EXHIBIT F

CONSISTENCY ANALYSIS
INTRODUCTION

The Marion County Future Land Use Element Goals, Objectives and Policies are designed to provide a comprehensive, area-wide vision for sustainable urban, suburban and rural growth that supports a transportation network, variety of land uses, natural and agricultural resources, and open space. The 2045 Future Land Use Map and the Goals, Objectives and Policies established herein, shall guide the future development of areas throughout the County to insure that such future development supports the vision and development pattern of Marion County in a sustainable manner.

GOAL 1: PURPOSE OF THE FUTURE LAND USE ELEMENT

To protect the unique assets, character, and quality of life in the County through the implementation and maintenance of land use policies and a Land Development Code (LDC) that accomplish the following:

1. Promote the conservation and preservation of natural and cultural resources;
2. Support and protect agricultural uses;
3. Protect and enhance residential neighborhoods while allowing for mixed-use development within the county;
4. Strengthen and diversify the economic base of the County;
5. Promote development patterns that encourage an efficient mix and distribution of uses to meet the needs of the residents throughout the county;
6. Ensure adequate services and facilities to timely serve new and existing development; and
7. Protect and enhance the public health, safety, and welfare.
8. Protect private property rights.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE COUNTY’S COMPREHENSIVE PLAN BY PROVIDING A PROJECT THAT SERVES THE EQUESTRIAN COMMUNITY WITH A MIXED USE DEVELOPMENT, INCLUDING AN EQUESTRIAN FACILITY. THE AMENDMENT IS ALSO SUPPORTED BY A SUITABILITY ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT.

OBJECTIVE 1.1: PLANNING FRAMEWORK

To create a planning and implementation strategy that will enhance the livability of the County and preserve the County’s natural, cultural, physical and economic resources to discourage urban sprawl, promote sustainable, energy-efficient land use patterns, and reduce pollution, and provide for economic development opportunities.

Policy 1.1.1: Marion County Planning Principles

The County shall rely upon the following principles to guide the overall planning framework for the County:

1. Preserve, protect and manage the County’s valuable natural resources.
2. Recognize and protect the County’s rural, equestrian and agricultural areas as an asset to its character and economy while providing clear, fair and consistent standards for the review and evaluation of any appropriate future development proposals.

3. Support the livability of the existing cities and towns in the County by planning for the logical extension of development in a manner that enhances the scale, intensity and form of these areas through the introduction of sustainable smart growth principles and joint planning activities.

4. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities and that foster a local economic development environment that is conducive to the creation and growth of new businesses, the expansion of existing businesses, and is welcoming to private entrepreneur activities.

CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS THE COUNTY’S COMPREHENSIVE PLAN BY PROVIDING A PROJECT THAT SERVES THE EQUESTRIAN COMMUNITY WITH A MIXED USE DEVELOPMENT, INCLUDING AN EQUESTRIAN FACILITY. THE AMENDMENT IS ALSO SUPPORTED BY A SUITABILITY ANALYSIS DEMONSTRATING THAT THE SITE IS SUITABLE FOR URBAN DEVELOPMENT. THE MAJORITY OF THE DEVELOPMENT WILL ALSO BE SERVED BY PUBLIC FACILITIES (CENTRAL WATER AND SEWER) WHILE PROVIDING FOR A TRANSITION FROM THE COUNTY’S URBAN AREA TO THE MORE RURAL AREA.

Policy 1.1.2: Adopted Future Land Use Map (FLUM Series) and 2045 Planning Horizon

The FLUM Series embodies strategies designed to build long-term community value, discourage urban sprawl and ensure that public facilities and services are provided in the most cost-effective, efficient and timely manner, and protect natural, cultural, and environmental resources that are unique to the County. The County provides appropriate goals, objectives, policies, data and analysis for a future land use, long-range planning horizon through the year 2045. The County adopts the FLUM Series as listed below:

<table>
<thead>
<tr>
<th>Map</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>MARION COUNTY 2045 FUTURE LAND USE MAP</td>
</tr>
<tr>
<td>2.</td>
<td>WELLS &amp; WELLHEAD PROTECTION AREAS</td>
</tr>
<tr>
<td>3.</td>
<td>COASTAL HIGH HAZARD AREAS AND EVACUATION ROUTES</td>
</tr>
<tr>
<td>4.</td>
<td>WATERBODIES (RIVERS AND LAKES)</td>
</tr>
<tr>
<td>5.</td>
<td>FLOODPLAINS PER 2008 FEMA MAPS</td>
</tr>
<tr>
<td>6.</td>
<td>WETLANDS</td>
</tr>
<tr>
<td>7.</td>
<td>MINERAL RESOURCES</td>
</tr>
<tr>
<td>8.</td>
<td>SOILS (GENERALIZED)</td>
</tr>
<tr>
<td>9.</td>
<td>TOPOGRAPHY (GENERALIZED)</td>
</tr>
<tr>
<td>10.</td>
<td>ARCHEOLOGICAL AND HISTORIC AREAS</td>
</tr>
<tr>
<td>11.</td>
<td>ENVIRONMENTALLY SENSITIVE OVERLAY ZONES</td>
</tr>
<tr>
<td>12.</td>
<td>TRANSFER OF RIGHTS</td>
</tr>
<tr>
<td>13.</td>
<td>SPRINGS PROTECTION OVERLAY ZONES</td>
</tr>
<tr>
<td>14.</td>
<td>REGIONAL ACTIVITY CENTERS (RGAC)</td>
</tr>
<tr>
<td>a.</td>
<td>MARION OAKS / MCGINLEY RGAC</td>
</tr>
<tr>
<td>b.</td>
<td>IRVINE / SUNNY OAKS RGAC</td>
</tr>
</tbody>
</table>
15. DEVELOPMENT OF REGIONAL IMPACT (DRI), BINDING LETTERS OF VESTED RIGHTS/MODIFICATIONS (BLIM) AND FLORIDA QUALITY DEVELOPMENT (FQD) MAP ‘H’ MASTER PLANS (DRI/FQD)
   
   a. OAK RUN DRI
   b. ON TOP OF THE WORLD DRI
   c. SPRUCE CREEK GOLF & COUNTRY CLUB FQD
   d. SPRUCE CREEK SOUTH FQD
   e. STONECREST DRI
   f. THE VILLAGES OF MARION FQD
   g. VILLAGE OF RAINBOW SPRINGS DRI
   h. GOLDEN OCALA DRI
   i. ON TOP OF THE WORLD BLIM

CONSISTENCY: THE PROPOSED AMENDMENT SUPPORTS AND FURTHERS THE COUNTY’S LAND USE STRATEGY BY PROVIDING FOR A MORE URBAN DEVELOPMENT ALONG US 27, STATE ROAD 40 AND NW 80TH AVENUE, WHILE ALSO PROVIDING FOR A TRANSITION TO THE RURAL LANDS TO THE NORTH AND WEST OF THE PROJECT. THE DEVELOPMENT IS ALSO PLANNED TO SERVE AND SUPPORT THE EQUESTRIAN COMMUNITY SO IT IS IDEALLY LOCATED ADJACENT TO THE RURAL AREAS OF THE COUNTY.

Policy 1.1.3: Accommodating Growth
The County shall designate on the Future Land Use Map sufficient area in each land use designation to distribute development to appropriate locations throughout the county. Changes to the Future Land Use Map shall be considered in order to accommodate the existing and projected population and its need for services, employment opportunities, recreation and open space while providing for the continuation of agriculture activities and protection of the environment and natural resources.


Policy 1.1.5: Higher Density/Intensity Uses
The County shall require higher densities and intensities of development to be located within the Urban Growth Boundary and Planned Service Areas, where public or private facilities and services are required to be available.

CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH AND FURTHERS THIS POLICY BY CREATING A MORE DENSE URBAN AREA ADJACENT TO THE EQUESTRIAN FACILITY WHICH IS LOCATED
WITHIN THE COUNTY'S URBAN GROWTH BOUNDARY WHERE PUBLIC FACILITIES ARE AVAILABLE (CENTRAL WATER AND SEWER).

Policy 1.1.6: Buffering of Uses
The County shall require new development or substantial redevelopment to provide buffering to address compatibility concerns and reduce potential adverse impacts to surrounding properties, as further defined in the LDC.

CONSISTENCY: THE PROPOSED DEVELOPMENT AT GOLDEN OCALA WILL REQUIRE LOCAL DEVELOPMENT APPROVAL¹ WHERE SITE DESIGN ISSUES, SUCH AS BUFFERING, MUST BE ADDRESSED CONSISTENT WITH THE COUNTY’S COMPREHENSIVE PLAN AND LDC.

Policy 1.1.7: Discourage Strip Commercial and Isolated Development
The County shall discourage scattered and highway strip commercial development by requiring the development of such uses at existing commercial intersections, other commercial nodes, and mixed use centers with links to the surrounding area.

CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH AND FURTHERS THE COUNTY'S POLICY TO DIRECT DEVELOPMENT INTO COMPACT URBAN AREAS AND NODES. GOLDEN OCALA IS AN APPROVED MULTIPLE USE DEVELOPMENT (COMMERCIAL, RESIDENTIAL AND HOTEL) ANCHORED BY THE WEC. THE PROJECT AS AMENDED CREATES A NEW MIXED USE CATEGORY AS WELL AS COMMERCIAL CENTERS ADJACENT TO THE WEC AND AT PROJECT ENTRANCES AT STATE ROAD 40 AND US 27.

Policy 1.1.9: Density and Intensity Averaging Allowance
The County shall allow for residential density and non-residential intensity averaging over two or more parcels with multiple Future Land Use designations. Where averaging occurs, projects will be subject to development requirements of the urban area.

1. A PUD Zoning change shall be required to utilize this policy as follows, with criteria further defined in LDC:
   a. Density Averaging: The number of residential units in the combined parcels must be less than or equal to the total residential units allowed based on the underlying future land use designations and existing parcels of record within the project.
   b. Intensity Averaging: The FAR of non-residential uses must be less than or equal to the FAR based on the underlying future land use designations and existing parcels of record within the project.

¹ AS USED IN THIS ANALYSIS, “LOCAL DEVELOPMENT APPROVAL” REFERS TO DEVELOPMENT APPROVALS TO BE OBTAINED FROM THE COUNTY, WATER MANAGEMENT DISTRICT AND ANY OTHER ENTITIES WITH JURISDICTION OVER THE DEVELOPMENT PROCESS, FOLLOWING THE ADOPTION OF THIS AMENDMENT AS NECESSARY TO DEVELOP THE PROJECT.
2. Where parcels proposed for density or intensity averaging are transected by the Urban Growth Boundary and include properties with a Rural Land future land use designation, the maximum allowable density of the areas outside of the UGB possessing the Rural Land designation shall not exceed one dwelling unit per acre or exceed a FAR of 0.35. The project shall be subject to LDC requirements of the Urban Area.

**CONSISTENCY:** IF ANY DENSITY OR INTENSITY AVERAGING IS USED FOR THIS PROJECT IT WILL BE ADDRESSED AT THE PUD STAGE CONSISTENT WITH THIS POLICY.

**GOAL 2: ALLOCATION AND DISTRIBUTION OF LAND USES**
Allow for a mix of uses to meet the population growth and economic development needs throughout the County by identifying appropriate areas for residential, commercial, industrial, public, recreation and open space, and conservation.

**CONSISTENCY:** THE PROPOSED AMENDMENT IS SUPPORTED WITH AN ANALYSIS DEMONSTRATING THAT THE PROJECT WILL SERVE THE LARGER EQUESTRIAN COMMUNITY WITH FACILITIES AND SERVICES AND WILL BE INTEGRATED INTO THE LARGER GOLDEN OCALA DEVELOPMENT WHICH INCLUDES MULTIPLE LAND USES INCLUDING RESIDENTIAL, COMMERCIAL, HOTEL AND RECREATIONAL USES.

**OBJECTIVE 2.1: FUTURE LAND USE DESIGNATIONS**
To implement development patterns that promote a variety of residential, non-residential, and mixed use development to meet the needs of the community, the County shall adopt future land use designations that allow for mix of uses throughout the County.

**CONSISTENCY:** THE PROPOSED AMENDMENT IS SUPPORTED WITH AN ANALYSIS DEMONSTRATING THAT THE PROJECT WILL SERVE THE LARGER EQUESTRIAN COMMUNITY WITH FACILITIES AND SERVICES AND WILL BE INTEGRATED INTO THE LARGER GOLDEN OCALA DEVELOPMENT WITH MULTIPLE LAND USES INCLUDING RESIDENTIAL, COMMERCIAL, HOTEL AND RECREATIONAL USES.

**Policy 2.1.1: Supply and Allocation of Land**
The County shall designate future land uses on the Future Land Use Map to accommodate needs identified within the Comprehensive Plan supporting document (i.e., Data, Inventory & Analysis) and allow for a sufficient allocation of land and land uses to allow for development based on market potential.

**CONSISTENCY:** THE PROPOSED AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS DEMONSTRATING WHY THE AMENDMENT IS NEEDED AND WILL SERVE THE EQUESTRIAN COMMUNITY. THE AMENDMENT DOES NOT RESULT IN ANY ADDITIONAL RESIDENTIAL UNITS SO NO ADDITIONAL NEEDS ANALYSIS IS REQUIRED FOR THE RESIDENTIAL PORTION. THE ANALYSIS
EXPLAINS WHY THE COMMERCIAL ACREAGE IS NEEDED TO SUPPORT THE EQUESTRIAN FACILITY, THE GOLDEN OCALA PROJECT AND THE LARGER EQUESTRIAN COMMUNITY.

Policy 2.1.2: Land Use Requirements
1. The Future Land Use Map Series shall designate areas for the uses listed in Table 2-1 and further described in Policy 2.1.13 through Policy 2.1.25. Density and intensity shall be calculated on a gross acreage basis unless otherwise noted. Outside of the UGB or PSAs, the Development Review Committee may grant a step-down density of one FLU designation where insufficient infrastructure exists to support development at the designated density. For example, parcels designated Medium Residential may be developed as Low Residential with DRC approval in these areas. The Future Land Use Map will be updated to reflect such approvals, coincident with recording the Final Plat.

