residential and Employment Uses for Transit
Marion County shall encourage development that contributes to achieving the minimum development expectations for residential and employment generating land uses within areas that are appropriate for Transit-Oriented Designs identified in the FLUE (Policy 10.4.2) to enhance the efficiency and viability of transit performance.

Policy 2.3.4: Residential and Non-residential Development
Marion County shall require new residential and non-residential development and redevelopment projects generating more than 100 peak hour trips accessing arterial or collector roadways to increase connectivity and minimize trips on major roadways through the provision of the following facilities:

Residential Development
- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- Deeding of land or conveyance of required easements generally parallel to a property’s frontage of residential development located on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turnout facilities and/or bus shelters.
- Interconnected local streets, drive accesses, pedestrian networks and bicycle networks that provide access between land uses (including non-residential uses) and direct routes to transit to reduce congestion. These projects include, but are not limited to State and County arterials and collectors. Developers may deed land for right of way and/or construct roadway extensions to County specifications.

Non-Residential Development
- Cross-access connections/easements where available and economically feasible.
- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
• Closure of existing excessive, duplicative, or unsafe curb cuts or narrowing of overly wide curb cuts at the development site.

• Provide safe and convenient on-site pedestrian circulation such as sidewalks and crosswalks connecting buildings and parking areas at the development site.

• Deeding of land or conveyance of required easements generally parallel to a property's frontage of non-residential development located on arterial or collector roadways to the County, as needed, for the construction of public sidewalks, bus turnout facilities and/or bus shelters.

• Development of, or participation in, a transportation demand management (TDM) program that provides funding or incentives for transportation modes other than single-occupant vehicle to reduce VMT. Such TDM programs shall utilize a methodology approved by the County and may require performance monitoring and reporting.

CONSISTENCY: AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, GOLDEN OCALA WILL HAVE TO DEMONSTRATE HOW THE PROJECT ADDRESSES BOTH EXTERNAL AND INTERNAL MOBILITY. FOR EXTERNAL MOBILITY, THE AMENDMENT DOES PROVIDE FOR A NEW COMMERCIAL NODE WHICH CAN HELP CREATE A CONCENTRATION OF DEVELOPMENT ALONG A COMMERCIAL NODE. THIS AREA CAN ALSO BE INTEGRATED WITH THE LARGER GOLDEN OCALA DEVELOPMENT. FOR INTERNAL MOBILITY, THE DEVELOPMENT WILL CONTAIN MULTIPLE LAND USES WHICH CAN BE INTERCONNECTED AT THE SITE PLAN OR PLAT STAGE.

Policy 2.3.5: Complete Streets
Marion County shall encourage the use of Complete Street principles to provide transportation facilities for all modes, and accommodate the needs of the elderly and school children, with the exception of the circumstances listed below on local and collector roadways within the Urban Growth Boundary:

a. Bicyclist and pedestrians are prohibited by law from using the facility.

b. Existing right-of-way is physically constrained and unable to accommodate all users.

c. Cost of establishing bikeways, walkways or other accommodations would be disproportionate to the need.

d. Complete Streets principals are deemed inappropriate or conflicting with public safety measures.

Policy 2.3.7: Bicycle and Pedestrian Infrastructure
The provision of bicycle and/or pedestrian infrastructure may be required of future development. Development and maintenance of these facilities shall be consistent with the latest version of the Ocala/Marion County Bicycle and Pedestrian Plan and focused on
identified key facilities and those areas of the bicycle/pedestrian network with known deficiencies.

**Policy 2.3.8: Beautification and Way finding**
The County shall adopt design criteria for landscaping and signage along new roadways and shall implement a program to landscape and maintain existing and new median strips and rights-of-way.

**Policy 2.3.9: Pedestrian Displays**
The County shall require or provide pedestrian displays at signalized intersections according to criteria, based on standard traffic engineering practices.

**CONSISTENCY: GOLDEN OCALA WILL ADDRESS AT THE TIME OF LOCAL DEVELOPMENT APPROVAL HOW THE PROJECT ADDRESSES MOBILITY ISSUES AND SEEKS TO INTEGRATE THE LARGER DEVELOPMENT.**

**GOAL 3: LAND USE AND TRANSPORTATION**
To recognize the inter-relationship of land use patterns and the need to coordinate those with the County’s transportation planning efforts to ensure the appropriate transportation network is in place within Urban Growth Boundary (UGB) to address land use/transportation interactions.

**OBJECTIVE 3.1.: FINANCIAL FEASIBILITY OF DEVELOPMENT**
To encourage development within the Urban Growth Boundary where infrastructure can be provided in a financially feasible manner.

**Policy 3.1.1: Map Series**
The Transportation Element Map Series shall be the guiding document for the development of Marion County’s transportation network. The maps shall be reviewed and updated, if required, at least annually, by projecting levels of service for roadways using the best available data.

**Policy 3.1.2: Adequate Rights of Way/Encroachment**
The County shall ensure adequate rights-of-way for roadway, Transit, bicycle and pedestrian pathways, and protect existing and future rights-of-way from building encroachment.

**OBJECTIVE 3.2: INTERGOVERNMENTAL COORDINATION**
Traffic circulation planning shall be coordinated with Future Land Uses shown on the future land use map of this plan and implemented through the County’s Transportation Improvement Program, and the annual update and adoption of the Capital Improvements Element Schedule of Improvements, the Florida Department of Transportation Work Program, the Ocala/Marion County Transportation Planning Organization’s 5-Year Transportation Improvement Plan and Long Range Transportation Plan and plans of neighboring jurisdictions.
Policy 3.2.1: Long Range Transportation Plan
Marion County shall coordinate with the Ocala/Marion County Transportation Planning Organization (TPO) in updating the Long Range Transportation Plan.

Policy 3.2.2: Coordinated Mobility Planning
Marion County shall establish cooperative agreements among local governments and transportation agencies to coordinate land use and transportation mobility planning efforts and establish improvement priorities. The goal of this approach is to produce an effective and efficient transportation network, coordinated with land use, in an effective, predictable and equitable manner. Agreements at a minimum shall address:

- Provision of mobility needs through an interconnected and accessible transportation system that considers all modes of travel;
- Discouragement of urban sprawl and reduction of greenhouse gas emissions by providing incentives to promote compact, mixed-use, and energy efficient development;
- Coordination of the planned transportation system with growth areas defined in the future land use element;
- Mitigation of impacts by new development on the transportation system in proportion to those impacts.

Policy 3.2.3: Transportation Capital Improvements
Projects listed in the Florida Department of Transportation and Ocala/Marion County Transportation Planning Organization’s 5-Year Transportation Improvement Plans shall be included as part of the annual update and adoption of the Capital Improvements Element (CIE) Schedule of Improvements.

Policy 3.2.4: Compatibility with Municipalities
Marion County shall review, for compatibility with this element, the traffic circulation plans and programs of the neighboring municipalities as they are amended in the future.

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS DEMONSTRATING NO ADDITIONAL IMPACTS ON THE COUNTY’S TRANSPORTATION NETWORK. THE PROPOSED AMENDMENT ALSO RESULTS IN A MORE MIXED USE PROJECT AT GOLDEN OCALA WITH MORE OPPORTUNITY FOR A CONCENTRATION OF DEVELOPMENT AROUND THE APPROVED EQUESTRIAN FACILITY.**

**OBJECTIVE 3.3: CONCURREN CY**
To administer transportation concurrency as adopted in the Land Development Code to support transportation planning in Marion County.

Policy 3.3.1: Maintaining Levels of Services
Concurrence management shall ensure that the levels of service established shall be maintained along on County, State and Federal roadways.
Policy 3.3.2: Constrained Roadways
Concurrency Management procedures shall ensure that constrained roadways are protected from further, avoidable, degradation of the LOS and that all other roadways operate at or above the level of service standard defined in Policies 2.1.1 and 2.1.2 of this element.

Policy 3.3.3: Proportionate Share
Consistent with the criteria set forth in Section 163.3180 Florida Statutes Marion County Shall allow an applicant for a DRI development order, rezoning, or other land use development permit to satisfy the transportation concurrency requirements and DRI review requirements, when applicable, if the applicant enters into a binding agreement to pay for or construct its proportionate share of required improvements.

