

1 **GOAL 1: The County shall establish and maintain efficient and effective processes to address**  
 2 **comprehensive planning, coordination, and citizen service issues between jurisdictional**  
 3 **governments and agencies to achieve the goals of the Comprehensive Plan, and provide timely,**  
 4 **efficient, and cost effective services.**

5 **OBJECTIVE 1.1:** The County shall coordinate its Comprehensive Plan with the plans, or their  
 6 equivalents, of other jurisdictional governments and agencies which have regulatory authority  
 7 over the use of land within and/or adjoining/surrounding the County or provide facilities and/or  
 8 services which support and/or impact the use of land, such as, but not limited to, the following:

**Table 1.1 – Intergovernmental Coordination Agencies**

<b>Within Marion County</b>	<b>Adjoining or in Proximity</b>	<b>Supporting/Impacting Agencies</b>
<b>Elected Government Units</b> Cities/Towns MCSB SWCD	<b>Elected Government Units</b> Adjoining Counties Cities/Towns(± 2 miles)	<b>Elected Government Units</b> State/Federal Legislation State/Federal Courts
<b>Regional Agencies</b> Ocala/Marion County TPO WRPC SJRWMD/SWFWMD	<b>Regional Agencies</b> TPOs SJRWMD/SWFWMD	<b>Utility Providers</b> Municipal W&S The Villages
<b>Public Lands</b> State Forests, Greenways Management Areas Ocala National Forest	<b>Public Lands</b> State Forests, Greenways Management Areas Ocala National Forest	<b>Regional Agencies</b> SJRWMD/SWFWMD Withlacoochee Regional WSA
<b>State/Federal Agencies</b> FDEP FDOT FWC FEMA USDOT USFWS US ACOE	<b>State/Federal Agencies</b> FDEP FDOT FWC FEMA USDOT USFWS US ACOE	<b>State/Federal Agencies</b> FDEP FDOT FWC FEMA NRCS USDOT USFWS US ACOE

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10 **Policy 1.1.1:** The Growth Services Department shall coordinate planning activities mandated by the  
 11 Comprehensive Plan and monitor all governmental agency actions which affect its implementation as  
 12 practicable.

13 **Policy 1.1.2:** When deemed necessary to ensure the effectiveness of the Comprehensive Plan, the  
 14 Planning & Zoning Commission shall study issues related to the Plan and make recommendations to the  
 15 Board of County Commissioners for timely review and action.

16 **Policy 1.1.3:** The County shall continue to maintain the *Interlocal Agreement for Public School Facility*  
 17 *Planning (ILA-PSFP)* with the Marion County School Board, the City of Ocala, City of Belleview, City of  
 18 Dunnellon, Town of Reddick and Town of McIntosh consistent with §163.31777, FS, which shall address  
 19 the following issues:

- 20 a. Coordinating new schools in time and place with land development;
- 21 b. Improving placement of schools to take advantage of existing and planned roads, water, sewer,  
 22 and parks;
- 23 c. Improving student access and safety by coordinating the construction of new and expanded  
 24 schools with road and sidewalk construction programs of the local governments;
- 25 d. Defining urban form by locating and designing schools to serve as community focal points;

- 1 e. Providing greater efficiency and convenience by collocating schools with parks, ball fields,  
2 libraries, and other community facilities to take advantage of joint use opportunities;
- 3 f. Reducing the pressures contributing to urban sprawl while supporting existing neighborhoods by  
4 appropriately locating new schools and expanding and renovating existing schools; and
- 5 g. Ensuring that the impacts of new development occur only in accordance with the ability to  
6 maintain adequate level of service standards.

7 **Policy 1.1.4:** The County may pursue interlocal agreements with the Marion County School Board in order  
8 to coordinate their facilities with the recreational needs of the County as identified in Section 8,  
9 Collocation & Shared Use, of the ILA-PSFP.

10 **Policy 1.1.5:** The County may establish interlocal agreements with the municipalities to establish joint  
11 processes to facilitate communication regarding the following issues:

- 12 a. Notice by municipalities to the Marion County Growth Services Department of proposed  
13 annexations of land, so that the County can provide comments, as applicable.
- 14 b. Establishment of periodic meetings between County and municipal Planning Divisions for the  
15 purpose of discussing upcoming issues which may impact the County and/or municipal planning  
16 efforts.
- 17 c. Coordination of population estimates and projections and other relevant data, so that the growth  
18 and development projections of the County and municipalities are consistent.
- 19 d. Coordination in the siting of facilities with countywide significance, including but not limited to,  
20 locally unwanted land uses.

21 **Policy 1.1.6:** The County shall coordinate the planning and maintenance of State and County Roads with  
22 all affected government agencies through the Ocala/Marion County Transportation Planning  
23 Organization.

24 **Policy 1.1.7:** The County shall review special district plans, including but not limited to, those of the S  
25 JRWMD, SWFWMD, and the WRWSA, and identify and resolve any conflicts with the County's  
26 Comprehensive Plan; accordingly, the County shall implement and maintain a Water Supply Plan as  
27 provided in Potable Water Element Policy 1.1.8.

28 **Policy 1.1.8:** The County shall solicit participation of other agencies when potential resolution of an issue  
29 will affect the goals of the Comprehensive Plan and which requires action on the part of other agencies.  
30 Where issues cannot be resolved between governmental agencies, the County shall initially request the  
31 assistance of the Withlacoochee Regional Planning Council to resolve conflicts such as, but not limited to,  
32 level of service issues or annexation issues, through the informal mediation process.