2. Maximum density will not be exceeded except through density and/or intensity bonus programs including averaging, TDCs or Planned Service Area (PSA) incentives.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT EXCEED THE MAXIMUM DENSITIES AND INTENSITIES AS ESTABLISHED IN THE COUNTY’S COMPREHENSIVE PLAN AND LDC.

Policy 2.1.4: Open Space Requirement
A minimum of 350 square feet of open space for each residential lot shall be required in either single or linked multiple tracts, within residential development and the open space shall be accessible to all residents within the development, as further defined in the LDC.

CONSISTENCY: GOLDEN OCALA MUST ADDRESS THE REQUIREMENTS OF THE COUNTY’S PLAN AND LDC INCLUDING MINIMUM OPEN SPACE REQUIREMENTS.

Policy 2.1.5: Permitted and Special Uses
The County shall identify permitted and special uses for each land use designation and zoning classification, as further defined in the Comprehensive Plan, Zoning, and LDC.

CONSISTENCY: GOLDEN OCALA WILL IDENTIFY AS PART OF ITS LOCAL DEVELOPMENT APPROVAL THE USES PROPOSED WHICH MUST BE CONSISTENT WITH THE COUNTY’S COMPREHENSIVE PLAN AND LDC.

Policy 2.1.6 Protection of Rural Areas
Rural and agricultural areas shall be protected from premature urbanization and a vibrant rural economy shall be encouraged outside the UGB and Planned Service Areas. Urban and suburban uses incompatible with agricultural uses shall be directed toward areas appropriate for urban development such as within the UGB and PSAs.

Policy 2.1.7 Conversion of Rural Lands
Applications for conversion of agricultural properties designated as Rural Land on the Future Land Use Map to a mixed use, industrial, commercial or residential future land use category shall demonstrate the following:

1. The amendment will not result in urban sprawl as defined in Chapter 163, Part II, Florida Statutes;

2. Availability of public infrastructure, including public water and sewer and transportation facilities to serve a more dense or intense use is available at the time of application; or will be available at concurrently with development.

3. The relationship of the proposed amendment site to the UGB boundary and other more densely or intensely designated or developed lands.

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

**CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH AND FURTHERS THE COMPREHENSIVE PLAN BY PROTECT EXISTING AGRICULTURAL AREAS ON THE EDGE OF GOLDEN Ocala. THE AMENDMENT ALSO PROVIDES THE REQUIRED SUPPORTING ANALYSIS DEMONSTRATING THAT THE AMENDMENT DOES NOT RESULT IN URBAN SPRAWL AND THAT PUBLIC FACILITIES ARE AVAILABLE TO SUPPORT THIS AMENDMENT.**

**Policy 2.1.13: Protection of Rural Neighborhoods**
Marion County shall recognize “rural neighborhoods” that occur within or outside of the UGB deserve special protection from the intrusion of urban uses, densities and intensities where new development occurs within the immediate vicinity. For the purpose of this policy, a rural neighborhood is an existing recorded or unrecorded subdivision where the overall density does not exceed one unit per three acres and the subdivision has a predominant Future Land Use Designation of Rural Land or Low Residential.

**CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH THIS POLICY BY DIRECTING URBAN DEVELOPMENT TO ALREADY APPROVED AREAS, STEPPING DOWN DENSITY/INTENSITY ON THE EDGE THROUGH LOW DENSITY, EQUESTRIAN ESTATE LOTS AND RURAL LOTS, AND REDUCING THE OVERALL DENSITY OF THE PROJECT.**

**Policy 2.1.14: General definitions for uses:**

1. **Agricultural Use:** Any generally accepted, reasonable, and prudent method for the operation of a farm, including, but not limited to, horticulture; floriculture; viticulture; forestry; dairy; livestock; poultry; bee; pisciculture, if the land is used principally for the production of tropical fish; aquaculture, including algaculture; sod farming; all forms of farm products as defined in Section 823.14(3), F.S. and farm production. Agricultural Lands are classified as such pursuant to Section 193.461, F.S.
2. **Commercial Use:** Any establishment providing goods and services, including but not limited to, retail stores, restaurants/bars, personal services, business services, healthcare facilities and services, professional offices, medical offices, transient travel and lodging facilities, and similar types of uses as further defined by the LDC.

3. **Residential Use:** One-family dwellings, two-family dwellings, multi-family dwellings, and various forms of group living and long term care facilities, and similar types of uses as further defined by the LDC.

4. **Permanent Open Space:** For land use designs or designations required to provide permanent open space, open space is defined as undeveloped lands suitable for passive recreation, conservation, and agricultural uses. All portions of the open space shall be maintained in a healthy vegetative state and all agricultural uses and activities shall be consistent with the current best management practices adopted by FDEP, FDACS, and/or the Marion County Board of County Commissioners, whichever is more stringent. The open space shall include at a minimum environmentally sensitive lands and locally significant resources required to be conserved and/or protected when practicable. The open space should be provided in a form which buffers the increased development densities from surrounding lands and supports and/or encourages the formation of wildlife and habitat connections when possible.

**CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH THIS POLICY. GOLDEN OCALA WILL INCLUDE RESIDENTIAL, COMMERCIAL AND RECREATION USES WHICH WILL INCLUDE VARIOUS HOUSING TYPES, AN EQUESTRIAN FACILITY AND COMMERCIAL DEVELOPMENT BOTH AROUND THE WEC AND ALONG US 27 AND STATE ROAD 40 (WHERE COMMERCIAL IS ALREADY APPROVED).**

**AGRICULTURAL USES**

**Policy 2.1.16: Rural Land (RL)**

This land use designation is intended to be used primarily for agricultural uses, associated housing related to farms and agricultural-related commercial and industrial uses. The base density shall be (1) dwelling unit per ten (10) gross acres, and the designation is a Rural Area land use. The following special provisions shall apply for new development not meeting the base density, as further defined in the LDC:

1. **Family Division:** A parcel of record within Rural Land may be permitted to be subdivided up to three times, provided that no resulting lot is less than one acre outside of the FPA and not less than three (3) acres inside the FPA consistent with Section 163.3179, F.S. and as further defined in the LDC.

2. **Cluster Density Bonus:** Rural Areas outside the UGB and not within the Farmland Preservation Area may develop as a cluster density bonus development under the PUD process up to a maximum of one (1) dwelling unit per seven (7) gross acres with a required minimum of 60% permanent open space set aside, as further defined in the LDC.
3. **Hamlets**: Residential uses in the Rural Areas outside the UGB and not within the FPA may develop as a hamlet development under the PUD process and shall provide a minimum of 60% permanent open space with cluster development in one of the following forms, and as further defined in the LDC:
   
a. one (1) dwelling unit per five (5) acres
b. one (1) dwelling unit per 3.5 acres with the permanent open space delineated as a separate tract from the individual developable parcels and shall remain under common ownership by the developer, property owner association, undivided property interest of the developable land within the hamlet, or a third party approved by the County Commissioners.

### RESIDENTIAL USES

**Policy 2.1.17: Low Residential (LR)**

This land use designation is intended to recognize areas suited for primarily single-family residential units for existing and new development within the UGB, a PSA or Urban Area. Parcels outside of, but contiguous to the UGB and outside of the FPA are eligible for conversion to Low Residential designation through density bonus programs consistent with FLU Policy 2.1.3. The density range shall be up to one (1) dwelling unit per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

Where Low Residential abuts the Farmland Preservation Area or other Rural Area, hamlet, clustered or other development methods to preserve large tracts of open space are encouraged.

**CONSISTENCY:** THE PROPOSED AMENDMENT WILL LOCATE LOW RESIDENTIAL LANDS ON THE EDGE OF THE GOLDEN OCALA DEVELOPMENT WHICH IS ALSO ON THE EDGE OF THE COUNTY’S URBAN GROWTH BOUNDARY. THESE EDGE LOTS WILL BE AT A LOWER DENSITY WHICH WILL INCLUDE EQUESTRIAN ESTATE LOTS (1 UNIT PER 3 ACRES) AS WELL AS A TRANSITION FROM THE CORE OF GOLDEN OCALA TO THE EDGE OF THE DEVELOPMENT WHERE RURAL USES ARE PLANNED AS PART OF THE COUNTY’S FARMLAND PRESERVATION AREA.

**Policy 2.1.18: Medium Residential (MR)**

This land use designation is intended to recognize areas suited for primarily single-family residential units within the UGB, PSAs and Urban Area. However, the designation allows for multi-family residential units in certain existing developments along the outer edges of the UGB or Urban Area. The density range shall be from one (1) dwelling unit per one (1) gross acre to four (4) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

**Policy 2.1.19: High Residential (HR)**

This land use designation is intended to recognize areas suited for a mixture of single-family and multi-family residential units to recognize existing and new development that is located within the UGB or Urban Area. The density range shall be four (4) dwelling units to eight (8) dwelling units per one (1) gross acre, as further defined in the LDC. This land use designation is an Urban Area land use.

**Policy 2.1.20: Urban Residential (UR)**

This land use designation is intended to recognize areas suited primarily for multi-family residential units, but allows for single-family residential units to provide for a mix of various housing types to meet the
community needs within the UGB or Urban Area. The density range shall be eight (8) dwelling units to sixteen (16) dwelling units per one (1) gross acre and commercial uses shall be permitted as accessory uses within this land use designation, as further defined in the LDC. This land use designation is an Urban Area land use.

MIXED USES

Policy 2.1.22: Commercial (COM)
This land use designation is intended to provide for mixed-use development focused on retail, office, and community business opportunities to meet the daily needs of the surrounding residential areas; and allows for mixed residential development as a primary use or commercial uses with or without residential uses. The density range shall be up to eight (8) dwelling units per one (1) gross acre and a maximum Floor Area Ratio of 1.0, as further defined in the LDC. This land use designation is allowed in the Urban Area and allows for campgrounds and recreational vehicle parks (RVP). This land use designation is an Urban Area land use.

CONSISTENCY: THE PROPOSED AMENDMENT WILL ENCOURAGE MORE MIXED USE DEVELOPMENT IN GOLDEN OCALA WITH THE CREATION OF A NEW MIXED USE CATEGORY, THE MIXTURE OF HOUSING TYPES INTEGRATED WITH ADJACENT RETAIL, AND THE CREATION OF THREE COMMERCIAL CENTERS ADJACENT TO THE WEC, AT US 27 AND STATE ROAD 40. GOLDEN OCALA IS ALREADY APPROVED FOR AN RV PARK IN THE WEC COMMERCIAL CENTER.

Policy 2.1.26: Preservation (PR)
This land use is intended to recognize publicly or privately owned properties intended for conservation purposes and operated by contractual agreement with or managed by a federal, state, regional or local government or non-profit agency. Development for recreation, scientific research, education and training facilities, public facilities or services, etc. in this designation shall be limited to result in minimal impact to the preservation of the area as allowed under the contractual agreement or management plan, as further defined in the LDC. This land use designation is allowed in the Urban and Rural Area.

Table 2-1: Summary of Future Land Use Designations *

<table>
<thead>
<tr>
<th>FLU</th>
<th>DENSITY</th>
<th>FAR</th>
<th>USES</th>
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<tbody>
<tr>
<td>RURAL AREAS (Outside UGB)</td>
<td></td>
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</tr>
<tr>
<td>AGRICULTURAL USES</td>
<td></td>
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<tr>
<td>Rural Land (RL)</td>
<td>0 – 1 du/10 ac</td>
<td>N/A</td>
<td>Agriculture, residences associated with agriculture, or Conservation.</td>
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<tr>
<td>NON-RESIDENTIAL / MIXED USES</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Rural Activity Center (RAC)</td>
<td>0 - 2 du/ac</td>
<td>0 – 0.35</td>
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### URBAN AREAS (Inside and Outside UGB)

#### RESIDENTIAL USES

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<tr>
<th>Type</th>
<th>Density Range</th>
<th>Permissible Uses</th>
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<tbody>
<tr>
<td>Low Residential (LR)</td>
<td>0 - 1 du/ac</td>
<td>Residential, Public, Recreation, Conservation</td>
</tr>
<tr>
<td>Medium Residential (MR)</td>
<td>1 – 4 du/ac</td>
<td>Residential, Public, Recreation, Conservation</td>
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<td>High Residential (HR)</td>
<td>4 - 8 du/ac</td>
<td>Residential, Public, Recreation, Conservation</td>
</tr>
<tr>
<td>Urban Residential (UR)</td>
<td>8 - 16 du/ac</td>
<td>Residential, Public, Recreation, Conservation, Commercial (accessory)</td>
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#### NON-RESIDENTIAL / MIXED USES

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<tr>
<th>Type</th>
<th>Density Range</th>
<th>Permissible Uses</th>
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<tr>
<td>Commercial (COM)</td>
<td>0 – 8 du/ac</td>
<td>Office, Commercial, Public, Recreation, Residual, Campgrounds, RVP</td>
</tr>
<tr>
<td>Employment Center (EC)</td>
<td>0 - 16 du/ac</td>
<td>Office, Commercial, Industrial, Public, Recreation, Residential, Campgrounds, Recreational Vehicle Park (RVP)</td>
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<td>Commerce District (CD)</td>
<td>N/A</td>
<td>Office, Commercial, Industrial, Public</td>
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### ALLOWED IN RURAL AND URBAN AREAS (Inside or Outside UGB)

#### NON-RESIDENTIAL / MIXED USES

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<th>Type</th>
<th>Density Range</th>
<th>Permissible Uses</th>
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</thead>
<tbody>
<tr>
<td>Public (P)</td>
<td>N/A</td>
<td>Public, Office, Commercial, Recreation, Golf Course</td>
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<tr>
<td>Preservation (PR)</td>
<td>N/A</td>
<td>Preservation, Conservation</td>
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<tr>
<td>Municipality (M)</td>
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<td>Municipality</td>
</tr>
</tbody>
</table>

**NOTE:**

1. Existing Future Land Use designations that do not comply with the table above are either properties that were recognized by the prior Comprehensive Plan or may be the creation of a new Urban or Rural Area, as further defined in this and other elements of this Plan.
2. Lower densities may be allowed as applicable to a specific parcel and included in Policy 10.5.1 or as further defined in other elements of this plan.