Policy 3.3.4: Developers Agreement
Transportation Improvements to be provided by the developer shall be guaranteed in an enforceable development agreement.

| CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS DEMONSTRATING NO ADDITIONAL IMPACTS ON THE COUNTY’S TRANSPORTATION SYSTEM. THE PROPOSED PUD REZONING (WHICH HAS BEEN SUBMITTED FOR SEPARATE APPROVAL) WILL BE SUPPORTED BY A MORE DETAILED TRAFFIC ANALYSIS. IF ADDITIONAL IMPACTS ARE IDENTIFIED AND MITIGATION IS REQUIRED, THE PROJECT WILL HAVE TO MEET THE COUNTY’S REQUIREMENTS IN THE LDC REGARDING TRAFFIC MITIGATION. |

Policy 4.1.6: Right of Way Dedication/Construction Requirements
The County's Land Development Code shall require all development, for which subdivision and/or site plan approval is necessary, to comply with right-of-way dedication and road construction requirements for County, local and private roads and the FDOT Manual of Uniform Minimum Standards for Design, Construction and Maintenance for Streets and Highways.

| CONSISTENCY: GOLDEN OCALA AT THE TIME OF LOCAL DEVELOPMENT APPROVAL MUST ADDRESS THE COUNTY’S REQUIREMENTS AND BE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC. |

Objective 6.1: FUTURE TRANSIT SERVICE
It is the objective of the County to have all areas within an Urban Growth Boundary identified in the Future Transportation Corridor Map served by transit. Marion County may establish transit supportive land use patterns and require the provision of transit facilities.

Policy 6.1.2: Availability of Transit
Within an Urban Growth Boundary availability of transit facilities shall be one of the criteria used to evaluate proposed Comprehensive Plan amendments.

Policy 6.1.5: Transit Facility Design Standards
The Land Development Code shall contain standards for access to public transit, bicycle and
pedestrian systems. Standards shall be applicable to new developments, redevelopment and road improvements.

**Policy 6.1.6: Development Specific Design Standards**
For Developments of Regional Impact, and new developments, Marion County may require site and building design to be coordinated with public transit, bicycle, and pedestrian facilities. Facility requirements may include, but not be limited to, pedestrian access to transit vehicles, transit vehicle access to buildings, bus pull-offs, transfer centers, shelters, and bicycle facilities.

| CONSISTENCY: GOLDEN OCALA IS NOT IN AN AREA CURRENTLY SERVED BY TRANSIT. TRANSIT SERVICE CURRENTLY DOES NOT EXTEND WEST OF I-75. AS PART OF LOCAL DEVELOPMENT APPROVAL THE DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY'S COMPREHENSIVE PLAN AND LDC. |

**OBJECTIVE 6.2: COMPACT DEVELOPMENT**
The Land Development Code shall encourage compact development and clustering which shall facilitate future development of an integrated multi-modal transportation system.

**Policy 6.2.1: Discouragement of Inefficient Development Patterns**
Marion County shall ensure that provisions of all elements of the comprehensive plan are consistent with the goal by discouraging sprawl and disjointed development.

**Policy 6.2.2: Development Review**
Marion County shall require that development review procedures consider multi-modal transportation system impacts.

**Policy 6.2.3: Alternative Mitigation**
Where appropriate, Marion County shall consider non-auto mode improvements as mitigation for transportation impacts of new development.

**Policy 6.2.4: Large Scale Development**
Marion County shall require, through the Land Development Code, that projects meeting reasonable size and density thresholds are designed in such a way as to facilitate the provision of future transit service, i.e. require adequate street width, turning radii to accommodate transit buses, require reservation of right-of-way for transit vehicle pull-out bays at appropriate locations, etc.

**Policy 6.2.5: Funding Mechanisms**
Marion County shall investigate various funding mechanisms, including impact fees and mobility fees to assist in the financing of the public transportation needs of the County.

**Policy 6.2.6: Promotion of Alternatives**
Marion County shall actively work with FDOT, Ocala/Marion County Transportation Planning Organization, local governments, citizens and the business community in the
promotion of mixed-use development, and support of vanpooling, guaranteed ride-home, carpooling, employer-based public transit subsidies, park and ride, and telecommuting programs to reduce peak hour demand and reduce vehicle miles traveled.

**Policy 6.2.7: Multimodal Connectivity**
Marion County shall provide connections between and within land uses in order to increase pedestrian mobility and transit accessibility where opportunities and resources permit. The Quality/Level of Service Handbook developed by the Florida Department of Transportation shall be utilized in order to determine a Level of Service for bicycle, pedestrian, and transit facilities. The County shall implement short term (5yr) and long term (Planning Horizon) connectivity strategies to include, but are not limited to the following:

**Short term**
- Evaluate and implement neighborhood level connectivity techniques
- Improvements to existing transit routes including increased service levels
- Connection of established transit stops to the sidewalk network
- On-site pedestrian circulation plans for new development and redevelopment where sidewalks existing or are programmed in the Transportation Improvement Program (TIP) five-year schedule. Circulation plans include connecting the public sidewalk where sidewalks are not to the primary building entrance and direct cross access connections to all adjacent parcels
- Sidewalk connections from the development to existing and planned public sidewalk along the development frontage.
- Require developments to provide cross-access easements or public right-of-way stubouts to adjacent parcels when such connections will improve connectivity and enhance access to surrounding land use. Provisions for future connections shall be provided in all directions, except where abutting land is undevelopable.
- Provide bicycle lanes and sidewalks on all new and rebuilt collector and arterial facilities in urban areas. However, a design exception may be approved by the Board of County Commissioners as a result of public input, cost feasibility, or policy restrictions.
- Minimize gated communities, which prevent existing or future roadway interconnections

**Long Term**
- New transit fixed facilities such as Bus Rapid Transit (BRT)
- Creation of parallel facilities
- Enhance and provide sidewalk and bicycle facilities when feasible to include connectivity to other like facilities, schools and major trip generators.

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRANSPORTATION ANALYSIS DEMONSTRATING THAT THE PLAN**
AMENDMENT WILL NOT CREATE ADDITIONAL TRANSPORTATION IMPACTS. ADDITIONALLY, THE AMENDMENT FURTHERS THE COMPREHENSIVE PLAN BY MAKING THE APPROVED GOLDEN OCALA DEVELOPMENT MORE URBAN BY PROVIDING COMMERCIAL USES ADJACENT THE EQUESTRIAN FACILITY ALONG WITH CONDOMINIMUM UNITS. THIS AREA IS AT THE INTERSECTION OF NW 21ST AND NW 80TH AVENUE WHICH OVER TIME COULD SERVE AS A TRANSIT STOP BETWEEN SR 40 AND US 27. INTERNALLY GOLDEN OCALA AS PART OF ITS SITE PLAN AND/OR PUD APPROVAL WILL HAVE TO DEMONSTRATE CONSISTENCY WITH THE COUNTY’S REQUIREMENTS FOR MOBILITY WITHIN THE PROJECT.

SANITARY SEWER ELEMENT

GOAL 1: The County shall ensure safe, effective, and efficient wastewater treatment systems that protect the quality of surface water, groundwater, and springshed are established and maintained, and to make centralized wastewater treatment service meeting established level of service (LOS) standards available for all new and existing development within the Urban Growth Boundary (UGB) and other areas deemed suitable by the County.

OBJECTIVE 1.1: The County shall establish level of service (LOS) standards for wastewater service with consideration for the plans and procedures outlined in the Marion County Water and Wastewater Utility Master Plan, as amended, to provide for public safety and their efficient construction, operation, and maintenance in a cost feasible manner which is also consistent with interlocal agreements between Marion County and authorized providers of wastewater and/or water services.

Policy 1.1.1: The LOS standard of 110 gallons per person per day for residential demand and approximately 2,000 gallons per acre per day for commercial and industrial demand is adopted as the basis for future facility design, determination of facility capacity, and documentation of demand created by new development. This LOS shall be applicable to central sewer facilities and to package treatment plants but shall not apply to individual OSTDS. DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standard if approved by the County.

Policy 1.1.2: The Marion County Water and Wastewater Utility Master Plan will implement the goals, objectives, and policies of the County’s Comprehensive Plan. Projects specified in the Marion County Utility Master Plan are included and reflected, as and when appropriate, in the annual update of the Capital Improvements Element 5-Year Schedule of Capital Improvements.

Policy 1.1.3: The County shall encourage the construction of sanitary sewer facilities by public or private sources, or jointly, in accordance with the Marion County Water and Wastewater Utility Master Plan, and the LDC.
Policy 1.1.4: Development of financing plans for wastewater systems shall promote the use of exactions and user charges to provide for the capital and operating costs of service in order to ensure that the costs of systems are paid for by the persons benefiting from the services provided. Such exactions and user charges shall be based on the proportionate fair share of costs attributable to demand created by users.

Policy 1.1.5: Priority for hookup to central facilities, when available, shall be given first to wastewater treatment plants which have the immediate or imminent potential for causing public health or pollution problems (including degradation of groundwater, surface water, or springs/springsheds within the SPZ), second to treatment plants that are failing or using rapid rate land application, third to developments with urban densities served by OSTDS, fourth to treatment plants which are functioning near their capacity, and fifth to new development; however this prioritization shall not preclude or prevent a ‘lower priority’ from connection due to any failure to connect a ‘higher priority’.

