

Marion County Evaluation & Appraisal Report (EAR) Project



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

Comprehensive Plan

A set of high-level policies intended to serve as the Community's Vision and to guide the development of a community, typically over a 10–20-year period.

Usually thought of as the “why” for land development

“The Marion County Comprehensive Plan is Marion County's key guide for growth management and provides the framework for how the county will continue to develop.”

Land Development Code (LDC)

Regulations that help **implement** the policies of the Comprehensive Plan

Usually thought of as the “how” for land development

Comprehensive Plan Elements

- I. Future Land Use Element (FLUE)
- II. Housing Element
- III. Transportation Element
- IV. Sanitary Sewer Element
- V. Potable Water Element
- VI. Solid Waste Element
- VII. Stormwater Element
- VIII. Aquifer Recharge Element
- IX. Conservation Element
- X. Recreation & Open Space Element
- XI. Intergovernmental Element
- XII. Capital Improvements Element
- XIII. Economic Element
- XIV. Property Rights Element

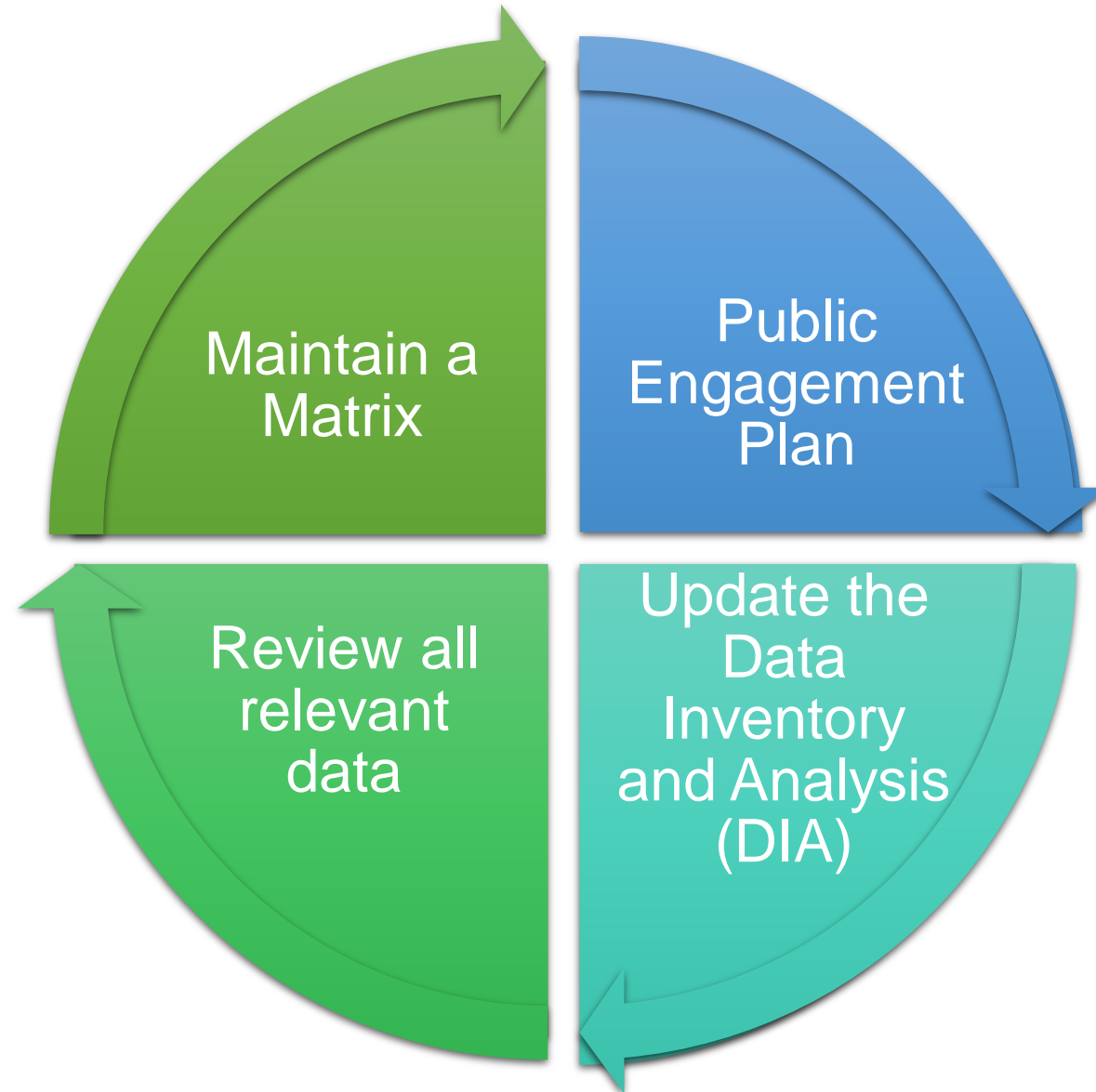
What is an EAR?