**CONSISTENCY:** THE PROPOSED AMENDMENT DOES NOT EXCEED THE MAXIMUM DENSITIES AND INTENSITIES AS ESTABLISHED IN THE COUNTY’S COMPREHENSIVE PLAN AND LDC.
OBJECTIVE 2.2: DENSITY REQUIREMENTS IN ENVIRONMENTALLY SENSITIVE AREAS
Marion County shall specify the land use and density allowed in wetlands, floodplains, contiguous uplands of lakes and rivers, and other environmentally sensitive areas as follows, consistent with this Plan and as further defined in the LDC:

Policy 2.2.1: Wetlands
For areas designated as Urban Area on the Future Land Use Map that are wetlands the base density shall be one (1) unit per five (5) acres.

Policy 2.2.2: 100-Year Flood Plain
For areas designated as Urban Area on the Future Land Use Map that are within 100-year flood plain, the base density shall be one (1) unit per acre.

Policy 2.2.3: Uplands Adjacent to Waterbodies
For areas that are contiguous uplands of lakes, rivers, and other water bodies - as designated on the Future Land Use Map, densities in these areas shall be at no more than two dwelling units per gross acre if aerobic septic systems are used and no more than one dwelling unit per gross acre if conventional septic systems are used. In upland areas where central wastewater systems are available and utilized, density may be at the density allowed by the underlying land use category.

Policy 2.2.4: Aggregation of Parcels in Wetlands & 100-Year Flood Plain: Contiguous parcels of record under common ownership shall be considered in the aggregate and shall be required to aggregate to meet the wetland or floodplain density requirements.

CONSISTENCY: THE PROPOSED AMENDMENT WILL PROTECT NATURAL RESOURCES ON SITE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC. THE PROPOSED AMENDMENT IS SUPPORTED BY A SUITABILITY ANALYSIS PREPARED BY MODICA & ASSOCIATES WHICH DETAILS WHY THE SITE IS APPROPRIATE FOR THE PROPOSED DENSITY. SUCH SUITABILITY ANALYSIS CLEARLY DEMONSTRATES THAT GOLDEN OCALA AND THE EXPANSION PROPERTIES ARE SUITABLE FOR URBAN DEVELOPMENT. ADDITIONALLY, 74% OF THE LANDS IN THIS AMENDMENT HAVE ALREADY BEEN APPROVED FOR URBAN DEVELOPMENT AND DEEMED SUITABLE BY THE COUNTY FOR URBAN USES.

GOAL 3: PRIORITY DEVELOPMENT AREA(S)
To direct new development and redevelopment activities to appropriate areas of the County in order to provide the necessary public facility and service infrastructure in a cost-effective and efficient manner.

OBJECTIVE 3.1: URBAN GROWTH BOUNDARY (UGB)
To establish one or more boundaries that clearly identifies Urban Areas where long-term capital improvements shall be directed to create compact and efficient development patterns and allow for sufficient growth opportunities to maintain the County’s long-term viability.
Policy 3.1.1: Establishment of UGB

The County FLUM Series, Map #1, Marion County 2045 Future Land Use Map, designates an UGB that reinforces the preferred land use patterns of Marion County through policies that are designed to effectively discourage the proliferation of urban sprawl. The establishment and maintenance of the UGB shall be accomplished through the following standards:

1. The UGB shall encompass a sufficient supply of urban designated land to support projected demand for the horizon of the plan, less the supply generated from vested subdivisions (DRIs, FQDs, etc.) and Rural Land.
2. All new development within the UGB shall be served by central water and wastewater, whether it is provided by the county, municipality, or private provider;
3. All land contained within an UGB delineated on the Future Land Use Map shall be treated as one single urban area for the purposes of these policies;
4. Any parcel of land that overlaps the UGB by more than 50% by area shall be considered inside the Boundary. Likewise, any parcel that overlaps the UGB by 50% or less shall be considered outside the Boundary;
5. The County shall conduct a review at least every seven (7) years to assess the need to modify the UGB and evaluate the need for public facilities and services within the UGB; and
6. The County shall encourage development to be concentrated within the UGB.

CONSISTENCY: THE PROPOSED AMENDMENT PROVIDES A SUPPORTING ANALYSIS FOR THE 118 ACRES PROPOSED TO BE ADDED TO THE COUNTY’S URBAN GROWTH BOUNDARY. THE EXPANSION AREA IS DIRECTLY ADJACENT TO THE URBAN GROWTH BOUNDARY, HIGHER RESIDENTIAL INTENSITY LANDS ARE DIRECTLY ADJACENT TO THE EXPANSION AREA AND THE LANDS ARE TO BE PART OF A LARGER GOLDEN OCALA MASTER PLAN WHICH WILL SERVE TO CREATE A MASTER PLAN FOR THIS PORTION OF THE COUNTY. THIS MASTER PLAN INCLUDES LOWER DENSITIES (INCLUDING EQUESTRIAN ESTATE LOTS AND RURAL LOTS) ALONG ITS BOUNDARY TO SERVE AS A TRANSITION TO THE ADJACENT FARMLAND PRESERVATION AREA.

Policy 3.1.2: Planning Principles within UGB

The County shall implement long-term planning principles to guide the creation of land use policy and development regulations within the County, which shall be implemented through the policies contained in the County Comprehensive Plan and as further defined in the LDC. These principles shall include:

1. Preserve open space, natural beauty and critical environmental areas.
2. Allow for a mix of land uses to create compact residential, commercial, and employment hubs.
3. Strengthen and direct development towards existing communities and development.
4. Encourage compact and mixed use building design.
5. Foster distinctive, attractive communities with a strong sense of place.
6. Create walkable and linked neighborhoods.
7. Create a range of housing opportunities and choices.
8. Provide a variety of transportation choices.
9. Encourage community and stakeholder collaboration.
10. Make development decisions predictable, fair and cost effective.
11. Encourage interconnected development, multi-modal transportation opportunities, links to the surrounding neighborhoods, and alternative transportation routes.

12. Establish priority areas for public facility and service infrastructure.

**CONSISTENCY: THE PROPOSED AMENDMENT FURTHERS POLICY 3.1.2 BY PROVIDING FOR A COMPACT URBAN DEVELOPMENT, ESPECIALLY ADJACENT TO THE WEC AND THE COMMERCIAL CENTERS AT US 27 AND STATE ROAD 40. THE PROJECT WILL THEN TRANSITION TO SINGLE FAMILY AND THEN TO EQUESTRIAN ESTATE LOTS OR RURAL LOTS. THIS TRANSITION WILL HELP PROTECT THE FARMLAND PRESERVATION BOUNDARY BY PLACING LESS INTENSE USES ALONG THE EDGE OF THE DEVELOPMENT.**

**Policy 3.1.3: Modification of UGB**

The County finds that the development rights assigned within this Plan and the development forms allowed by this Plan provide adequate development opportunities within and outside the UGB. To modify the UGB the following standards must be affirmatively met:

1. **Market Demand:** An analysis of the requested expansion or reduction of the UGB shall be provided to show why a change in development form is required to accommodate the population, housing or employment needs of the County projected over the planning horizon of this Plan or adjustments that may be needed due to market conditions.

2. **Contiguity to Existing Urban Development Patterns:** It must be demonstrated that the expansion area is contiguous to existing urban patterns of development.

3. **Availability of Urban Infrastructure:** A projection of requirements for public facilities and services must be completed and the ability to provide those facilities and services to serve the proposed development through private or public means shall be demonstrated.

4. **Compatibility:** An evaluation of existing land uses and environmentally sensitive areas within the expansion area must be completed. Appropriate policies shall be written and adopted into this Plan to provide appropriate protections for the transition of land uses adjacent to rural development, to provide for non-interference with agricultural or conservation activities, and to provide for protection of environmentally sensitive lands.

5. **Urban Sprawl:** It must be demonstrated that the expansion area and development within it will discourage urban sprawl.

6. **Water Supply:** It must be demonstrated that there is available water supply for the proposed expansion area.

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ANALYSIS THAT DEMONSTRATES THE NEED FOR THE EXPANSION OF THE URBAN GROWTH BOUNDARY BY ADDRESSING THE FOLLOWING:**
1. DEMAND – THE AMENDMENT IS SUPPORTED BY A NEEDS ANALYSIS. FOR RESIDENTIAL THE GOLDEN OCALA PLAN WILL TAKE UNITS ALREADY APPROVED ON THE COUNTY’S FLUM AND APPLY THOSE TO THE NEWLY ADDED LANDS. THESE ADDITIONAL LANDS WILL PROVIDE FOR EQUESTRIAN ESTATE LOTS WHICH IS CENTRAL TO THE GOLDEN OCALA MARKET. GOLDEN OCALA HAS 10,000 SEAT WEC UNDER CONSTRUCTION TODAY. THIS AMENDMENT CREATES THREE MIXED USE/COMMERCIAL CENTERS AT THE NORTHERN AND SOUTHERN BOUNDARIES AND DIRECTLY ADJACENT TO THE WEC. THE FACILITY WILL ALSO BE CONNECTED BY TRAILS TO THE HOUSING IN GOLDEN OCALA THEREBY CREATING AN INTERNALLY CONNECTED COMMUNITY.

2. CONTIGUITY – THE URBAN GROWTH BOUNDARY EXPANSION APPLIES TO 5% OF THE AMENDMENT AREA. THE EXPANSION IS FOR 118 ACRES THAT ARE LOCATED ADJACENT THE CURRENT URBAN GROWTH BOUNDARY. THESE LANDS ARE DIRECTLY ADJACENT TO PROPERTIES DESIGNATED LOW AND MEDIUM RESIDENTIAL. FINALLY, THESE LANDS ARE PART OF A MUCH LARGER GOLDEN OCALA MASTER PLAN FOR THIS AREA.

3. COMPATIBILITY – THE DEVELOPMENT WILL MAINTAIN COMPATIBILITY BY PLACING THE MORE INTENSE URBAN USES ALONG US 27, STATE ROAD 40 AND NW 80TH IN A COMMERCIAL NODE PATTERN AND TRANSITION TOWARD LESS DENSITY ON THE OUTER EDGE TO REDUCE PRESSURE TO INTENSIFY DEVELOPMENT IN THE FARMLAND PRESERVATION AREA. THESE LANDS ARE ALREADY ADJACENT TO URBAN LANDS.

4. URBAN SPRAWL – THE PROPOSED AMENDMENT IS SUPPORTED BY AN URBAN SPRAWL ANALYSIS DEMONSTRATING THAT THE AMENDMENT IS NOT CONSIDERED URBAN SPRAWL.

5. WATER SUPPLY – THE PLAN AMENDMENT DEMONSTRATES THAT THE AMENDMENT CREATES LESS IMPACTS AND WATER SUPPLY THAN WHAT IS CURRENTLY ALLOWED BY THE FLUM. GOLDEN OCALA IS CURRENTLY WORKING WITH MARION COUNTY TO ENSURE ADEQUATE WATER CAPACITY WILL BE AVAILABLE AT THE TIME OF DEVELOPMENT.

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**Policy 3.1.4: Rural Area Outside of UGB**

The lands outside of the UGB shall generally be referred to as the Rural Area and development in this area shall be guided by the following principles and as further defined in the LDC:

1. Protect the existing rural and equestrian character of the area and acknowledge that a certain portion of the County's population will desire to live in a rural setting.
2. Promote and foster the continued operation of agricultural activities, farms, and other related uses that generate employment opportunities in the Rural Area.
3. Establish a framework for appropriate future opportunities and development options including standards that address the timing of future development.
4. Create a focused strategy for the regulation of mining and resource extraction activity.
5. Allow for new Rural Land and Rural Activity Center Future Land Use designations with a Comprehensive Plan Amendment (CPA), as further allowed in this Plan and as further defined in the LDC.

OBJECTIVE 3.3: FARMLAND PRESERVATION AREA

The Farmland Preservation Area is intended to encourage preservation of agriculture as a viable use of lands and an asset of Marion County’s economy and to protect the rural character of the area. Planning principles within this area are designed to protect significant natural resources, including prime farmland and locally important soils as defined by the United States Department of Agriculture and unique karst geology that provides high recharge to the Floridan Aquifer, a key source of freshwater for central Florida. The County establishes this area as critical to the enhancement and preservation of its designation as the Horse Capital of the World.

Policy 3.3.1: Elements of Rural Character

The County shall preserve and protect rural and equestrian/agricultural character within the Rural Lands, specifically the Farmland Preservation Area, by requiring that all appropriate future development activities within this Area preserve, support, and enhance the fundamental elements of rural character:

1. Scenic Views: The viewshed of arterial and collector roadways in the Rural Area shall be protected from land clearing and other visual intrusions associated with development; such protections, however, shall not restrict the fundamental agricultural uses permitted within this Area.

2. Open Space Protection: Residential development options shall include incentives to promote the protection of open spaces.

3. Rural Lighting: In order to preserve the rural character of the area, artificial illuminating devices, emission of undesirable rays into the night sky, glare to oncoming traffic and intrusion of light onto adjacent properties shall be prevented to the greatest extent possible, as further defined in the LDC.

4. Transportation: Roadway design within the Rural Area shall be consistent with the principles of context sensitive design, which considers the relationship of land uses and all aspects of roadway design, including speed, travel lane width, access management, and landscaping. New transportation corridors intended to be used specifically for the construction of expressways or limited access roadways shall avoid the Farmland Preservation Area unless the Department of Transportation can demonstrate that there are no feasible corridor alignments outside of the Farmland Preservation Area, in which case the Department shall design and develop such roadway in such a way as to minimize and mitigate negative impacts to vital farmlands, key environmental areas, and valuable open space, including, but not limited to, provision of adequate screening and buffers between the roadway and such sensitive areas. The development of any such corridor shall be closely coordinated with the Board of County Commissioners and County Staff.