Policy 1.1.6: Criteria shall be established as a part of the Marion County Water and Wastewater Utility Master Plan and LDC to monitor the design and operations of private utilities, including potential enforcement criteria and guidelines, and establish criteria to coordinate the extension of, and/or increase the capacity of, sanitary sewer facilities, consistent with the Comprehensive Plan.

| CONSISTENCY: THE MAJORITY OF THE PROPOSED AMENDMENT IS SERVED BY SEWER SERVICE. THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT THE DEVELOPMENT WILL MEET THE LEVEL OF SERVICE STANDARDS FOR THE COUNTY. |

OBJECTIVE 1.2: For the provision of wastewater systems and the consolidation of private systems, the County will consider provisions set forth in the following series of reports; associated reports and/or documents; and amendments and/or revisions thereof:

a. Marion County Water and Wastewater Utility Master Plan, as amended;

b. Marion County Water Resource Assessment and Management Study (WRAMS), as amended; and

c. Marion County Water Supply Plan, as amended.

The County shall also, where economically feasible, prevent fragmentation and differing qualities of service.

Policy 1.2.1: Within the UGB, all new development approval requests (CPAs, rezonings, site plans, etc.) will require proof that central sanitary sewer and water service from a County approved provider is or will be available. Approved providers in the UGB are MCUD, the cities of Ocala, Belleview or Dunnellon, and private utilities authorized by the County within its service area.

| CONSISTENCY: THE PROPOSED AMENDMENT INCLUDES A LETTER FROM MARION COUNTY CONFIRMING THAT GOLDEN OCALA IS SERVED BY COUNTY WATER AND SEWER. |
Policy 1.2.6: Septic systems or Onsite Treatment and Disposal Systems (OSTDS) shall adhere to all applicable Sanitary Sewer Element policy and LDC requirements, including requirements to connect to larger sanitary sewer facilities when they become available. Septic systems shall not be exempt from requirements to connect to larger sanitary facilities based on their lower cost.

Policy 1.2.7: The County shall, as part of its water and wastewater master planning program and water supply plan implement and adopt a water and wastewater service area map series. The map series shall, at minimum, show location and extent of the following: existing infrastructure and service areas, proposed new facilities and service areas that will result from approved development projects, planned service areas consistent with the CIE Schedule, and other projected long-term service area boundaries, as appropriate.

Policy 1.2.8: Periodic reports concerning the Marion County Water and Wastewater Utility Master Plan, WRAMS, and Water Supply Plan shall be prepared to provide recommendations to the Board of County Commissioners regarding the scope of subject programs, including, but not limited to: impacts of proposed land use amendments on future sewer capacity and availability; the size of facilities to be regulated; administrative organization; administrative procedures; program costs; funding options; and standards that regulate design, construction, operation and maintenance.

Policy 1.2.9: The County shall periodically review the financial feasibility of connecting OSTDS and/or package sewage treatment plants to centralized sanitary sewer systems as opportunities arise in the County due to growth and expansion of urban services, such as implementing an UGB or similar urban area development boundary or other opportunities.

Policy 1.2.10: The Marion County Water and Wastewater Utility Master Plan, WRAMS and Water Supply Plan shall implement conservation, reuse/reclaimed water, and other alternative, practices and measures that will assist in insuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued growth within the County.

Policy 1.2.11: The County shall implement and maintain a Water Supply Plan, as amended, consistent with Florida Statutes.

**CONSISTENCY:** THE MAJORITY OF THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER. THE EQUESTRIAN ESTATE LOTS WILL NOT BE SERVED BY CENTRAL WATER AND SEWER BUT WILL BE LIMITED TO A MAXIMUM DENSITY OF 1 UNIT PER 3 ACRES WHICH WILL PROVIDE FOR LOTS THAT CAN SUPPORT A BLEND OF RESIDENTIAL AND AGRICULTURAL USES.

**OBJECTIVE 1.4:** The County shall regulate land use, through its Comprehensive Plan and the LDC, to achieve a development pattern that provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized sanitary sewer facilities will be available to existing and new development in
order to achieve a development pattern consistent with the provision of adequate wastewater treatment facilities and thereby meet future needs and discourage sprawl, consistent with the element.

**Policy 1.4.1:** For all development within the UGB or with an Urban Area designation, connection to centralized wastewater facilities is required as detailed in the LDC. For clustered developments in Rural Land, connection to centralized wastewater facilities, rather than septic tanks, shall be encouraged when feasible. Otherwise, septic tanks may be allowed provided soils and environmental conditions meet LDC requirements and standards established by the Marion County Department of Health.

**Policy 1.4.3:** The LDC shall provide for issuance of development permits within the identified wastewater service areas consistent with the following guidelines:

a. The type, density, location and intensity of the proposed development shall determine the type of wastewater treatment system to be utilized;

b. The location of the proposed development represents a logical extension of existing development patterns, and will not promote, urban sprawl;

c. Where public wastewater treatment facilities are required, they shall be available concurrent with the impacts of development. Facilities which meet county specifications and the level of service standards for the service area will be provided by the developer in the interim and will be connected to central facilities when they become available; and

d. The proposed facilities are consistent with DEP.

**Policy 1.4.5:** The County shall monitor development in wastewater planning areas to facilitate scheduling for construction of facilities as part of the annual CIE Schedule.

**Policy 1.4.6:** On a periodic basis, the Utilities Department shall evaluate the status of development within the wastewater planning areas and make recommendations regarding the need to initiate an update of the Marion County Water and Wastewater Utility Master Plan.

**Policy 1.4.7:** Connection to an existing central sewer facility and/or construction of a new facility is required for development on land with an urban designation or within the UGB and shall be consistent with criteria in the LDCs.

**CONSISTENCY:** THE MAJORITY OF THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER. THE EQUESTRIAN ESTATE LOTS WILL NOT BE SERVED BY CENTRAL WATER AND SEWER BUT WILL BE LIMITED TO A MAXIMUM DENSITY OF 1 UNIT PER 3 ACRES WHICH WILL PROVIDE FOR LOTS THAT CAN SUPPORT A BLEND OF RESIDENTIAL AND AGRICULTURAL USES.
OBJECTIVE 1.6: To help prevent the further degradation of groundwater and springsheds within the SPZ, and allow for adequate water supply in the future, new and expanding wastewater facilities shall be designed to maximize reuse and conservation and minimize the discharge of nitrogen and other pollutants to groundwater.

Policy 1.6.1: The County shall develop and adopt regulations that establish standards for new and expanding facilities that dispose of effluent through public access reuse systems that offset groundwater withdrawals and potable water use, and that limit the use of rapid-rate land application systems for back-up purposes only in the Primary SPZ. Restricted public access irrigation in the Primary SPZ, and restricted public access slow and rapid rate land application systems in the Secondary SPZ may be allowed where higher treatment standards are met, consistent with the LDC. The regulations shall also include specific requirements for certain types of new development to install reuse lines, and to utilize reuse water when available, based on project size, type, location and other relevant factors. High priority shall be given to new development where reuse water will offset the use of fresh potable water and fertilizers in the SPZ.

Policy 1.6.2: The County shall require all wastewater treatment facilities in the SPZ to conduct rigorous background and ongoing groundwater monitoring, and to develop and implement remediation plans when chemical and organic compounds associated with wastewater concentrations, including but not limited to nitrogen, rise above background levels as a result of facility activities.

Policy 1.6.3: The County shall encourage reuse of water to reduce the quantity of pollutants from entering the County's groundwater and springsheds; Marion County shall encourage the water conservation to maintain a sustainable community and allow for future growth to occur through water conservation and discourage the use of potable water for irrigation when reclaimed water is available.


OBJECTIVE 1.7: To minimize degradation of groundwater and springsheds where centralized sewer is not available or required, the use of private OSTDS shall be allowed, consistent with this and other policies of the Comprehensive Plan and applicable LDCs. In addition, other types of treatments systems that improve the quality of water that is released from the wastewater system are encouraged to be used for irrigation and other beneficial uses to reduce groundwater pollution and reduce overall need for additional water supply usage. These systems shall be designed and maintained in a manner that minimizes degradation of groundwater within springsheds and encourages water reuse for irrigation purposes or other beneficial uses.
Policy 1.7.1: New OSTDS within the SPZ shall comply with the requirements of the FLUE and the LDC. OSTDS meeting higher discharge standards may be required, where and when determined necessary by the FDOH and/or the County within the SPZ as detailed in the LDC.

Policy 1.7.2: All new and existing conventional and enhanced OSTDS may be subject to routine inspection and maintenance through programs established by the FDOH. For enhanced systems, maintenance agreements with a certified maintenance entity shall be required in addition to operation permits, in accordance with current FDOH and/or County rules, whichever is most restrictive.

Policy 1.7.3: Community cluster treatment systems which provide reuse in addition to high levels of nitrogen reduction shall be preferred and utilized whenever feasible in multiple unit developments.