Evaluation & Appraisal Report (EAR)

- A report required by state statute at least every seven (7) years
- Determine if there is a need to amend the comprehensive plan to reflect changes in state requirements since the last time the comprehensive plan was updated
- Determine updates needed based on changes to local conditions
- Marion County completed the last EAR in 2018

Goals, Objectives, Policies FUTURE LAND USE (FLUE) ELEMENT	Florida Statute Citation	Recommended Action						Explanation/Modification
		Keep	Delete	New	Replace	Move	Modify	
Future Land Use (FLUE) Element (Chapter 1)								
Goal 1 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.						X		
Obj. 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.								
Pol. 1.1.1 Marion County Planning Principles The County shall rely upon the following principles to guide the overall								

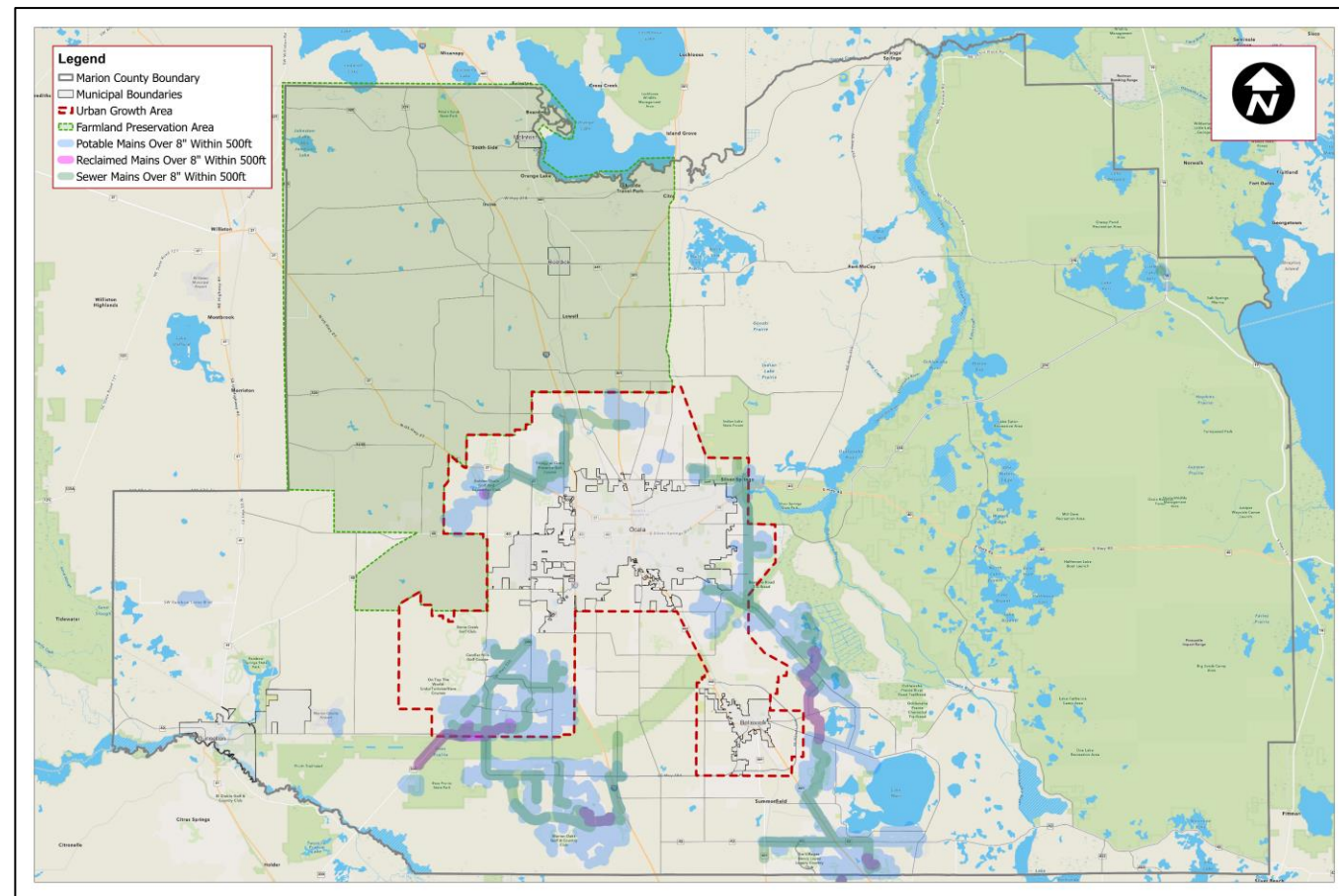
What is involved with this EAR?