5. Infrastructure: Other infrastructure including water and sewer utilities and stormwater facilities within the Rural Area shall reflect a rural level of service and shall not be modified to the point that it encourages or allows for urban development.
CONSISTENCY: THE PROPOSED AMENDMENT IS CONSISTENT WITH PROTECTION OF THE FARMLAND PRESERVATION BOUNDARY BY PLACING THE INTENSE PORTIONS OF GOLDEN OCALA FURTHEST FROM THE RURAL AREA AND TRANSITIONING TO MUCH LOWER DENSITIES ON THE EDGE OF THE PROJECT NEXT TO THE RURAL AREA. ADDITIONALLY, SOME OF THE LOTS ARE PLANNED AS EQUESTRIAN ESTATE LOTS. FINALLY, PORTIONS OF THE PROJECT ARE LOCATED IN THE RURAL LAND USE; THIS PORTION WILL DEVELOP CONSISTENT WITH THE RURAL CATEGORY EITHER AS AN EQUESTRIAN RECREATION USE OR AT VERY LOW RURAL DENSITIES (1 DU/10 ACRES). THIS EQUESTRIAN COMMUNITY AND THE EQUESTRIAN FACILITY HELPS PRESERVE THE COUNTY’S VISION TO PROTECT THE HORSE FARMS OF THE COUNTY.

Policy: 3.3.3 Standards for Amending the Farmland Preservation Area
Any Comprehensive Plan amendment that would increase development intensity or density within the FPA, or that would remove one or more parcels from the FPA, shall be required to be accompanied by a concurrent Comprehensive Plan amendment to extend the Urban Growth Boundary, or create a new Urban Growth Boundary, to include the parcel(s) under consideration. Comprehensive Plan amendments to expand existing Rural Activity Centers are exempted from this requirement if the Rural Activity Center and the proposed amendment comply with the size, density, and other requirements set forth in Policy 2.1.19.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ANALYSIS THAT DEMONSTRATES CONSISTENCY WITH FLUE POLICY 3.3.3. THE AMENDMENT DEMONSTRATES CONSISTENCY WITH THE COUNTY’S REQUIREMENTS FOR EXPANDING THE URBAN GROWTH BOUNDARY AND PROVIDES THE ANALYSIS REQUIRED TO SUPPORT A COMPREHENSIVE PLAN AMENDMENT.

GOAL 4: IMPLEMENTATION OF THE COMPREHENSIVE PLAN
To enable the public to know and understand how the County will implement the goals, objectives, and policies of the Comprehensive Plan.

OBJECTIVE 4.1: ADMINISTRATION OF THE COMPREHENSIVE PLAN
The County shall administer and interpret the Comprehensive Plan, Zoning, and LDC and resolve issues that may arise during the development review process in a cost effective, efficient, and timely manner in order to reduce barriers that may unnecessarily discourage economic development activities.

Policy 4.1.1: Consistency between Comprehensive Plan, Zoning, and LDC
The County shall amend and maintain an official land use and zoning map, appropriate land use designations and zoning classifications, and supporting LDC that shall be consistent with each other.

Policy 4.1.2: Conflicts between Comprehensive Plan, Zoning, and LDC
The Comprehensive Plan shall be the governing document. In the event of conflict between the Comprehensive Plan, Zoning, and LDC, the more stringent regulation shall apply, unless the County has
developed a process to allow a variance or waiver of the regulation where a conflict in regulations occurs in accordance to the Comprehensive Plan, Zoning, or LDC.

Policy 4.1.3: Interpretation of Boundaries for the Comprehensive Plan
Whenever possible, Comprehensive Plan boundaries shall be interpreted as coinciding with manmade boundaries, such as rights-of-way lines, property lines, section lines, or with natural boundaries such as water bodies in effect at the time of establishment. In the event that any Comprehensive Plan boundary shown on the FLUM cannot be determined to coincide with any such boundary, the affected party may request an official interpretation from the Growth Services Director or his designee; these interpretations may be appealed to the Board of County Commissioners whose decision shall be final.

Policy 4.1.4: Select Uses or Activities with Special Requirements
The County shall implement and maintain a LDC that identifies special requirements for select uses and activities, based on issues that may potentially impact the surrounding area and/or environment sensitive areas.

Policy 4.1.5: Review of Development and Building Permits
The County shall review all development and building permits during the development review process to ensure that new development or redevelopment is consistent and complies with all requirements of the Comprehensive Plan, Zoning, and LDC prior to issuing final approval for development within the county.

Policy 4.1.6: Inapplicability of Policy 2.1.13 to the On Top of the World Development of Regional Impact, Circle Square Woods Vested Development of Regional Impact and Golden Ocala Development Order.
Policy 2.1.13 (Protection of Rural Neighborhoods) shall not apply to the following properties, including any development orders and permits issued for development within the properties:

1. The On Top of the World Development of Regional Impact (“OTOW DRI”), which is governed by the OTOW DRI Amended and Restated Development Order, as amended by Marion County on November 20, 2018, and as may be amended from time to time in the future (“ARDO”).

2. The Circle Square Woods Binding Letter of Interpretation for Modification to a Development of Regional Impact with Vested Rights, as amended by Marion County on November 20, 2018 and as may be amended from time to time in the future (BLIM).

3. Marion County Ordinance No. 17-28 adopted by the Marion County Board of County Commissioners on October 17, 2017, as supplemented by the Settlement Agreement Concerning Golden Ocala Approvals dated February 20, 2018, as may be amended from time to time in the future (‘collectively the Golden Ocala Development Order’).

In the event of a conflict between Policy 2.1.13 of the Comprehensive Plan and the ARDO, the BLIM or the Golden Ocala Development Order, the ARDO, BLIM or Golden Ocala Development Order, as applicable, shall be deemed to prevail.

GOAL 5: CHANGING THE DEVELOPMENT REGULATIONS
To identify criteria and documentation necessary for the County to evaluate and make recommendations on requested changes to the County’s development regulations and process for reviewing and approving requested changes

OBJECTIVE 5.1: COMPREHENSIVE PLAN AND ZONING CHANGES
To identify criteria and documentation necessary for the County to evaluate requested changes to following development regulations: Comprehensive Plan policies, Future Land Use Map, and FLUM Series; and Zoning Changes (ZC) and Special Use Permits (SUPs).

Policy 5.1.1: Application Requirements
The County shall require an application with sufficient details of a request for an amendment to the Comprehensive Plan and the Official Zoning Map, consistent with Chapter 163, F.S., the Comprehensive Plan, Zoning, and LDC.

Policy 5.1.2: Review Criteria - Changes to Comprehensive Plan and Zoning
Before approval of a Comprehensive Plan Amendment (CPA), Zoning Change (ZC), or Special Use Permit (SUP), the applicant shall demonstrate that the proposed modification is suitable. The County shall review, and make a determination that the proposed modification is compatible with existing and planned development on the site and in the immediate vicinity, and shall evaluate its overall consistency with the Comprehensive Plan, Zoning, and LDC and potential impacts on, but not limited to the following:

1. Market demand and necessity for the change;
2. Availability and potential need for improvements to public or private facilities and services;
3. Allocation and distribution of land uses and the creation of mixed use areas;
4. Environmentally sensitive areas, natural and historic resources, and other resources in the County;
5. Agricultural activities and rural character of the area;
6. Prevention of urban sprawl, as defined by Ch. 163, F.S.;
7. Consistency with the UGB;
8. Consistency with planning principles and regulations in the Comprehensive Plan, Zoning, and LDC;
9. Compatibility with current uses and land uses in the surrounding area;
10. Water Supply and Alternative Water Supply needs; and
11. Concurrency requirements.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A DETAILED APPLICATION THAT DEMONSTRATES ITS CONSISTENCY WITH CHAPTER 163. FIRST, THE AMENDMENT IS SUPPORTED BY A SUITABILITY ANALYSIS EXPLAINING WHY THE PROPOSED DENSITIES ARE CONSISTENT WITH THE RESOURCES FOUND ON SITE. NEXT, THE ANALYSIS DEMONSTRATES THE PROJECT IS COMPATIBLE WITH THE SURROUNDING AREA BY DIRECTING THE MORE INTENSE DEVELOPMENT ALONG US 27, STATE ROAD 40 AND NW 80TH AVENUE IN COMPACT NODES AND TRANSITION THE DEVELOPMENT INTENSITY TO LESS DENSITIES ALONG THE OUTER EDGE AND INTO EQUESTRIAN ESTATE lots AND LOW DENSITY RESIDENTIAL. THESE EQUESTRIAN ESTATE lots SUPPORT THE LARGER RURAL AREA WHICH IS INTENDED TO PRESERVE A MORE RURAL LIFESTYLE. THE AMENDMENT IS SUPPORTED BY A PUBLIC FACILITIES ANALYSIS DEMONSTRATING THAT ADEQUATE CAPACITY IS AVAILABLE TO SUPPORT THE AMENDMENT. FINALLY, THE AMENDMENT IS SUPPORTED BY THIS DETAILED
CONSISTENCY ANALYSIS EXPLAINING WHY THE AMENDMENT MEETS THE POLICIES OF THE COUNTY’S PLAN WITH THE PROPOSED AMENDMENT.

Policy 5.1.3: Planning & Zoning Commission (P&Z)
The County shall enable applications for CPA, ZC, and SUP requests to be reviewed by the Planning & Zoning Commission, which will act as the County’s Local Planning Agency. The purpose of the advisory board is to make recommendations on CPA, ZC, and SUP requests to the County Commissioners. The County shall implement and maintain standards to allow for a mix of representatives from the community and set standards for the operation and procedures for this advisory board.

Ex-officio members shall be appointed to the commission consistent with Florida Statues and other members may be appointed as the County Commissioners deem suitable, such as: Marion County School Board, U.S. Military, Department of Health, and Public Safety (Fire, EMS, Sheriff).

Policy 5.1.4: Notice of Public Hearings
The County shall provide notice consistent with Florida Statutes and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT MUST GO BEFORE THE COUNTY’S P&Z BOARD WHICH WILL BE A NOTICED PUBLIC HEARING.

GOAL 6: PUBLIC INFRASTRUCTURE PLANNING
The County shall implement and maintain short and long-term strategies in collaboration with other local, state, and federal agencies in order to provide public infrastructure to meet the population growth and economic developments needs throughout the County.

OBJECTIVE 6.1: COORDINATION OF PUBLIC FACILITIES AND SERVICES
To ensure the provision of public facilities and services in a timely, efficient, and cost-effective manner, that is in coordination with this element. These policies are general summaries of the requirements, which are further specified in their respective elements and capital improvements element.

Policy 6.1.1: Public Facilities Guidelines
The County shall locate public facilities and services so as to maximize the efficiency of services provided and minimize their cost, impacts on natural environment and resources, and surrounding uses and land uses.

Policy 6.1.2: Concurrency of Services
The County shall require that the development of land be timed and staged in conjunction with the provision of supporting public facilities and services to meet the community needs, consistent with this Plan and LDC.

CONSISTENCY: THE PROPOSED AMENDMENT IS TO ALLOW FOR THE EXPANSION OF THE GOLDEN OCALA DEVELOPMENT WHICH IS ALREADY SERVED WITH PUBLIC FACILITIES. THE DEVELOPMENT WILL BE SERVED WITH CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY’S PLAN EXCEPT FOR THE AREAS SPECIFICALLY IDENTIFIED IN THE DEVELOPMENT PLAN.
Policy 6.1.3: Central Water and Wastewater Service
The County shall require development within the UGB, Urban Areas, and other developments consistent with this Plan and as required in the LDC to use central water and wastewater. Central water and wastewater treatment facilities shall be constructed in accordance with the Wastewater and Potable Water Elements of this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL BE SERVED WITH CENTRAL WATER AND SEWER CONSISTENT WITH THE COUNTY’S PLAN EXCEPT FOR THOSE AREAS SPECIFICALLY IDENTIFIED IN THE DEVELOPMENT PLAN.

Policy 6.1.4: Private Water and Wastewater Service
The County shall not prohibit the provisions of potable water, septic tanks and other wastewater treatment facilities by private developers as allowed and regulated in the LDC.

Policy 6.1.5: Individual Water and Wastewater Service
The County shall require that all development in areas not providing public water and wastewater services shall utilize individual well and on-site treatment and disposal (OSTDS) facilities in accordance with state law, this Plan, and as further defined in the LDC. Within the UGB, where centralized wastewater is not available and individual OSTDS are utilized, they shall be located in the front yard or street side of all structures to allow for future connection to centralized wastewater when available, but exceptions may be granted due to conditions on the site.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT GOLDEN OCALA PROJECT WILL BE SERVED WITH CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY’S PLAN EXCEPT FOR THOSE AREAS SPECIFICALLY IDENTIFIED IN THE DEVELOPMENT PLAN.

Policy 6.1.6: Water Supply Plan
The County shall require that all development be able to demonstrate that there is sufficient water supply, including alternative water supplies if necessary, available to meet the needs of the proposed development, whether provided by public or private centralized utilities or private individual sources, consistent with the Southwest Florida Water Management District (SWFWMD), St. John’s River Water Management District (SJRWMD), and Withlacoochee Regional Water Supply Authority (WRWSA) Regional Water Supply Plans (RWSP) and the County’s Water Supply Plan (WSP), and other plans or entities that may be necessary for the provision of water for the County to meet the needs of existing and future residents and businesses.

CONSISTENCY: THE PROPOSED AMENDMENT DEMONSTRATES THAT THE PROPOSED AMENDMENT REQUIRES LESS WATER AND SEWER CAPACITY THAN WHAT IS CURRENTLY REQUIRED BY THE FLUM.

Policy 6.1.7: Transportation Network
The County shall require all development to be designed to include an efficient system of internal circulation and address the impacts of development, including multi-modal transportation for surrounding areas and
distribution of traffic flow in the transportation network within the county. Individual lots shall be designed with access to the internal street system and utilize shared access where suitable.