**CONSISTENCY:** THE MAJORITY OF THE PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER. THE EQUESTRIAN ESTATE LOTS WILL NOT BE SERVED BY CENTRAL WATER AND SEWER BUT WILL BE LIMITED TO A MAXIMUM DENSITY OF 1 UNIT PER 3 ACRES WHICH WILL PROVIDE FOR LOTS THAT CAN SUPPORT A BLEND OF RESIDENTIAL AND AGRICULTURAL USES.

**POTABLE WATER ELEMENT**

**GOAL 1:** The County shall develop sustainable water supply sources and systems to serve new and existing development within its service area, protect ground and surface water supplies, and develop and implement water conservation techniques to maximize use of existing facilities in order to discourage urban sprawl and provide a safe and environmentally sound potable water system, and to make centralized water treatment service available for all new and existing development within the Urban Growth Boundary (UGB) and other Urban Areas as deemed appropriate.

**OBJECTIVE 1.1:** The County will provide level of service (LOS) standards for potable water supply provision and protection, and consider provisions set forth in the following series of plans, reports, associated reports, and related documents, including any amendments thereto:

a. Marion County Water and Wastewater Utility Master Plan;
b. Marion County Water Resource Assessment and Management Study (WRAMS);
c. Withlacoochee Regional Water Supply Authority Water Supply Plan, as amended; and
d. Marion County Water Supply Plan.

These plans may be updated from time to time as deemed necessary by the Board of County Commissioners, and shall be consistent with the interlocal agreements with municipalities or other equivalent providers in Marion County concerning water and wastewater service.

**Policy 1.1.1:** The LOS standard of 150 gallons per person per day (average daily consumption) is adopted as the basis for future facility design, determination of available facility capacity, and determination of demand created by new development with regard to
domestic flow requirements, and the non-residential LOS standard shall be 2,750 gallons per acre per day. Fire flow standards shall comply with accepted standards of Marion County and the Florida Building Code (FBC). DRIs and FQDs that demonstrate the suitability of differing LOS standards may be allowed to adhere to the differing standards. The LOS standard shall be reviewed by the Board of County Commissioners periodically to determine if changes to the LOS standard are warranted.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT THE AMENDMENT DOES NOT INCREASE IMPACTS. THE PROPOSED AMENDMENT WILL MEET THE LEVEL OF SERVICE STANDARDS IN THE COUNTY’S PLAN.

Policy 1.1.5: The Marion County Water and Wastewater Utility Master Plan and Water Supply Plan shall be reflected in the County’s Comprehensive Plan and LDCs, and the County shall address the provision of potable water facilities consistent with the Comprehensive Plan’s current planning time frame.

Policy 1.1.6: The Water and Wastewater Utility Master Plan, WRAMS, and Water Supply Plan shall incorporate and implement conservation, reuse/reclaimed water, and other alternatives practices and measures that will assist in insuring that an adequate quantity and quality of water is available to maintain the current population and allow for continued responsible growth within the County.

Policy 1.1.7: The County shall review special district plans, including but not limited to, those of the St. John’s River Water Management District (SJRWMD), Southwest Florida Water Management District (SWFWMD), and Withlacoochee Regional Water Supply Authority (WRWSPA), and identify and resolve any conflicts with the County’s Comprehensive Plan.

Policy 1.1.8: The County shall implement and maintain a Water Supply Plan, as amended for the Priority Water Resource Cautionary Area (PWRCA) in the SJRWMD for the southern portion of Marion County, east of I-75, as further identified on the Marion County Water Supply Plan Area map. The Water Supply Plan will ensure that adequate water resources are available for future development in the PWRCA that addresses all public and private water providers and water from Domestic Self Supply (DSS) (individual wells, both residential and non-residential). The Water Supply Plan shall be updated at a minimum of every five years, or within 18 months of the SJRWMD or SWFWMD Regional or District Water Supply Plan, as amended, based on the latest adoption date between the two Water Management Districts, as allowed by FS 163.3177(6)(c), as amended. The County shall also coordinate with other organizations that are involved with water supply planning, such as the Withlacoochee Regional Water Supply Authority (WRWSPA), cities, private providers, and all other parties that are relevant or interested in water supply planning for Marion County and the region, in addition to SJRWMD and SWFWMD.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT THE AMENDMENT DOES NOT INCREASE IMPACTS. THE PROPOSED AMENDMENT WILL MEET THE LEVEL OF SERVICE STANDARDS IN THE COUNTY’S PLAN.
OBJECTIVE 1.6: The County shall regulate land use through the Comprehensive Plan and LDC to achieve a development pattern that discourages sprawl and provides a clear separation of urban and rural areas in terms of densities and intensities of use and provision of infrastructure. Centralized water facilities will be available to existing and new development in order to achieve a development pattern consistent with the provision of publicly owned and privately owned water systems and ensure that there is an adequate water supply for the current population and allows for future growth in the County.

Policy 1.6.1: The County shall require all new and/or expansion of existing publicly owned and privately owned water systems developed within the identified service areas to comply with the established fire flow, design, construction, maintenance and operations standards, in addition to the level of service standards indicated in Policy 1.1.1 above and shall be connected to centralized systems according to the Water and Wastewater Utility Master Plan, WRAMS, and the County’s Water Supply Plan.

Policy 1.6.2: To ensure the continued viability of expansions, the Marion County Utility Department (MCUD) and other providers, shall ensure that new water facilities are designed and constructed so that future expansions can be easily accommodated.

Policy 1.6.3: The LDC shall specify development densities and conditions under which water supply systems shall be required, considering factors such as anticipated demand, location of the development with respect to existing or future water supply availability, financial feasibility, and protection and conservation of potable water supplies.

Policy 1.6.4: Adequate potable water supplies and facilities which meet the adopted LOS standards shall be available concurrent with the impacts or development.

Policy 1.6.5: Potable water facilities to be provided by the developer shall be guaranteed in an enforceable development agreement.

Policy 1.6.6: The County shall maintain guidelines and LDC provisions to address possible future connections/interconnections to all existing potable systems consistent with the Water and Wastewater Utility Master Plan.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT THE AMENDMENT DOES NOT INCREASE IMPACTS. THE PROPOSED AMENDMENT WILL MEET THE LEVEL OF SERVICE STANDARDS IN THE COUNTY’S PLAN.

OBJECTIVE 1.7: The County shall require new development and redevelopment to be designed with respect to enhancement of the natural environment and designed in such a way as to promote water reuse and conservation.

Policy 1.7.1: The County shall maintain LDCs related to design and water conservation techniques that shall include but not be limited to the following, especially in the SPZ:

   a. Use of clustered developments, attached dwelling units, and other innovative land use techniques to decrease outdoor water use;
b. Preservation of the existing native vegetation;
c. Establishment of construction limitations within the 100-year floodplain, environmentally sensitive areas, poor soils, high recharge areas, and Karst Sensitive Areas;
d. Limitation of the amount of impervious surfaces (such as parking areas) within high recharge areas;
e. Installation and use of a reclaimed water distribution system and lines by the developer to serve the individual lots, landscaped areas, open space, and recreational areas for irrigation purposes;
f. Reduction of the average per person use of water through conservation pricing and other methods; and
g. Connection to a centralized water system for development utilizing wells and abandoning of the wells utilized for potable water and/or irrigation purposes.

**Policy 1.7.2:** Water conservation techniques, such as, but not limited to, the use of Marion-friendly vegetation, efficient/focused irrigation systems, retrofitting existing structures, leak repair, and metering shall be included in the LDCs; and the County shall adhere to the prevailing edition of the FBC regarding plumbing and irrigation issues. In addition, public education about water conservation techniques shall be promoted and impacts of development to the County’s water supply.

**Policy 1.7.3:** Incentives and/or requirements for the reuse of water will be maintained as part of the LDC.

**Policy 1.7.4:** The County may utilize available information from the water management districts to develop and adopt regulations for water use restrictions during shortages and to implement water conservation procedures that further the water conservation plans and programs of the SWFWMD and SJRWMD.

**Policy 1.7.5:** The County shall maintain LDC provisions, using the SJRWMD model ordinance as a guide, that establish irrigation standards that include, at a minimum, limitations on overhead spray irrigation, and design and construction standards, consistent with the FBC.

**Policy 1.7.6:** The County shall maintain the Water Supply Plan and continue to search for water supply alternatives, promote reuse, implement conservation pricing and encourage conservation in coordination with private providers and surrounding jurisdictions.