What is a PSA?

Planned Service Area (PSA) –

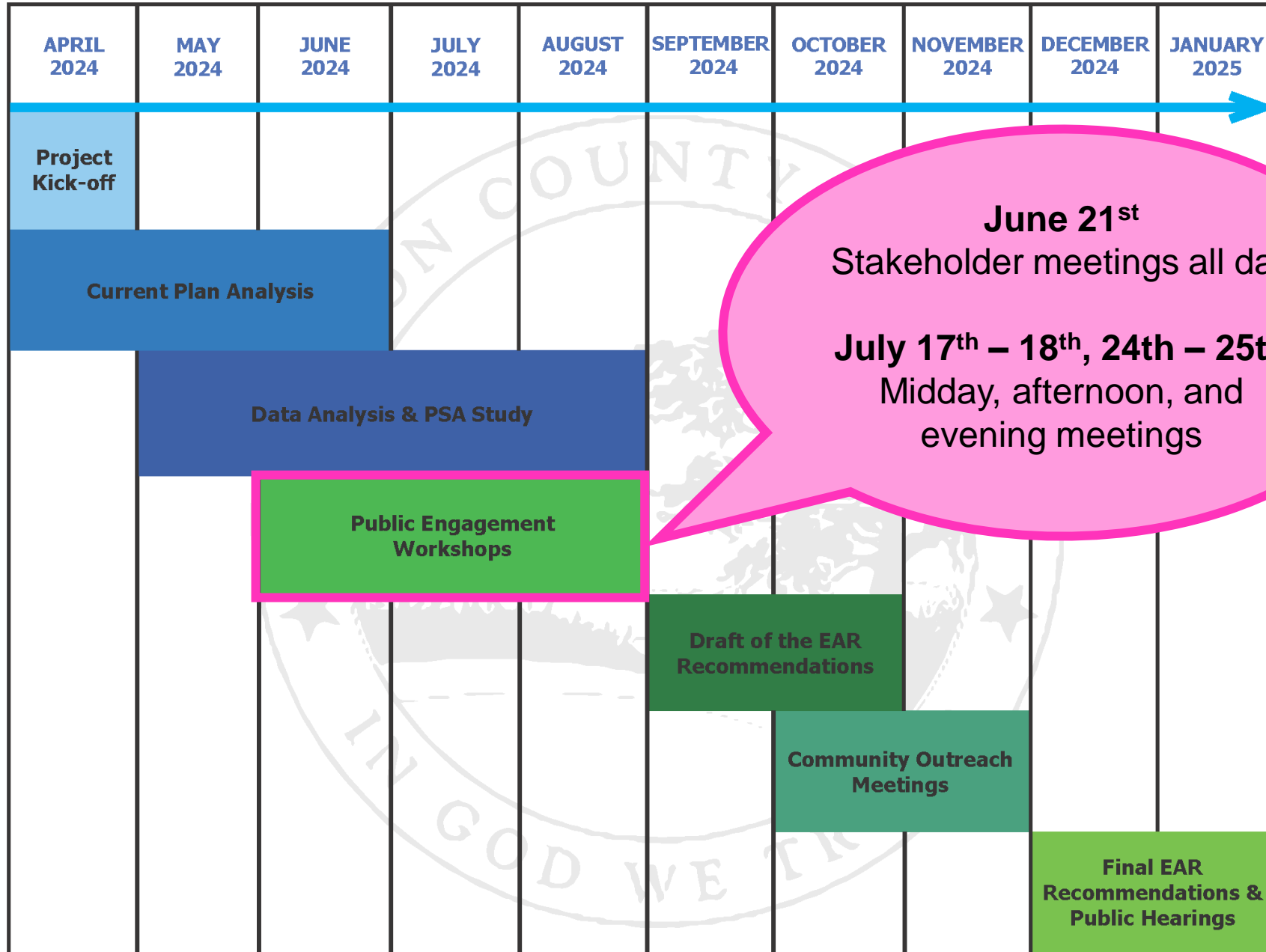
An area hub where a concentration of infrastructure (roads, utilities, and parks and recreation amenities) is in place, or can feasibly be in place, making it an efficient and effective location to encourage growth and development, especially a mix of uses such as residential, employment, and commercial. PSAs can be located inside or outside of the Urban Growth Boundary (UGB).



Next Steps After the EAR



MARION COUNTY EAR PROJECT SCHEDULE



Public Service Area (PSA)
Evaluation & Appraisal Report (EAR)

Thank you for your time!

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**Visit the Marion County EAR
Project Website!**

Scan the QR code below for project
information, survey links, & more.



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