CONSISTENCY: GOLDEN OCALA AT THE TIME OF LOCAL DEVELOPMENT APPROVAL MUST DEMONSTRATE HOW INTERNAL CIRCULATION WILL BE ADDRESSED CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

Policy 6.1.8: Stormwater Run-off
The County shall require the developer/owner of any site to be responsible for the management of runoff in a manner so that post-development runoff rates and volumes do not exceed pre-development conditions consistent with this Plan and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY’S LEVEL OF SERVICE STANDARDS FOR STORMWATER. DETAILED DEVELOPMENT PLANS MUST BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THAT ARE CONSISTENT WITH THE COMPREHENSIVE PLAN AND LDC.

Policy 6.1.9: Public Schools
The County shall collaborate with the School Board and municipalities to ensure there are adequate school facilities throughout the county to meet the education needs of the children within the community as further defined in the Interlocal Agreement for Public School Facilities. This policy shall not be construed so as to cause the Marion County School District to be in conflict with the State Requirements for Educational Facilities (SREF) in Chapter 1013, F.S., or the Stipulated Agreement regarding school desegregation between the Marion County School Board and the U.S. Department of Justice.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT RESULT IN AN INCREASED IMPACT TO PUBLIC SCHOOLS BECAUSE THERE IS NO INCREASE IN RESIDENTIAL UNITS.

Policy 6.1.10: Confirmation of Availability of Services
The County shall require developers to assess their needs regarding essential services (electric, gas, etc.) and seek confirmation of future availability from appropriate utility suppliers. Confirmation shall be provided by the utility to the County during the development review process, but no later than the issuance of a development order.

CONSISTENCY: CONFIRMATION LETTERS FROM UTILITY SUPPLIERS WILL BE PROVIDED AS REQUIRED BY THE LOCAL DEVELOPMENT APPROVAL PROCESS.

GOAL 7: OVERLAY ZONES AND SPECIAL AREAS
The County shall utilize overlay zones and special areas to identify unique spaces which require additional development regulations to maintain and protect their unique characteristics or purposes. Each zone or area is described with its respective regulations, and sites may be subject to multiple zones and/or areas. The land use designation and/or Zoning classification
for any site remains undisturbed by the creation of a zone or area, but may require enhanced
development standards than those that would otherwise apply.

**OBJECTIVE 7.2: ENVIRONMENTALLY SENSITIVE OVERLAY ZONE (ESOZ)**

To provide a focused effort for the protection of surface waters by improving stormwater quality
by better managing stormwater run-off due to development activities.

**Policy 7.2.1: Establishment of ESOZ**

The County shall regulate intensity of development where environmentally sensitive lands may be subject
to the adverse impacts of development or where a specific natural feature or area requires protection.
The ESOZ shall be established as an overlay around those areas of the county as adopted in the FLUM
Series, Map #11 ESOZ, as further defined in the LDC. The following are a list of areas included in the ESOZ:

1. Waterbodies
   a. Springs – Silver and Rainbow Springs
   b. Lakes – At least 200 acres or larger, as further identified in the LDC
   c. Spring Runs – Silver, Rainbow, Salt, Glen, and Juniper Springs
   d. Rivers and Streams – 500 feet landward of the water/wetland edge of perennial wetlands and
      primary tributaries, as further identified in the LDC

2. Silver River State Park - The ESOZ shall include the entire Silver River State Park property.

**CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT INCLUDE ANY AREAS WITHIN THE ESOZ.**

**Policy 7.2.2: Permitted Uses**

The County shall implement and maintain a LDC to identify permitted and special uses to ensure that the
function of a protected natural feature will not be materially impaired, diminished, or harmed by
development activities and that the quality of the surface waters or groundwater will not be adversely
impacted by the development activities.

**Policy 7.2.3: Required Site Analysis**

The County shall require a site analysis of soil conditions, geologic characteristics, topographic relief,
stormwater run-off, identification of existing natural systems on the site, and other pertinent site
characteristics to identify the effects of any proposed development or any changes to existing
development that increase density or intensity of use as part of the development review process.
Additional requirements shall be required for development that is in excess of forty (40) acres, consists of
twenty (20) or more residential units, involves non-residential development, occurs on property with
water frontage, or additional information is requested by another local, state, or federal agency, for which
the applicant shall comply with such requests prior to approval from the County.

**Policy 7.2.4: Buffer and Setback Requirements**

In order to retain vegetated buffers and adequate setbacks to control erosion and sedimentation into a
lake, river, spring, spring run, stream, karst features, and wetlands and thereby protect water quality,
promote proper function of septic systems, attenuate flood waters, lessen effects of strong winds, provide
privacy, enhance views, and reduce noise and buffers.

1. **Karst Topography/Features:**
   Buffer and setback requirements shall be established based on criteria and standards in Policies
   8.2.8 and 8.2.9 of this element, and as further defined in the LDC.

2. **Water Boundary Setback Line:**
   Buffer and setback requirements below shall be applied landward from the water boundary
   setback line, as further defined in the LDC.

**Policy 7.2.5: Protection of Littoral Zone Vegetation**
The County shall require the protection of the littoral zone vegetation to limit shoreline erosion and limit
potential adverse water quality impacts due to development consistent with Florida Department of
Environmental Protection (FDEP) and Florida Fish and Wildlife Commission (FWC) requirements.
Protection of such areas is the responsibility of the property owner, and shall be identified on approved
site plans.

**Policy 7.2.6: Stormwater Management**
Optimum design of a stormwater management system shall mimic and use the features and functions of
natural drainage systems, such as: natural drainage ways, depressions, wetlands, floodplains, highly
permeable soils, and vegetation. The use of swales, berms, or detention/retention areas will be required
when necessary to prevent direct flow of stormwater runoff to a receiving water body.

**Policy 7.2.7: Development within the Flood Plain**
In order to reduce flooding potential for property developed in the ESOZ, the following requirements shall
be implemented for development within the flood plain:

1. **Structures** – All structures within the flood plain shall be developed consistent with Policy 7.3.4
   of this element.

2. **Compensatory Storage:** One to one compensatory storage is required.

3. **Sewage:** No sewage effluent disposal shall be permitted within the 100-year floodplain.

4. **Density:** Density shall not exceed one dwelling unit per acre.

5. **Clearing of Vegetation:** Clearing vegetation within the 100-year flood plain shall be consistent
   with Objective 7.2 and 7.3 and their policies in this element.

**Policy 7.2.8: Centralized Utilities**
Central wastewater facilities shall be the preferred method of wastewater treatment for all development
in an ESOZ. If publicly or privately owned central wastewater facilities are available within a quarter mile
of the property line of a development project, then all development within that project will be required
to hook up to the central wastewater system.
Where regional and sub-regional centralized wastewater facilities are not available, alternative wastewater facilities, including package plants and community cluster systems, may be used. The County shall establish criteria in its LDC for determining when connection to an existing centralized facility is required, and when construction of an alternative wastewater facility may be permitted. Consideration shall be given to such factors as project type, size, density, location and other relevant factors. All new and expanded facilities shall comply with the treatment and disposal standards established pursuant to Policy 1.6.1 of the Wastewater Element.

**Policy 7.2.9: On-Site Treatment Disposal Systems (OSTDS)**

On-site sewage disposal systems (OSTDS), including aerobic and anaerobic systems, which will create an effluent quality comparable to that from a central wastewater treatment system or treatment systems to remove nutrients to be determined by site conditions and density may be allowed when built to County specifications and where density requirements are met.

1. **Enhanced Septic System Requirements:** Within Springs Protection Areas and where site conditions, such as, slope, soil conditions, infiltration rates, or natural drainage features so require, enhanced septic systems may be required. These system modifications can include, but are not limited to: lift pumps to remove effluent farther from the high-water line to a safe upland treatment and disposal site, effluent sand filters, and aerobic systems.

2. **Placement of OSTDS:** All septic tanks and drainfields shall be located in the front yard or street side of all structures to allow for future connection to centralized wastewater when available, but exceptions may be granted due to conditions on the site.

3. **Variance for OSTDS:** A variance may be requested for existing parcels, which are too small to allow for a residential dwelling or when replacement of an existing septic systems fails, and the requirements of this policy cannot be met. The setback and buffer requirements may be reduced proportionately with the parcel dimensions, as further defined in the LDC.

**Policy 7.2.10: Density and Intensity Limitations**

In order to limit stormwater flow and discharge from septic tanks which pose a threat to groundwater and surface water quality through discharges that contain pathogens, toxic materials, phosphorous and nitrogen which can increase eutrophication in surface waters and contaminate groundwater, density restrictions will ensure adequate assimilation and dilution of the contaminants to acceptable concentrations. Density shall be determined by the lesser of the Future Land Use designation or other density restrictions as further stated within this policy, based on the utilization of central or non-centralized water and sewer systems, including use of OSTDS, to meet the development standards within the ESOZ.

1. **Centralized Utilities Available:** Where central wastewater systems are available and utilized, density may be at that of the underlying land use category, except for the ESOZ around Lake Weir as follows:
a. **Three (3) Dwelling Units per One (1) Gross Acre:** Within the ESOZ and the road network surrounding Lake Weir comprised of County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, SE 132nd Place, and Southeast 115th Avenue or one thousand (1,000) feet from the mean annual water line of Lake Weir, whichever is farther from Lake Weir.

b. **Four (4) Dwelling Units per One (1) Gross Acre:** Within the ESOZ and beyond the road network described above or one thousand (1,000) feet from the mean annual water line of Lake Weir.

2. **OSTDS are Available:** Density of the development is allowed as follows, until such time as centralized water and wastewater are available for development:

   a. **Within One-Thousand (1,000) feet of a Waterbody:** The maximum density shall be one dwelling unit per gross acre when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are utilized.

   b. **Beyond 1,000 feet from a Waterbody and within the ESOZ:** A maximum of two dwelling units per gross acre will be allowed when appropriate septic systems, either enhanced conventional or enhanced aerobic are utilized.

   c. **Stressed Waterbodies:** Densities, intensities of use, or rate of development may be reduced in areas where bodies of water are under stress. The Trophic State Index (TSI) shall be used as a means for indicating the stress from nutrient loading placed upon a water body. When the TSI number increase by ten (10) points in two (2) years, it shall be presumed that this water body is under stress due to excess nutrient loading.

   d. **Lake Weir:** For the Urban Area and Rural Area surrounding Lake Weir that are within the ESOZ, the following density standards shall apply:

      (1) **Urban Area / Uses**

         (a) **One (1) Dwelling Unit per Two (2) Gross Acres:** Within the ESOZ and the road network surrounding Lake Weir comprised of County Road 25, Sunset Harbor Road, Southeast 105th Avenue, Southeast 100th Avenue, SE 132nd Place, and Southeast 115th Avenue or one thousand (1,000) feet from the mean annual water line of Lake Weir, whichever is farther from Lake Weir, the allowable density shall be one dwelling unit per two (2) gross acres when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are used.

         (b) **One (1) Dwelling Unit per One (1) Gross Acre:** Within the ESOZ and beyond the road network described above or one thousand (1,000) feet from the mean annual water line of Lake Weir, the allowable density shall be one unit per gross acre when a conventional or aerobic septic system with on-site secondary sewage treatment such as rapid sand filters and enhanced drainfields are used.
(2) Rural Area / Uses

The density may be at that of the underlying land use category and clustering shall be encouraged, consistent with Policy 10.1.4 of this element.

Policy 7.2.11: Use of Best Management Practices (BMP)

The County shall require the implementation of Best Management Practices (BMPs) in the ESOZ to protect surface water from contamination due to silvicultural and agricultural activities on properties within the ESOZ, unless otherwise not required and consistent with Policy 8.1.9 of this element.

Policy 7.2.12: Waterfront Lot Tract Width

Waterfront lots within the ESOZ shall have a minimum tract width of 125 feet, but existing lots not meeting this requirement, as of January 1, 1992, are vested from this minimum tract width requirement.

OBJECTIVE 7.3: FLOOD PLAIN OVERLAY ZONE (FPOZ)

To reduce the exposure of people and property to flooding events.

Policy 7.3.1: Establishment of FPOZ / FEMA Flood Insurance Rate Maps (FIRM)

The County shall adopt by reference the Flood Insurance Study, dated August 28, 2008, as amended, from the Federal Emergency Management Agency (FEMA) to implement the National Flood Insurance Program in the county. These maps are adopted as part of the FLUM Series, Map #5: Floodplains per 2008 FEMA Maps.

Policy 7.3.2: Modification of FPOZ

The County shall update the flood plain zones based on map amendment revisions that are made due to FEMA map amendments due to requested changes or identification of errors, consistent with the requirements of Objective 7.3 and its policies of this element.

Policy 7.3.3: Protection of FPOZ

The County shall implement and maintain a LDC that require the identification of the flood plain on any proposed development site prior to the issuance of a development order and address public health, safety, and welfare issues to prevent and reduce potential public and private losses due to flooding. Development may be limited within the floodplain in order to minimize property flood damage from a storm event. These restrictions and limitations shall include:

1. Uses and structures within the flood plains;
2. Land filling, grading, and clearing that may cause erosion or inhibit flood waters;
3. Development shall comply with the rules of the National Flood Insurance Program;
4. Septic systems shall comply with the Florida Department of Health rules and other policies of this Plan and the LDC; and
5. Require all subdivisions and site plans to maintain pre-development run-off characteristics and provide compensating storage.

Policy 7.3.4: Structures in the FPOZ
The County shall require all structures to be elevated at least one foot above the 100-year flood elevation, except for water-related and non-habitable accessory structures in accordance to and support of FEMA regulations, Title 44, Code of Federal Regulations (CFR) 60.1 and as further defined in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT SITE DOES INCLUDE FLOODPLAINS. THE FLOODPLAINS ON SITE WILL BE PROTECTED OR MODIFIED AS PERMITTED IN THE COMPREHENSIVE PLAN AND LDC. DETAILED DEVELOPMENT PLANS WILL BE PROVIDED AT THE TIME OF LOCAL DEVELOPMENT APPROVAL FOR COUNTY REVIEW.