**Policy 1.7.7:** The County shall implement water conservation practices and encourage other public and private providers and Domestic Self Supply (DSS) water users to do so in order to reduce the demand for potable water, increase awareness of water supply issues, and allow for continued responsible growth in the County. The County shall continue to develop, encourage, and maintain water conservation practices that may include, but are not limited to:

a. Water conservation awareness programs;
b. Employee and customer education program;
c. Targeting of high water users and charging for high usage through conservation pricing;
d. Usage of low-flow plumbing fixtures in new construction;
e. Distribution of plumbing retrofit kits;
f. Meter maintenance and replacement program;
g. Maintain the position of Water Conservation Coordinator to communicate and advance water conservation initiatives;
h. Water conserving/tiered rate structure that encourages conservation of water;
i. Adopt a landscape and lawn irrigation ordinance;
j. Adopt a landscape ordinance;
k. Adopt a fertilizer ordinance;
l. Require well withdrawal points to install and maintain flow meters;
m. Use native vegetation that requires little or no supplemental irrigation for landscaping;
n. Metering all service connections;
o. Participate in and coordinate with various organizations to address water supply issues;
p. Design standards for irrigation systems and retrofitting;
q. Implement benchmarking for water supply and conservation;
r. Create various incentives to replace exotic vegetation and inefficient landscapes, plumbing devices, appliances and inefficient water systems;
s. Use of low impact development techniques (i.e., Florida Water StarSM program);
t. Limit authorization and the ability to use irrigation wells, particularly when health and safety are determined to be at risk; and
u. Short and long-term plans to connect existing domestic self-supply and septic systems to centralized utilities.

Policy 1.7.8: The County shall implement reuse/reclaimed water practices and encourage other public and private providers and Domestic Self Supply water users to do so in order to reduce the demand for groundwater withdrawals and potable water, increase awareness of water supply issues, and allow for continued responsible growth in the County. The County shall continue to develop and maintain water conservation practices that may include, but are not limited to:

a. Treated effluent must be used as irrigation water when it becomes available, economically feasible, and permissible;
b. The lowest quality water source, such as reclaimed water and surface/storm water must be used as landscape irrigation when deemed feasible;
c. Treat wastewater effluent to public access reuse standards;
d. Connection of new development or substantial redevelopment to a reuse system;
e. Installation of meters for individual connections to the reuse system;
f. Installation of dual water distribution lines that will initially use the existing water source until the reclaimed water source is available;
g. Use of reclaimed water for irrigation and other non-potable needs in public areas owned by the local government;
h. Partnerships with wastewater utilities to retrofit existing development with connections to a reuse system;
i. Encourage the use of stormwater for irrigation purposes for residential and non-
residential development; and
j. Encourage use of performance based septic systems that includes reuse for irrigation
of lawns and/or landscaped areas for residential and non-residential development.

Policy 1.7.9: The County shall implement and maintain Alternative Water Supplies (AWS),
as appropriate, consistent with the Marion County Water Supply Plan, other regional or
district water supply plans, projects, and programs that reduce dependence on groundwater,
to meet the future water supply needs for the County. The following potential (AWS projects,
but not limited to, may be utilized, as may be further specified by the Marion County Water
Supply Plan, as amended:

a. Reuse/reclaimed water for irrigation purposes;
b. Stormwater as reuse/reclaimed water for irrigation purposes;
c. Develop Lower Floridan Aquifer water supplies as a non-traditional source;
d. Pumping of surface water for potable water use (not intended for irrigation),
   including the development of reservoir systems;
e. Desalinization projects, in conjunction with other regional entities; and
f. Other methods not currently being utilized that may reduce Upper Floridan Aquifer
groundwater withdrawals.

OBJECTIVE 1.8: Implement through interlocal agreements and policies which recognize
that the hydrogeological characteristics of potable water resources do not observe political
boundaries so that the water policies of adjacent jurisdictions may have profound impacts
upon the County’s resources and its ability to plan for its growth and development.

Policy 1.8.1: Implement a potable water strategy which guides growth and development
commensurate with an area’s carrying capacity.

Policy 1.8.2: Areas both within and adjacent to the County which have exceeded, depleted,
or otherwise possess insufficient potable water carrying capacity should limit their growth
and development to a degree commensurate with their internal capacity to support such
growth and development without risk of depleting the capacity of other areas.

Policy 1.8.3: Local water supplies in other counties should receive first consideration for
utilizations, including conservation, reclamation, stringent water use fees, desalination,
reverse osmosis and other alternative technologies, before water exportation from the
County is considered under applicable state and local regulatory systems.

CONSISTENCY: THE MAJORITY OF THE PROPOSED AMENDMENT WILL BE
SERVED BY CENTRAL WATER AND SEWER. THE EQUESTRIAN ESTATE LOTS
WILL NOT BE SERVED BY CENTRAL WATER AND SEWER BUT WILL BE
LIMITED TO A MAXIMUM DENSITY OF 1 UNIT PER 3 ACRES WHICH WILL
PROVIDE FOR LOTS THAT CAN SUPPORT A BLEND OF RESIDENTIAL AND
AGRICULTURAL USES. AS PART OF LOCAL DEVELOPMENT APPROVAL, THE
DEVELOPMENT WILL HAVE TO ADDRESS THE REQUIREMENTS OF THE
COUNTRY’S COMPREHENSIVE PLAN AND LDC WHICH INCLUDES WATER
CONSERVATION STRATEGIES AS IDENTIFIED ABOVE.
SOLID WASTE ELEMENT

GOAL 1: The County shall provide solid and hazardous waste management facilities and services to meet the current and future needs of the citizens of the County in a sustainable manner that shall protect and enhance the economic and environmental quality of the County through recycling and proper waste management.

OBJECTIVE 1.1: Ensure that adequate solid waste facility capacity be available to support demand based on the adopted Level of Service (LOS) standard.

Policy 1.1.1: The LOS standard for waste disposal shall be 6.2 pounds of solid waste generation per person per day. This LOS standard shall be used as the basis to determine the capital facilities or contractual agreements needed to properly dispose of solid waste currently generated in the County and to determine the demand for solid waste management facilities which shall be necessitated by future development.

Policy 1.1.5: Permits shall be denied for development that would either increase demands on an already deficient facility or cause a facility to exceed its capacity until such time that the facility may provide service in accordance with the adopted LOS standard.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS THAT DEMONSTRATES THAT THE AMENDMENT DOES NOT INCREASE IMPACTS. THE PROPOSED AMENDMENT WILL MEET THE LEVEL OF SERVICE STANDARDS IN THE COUNTY’S PLAN.

STORMWATER ELEMENT

GOAL 1: The County shall provide adequate stormwater management, afford reasonable protection from flooding, and protect the quality of surface water and groundwater in the County.

OBJECTIVE 1.1: The County’s Land Development Code (LDC) shall implement procedures to ensure that, at the time a development permit is issued, adequate stormwater management facility capacity is available or the developer shall be required to construct stormwater facilities according to County standards.

Policy 1.1.1: The County’s LDC shall establish design standards and development Level of Service (LOS) standards, based upon the characteristics of the development site, as follows:

a. For open basins, the minimum design and development LOS standard shall be a 25-year frequency, 24-hour duration design storm; or
b. For closed basins, the minimum design and development LOS standard shall be a 100-year frequency 24-hour duration design storm; or

    c. Other best available data may be presented for review and approval consideration, such as data and information provided by the site’s corresponding Watershed Management Plan(s), Basin Management Action Plan(s), when applicable and approved by the County Engineer, or his designee.
Policy 1.1.2: All basin stormwater collection and conveyance, including those discharging to or around natural drainage features, shall meet rate and volume requirements and specifications defined in the County's LDC. Developers shall also be required to analyze the ultimate effects of stormwater disposal for storm events as specified in the County's LDCs, up to and including the 100 year, 24-hour duration design storm, or longer duration as necessary to agree with LOS standard established in the Watershed Management Plan(s), Basin Management Action Plan(s) or other best available data. In addition, developers shall comply where applicable with the respective water management districts' criteria for stormwater quantity and quality.

Policy 1.1.3: The County's LDCs may contain increased stormwater quantity and quality requirements based upon findings of completed Watershed Management Plans (WMPs) and/or Basin Management Action Plans (BMAPs).

Policy 1.1.4: The demand for stormwater facility capacity by new development and redevelopment shall be determined based on the difference between the pre-development and post-development stormwater runoff characteristics (including rates and volumes) of the development site using the applicable design storm LOS standard adopted in Policy 1.1.1 and facility design procedures consistent with accepted engineering practice.

Policy 1.1.5: Stormwater facilities meeting the adopted LOS shall be available concurrent with the impacts of the development.

Policy 1.1.6: The County shall maintain stormwater quality treatment standards and performance criteria aimed at maximizing nutrient removal and attenuation for development, consistent with the Future Land Use Element (FLUE), with particular focus on the Primary Springs Protection Zone (SPZ).

CONSISTENCY: GOLDEN OCALA MUST DESIGN THE PROJECT TO MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY’S PLAN AND THE LDC.

OBJECTIVE 1.4: The County shall develop Watershed Management Plans (WMPs) encompassing all of the basins within the County, and basins or portions of basins that are outside the County that affect stormwater management within the County; the County shall update the WMPs as new data and analysis become available.

