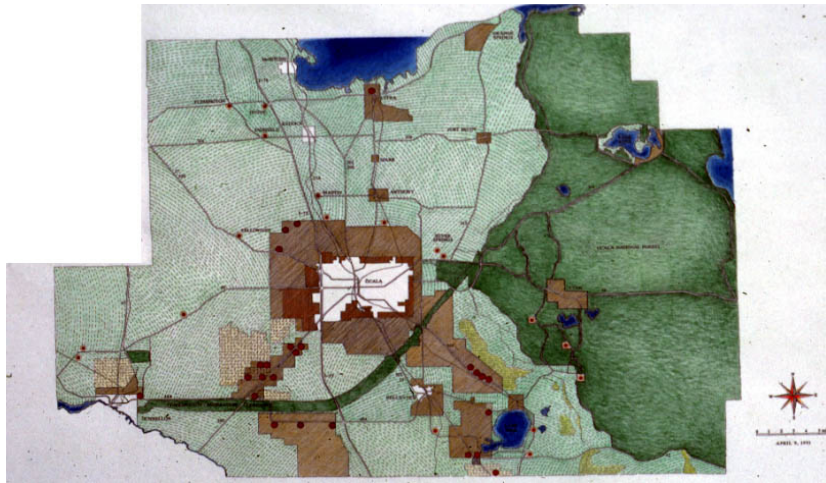


# Marion County

## Florida



Location: Marion County, Florida  
Type: Regional Plan  
Year Design: 1991  
Status: Under Permitting  
Size: 16,000 Square Miles  
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At approximately 16,000 square miles in area, Marion County in North Central Florida is the fourth largest county in the state. Developed urban areas account for only a small percentage of the land, while almost one-third of the county is occupied by Ocala National Forest. A large segment of the population (approximately 30%) is housed in recreational vehicle (RV) classified housing in low elevation areas. County growth has historically been of the radial pattern model, with small towns and villages developing along the state roads that project outward from the City of Ocala in all directions. The county contains a number of especially beautiful natural areas, including the national forest, horse country to the northwest, and tourist attractions such as Silver Springs.

The current method of growth in the rural areas of Marion County is typified by low-density sprawl with many large, platted but unbuilt areas, frequently zoned as one unit per three acres. Entire corridors of the radial state roads to the southwest-- particularly State Road 200-- are experiencing continuous suburban sprawl. There are also large retirement communities located in remote locations that do not correspond to a rational growth pattern for the county or region, especially in terms of utility service extension.

Duany Plater-Zyberk & Company were asked to provide a 10-year growth plan for Marion County, in order to comply with the required State Comprehensive Land Use Act. The land use is divided into three major categories: urban land, rural land, and environmentally sensitive protected areas. As proposed, future growth will contain the low-density sprawl by extending the urban areas with complete, multi-use neighborhoods and by developing complete towns, villages, and hamlets for growth in rural areas. By clustering growth in the more traditional pattern, natural green space remains substantially intact and economic growth in the county is maintained.