OBJECTIVE 7.4: SPRINGS PROTECTION OVERLAY ZONE (SPOZ)
To provide an additional level of water quality protection for springs and groundwater throughout the county by reducing and managing potential groundwater contamination for water supplies.

Policy 7.4.1: Establishment of SPOZ
The County established the boundaries of the SPOZ, which includes both a Primary and Secondary Springs Protection Zone (SPZ), as adopted in the FLUM Series, Map #14 Springs Protection Overlay Zones (SPOZ).

1. **Primary SPZ:** The Primary SPZ shall be based on the 0 to 10 year recharge travel time
2. **Secondary SPZ:** The Secondary SPZ shall be the remainder of the county to provide additional protection to surface waterbodies and groundwater and provide protection of other Spring Primary SPZ until such time as the County or other entity completes studies of the remaining springs in the County.

CONSISTENCY: THE PROPOSED AMENDMENT IS IN THE SECONDARY ZONE ALONG WITH THE MAJORITY OF THE COUNTY.

Policy 7.4.2: Modification of SPOZ
The County may update the Primary and Secondary SPZ as additional studies are performed by the county or other entities that demonstrate a need for additional protection standards for either the Silver Springs and Rainbow Springs, for which were the basis of the SPOZ, or other existing or new springs that may be identified.

Policy 7.4.3: Permitted Uses
The County shall implement and maintain a LDC to identify permitted and special uses to ensure that the function of a protected natural feature will not be materially impaired, diminished, or harmed by development activities and that the quality of the surface waters or groundwater will not be adversely impacted by the development activities.

Policy 7.4.4: Required Site Analysis
In addition to the ESOZ site analysis requirements of Policy 7.2.3 of this element, an assessment of the development impacts on recharge volume and groundwater quality, with emphasis on nitrogen, to assess
whether additional measures are needed and can be provided to mitigate potential impacts shall be required for any new development that increases density or intensity of use within the Primary and Secondary SPZ, as applicable to the site.

Policy 7.4.5: Required Buffer Area
Buffer and setback requirements shall be established based on criteria and standards in Policies 8.2.8 and 8.2.9 of this element, and as further defined in the LDC.

Policy 7.4.6: Stormwater Management
Stormwater management systems within the SPOZ shall incorporate low-impact development principles, innovative technology to enhance removal and attenuation of nutrients and other pollutants, and sinkhole formation and contamination reduction methods to reduce surface water and groundwater contamination, as further implemented by other policies of this Plan and defined in the LDC.

Policy 7.4.7: Centralized Utilities
Central wastewater facilities shall be the preferred method of wastewater treatment for all development in an SPOZ in accordance to Policy 7.2.8 of this element and central water facilities shall be the preferred method of providing water supply.

Policy 7.4.8: On-Site Treatment Disposal Systems (OSTDS)
For development where connection to a regional, sub-regional, or alternative wastewater system is not required, then an OSTDS will be required. Within the Primary SPOZ, enhanced OSTDS able to reduce total nitrogen by a minimum of 65%, or other such level as set forth in the LDC, are required if central sewer connection is not available. Where an area or parcel is included in an adopted five-year capital improvement plan for provision of central wastewater, or otherwise included in an area prioritized for sewer expansion, an exception to use conventional OSTDS may be granted by the Board of County Commissioners. Under this exception, connection will be required when sewer becomes available, as further defined in the LDC.

Policy 7.4.9: Use of Best Management Practices (BMP)
The County shall require the implementation of Best Management Practices (BMPs) in the SPOZ to protect groundwater quality from contamination due to silvicultural and agricultural activities on properties within the ESOZ, unless otherwise not required and consistent with Policy 8.1.9 of this element.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR DEVELOPING IN THE SECONDARY ZONE. DETAILED DEVELOPMENT PLANS WILL BE PROVIDED TO THE COUNTY AT THE TIME OF LOCAL DEVELOPMENT APPROVAL.

OBJECTIVE 7.6: WELLHEAD / WELLFIELD PROTECTION AREA (WHPA)
To protect public water supply wells from incompatible uses.

Policy 7.6.1: Establishment of WHPA
Well/Wellhead Protection Area (WHPA) requirements for a qualified Community Water Systems (CWS), as defined by Chapter 62-521.200(1), FAC and operated by local governments, community or special districts, or private utility providers regulated by the Florida Public Service Commission (PSC), shall be maintained to provide protection of existing and proposed wells and from contamination for the design life of the facility. When multiple wells are existing and/or suitably planned for future service, in lieu of a WHPA for each individual well, a wellfield protection area approach may be used provided the identified Wellfield Protection Area encompasses all existing and planned wells to be used by the qualified CWS. Qualified CWS WHPAs are defined and established as listed below and as adopted on the FLUM, Series Map #2 Well & Wellhead Protection Area:

Qualified Community Water System (CWS), Chapter 62-521.200(1), FAC

ZONE (Municipal/Local Government, Community or Special District, FPSC Regulated Utility)

- Primary ≤ 100’
- Secondary > 100’ to ≤ 500’
- Tertiary > 500’ to ≤ 1,000’

Policy 7.6.2: Zone Requirements
The County shall implement and maintain a LDC regarding the placement and establishment of new land uses and development for WHPAs, at a minimum consistent with Chapters 62-521, 62-532, 62-555.312, and 62-610.200, FAC, as amended.

Policy 7.6.3: Land Use and Development Tracking in WHPA
The Marion County shall implement and maintain a LDC regarding land use and development which require the identification and designation of qualified CWS and WHPAs through development review processes, whether for new development or uses within existing WHPAs or new qualified CWS, which will establish corresponding WHPAs, as determined appropriate.

Policy 7.6.4: Identification and Designation of Wells in WHPA
The County shall coordinate with the appropriate local, regional, and state agencies to maintain a qualified CWS inventory using the best available data and providing information, including at a minimum, geographic location, capacity, service type, and owner, as well as other information deemed appropriate by the County.

CONSISTENCY: ANY PORTION OF THE PROJECT WITHIN A WELLHEAD PROTECTION AREA SHALL COMPLY WITH THIS POLICY.

GOAL 8: RESOURCE PROTECTION STRATEGIES
To protect the unique assets, character, and quality of life throughout the county, the County will implement and maintain appropriate strategies that minimize potential adverse impacts to the surrounding area created by development through the implementation of land use policies and LDC.
OBJECTIVE 8.1: PROTECT AGRICULTURE, EQUESTRIAN, AND RURAL CHARACTER

To establish a framework for addressing development within the Rural Areas that will encourage the preservation of agriculture as a viable short- and long-term use of lands and as an asset of the County’s economy, and that will provide clear, fair and consistent standards for the review and evaluation of future development proposals.

Policy 8.1.1: Protection of Existing Residential Development
The County shall recognize existing residential development and require that new development address issues of compatibility through implementation and maintenance of LDC that address density and intensity impacts of new development to the surrounding area and uses.

Policy 8.1.2: Support Economic Viability of Agricultural Lands
The County shall preserve the economic viability of agricultural lands and prevent the premature conversion of these lands to other uses.

CONSISTENCY: THE PROPOSED AMENDMENT IS COMPATIBLE WITH THE SURROUNDING AREA INCLUDING THE ADJACENT RURAL LANDS. AS PART OF LOCAL DEVELOPMENT APPROVAL, THE PROJECT WILL IDENTIFY THE LOCATION OF ANY REQUIRED BUFFERING FOR THE COUNTY’S REVIEW.

Policy 8.1.3: Support Agricultural Production
Through the resources of the Agricultural Extension Service, the County shall actively promote the conservation of bona fide agricultural uses, and will provide information to agricultural producers to improve production and methods.

Policy 8.1.4: Protection of Scenic Views and Vistas
All non-agricultural development or uses shall be designed to maintain open vistas and protect the integrity of the rural character of the major roadways within the Rural Area.

Policy 8.1.5: Context Sensitive Transportation Design
The County shall require that all future roadway projects outside of the UGB be designed consistent and compatible with the land use context of the area and shall reinforce landscape and habitat preservation by limiting access and roadway intersections. The design shall also incorporate signage and design features to accommodate wildlife crossings near wildlife habitat areas.

Policy 8.1.6: Central Utilities in Rural Area Outside UGB
The County shall limit the extension of central potable water and wastewater service within the Rural Area outside of the UGB or PSAs as follows:

1. Individual on-site wells may be allowed as the method of providing potable water;
2. Individual on-site septic systems may be allowed as the method of disposal of wastewater;
3. New development shall neither be designed nor constructed with centralized water or wastewater systems with the exception of:
a. Serving areas with existing urban FLU designations, as of January 1, 2014, that are outside of the UGB;

b. Future Land Use designations, specialized development, and/or overlays allowed in accordance with this element;

c. Existing Developer’s or Settlement Agreement approved by the County prior to January 1, 2014;

d. Clear and convincing evidence that demonstrates by the proponents of the system expansion that a health or safety problem exists in a built but un-served area for which there is no other feasible solution or to promote water conservation, aquifer, or springs protection in instances where significant adverse impacts are demonstrated to occur by not utilizing centralized water and wastewater. In such cases, the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property.

e. Extension of centralized water and wastewater shall be at the applicant’s expense.

Policy 8.1.7: Central Utilities in Rural Area within UGB
The County shall permit the extension of centralized water and wastewater within the Rural Area within the UGB, but costs associated with the extension of services shall be at the property owner’s expense, and the service area expansion plans will be updated concurrent with an administrative land use update, as necessary based on the use, density, and intensity of the development on the property.

Policy 8.1.8: Lighting Standards
The County shall implement and maintain lighting standards in the LDC that address outdoor artificial illuminating devices and limit the emission of undesirable rays into the night sky, glare to on-coming traffic, intrusion of light onto adjacent properties, and light pollution in general, which may have a detrimental effect on the welfare and safety of the community, as well as the ambiance and rural character.

Policy 8.1.9: Silvicultural and Agricultural Activities BMPs
The County shall protect surface water and groundwater quality through the use of BMPs by encouraging use on a voluntary basis, except where BMPs shall be mandatory to protect environmentally sensitive areas or resources that may potentially be impacted by these activities, consistent with Objective 1.2 and policies of the Conservation Element and as further defined in the LDC.

OBJECTIVE 8.2: PROTECTION OF NATURAL AND HISTORIC RESOURCES
To preserve and prevent the degradation of natural and historic resources.

Policy 8.2.1: Contamination - Standards and Regulations
The County shall provide performance standards for and regulate development activities which contaminate air, water, soil or crops in the LDC.

CONSISTENCY: THE PROPOSED AMENDMENT WILL MEET THE COUNTY’S REQUIREMENTS IN THE COMPREHENSIVE PLAN AND LDC FOR PROTECTION OF NATURAL RESOURCES.
Policy 8.2.3: Archeological and Historic Resources
The County shall identify and maintain information about archeological and historic resources which are in need of protection, as specified in associated policies of the Housing Element of this Plan and as shown in the FLUM Series, Map # 10, Archeological and Historic Areas, which is based on information from the Florida Division of Historic Resources.

CONSISTENCY: 74% of the amendment boundary has already been approved for urban land uses from Low Residential (1 du/acre) to Urban Residential (16 du/acre) and Commercial. These properties were previously analyzed and determined to be suitable for development. The added 118 acres of Rural is mainly improved pasture and native forest. Any historical resources on the site will need to be avoided or addressed in future planning stages. The remainder of the amendment is lands that will remain rural (160 acres) or lands that are currently Rural but are within the Urban Growth Boundary and are suitable for development according to the analysis by Modica & Associates.

Policy 8.2.4: Wetlands
The County shall implement and maintain a LDC to preserve and protect wetlands in the County and utilize the National Wetlands Inventory, as adopt by the FLUM Series, Map #6 Wetlands, and consistent with the Florida Statutes wetland definition.

Policy 8.2.5: Environmental Assessment for Listed Species (EALS) / Listed Species Review
The County shall implement and maintain a LDC that address how the county will assess and protect threatened and endangered plants and animals on properties during land clearing and the development review process. Areas identified for protection shall be required to incorporate measures such as, but not limited to: clustering, increased open space requirements, low density land use and zoning, and mitigation of impacts. The land development review process shall, at a minimum, provide for review under the following instances, as further defined in the LDC:

1. **Development and Land Clearing:** All development or land clearing, except for bona fide silvicultural or agricultural activities, for properties containing more the 40 acres, involving twenty (20) or more residential units, or is located within the ESOZ.