Policy 1.4.1: The WMPs shall include the following:

a. Evaluation of the County's stormwater management facilities including the system's design capacity, the floodplain level of service provided, the analysis of the general performance of the existing facility, catchments (contributing drainage area), and the predominant land use types served;
b. Identification of water quality and/or water quantity problems for planning units, watersheds, and groundwater;
c. Development of structural and/or nonstructural corrective actions, estimated costs associated with the corrective actions, and a proposed schedule(s) to address identified problems within the County's stormwater management facilities; and
d. Identification of adverse impacts to groundwater within the Primary Springs Protection Zone.

Policy 1.4.2: The County shall develop a schedule for undertaking and updating specific WMPs based on development; giving priority consideration to items such as Total Maximum Daily Load (TMDL) issues, and/or areas under the greatest pressure from development such as those areas within the County's identified Urban Growth Boundary (UGB). The WMP development schedule shall be reviewed annually and reflected in the Stormwater Implementation Program (SIP) and, when appropriate, reflected in the Capital Improvements Element Schedule of Capital Improvements (CIE Schedule).

Policy 1.4.3: The County shall assist state agencies as appropriate to address water quality issues within the County.

CONSISTENCY: GOLDEN OCALA MUST DESIGN THE PROJECT TO MEET THE COUNTY'S LEVEL OF SERVICE AND DESIGN STANDARDS FOR STORMWATER. AT THE TIME OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPER WILL BE REQUIRED TO PROVIDE DETAILED PLANS THAT ARE DESIGNED TO BE CONSISTENT WITH THE COUNTY'S PLAN AND THE LDC.

OBJECTIVE 1.7: The County shall implement and maintain LDC provisions to provide protection measures for natural drainage features and other environmentally sensitive areas as specified in the policies of this Element, the Aquifer Recharge Element, and the Conservation Element, when deemed appropriate.

Policy 1.7.1: Natural drainage features are those features defined by § 163, FS, as amended, and further identified within this Element, the Aquifer Recharge Element, and the Conservation Element.

Policy 1.7.2: The County shall assist state and regional agencies as appropriate to update a county-wide sinkhole inventory as data becomes available. Such data may be provided via the development of public facilities by the County or development submittals through the County's development review processes, or other available reporting mechanisms. In the event the State of Florida establishes or identifies a specific agency or entity responsible for such an inventory, the County shall direct its assistance to that entity.

Policy 1.7.3: The County shall follow the procedures for sinkhole remediation, when applicable, as established by the appropriate water management district in the event a sinkhole develops on a County-owned facility.
Policy 1.7.4: The County shall maintain LDC provisions which require the identification of all sinkholes and karst features onsite. The County shall also maintain LDC provisions which require the identification of existing or potential sinkholes and karst features within proximity of a development site, depending on uses proposed, planned stormwater facility operations, and the availability of information sources, such as but not limited to, USGS data, contour information, and aerial photographs, as determined appropriate through development review processes.

Policy 1.7.5: The County shall promote sinkhole and karst feature protection measures for those areas impacted by new development, and when redevelopment occurs when practicable. Measures shall include but not be limited to the following:

a. Protection measures.
   1. Fencing, or
   2. Filling in.

b. Environmental measures.
   1. Mounding or berming around the sinkhole,
   2. Buffering, or
   3. Filling in.

c. Setbacks or safe distance considerations from the sinkhole to retention areas and structures.

Policy 1.7.6: The County LDC shall regulate dredge and fill activities within the one percent (100-Year) floodplain and require mitigation when fill is placed within the 100-Year floodplain, as indicated on Flood Insurance Rate Maps (FIRM) and Federal Flood Hazard Maps (FFHM), in order to decrease the flood potential to County residents. Site plans, as defined by the LDCs, must be submitted prior to any development.

Policy 1.7.7: The County's LDCs shall regulate finished floor elevations for new structures and appurtenances within the established 100-Year floodplain consistent with the County Comprehensive Plan and LDCs.

**CONSISTENCY: GOLDEN Ocala MUST DESIGN THE PROJECT TO MEET THE COUNTY'S DESIGN REQUIREMENTS AND PROVIDE SOIL INFORMATION REQUIRED IN THE LDC INCLUDING INFORMATION RELATED TO POTENTIAL FOR SINK HOLE DEVELOPMENT ON SITE AND ANY MITIGATION REQUIREMENTS IF DETERMINED TO BE NECESSARY.**

**AQUIFER 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 through the proper management of surface water, groundwater, and land uses.

OBJECTIVE 1.1: The County shall maintain LDC provisions related to surface and groundwater quality and, when deemed necessary, establish additional criteria for natural
drainage features and areas related to natural groundwater recharge such as, but not limited to, aquifer vulnerability, karst sensitivity, and springs protection.

**Policy 1.1.1:** The County shall maintain LDC provisions regarding stormwater quality consistent with the water management districts' design criteria for stormwater management areas such as retention or detention basins, as specified by the water management districts' handbooks and applicable regulations.

**Policy 1.1.2:** The County LDCs shall require the identification of natural drainage features, consistent with §163, FS, within appropriate development review processes, and may require, as determined appropriate, the identification and/or protection of additional physical or environmental features or characteristics requiring additional or specialized protection such as, but not limited to, the following:

a. Extent of Karst Sensitive Areas (KSA), as defined by the County’s jurisdictional water management agencies;
b. Extent of High and Prime Aquifer Recharge Areas (HPARA) as defined by the County’s jurisdictional water management agencies;
c. Level of aquifer vulnerability, as determined by the Marion County Aquifer Vulnerability Assessment (MCAVA), as amended;
d. Location within Environmentally Sensitive Overlay Zone (ESOZ), as defined within the adopted Marion County Comprehensive Plan and regulated by the County's LDCs;
e. Type of Springs Protection Zone (SPZ), as defined by the adopted Comprehensive Plan.

**Policy 1.1.3:** The County shall maintain additional LDC provisions for stormwater management, consistent with accepted engineering practices, as identified below:

a. Stormwater retention or detention basin depth shall be consistent with the water management districts' stormwater requirements for KSAs so that sufficient filtration of bacteria and other pollutants shall occur. Avoidance of basin collapse due to excessive hydrostatic pressure in KSAs shall be given special consideration.
b. Require that treatment shall occur prior to discharge to ESOZ water bodies, including wetlands, and consider pretreatment for all development.
c. Require treatment equivalent to the Outstanding Florida Waterbody Criteria for the corresponding water management district for KSAs and the ESOZ.
d. Additional requirements for new development shall include stormwater practices and techniques that maximize nutrient removal in relation to KSAs and SPZs.
e. The LDC provisions shall contain criteria for the use of low impact development such as shallow swales and drainage easements, and other innovative development standards in relation to KSA, HPARA, MCAVA, SPZ types, and other areas where deemed suitable.

**CONSISTENCY: GOLDEN OCALA MUST DESIGN THE PROJECT TO MEET THE COUNTY’S DESIGN REQUIREMENTS FOR STORMWATER, WATER QUALITY, NATURAL RESOURCES AND SOIL/SINKHOLE INFORMATION REQUIRED IN THE COMPREHENSIVE PLAN AND LDC. THE MAJORITY OF THE PROJECT HAS ALREADY BEEN DETERMINED TO BE SUITABLE FOR URBAN DEVELOPMENT**
AND THE NEWLY ADDED LANDS ARE BOTH SUPPORTED BY AN ENVIRONMENTAL ANALYSIS AND WILL BE AT A LOWER DENSITY WHICH WILL ALLOW FOR SITE DESIGN MODIFICATIONS TO WORK AROUND ANY ENVIRONMENTAL SENSITIVE AREAS ON SITE, IF ANY SIGNIFICANT AREAS ARE IDENTIFIED.

**OBJECTIVE 1.2:** The County shall assist other state and local agencies, as appropriate, in monitoring surface water and groundwater characteristics.

**Policy 1.2.1:** The County shall encourage and provide input to state and regional agencies in implementing an area-wide surface water and groundwater monitoring station network to study and establish the hydrogeologic relationship between rainfall, groundwater levels, surface water levels, and the recharge/discharge characteristics of lakes, wetlands, and springs, particularly in Marion County.

**Policy 1.2.2:** The County shall maintain land use and development information through its development review processes to provide data for use in determining potential correlations between development trends and surface water and groundwater quality effects.

**Policy 1.2.3:** The County shall assist state and regional agencies as appropriate to address water quality issues within the County on an ongoing and consistent level.

**CONSISTENCY:** THE PROPOSED AMENDMENT WILL BE SUBMITTED TO OTHER REVIEW AGENCIES WHICH WILL ALLOW FOR COORDINATION WITH THE VARIOUS STATE AND REGIONAL REVIEW AGENCIES.

**OBJECTIVE 1.3:** The County shall develop and maintain Watershed Management Plans (WMPs) encompassing all of the basins within the County and basins or portions of basins that are outside the County, but which affect stormwater management within the County.