33 **Policy 1.1.9:** The County shall enter into agreements with any entity that deals with water supply  
34 planning, water conservation, reuse/reclaimed water, stormwater, surface water, desalinization, or other  
35 alternative water supply projects or programs, consistent with the Marion County Water Supply Plan and  
36 Comprehensive Plan. These organizations are, but not limited to, the following: SJRWMD, SWFWMD,  
37 WRWSA, incorporated cities within the County, private providers, and other relevant or interested parties  
38 that deal with water supply planning issues.

39 **OBJECTIVE 1.2:** The County shall coordinate development in the unincorporated area with the  
40 land use and capital facilities plans of the municipalities or with any state, regional or local entity

1 having operational and maintenance responsibility for such facilities serving the unincorporated  
2 area.

3 **Policy 1.2.1:** The County may pursue joint planning area agreements with municipalities to enhance land  
4 use and capital improvement planning, which shall address:

5 a. Coordination of future land use categories and maps;

6 b. Coordination of zoning districts;

7 c. Coordination of capital improvement plans and responsibility for improvements;

8 d. Coordination of water supply plans;

9 e. Identification of opportunities for DR and TVR receiving areas within municipalities;

10 f. Coordination of annexation schedules and activities;

11 g. Consistency of level of service standards;

12 h. Coordination of data collection for projections of population, housing, and land use needs;

13 i. Coordination of plans and regulations for environmentally sensitive areas, including springs  
14 protection regulations, watershed management plans, and basin management area plans; and

15 j. Identifying areas where reduction in government expenditures can be achieved through  
16 elimination of duplication, consolidation of services, and other joint planning efforts.

17 **Policy 1.2.2:** The County shall pursue establishing and maintaining interlocal agreements with the Cities  
18 of Belleview, Dunnellon, and Ocala, and other equivalent agencies providing centralized potable water  
19 and sanitary sewer service to coordinate and establish parameters for the provision of those services;  
20 such agreements shall be updated regularly and particularly a minimum of every ten years..

21 **Policy 1.2.3:** The County may seek interlocal agreements with cities in Marion County, as well as  
22 surrounding cities and counties, to establish and implement cooperative efforts to protect the  
23 groundwater quality within springsheds that extend beyond the County.

24 **Policy 1.2.4:** The County shall consider compatibility with municipal Comprehensive Plans, zoning  
25 districts, and their land development regulations as one of the criteria determining the compatibility of  
26 Comprehensive Plan amendments and rezoning requests for properties in the unincorporated area  
27 located within, or adjacent to, a municipal utility service area subject to an effective interlocal agreement  
28 with the County; the County may also provide such considerations for sites not subject to an interlocal  
29 agreement or within one half mile of a municipal boundary not within a municipal utility service area.

30 **Policy 1.2.5:** The County shall work with adjacent jurisdictions and intergovernmental coordination  
31 committees to develop and utilize a system of intergovernmental negotiation for siting locally unpopular  
32 public and private land uses. Such a system should consider the area of population served, the impact on  
33 land development patterns or important natural resources, and the cost-effectiveness of service delivery.

34 **OBJECTIVE 1.3:** The County's Land Development Code (LDC) development review processes shall  
35 be coordinated with all adjacent local entities and shall address the impacts of development upon  
36 adjacent municipalities and adjacent counties, military installations, the region and in the state.

37 **Policy 1.3.1:** The LDC shall be maintained and periodically updated to address coordination procedures  
38 for all development processes consistent with applicable state and federal requirements.

- 1 **Policy 1.3.2:** The County shall maintain a Development of Regional Impact (DRI) review process  
2 coordinated with all applicable reviewing agencies, to review all impacts of proposed DRIs as specified in  
3 §380, F.S.; this process shall be coordinated through the Growth Services Department.
- 4 **Policy 1.3.3:** When proposed developments within the County are adjacent to other local government  
5 boundaries, within areas controlled by local, regional, state, or federal agencies, or within a joint planning  
6 area, the County shall coordinate the review of the development proposal with the adjacent local  
7 government or governmental agency to ensure that potential impacts on the area’s physical, biological,  
8 and human resources are identified and suitable mitigation is provided to offset potential negative  
9 impacts.
- 10 **Policy 1.3.4:** The County shall coordinate with the appropriate officials of the Department of Defense or  
11 U.S. Navy regarding development applications within the Military Operating Area (MOA) to ensure the  
12 current and long-term viability of military installations consistent with applicable state and federal  
13 requirements.
- 14 **Policy 1.3.5:** The County shall coordinate with the appropriate local, state and federal agencies when a  
15 development is proposed adjacent to an environmentally sensitive or locally important natural resource  
16 in order to minimize the impacts of the development on the natural function, quality, characteristic, and  
17 value of those areas. The County shall notify the appropriate jurisdictional agencies regarding  
18 development applications that may have an adverse effect upon the natural resources, and each agency  
19 will have the opportunity to provide timely comments to be addressed during the development review  
20 process.
- 21 **Policy 1.3.6:** The County shall coordinate with the applicable agencies regarding public lands held for  
22 recreation and/or conservation, particularly for those lands subject to an approved Management Plan  
23 established consistent with state and/or federal requirements that functions as the “Comprehensive Plan”  
24 for those lands. If a proposed project or use is not specifically authorized by the applicable Management  
25 Plan or the adverse impacts from a proposed project or use cannot be sufficiently assessed, avoided or  
26 adequately mitigated, then the County may require project revision, relocation, and/or redesign  
27 consistent with the Management Plan, and unless such changes are completed, the County is not  
28 obligated to approve the project or use.