2. **Exemptions from Listed Species Review:** A wildlife and plant survey shall not be required under the following circumstances:
   a. Lands depicted on 1986/87 LANDSAT Satellite Imagery Map or the Cooperative Land Cover SPOT imagery (2010-2013), whichever is more recent, produced by the Florida Fish and Wildlife Conservation Commission (FWC) as: exotic plant communities or barren land.
   b. Silvicultural activities that are part of a resource management plan approved by the appropriate state agency.
c. Credible information is presented to the County and relevant state agencies that no listed species or important habitat exists on the development site. Such evidence shall be reviewed and comments shall be provided for a final determination on the need or lack of listed species review being required for the development site within 45 days of receiving a request for comment upon a particular exemption. Relevant state agencies shall include, but not limited to, the following:

(1) Florida Fish and Wildlife Conservation Commission (FWC)
(2) U.S. Fish and Wildlife Service (USFWS)
(3) Division of Forestry (DOF) of the Florida Department of Agriculture and Consumer Services
(4) U.S Forest Service (USFS)

3. **Survey of Listed Plant and Animal Species or Communities:** A survey shall be required to address the types of animals and vegetation, as specified in the LDC, and it shall be conducted by an ecologist, biologist, or similar professional, and include an inventory of listed animals and plants, endangered and threatened species, and species of special concern on the site, including following protocols established by the FWC and USFWS, as follows:

a. Size and distribution of native habitat
b. Listed species’ populations
c. Feasibility and viability of on-site protection and management of listed species
d. Whether or not a wildlife corridor or conservation area exists on-site and evaluate the feasibility of maintaining them
e. Appropriateness of mitigating the impacts of development by relocation and/or on-site protection measures for listed species

4. **Findings of Listed Species on Development Site and Required Actions:** The County and the relevant federal and/or state agencies noted within this policy shall implement the following requirements when listed species are determined to be on the development site during land clearing, development review, and construction processes, including maintaining consistency with Chapter 68A-27 FAC.:

a. **Protection of Listed Species:** When a site proposed for development or clearing is determined to contain listed species, those listed species and their habitat shall be protected by creating a habitat management plan, inclusive of a conservation easement as required by Section 704.06, FS. or by the designation of a site as permanent open space under an approved management plan, to protect the listed species from the impacts of development or land clearing and demonstrate how viable, sustainable populations shall be maintained. The plan must be prepared by a qualified professional; reviewed by the appropriate regulatory or management agency such as FWC, USFS, USFWS, or DOF; and approved by the County prior to the issuance of a permit or development order.

b. **Mitigation for Listed Species:** If protection would result in the taking of private property or, if after consulting the relevant federal and/or state agencies, the County Commissioners determine that mitigation will result in a greater benefit to the relevant species and habitat,
mitigation shall be required as a condition of a development order or permit. The method of protection required by the County shall be determined on a case-by-case basis and shall be directly related to the following criteria, whether on or off-site:

(1) Number and types of listed species present of presumed to be present on the site as determined by a site survey;
(2) Size, type, quality, and location of habitat;
(3) Life cycle needs supplied by the habitat, i.e., nesting, roosting, breeding, foraging, etc.;
(4) Size of the habitat in relation to the size of the site proposed for development or land clearing; and
(5) Location of the site and habitat in relation to existing or proposed wildlife corridors, designated conservation areas, lands with conservation easements, or natural reservations;

c. Additional Requirements for Off-Site Mitigation: When it is determined by the County that alternative off-site actions will provide equivalent or better protection or viability for affected listed species or habitat, the County has the option of allowing an applicant to meet the requirements of one or more of the following options:

(1) Monetary contribution to the Parks and Environmental Land Acquisition Program (PELAP) for the acquisition of environmentally sensitive lands within the County, and the funds shall be applied to lands that are known to contain viable populations of listed species or habitat similar in type and quality to that on the site proposed for development or clearing.
(2) Species relocation to similar habitat on protected lands, which must be approved by the appropriate state regulatory or management agency.
(3) Land that is within or contiguous with the Ocala National Forest, Cross Florida Greenway, Silver River State Park, Rainbow River State Park, St. Johns River Water Management District lands, or other Preservation designated land within the County can be acquired and donated to the appropriate managing agency. Lands donated under this option must be of equivalent acreage and contain listed species habitat of the same type and value as that upon the proposed development site.
(4) Off-site mitigation options shall satisfy the habitat requirements of listed species. Monetary contributions and land donations shall be sufficient to replace the habitat functions of the area to be protected and managed as required in this policy. A minimum of one-for-one replacement value of habitat shall be required for monetary contributions or land donations.

d. Requirements for Conservation Easement and Permanent Open Space: The conservation easement or permanent open space per the habitat management plan shall be dedicated to the County, or to a public or non-profit conservation agency or organization; or by virtue of designation of the protected area as Preservation on the Future Land Use Map Series (FLUM). Final development orders, when issued, will identify protected areas that are to be designated
as Natural Reservation on the FLUM. These areas will be designated as Preservation on the
FLUM during the next ensuing plan amendment cycle after issuance of a development order
or permit. Acceptance of land dedication or conservation easements, or dedication as open
space under an approved management agreement shall satisfy the habitat requirements of
the listed species. The County has the final authorization to accept or reject a particular
conservation easement or permanent open space area.

e. **Release of Conservation Easements and Permanent Open Space:** Conservation easements
or permanent open space per the habitat management plan may be released only when it is
shown by competent substantial evidence that the purpose for which such easements or
permanent open were dedicated have been completed, or are no longer capable of being
accomplished because no listed species utilize the site. Landowners shall not be held
responsible for ongoing management activities other than those that are required under the
habitat management plans specified in section E. of this policy.

f. **Maintenance of Files:** Information, data, agreements, and agency comments associated with
this Policy shall be maintained at a central location by the County and shall be available for
inspection.

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**CONSISTENCY:** THE PROPOSED AMENDMENT IS SUPPORTED BY A SUITABILITY ANALYSIS
CONDUCTED BY MODICA & ASSOCIATES THAT DEMONSTRATES THAT THE AMENDMENT LANDS ARE
SUITABLE FOR THE PROPOSED USES. ADDITIONALLY, AT THE TIME OF DEVELOPMENT APPROVAL THE
DEVELOPER MUST PROVIDE TO THE COUNTY A DETAILED PLAN IDENTIFYING POTENTIAL RESOURCES
ON SITE AND HOW THOSE RESOURCES ARE PROTECTED CONSISTENT WITH THE COMPREHENSIVE
PLAN AND LDC.

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**Policy 8.2.6: Open Space**
The County shall encourage open space areas for properties being developed to be clustered to conserve
and preserve natural and historic resources within the development to the greatest extent possible during
the development review process.

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**CONSISTENCY:** GOLDEN OCALA WILL PROVIDE AT LEAST THE MINIMUM OPEN SPACE AMOUNTS
REQUIRED BY THE COUNTY IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL
DEVELOPMENT APPROVAL, THE LOCATION AND AMOUNTS OF OPEN SPACE WILL BE IDENTIFIED.

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**Policy 8.2.7: Density and Intensity of Development**
The County shall consider the appropriate density and intensity of development based on the conditions
of the site, including the impact on natural and historic resources, as further defined in the LDC.

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**CONSISTENCY:** THE PROPOSED AMENDMENT WILL NOT EXCEED THE MAXIMUM DENSITY AND
INTENSITY STANDARDS IN THE COMPREHENSIVE PLAN AND LDC. AT THE TIME OF LOCAL
Policy 8.2.8: Karst Topography/Features and High Recharge Area (HRA)
The County shall implement and maintain a LDC that address identification and development review processes and required buffers related to karst and high recharge areas that may adversely impact surface and groundwater during the development of property. This policy will address the county’s circumstances of being situated in a geologic area featuring limestone and rock characteristics identified as karst, promoting the quick and rapid movement of water between the surface and the aquifer. As the aquifer is the vital source of the County’s potable water, as well as much of the State of Florida, its protection and preservation is essential. The LDC shall include, but not limited to the following:

1. Impervious surface area
2. Stormwater management
3. Hazardous materials
4. Vegetation and buffering requirements
5. Alternative and innovative designs
6. Inadequate sediment coverage
7. Wastewater effluent
8. Permitted and prohibited uses
9. Landscape and open space practices, including fertilization and irrigation
10. Solid waste
11. Construction and Demolition (C&D) landfill

Policy 8.2.9: Buffers for Karst Topography/Features
The County shall require buffers to address potential groundwater contamination that could occur due to development near karst features. These minimum buffer widths may be reduced if the applicant demonstrates that: a) a narrower buffer can be calculated using the “Design Methodology for Calculating Buffer Width Based on Infiltration”, as set forth in the Applicant’s Handbook for Regulation of Stormwater Management Systems, SJRWMD 2005, as amended, in which case the width shall be at least the calculated value; or b: for lots of record, the lot size is too small to accommodate permitted development in compliance with the minimum width, in which case the applicant shall, as an alternative, design and construct a vegetated swale and or berm that effectively prevents drainage to the karst feature. Karst buffers shall be maintained in permanent natural vegetative cover.

CONSISTENCY: AT THE TIME OF LOCAL DEVELOPMENT APPROVAL THE DEVELOPER MUST IDENTIFY ANY KNOWN KARST FEATURES ON SITE AND DEMONSTRATE HOW THOSE FEATURES WILL BE ADDRESSED CONSISTENT WITH THE COUNTY’S PLAN AND LDC.

GOAL 9: PROTECTION OF FARMLAND IN THE RURAL AREA
To protect farmland in the Rural Area by allowing properties to continue to be utilized for agricultural activities while providing opportunities for property owners to obtain transferrable
development credits that can be utilized to encourage development within the UGB and Urban Areas that are more suitable for higher density and intensity development.

Policy 9.1.10: Methods to Increase Development Density and Intensity
Both Transfer of Rights programs may be utilized to increase density and/or intensity for property or a Comprehensive Plan Amendment may be applied for as allowed in this element.

CONSISTENCY: THE PROPOSED AMENDMENT HAS BEEN FILED TO REMOVE 118 ACRES FROM THE FARMLAND PRESERVATION BOUNDARY AND RE-DESIGNATE THOSE LANDS FROM RURAL TO LOW RESIDENTIAL AS PERMITTED IN THE COUNTY’S PLAN AND IN CHAPTER 163, F.S.

Objective 10.5: Innovative Planning Areas
To recognize innovative planning techniques and the unique nature of large scale development projects that may affect multiple jurisdictions and state resources pursuant to Chapter 380.06(30), Florida Statutes.

Policy 10.5.1: Golden Ocala
Future Land Use Map (FLUM) Amendment 2017- D05 changes the Land Use classification of approximately 954 acres from Rural Land to Low Residential and 45 acres from Medium Residential to Commercial. Further, such real property and additional property, for a total of approximately 3,145 acres (the "Project" or "Golden Ocala"), were the subject of a State Coordinated Review Process of Section 163.318(4), Florida Statutes, pursuant to Section 380.06(30), Florida Statutes. Development of the Project shall satisfy the requirements of all applicable Goals, Objectives and Policies of the Comprehensive Plan; however, the land use and development potential of the Project is hereby limited and governed by the following conditions:

1. The Golden Ocala project boundary is designated as an overlay on the Marion County Future Land Use Map Series as identified on Map 16.
2. Golden Ocala is a mixed use development composed of single family, multi-family (includes condominiums), commercial, hotel, recreation, RV units, equestrian facilities and other uses to support the horse community and the Golden Ocala project.
3. The maximum project entitlements are as follows:

<table>
<thead>
<tr>
<th>Residential Housing</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Existing Golden Ocala PUD</td>
<td>924</td>
</tr>
<tr>
<td>Medium Residential</td>
<td>340</td>
</tr>
<tr>
<td>Equestrian Estate</td>
<td>300</td>
</tr>
<tr>
<td>Condominium</td>
<td>835</td>
</tr>
<tr>
<td>Total Housing Units</td>
<td>2,399</td>
</tr>
<tr>
<td><strong>Non-Residential</strong></td>
<td></td>
</tr>
<tr>
<td>Commercial</td>
<td>525,000 square feet</td>
</tr>
<tr>
<td>Equestrian Facility</td>
<td>10,000 seats</td>
</tr>
<tr>
<td>Hotel</td>
<td>385 rooms</td>
</tr>
<tr>
<td>Recreational Vehicle</td>
<td>200 units/parking spaces</td>
</tr>
</tbody>
</table>
4. The commercial and other non-residential entitlements may be used for any of the non-residential uses permitted by Marion County in the Commercial future land use category. A land use tradeoff mechanism will also be included within the County's PUD approval for this Project, and will apply to the entire Project boundary. The land use conversion table will allow for a land use to exceed the Project entitlements above as long as another land use is reduced through the conversion matrix to ensure there is no increase in development impacts. The conversion table will also allow for conversion of the uses identified above through local approval and thus, without the requirement for a comprehensive plan amendment.

5. Neither the approval of this development project's site for future land use designation, or the approval of this policy shall be deemed a final local development order and the development is not considered, or entitled to, being certified for concurrency under Marion County's Concurrency Management System (LDC Article 1, Division 8). The developer shall address and comply with Marion County's Concurrency Management System, including providing for proportionate share for transportation improvements consistent with Sections 163.3180 and 380.06, Florida Statutes, upon proceeding through Marion County's subsequent development review process as contained within the Marion County Land Development Code (LDC Article 2, etc.);

6. No Equestrian Estate lot created shall be less than three (3) acres in size measured exclusive of any right-of-way or access easements (except to the extent such access easements provide access between lots and platted streets, are designed to permit the use of shared driveways to provide such access, or are designated easements for utilities or equestrian trails).

7. The commercial, common and non-residential areas, World Equestrian Center and individual lots and homes shall utilize water conservation techniques. Such techniques may include indoor, irrigation and landscaping practices as selected by the Developer, required certifications for irrigation contractors working within the development, wastewater contribution for municipal reuse, maximum irrigable areas, or other landscape and vegetative requirements.

8. Development of:
   8.1. Commercial, condominium, RV, medium density residential lots and the Equestrian Facility developments shall be served by central potable water and central sanitary sewer service.
   8.2. Equestrian Estate lots may, at the option of the developer, be served by (a) wells or on-site sewage treatment and disposal systems (OSTDS) provided that the PUD for any such lots that are served by OSTDS shall contain provisions designed to reduce total nitrogen effluent concentration; or (b) by central potable water or central sanitary sewer services to the foregoing provisions concerning wells and OSTDS are to provide a transition from the urbanized area to rural, which are exceptions to Future Land Use Element Policies 3.1.1, 6.1.3 and 6.1.5, Sanitary Sewer Element Policies 1.2.6, 1.4.1 and 1.4.7 and Potable Water Element Policy 1.7.1.; and other provisions of this plan requiring central water and sewer.

9. Direct vehicular access to NW 100th Avenue south of the northwest quarter of the southwest quarter of Section 11, Township 15 Range 20 is prohibited.

**CONSISTENCY: THE PROPOSED AMENDMENT AMENDS THE SITE-SPECIFIC POLICIES FOR GOLDEN OCALA. GOLDEN OCALA WILL DEVELOP IN ACCORDANCE WITH THESE POLICIES AS AMENDED.**
HOUSING ELEMENT

GOAL 1: Marion County shall encourage and promote the availability of safe, sanitary, and affordable housing in neighborhoods that have the necessary infrastructure to meet the needs of present and future residents of the County.