**Policy 1.3.1:** The WMPs shall be consistent with the provisions of Stormwater Element Objective 1.4.

**Policy 1.3.2:** The County shall consider integrating the findings of any Basin Management Action Plan(s) (BMAP) (e.g., Silver Springs, Rainbow Springs, etc.) into the WMPs as they are periodically amended/updated.

**CONSISTENCY:** GOLDEN OCALA MUST DESIGN THE PROJECT TO MEET THE COUNTY’S COMPREHENSIVE PLAN AND LDC WHICH WOULD INCLUDE ANY RELEVANT REQUIREMENTS IN THE COUNTY’S WATERSHED MANAGEMENT PLANS THAT HAVE BEEN INCORPORATED INTO THOSE DOCUMENTS.

**OBJECTIVE 1.6:** The County LDC shall incorporate land use and development siting requirements which are consistent with the long term protection of natural groundwater aquifer recharge and protection of existing and proposed groundwater and other water supplies, consistent with the Water Supply Plan, as amended.
Policy 1.6.1: The County shall maintain LDC provisions which allow groundwater recharge quantity and quality criteria, geology, soil characteristics, soil limitations, and uses as a consideration in determining land use.

Policy 1.6.2: Siting requirements for new development shall establish criteria for property located within the high recharge area with groundwater and other water supply pollution potential, and with unsuitable soil to determine septic tank densities and locations.

Policy 1.6.3: The County shall consider the STI in making land use and development decisions to avoid incompatible development in areas with high groundwater pollution potential.

Policy 1.6.4: Siting requirements for potential pollution sources, including but not limited to, landfills, effluent and sludge disposal sites; hazardous material production, use, and storage sites; shall direct such activities away from areas of the highest ground water pollution potential, such as sites that are within the highest MCAVA category, Primary SPZ, areas with severe soil limitations for these uses, HPARA, and KSAs. The LDC shall provide for design, monitoring, and mitigation requirements to ensure reasonable protection of groundwater and other water supply quality.

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. In addition, these regulations shall provide for innovative approaches such as model covenants for homeowners associations, conservation easements, developers 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.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT. ADDITIONALLY, THE MAJORITY OF THE SITE HAS ALREADY BEEN DETERMINED TO BE SUITABLE FOR URBAN DEVELOPMENT AND THE ADDITIONAL LANDS ARE PLANNED TO BE DEVELOPED AT A LOWER DENSITY (1 UNIT PER 3 ACRES) WHICH WOULD ALLOW FOR DESIGNING DEVELOPMENT AROUND ANY SIGNIFICANT ENVIRONMENTALLY SENSITIVE AREAS ON SITE. FINALLY, GOLDEN OCALA MUST DESIGN THE PROJECT TO MEET THE COUNTY’S COMPREHENSIVE PLAN AND LDC AND DETAILED DESIGN PLANS WILL BE PROVIDED FOR REVIEW AT THE TIME OF LOCAL DEVELOPMENT APPROVAL.

OBJECTIVE 1.7: The County shall maintain LDC provisions regarding the establishment, maintenance, operation, and protection of potable water supplies focusing on qualified Community Water Systems (CWS), as specified in Future Land Use Element (FLUE) Objective 7.6, general purpose wells, and including focus on the County’s Water Supply Plan, as amended.

Policy 1.7.1: The County shall coordinate with the appropriate local, regional, and state agencies to maintain a CWS potable water well inventory, using the best available data,
providing information including, at a minimum, geographic location, capacity, service type, and owner, as well as other information deemed appropriate by the County.

**Policy 1.7.2:** The County shall maintain LDC provisions regarding land use and development which require the identification and designation of WHPAs for qualified CWS through development review processes, consistent with FLUE Objective 7.6.

**Policy 1.7.3:** The County shall maintain LDCs which require the identification and designation of all existing wells on-site, including the size, depth, and permitted status of the well(s) through development review processes. Existing wells, particularly those not currently permitted or properly abandoned, shall be addressed through the development review process and subsequent development activity, prior to the issuance of any development or demolition permit, as appropriate. Development regulations requiring the provision of similar information regarding existing wells within proximity of a development site may be established, depending on uses proposed, planned stormwater facility operations, and the availability of information sources, such as but not limited to, MCHD, WMD, and aerial photographs, as determined appropriate through development review processes.

**Policy 1.7.4:** The County shall implement and maintain a Water Supply Plan that shall assist in reducing the adverse impacts on the quantity and quality of groundwater by balancing groundwater protection and development needs of the County.

**Policy 1.7.5:** The County shall implement and maintain a Water Supply Plan as provided in Potable Water Element Policy 1.1.8.

| CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT IMPACT COMMUNITY WATER WELLS IN THE COUNTY AND THERE ARE NO COMMUNITY WATER WELLS ON SITE. |

**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, 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. State and/or federal 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 Level (MFL), 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 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. Good quality air, focusing on dust/debris and noxious odors;

f. Good quality and sufficient quantities of groundwater, particularly addressing potable, agricultural, recreational, and other economically beneficial uses;

g. 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. Fisheries, wildlife, and wildlife habitat;

i. 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, 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 FNAl) 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, 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).

**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.

**CONSISTENCY:** THE PROPOSED AMENDMENT IS SUPPORTED BY AN
ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE
FOR DEVELOPMENT AND IDENTIFIES ANY SIGNIFICANT ENVIRONMENTAL
RESOURCES AS REQUIRED BY THE COMPREHENSIVE PLAN. A MORE
DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL
DEVELOPMENT APPROVAL.
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 would negatively affect other identified resources and/or the quality and/or character of such resources or surroundings which would create a public nuisance, such as wind-borne dust or odor.

Policy 1.2.2: The County shall 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;

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

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

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

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

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT AND IDENTIFIES ANY SIGNIFICANT ENVIRONMENTAL RESOURCES AS REQUIRED BY THE COMPREHENSIVE PLAN. A MORE DETAILED ANALYSIS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL. ADDITIONALLY, AT THAT TIME, THE DEVELOPER MUST PROTECT ENVIRONMENTALLY SENSITIVE RESOURCES ON SITE OR PROVIDE ADEQUATE MITIGATION CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC AND IN COORDINATION WITH THE RELEVANT STATE AND REGIONAL AGENCIES.

RECREATION AND OPEN SPACE ELEMENT

GOAL 1: The County will develop 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 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.

**CONSISTENCY:** THE PROPOSED AMENDMENT WILL NOT CREATE ANY ADDITIONAL IMPACTS ON THE PARKS AND RECREATION LEVEL OF SERVICE STANDARD BECAUSE THE AMENDMENT REDUCES RESIDENTIAL UNITS BY 1,589 UNITS.

**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 established by the PRMP (e.g., neighborhood, community, or regional parks, etc.).

**Policy 1.3.4:** The LDC shall contain provisions requiring new residential developments (e.g., subdivisions and particularly developments of regional impact) 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.).

**CONSISTENCY:** GOLDEN OCALA AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE OPEN SPACE CONSISTENT WITH THE COUNTY’S COMPREHENSIVE PLAN AND LDC.
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 state and 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, state, and/or 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 LDRs and in a manner which 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.
CONSENSUS: GOLDEN OCALA AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE OPEN SPACE CONSISTENT WITH THE COUNTY’S COMPREHENSIVE PLAN AND LDC.

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 which have regulatory authority over the use of land within and/or adjoining/surrounding the County or provide facilities and/or services which support and/or impact the use of land, such as, but not limited to, the following:

<table>
<thead>
<tr>
<th>Within Marion County</th>
<th>Adjoining or in Proximity</th>
<th>Supporting/Impacting Agencies</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Elected Government Units</strong></td>
<td><strong>Regional Agencies</strong></td>
<td><strong>Elected Government Units</strong></td>
</tr>
<tr>
<td>Cities/Towns</td>
<td>Ocala/Marion County TPO</td>
<td>Ocala/Marion County TPO</td>
</tr>
<tr>
<td>MCB</td>
<td>WRPC</td>
<td>WRPC</td>
</tr>
<tr>
<td>SWCD</td>
<td>SJRWMD/SWFWM</td>
<td>SJRWMD/SWFWM</td>
</tr>
<tr>
<td><strong>Regional Agencies</strong></td>
<td><strong>Public Lands</strong></td>
<td><strong>Public Lands</strong></td>
</tr>
<tr>
<td>Ocala/Marion County TPO</td>
<td>State Forests, Greenways Management Areas</td>
<td>State Forests, Greenways Management Areas</td>
</tr>
<tr>
<td>WRPC</td>
<td>SJRWMD/SWFWM</td>
<td>SJRWMD/SWFWM</td>
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<tr>
<td>SJRWMD/SWFWM</td>
<td>Ocala National Forest</td>
<td>Ocala National Forest</td>
</tr>
<tr>
<td><strong>Public Lands</strong></td>
<td><strong>State/Federal Agencies</strong></td>
<td><strong>State/Federal Agencies</strong></td>
</tr>
<tr>
<td>State Forests, Greenways Management Areas</td>
<td>FDEP FDOT FWC FEMA</td>
<td>State Forests, Greenways Management Areas</td>
</tr>
<tr>
<td>Ocala National Forest</td>
<td>USDOT USFWS US ACOE</td>
<td>Ocala National Forest</td>
</tr>
<tr>
<td><strong>State/Federal Agencies</strong></td>
<td><strong>State/Federal Agencies</strong></td>
<td><strong>State/Federal Agencies</strong></td>
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<td>FDEP FDOT FWC FEMA</td>
<td>SJRWMD/SWFWM</td>
<td>SJRWMD/SWFWM</td>
</tr>
<tr>
<td>USDA FWS US ACOE</td>
<td>The Villages</td>
<td>The Villages</td>
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<tr>
<td><strong>State/Federal Agencies</strong></td>
<td><strong>State/Federal Agencies</strong></td>
<td><strong>State/Federal Agencies</strong></td>
</tr>
<tr>
<td>FDEP FDOT FWC FEMA</td>
<td>Withlacoochee Regional WSA</td>
<td>Withlacoochee Regional WSA</td>
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<tr>
<td>NRCS USDA FWS US ACOE</td>
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</tbody>
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**Policy 1.1.1:** The Growth Services Department shall coordinate planning activities mandated by the Comprehensive Plan and monitor all governmental agency actions which 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 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, FS, which shall address the following issues:

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

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 adequate level of service standards.

**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 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.

**Policy 1.1.7:** The County shall review special district plans, including but not limited to, those of the S JRWMD, 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 requires action on the part of other agencies. Where issues cannot be resolved between governmental agencies, the County shall initially request the assistance of the Withlacoochee Regional Planning Council to resolve conflicts such as, but not limited to, level of service issues or annexation issues, through the informal mediation process.

**Policy 1.1.9:** The County shall enter into agreements with any entity that deals 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 are, but not limited to, the following: SJRWMD, SWFWMD, WRWSA, incorporated cities within the County, private providers, and other relevant or interested parties that deal with water supply planning issues.

**CONSISTENCY:** THE PROPOSED AMENDMENT WILL BE COORDINATED WITH THE STATE AND REGIONAL AGENCIES CONSISTENT WITH THE AMENDMENT REVIEW PROCESS IN CHAPTER 163 AND ANY OTHER REVIEW AGENCIES AS REQUIRED BY MARION COUNTY.

**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 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, state, or 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 1.3.5: The County shall coordinate with the appropriate local, state and federal agencies when a development is proposed adjacent to an environmentally sensitive or locally important natural resource 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 the natural resources, and each agency will have the opportunity to provide timely comments to be addressed during the development review process.

CONSISTENCY: THE PROPOSED AMENDMENT IS NOT ADJACENT TO ANY OTHER LOCAL GOVERNMENT BOUNDARY OR MILITARY INSTALLATION.

CAPITAL IMPROVEMENTS ELEMENT

GOAL 1: The County shall ensure that capital improvements for public facilities with level of service 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 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, and public school facilities used to evaluate development orders and development permit applications are established in the policies from Comprehensive Plan elements listed in Table 1.1.

<table>
<thead>
<tr>
<th>ELEMENT</th>
<th>LEVEL OF SERVICE POLICY</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>Policies 2.1.1 and 2.1.2.</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td>Policy 1.1.1.</td>
</tr>
<tr>
<td>Potable Water</td>
<td>Policy 1.1.1.</td>
</tr>
<tr>
<td>Stormwater</td>
<td>Policy 1.1.1.</td>
</tr>
<tr>
<td>Solid Waste</td>
<td>Policy 1.1.1.</td>
</tr>
</tbody>
</table>
Policy 1.1.1.:

<table>
<thead>
<tr>
<th>Recreational and Open Space</th>
<th>Policy 1.1.1.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Capital Improvements</td>
<td>TYPE OF SCHOOL</td>
</tr>
<tr>
<td></td>
<td>Elementary</td>
</tr>
<tr>
<td></td>
<td>Middle</td>
</tr>
<tr>
<td></td>
<td>High</td>
</tr>
</tbody>
</table>

*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.

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.

**Table 1.2: Public Facilities Subject To and Exempt From Concurrency**

<table>
<thead>
<tr>
<th>SUBJECT TO CONCURRENCY</th>
<th>EXEMPT FROM CONCURRENY</th>
<th>BASIS FOR EXEMPTION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Transportation</td>
<td>Recreation &amp; Open Space</td>
<td>Abundance of publicly held lands for conservation and recreation as shown on the FLUM;</td>
</tr>
<tr>
<td>Sanitary Sewer</td>
<td></td>
<td>Option to opt-out per §163, FS.</td>
</tr>
<tr>
<td>Potable Water</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stormwater (drainage)</td>
<td>Public School Facilities</td>
<td>Difficulty accommodating attendance districts due to large county size;</td>
</tr>
<tr>
<td>Solid Waste</td>
<td></td>
<td>Option to opt-out per §163, FS.</td>
</tr>
</tbody>
</table>

Policy 1.1.3: The County shall maintain a Comprehensive Plan Capital Improvements Element Schedule of Capital Improvements (CIE Schedule) based on LOS standards, concurrency, and needs/projects identified in the other elements of the Comprehensive Plan and shall meet existing deficiencies, accommodate desired future growth, and replace obsolete or worn-out facilities that are in need of repair, remodeling, renovation and/or replacement for determining capital improvement needs and projects.

**Consistency:** The proposed amendment will meet the county’s level of service standards as demonstrated in the supporting public facilities analysis.
OBJECTIVE 1.4: The County shall ensure future development shall bear a proportionate cost of facility improvements necessitated by the development in order to maintain adopted LOS Standards.

Policy 1.4.1: The County shall continue to utilize a Transportation Impact Fee Ordinance in order to assess new development on a pro rata share of the costs required to finance transportation improvements necessitated by new development.

Policy 1.4.2: The County LDC shall maintain provisions requiring minimum open spaces for residential developments, and allowing for off-site provision or fee-in-lieu contributions consistent with Recreation and Open Space Element Policy 1.3.4.

Policy 1.4.3: When providing centralized public sanitary sewer and potable water service to new development, the County shall utilize impact fees and/or similar user oriented fees and charges to fund facilities necessitated by new development. The County shall not be required to bear or subsidize the cost of extending water or sewer facilities; however the County may elect to fund a portion or all of a particular improvement when determined to be appropriate for public health and/or safety, particularly when matching funds are available to the County and/or such activity is classified by the County as a qualified Economic Development Opportunity.

CONSISTENCY: GOLDEN OCALA AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE A DETAILED APPLICATION ADDRESSING OPEN SPACE, PROVISION OF PUBLIC FACILITIES AND OTHER REQUIREMENTS AS ESTABLISHED IN THE COUNTY’S COMPREHENSIVE PLAN AND LDC.

OBJECTIVE 1.5: The County shall maintain a concurrency management system (CMS) in compliance with §163, FS, within the LDC to ensure that facilities and services needed to support development are available concurrent with the impacts of such development. Prior to the issuance of a development permit or development order, the system shall ensure that adopted level of service standards referenced in Policy 1.1.1 of this Element will be maintained. The Growth Services Department shall be responsible for ensuring compliance with the concurrency management system.

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 county departments as required; and

b. Determining concurrency of proposed development.

Policy 1.5.1: The County shall coordinate establishing level of service standards for the above-mentioned facilities with local, regional, state, or 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 and as deemed appropriate, a cumulative record of the level of service 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 will be available at prescribed levels of service 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 identifies impacts to levels of service;

b. Procedure for evaluating the impact to the current levels of service;

c. Determination of the precise time in the development review process when concurrency shall be tested. 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 contains a specific plan for development, including the densities and intensities of development;

d. Determination of the development order and permit applications which 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 a minimum, the concurrency management system 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 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 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 shall only be subject to concurrency 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 do not increase density or intensity are exempt from concurrency review, as defined by the Marion County Land Development Code.

Policy 1.5.9: Administration:

a. The LDC shall designate the departments with County which have responsibility for determining that 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 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 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 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 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).

**CONSISTENCY:** THE PROPOSED AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT THE AMENDMENT WILL NOT CREATE ADDITIONAL IMPACTS. IN ADDITION, GOLDEN OCALA AT THE TIME OF LOCAL DEVELOPMENT APPROVAL WILL BE REQUIRED TO PROVIDE A DETAILED PUBLIC FACILITIES ANALYSIS DETERMINING THE EXACT IMPACTS ON PUBLIC FACILITIES AND DETERMINE IF ANY IMPROVEMENTS ARE NEEDED IN ORDER TO MEET THE COUNTY'S LEVEL OF SERVICE STANDARDS.