OBJECTIVE 1.1: The County shall designate sufficient areas for residential land uses on the Future Land Use Map (FLUM) to support private sector development of new housing that encompasses a wide range of housing types, sizes, and costs to meet Marion County’s housing needs for the short and long-term planning horizon.

Policy 1.1.1: Future Land Use Element (FLUE) land use categories shall provide a full range of residential choices and allow for a variety of housing types within individual categories, including single family detached and attached, multi-family housing such as townhouses, apartment complexes, and garden apartments, detached living units, and mixed use commercial/residential units.

CONSISTENCY: THE PROPOSED AMENDMENT DOES NOT RESULT IN ADDITIONAL RESIDENTIAL UNITS ON THE COUNTY’S FLUM BUT DOES INCREASE THE VARIETY OF HOUSING TYPES WITH SINGLE FAMILY, EQUESTRIAN ESTATE AND MULTI-FAMILY UNITS.

Policy 1.1.6: The County shall maintain a LDCs that conserve natural resources and encourage innovative development patterns, including, but not limited to compact development and/or mixed use communities.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY AN ENVIRONMENTAL RESOURCES ANALYSIS THAT DEMONSTRATES THE SITE IS SUITABLE FOR DEVELOPMENT. THE DEVELOPMENT WILL HAVE A MIXED USE DEVELOPMENT PATTERN WITH MORE INTENSE CONCENTRATION OF DEVELOPMENT CENTERED AROUND THE EQUESTRIAN FACILITY.

ECONOMIC ELEMENT

GOAL 1: Marion County will strive to sustain and enhance the economic health of the community through its role as a catalyst and coordinator of economic development activities that increase and diversify the economic base, create higher paying job opportunities, support the continuation, expansion, and retention of current business and industry, encourage the relocation of business and industry to and within Marion County, and provide a positive business environment which will allow the residents of Marion County to prosper.

OBJECTIVE 1.1: Marion County’s Comprehensive Plan Future Land Use Map Series (FLUM) shall designate land for business and industrial activities which maintain and promote economic diversity and development in the County.

Policy 1.1.1: The FLUM shall designate lands for business and industrial uses in sufficient quantities
to provide goods, services, and employment opportunities for the County.

**Policy 1.1.2:** The FLUM shall designate lands for business and industrial uses in a manner which enhances and supports a sustainable and compatible mix of uses within Marion County.

**CONSISTENCY:** THE PROPOSED AMENDMENT PROVIDES LAND USES TO SUPPORT THE EQUESTRIAN COMMUNITY IN MARION COUNTY INCLUDING THE WORLD EQUESTRIAN CENTER WHICH WILL HELP SUPPORT THE HORSE INDUSTRY IN THE COUNTY.

**OBJECTIVE 1.2:** The County’s Comprehensive Plan and Land Development Code (LDC) shall provide for a variety of commercial and industrial uses including, but not limited to, providing mechanisms to address the compatibility of uses and the provision of mixed use development opportunities.

**Policy 1.2.2:** The LDC shall ensure the compatible and complimentary development of uses with screening, buffering, transitional uses and/or intensities/densities of use, and other methods which may maximize the use of infrastructure resources consistent with the Comprehensive Plan.

**Policy 1.2.4:** The LDC shall identify opportunities to provide mixed use, complimentary, and sustainable development patterns in relation to the surrounding uses to discourage single-use development patterns, especially single-use patterns which would increase demands on local and regional infrastructure and facilities.

**CONSISTENCY:** THE PROPOSED AMENDMENT PROVIDES FOR MULTIPLE LAND USES WITHIN A SINGLE PROJECT CENTERED AROUND THE EQUESTRIAN FACILITY. THE PROJECT WILL HAVE TO ENSURE COMPATIBILITY WITH THE SURROUNDING AREA BY INCORPORATING THE TOOLS IDENTIFIED ABOVE AND WITHIN THE LDC.

**TRANSPORTATION ELEMENT**

**GOAL 1: PURPOSE OF THE TRANSPORTATION ELEMENT**

To develop a comprehensive and performance driven approach to support transportation demands over the life of the comprehensive plan by improving economic efficiency and accessibility while protecting the unique assets, character, and quality of life in Marion County through the implementation of policies that address the following:

1. Functionality of the Transportation System;
2. Land Use and Transportation;
3. Provision of Infrastructure;
4. Freight;
5. Transit; and
6. Aviation.
OBJECTIVE 1.1: IMPLEMENTATION STRATEGY

To create an implementation strategy to enhance the mobility and economic competitiveness of Marion County and conserve the County's natural, cultural, and physical resources to discourage urban sprawl, enhance neighborhoods, maximize infrastructure investments and provide for economic development opportunities.

Policy 1.1.1: Marion County Transportation Planning Principles

Marion County shall rely upon the following principles to guide the overall transportation planning framework and vision for the county:

1. Consider all transportation options and impacts to ensure short-term decisions support strategic, long-term goals of the comprehensive plan.
2. Ensure that transportation decisions, strategies and investments are coordinated with land use goals and recognize the unique character of Marion County.
3. Support a balanced and efficient transportation network for all modes.
4. Recognize freight and goods movement needs and challenges in Marion County and how they interact with the Florida Freight Network, by examining all modes of freight transportation.
5. Support economic development through government practices that place a priority on public infrastructure necessary to attract such activities.
6. Support opportunities for bicycle and pedestrian linkages where practicable between the on-road and off-road networks on local, state, and federal lands and trail networks to encourage alternative travel modes, recreational use, and ecotourism.

CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY’S PLAN.

GOAL 2: FUNCTIONALITY OF THE TRANSPORTATION NETWORK

To coordinate land use decisions, access locations and configurations in order to maintain and improve the efficiency and safety of the transportation system and to ensure transportation infrastructure supports the effective movement of automobiles, freight, cyclist, pedestrians and transit throughout Marion County.

OBJECTIVE 2.1: LEVEL OF SERVICE

To ensure minimum peak hour level of service standards are maintained for functionally classified County and State roadways within unincorporated Marion County.

Policy 2.1.1: Implementation of Level of Service Standards

Adopted LOS standards shall be used as the criteria to measure the available capacity of functionally classified facilities that are part of the traffic circulation system. Level of Service standards shall not compel or require the County to widen or construct new roadways outside of the Urban Growth Boundary in order to provide capacity to support new development or to address the unmitigated impact of development from adjacent municipalities and counties.

Policy 2.1.2: Level of Service Standards

Marion County shall utilize the following minimum peak hour level of service standards on functionally classified County and State roadways within unincorporated Marion County:

<table>
<thead>
<tr>
<th>County Roadways</th>
<th>FDOT Roadways</th>
</tr>
</thead>
<tbody>
<tr>
<td>Functional Classification</td>
<td>Urban</td>
</tr>
<tr>
<td>---------------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Freeway</td>
<td>D</td>
</tr>
<tr>
<td>Principal Arterial</td>
<td>D</td>
</tr>
<tr>
<td>Minor Arterial</td>
<td>E</td>
</tr>
<tr>
<td>Major Collector</td>
<td>E</td>
</tr>
<tr>
<td>Minor Collector</td>
<td>E</td>
</tr>
</tbody>
</table>


**Policy 2.1.3: Analysis**

For the purposes of conducting generalized planning analysis such as deficiency and needs analyses, geographic influence areas, future year analyses, Marion County shall utilize the latest version of the FDOT Quality/Level of Service Handbook and Generalized Service Volume tables to establish volume and capacity for roadways.

**Policy 2.1.4: Determination of Impact**

All proposed development shall be evaluated to determine impacts to adopted LOS standards. Land Development Regulations (LDRs) shall be established which determine the level and extent of the analysis required based on the extent of the project and its projected trip generation. The information shall at a minimum provide for a review of site access, circulation, access management, safety, and, when of sufficient size, roadway links analysis and intersection analysis will be provided including Average Annual Daily Trips (AADT) and/or peak hour (AM, PM, Sat/Sun).

**CONSISTENCY: THE PROPOSED AMENDMENT IS SUPPORTED BY A TRAFFIC ANALYSIS AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY’S PLAN.**

**OBJECTIVE 2.2: ACCESS MANAGEMENT**
To maintain the intended functionality of Marion County's roadway network, access management standards shall be established which provide access controls and manage the number and location of public roadways, private roadways, driveways, median openings, and traffic signals.

**Policy 2.2.1: Standards on County Roads**

In order to increase safety and minimize traffic impacts on the level of service of roads, the County shall address access management criteria on County collector and arterial roads in 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 COMMERCIAL NODES AT US 27, STATE ROAD 40 AND THE WORLD EQUESTRIAN CENTER WHICH COULD HELP FACILITATE MULTI-MODAL TRANSPORTATION IN THE FUTURE.

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 turn-out 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 turn-out 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 NEW COMMERCIAL NODES 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:

- Bicyclist and pedestrians are prohibited by law from using the facility.
- Existing right-of-way is physically constrained and unable to accommodate all users.
- Cost of establishing bikeways, walkways or other accommodations would be disproportionate to the need.
- 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 AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY’S PLAN.

OBJECTIVE 3.3: CONCURRENcy
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
Concurrency 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 AS REQUIRED TO ENSURE CONSISTENCY WITH THE COUNTY'S PLAN.

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 were 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.


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 springsheds 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 proposed amendment properties are to be served by central sewer, except for those properties specifically identified. The proposed amendment is supported by a public facilities analysis demonstrating that the development will result in less impact than what is currently permitted by the FLUM.

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.
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 PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY’S PLAN, EXCEPT FOR THOSE PROPERTIES SPECIFICALLY IDENTIFIED IN THE PROPOSED AMENDMENT.

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 PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY’S PLAN, EXCEPT FOR THOSE PROPERTIES SPECIFICALLY IDENTIFIED IN THE PROPOSED AMENDMENT.
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 PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS REQUIRED BY THE COUNTY’S PLAN, EXCEPT FOR THOSE PROPERTIES SPECIFICALLY IDENTIFIED IN THE PROPOSED AMENDMENT.

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 WILL RESULT IN LESS IMPACTS THAN WHAT IS CURRENTLY
PERMITTED ON THE FLUM.**

**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 (WRWSA), 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 WILL RESULT IN LESS IMPACTS THAN WHAT IS CURRENTLY
PERMITTED ON THE FLUM.**

**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
(MCUDE) 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 WILL RESULT IN LESS IMPACTS THAN WHAT IS CURRENTLY
PERMITTED ON THE FLUM.**

**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, permitting, 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;
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:

- Treated effluent must be used as irrigation water when it becomes available, economically feasible, and permissible;
- The lowest quality water source, such as reclaimed water and surface/storm water must be used as landscape irrigation when deemed feasible;
- Treat wastewater effluent to public access reuse standards;
- Connection of new development or substantial redevelopment to a reuse system;
- Installation of meters for individual connections to the reuse system;
- Installation of dual water distribution lines that will initially use the existing water source until the reclaimed water source is available;
- Use of reclaimed water for irrigation and other non-potable needs in public areas owned by the local government;
- Partnerships with wastewater utilities to retrofit existing development with connections to a reuse system;
- Encourage the use of stormwater for irrigation purposes for residential and non-residential development; and
- 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. Desalination 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 PROPOSED AMENDMENT WILL BE SERVED BY CENTRAL WATER AND SEWER AS
REQUIRED BY THE COUNTY’S PLAN, EXCEPT FOR THOSE PROPERTIES SPECIFICALLY IDENTIFIED IN THE
PROPOSED AMENDMENT. AS PART OF LOCAL DEVELOPMENT APPROVAL, THE DEVELOPMENT WILL
HAVE TO ADDRESS THE REQUIREMENTS OF THE COUNTY’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 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).

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**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.**

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**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:

- 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;
- Identification of water quality and/or water quantity problems for planning units, watersheds, and groundwater;
- 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 (FHM), 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 FNAI) Program, including the Natural Areas Inventory of Marion County, Florida;
d. FDEP Florida Fish and Wildlife Conservation Commission (FWC) publications including, but not limited to, Species Richness Maps, species management plans, etc.;
e. FDEP Basin Management Action Plans (BMAP);
f. Florida Department of Agriculture and Consumer Services (FDACS) and its jurisdictional agencies’ best management practices manuals;
g. St. Johns River Water Management District (SJRWMD) and Southwest Florida Water Management District (SWFWMD) publications and programs including but not limited to, 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 VERY FEW SIGNIFICANT ENVIRONMENTAL RESOURCES ON SITE. 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 FLUJE 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 VERY FEW SIGNIFICANT ENVIRONMENTAL RESOURCES ON SITE. 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.

**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.
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.

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:

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<tr>
<th>Table 1.1 – Intergovernmental Coordination Agencies</th>
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<td><strong>Within Marion County</strong></td>
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<tr>
<td><strong>Elected Government Units</strong></td>
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<td>Cities/Towns</td>
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<td>MCSB SWCD</td>
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<td><strong>Regional Agencies</strong></td>
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<td>Ocala/Marion County TPO WRPC SJRWMD/SWFWM</td>
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<td><strong>Public Lands</strong></td>
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<td>State Forests, Greenways Management Areas</td>
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<td>Ocala National Forest</td>
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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;

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 SJRWMD, SWFWMD, and the WRWSA, and identify and resolve any conflicts with the County's Comprehensive Plan; accordingly, the County shall implement and maintain a Water Supply Plan as provided in Potable Water Element Policy 1.1.8.

Policy 1.1.8: The County shall solicit participation of other agencies when potential resolution of an issue will affect the goals of the Comprehensive Plan and which 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>
<tr>
<td>Recreation and Open Space</td>
<td>Policy 1.1.1.</td>
</tr>
</tbody>
</table>
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>
<thead>
<tr>
<th>SUBJECT TO CONCURRENCY</th>
<th>EXEMPT FROM CONCURRENCY</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 MEET THE COUNTY’S LEVEL OF SERVICE STANDARDS. 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.