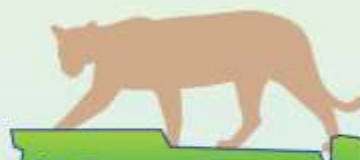


Planning to Protect the

FLORIDA

WILDLIFE
CORRIDOR



**ONLINE
SEMINAR**

PART 2:
*Fostering
Community
Vision*

Wednesday, April 10, 2024

Noon to 2 p.m., Eastern

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Planning to Protect the Florida Wildlife Corridor

ONLINE SEMINAR

Each Event is Being Held Online from Noon to 2 p.m., Eastern

**Thursday,
April 4, 2024**

PART I:
**Looking at
the Big Picture**

**Wednesday,
April 10, 2024**

PART II:
**Fostering
Community Vision**

**Wednesday,
April 24, 2024**

PART III:
**The Planning
Toolbox**

**Wednesday,
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Dr. John M. DeGrove

May 4, 1924 – April 13, 2012

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Co-founder of 1000 Friends of Florida

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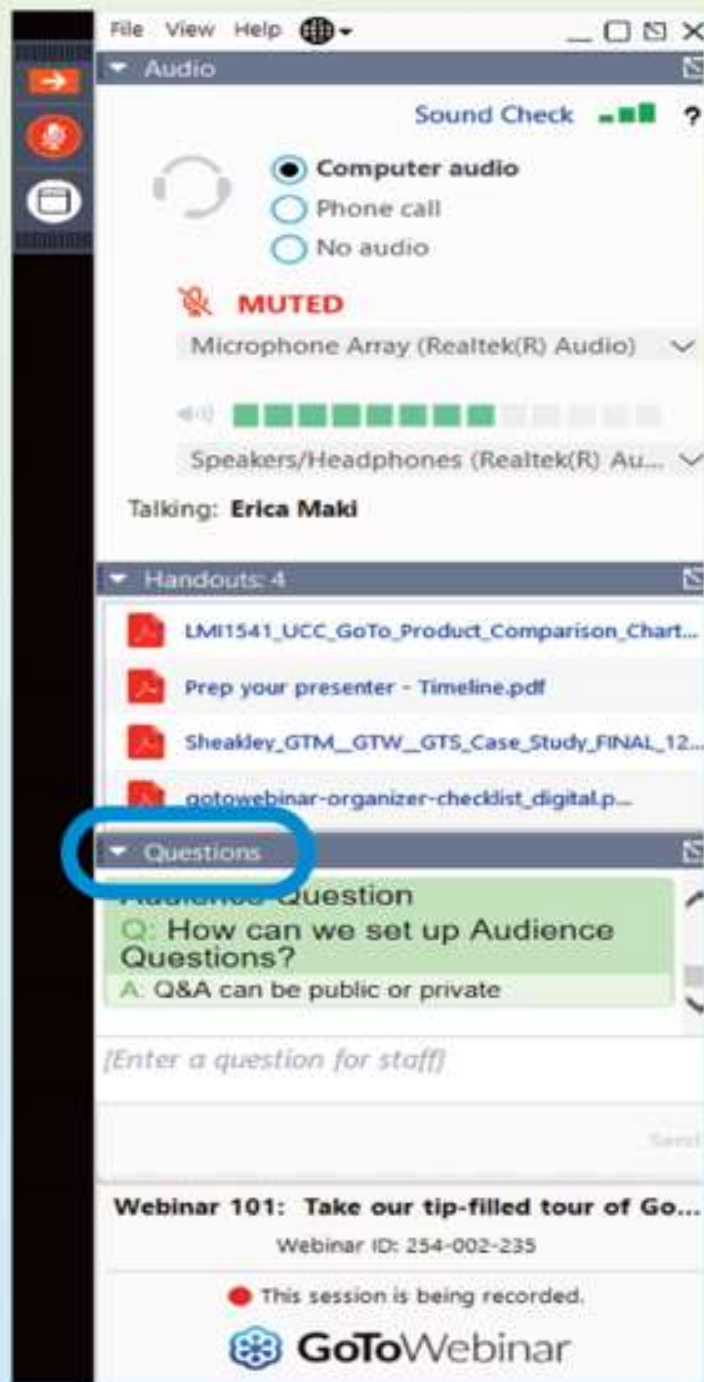
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Presenters



**Victor Dover, FAICP,
LEED-AP, CNU Fellow
Founding Partner**
Dover, Kohl & Partners



**Jay Exum, PhD
President**
Exum Associates



**Kenneth Weyrauch,
Deputy Director**
Growth Services Marion County
Board of County Commissioners

Victor Dover,
FAICP, LEED-AP, CNU Fellow

Founding Partner

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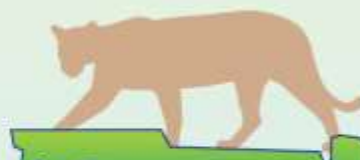


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Jay Exum, PhD

President
Exum
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LAKE WALES
ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

THE CONSERVATION STRATEGY
JAY EXUM
EXUM ASSOCIATES, INC.

APRIL 10, 2024



LAKE WALES

ENVISIONED

OLMSTED'S CITY IN 10, 25, AND 50 YEARS

ASPIRATIONS

- ① We will seek to assemble an enduring green network of open spaces and conservation lands.
- ② We will partner with landowners, investors, and the community to encourage input, collaboration, and respect property rights.
- ③ We will make infill development and revitalization a priority.
- ④ We will emphasize economic prosperity by increasing property values through quality development.
- ⑤ We will facilitate employment opportunities by supporting a mix of land uses and industries.
- ⑥ We will seek to make traditional neighborhoods with walkable, connected streets that create a high-quality public realm the norm.
- ⑦ We will discourage conventional urban sprawl as defined in Florida Statutes Chapter 163.
- ⑧ We will grow a livable transportation network by implementing the Lake Wales Mobility Plan and including context-sensitive Complete Streets.



DOVER, KOHL & PARTNERS
town planning

LAKE WALES ENVISIONED CHARRETTE

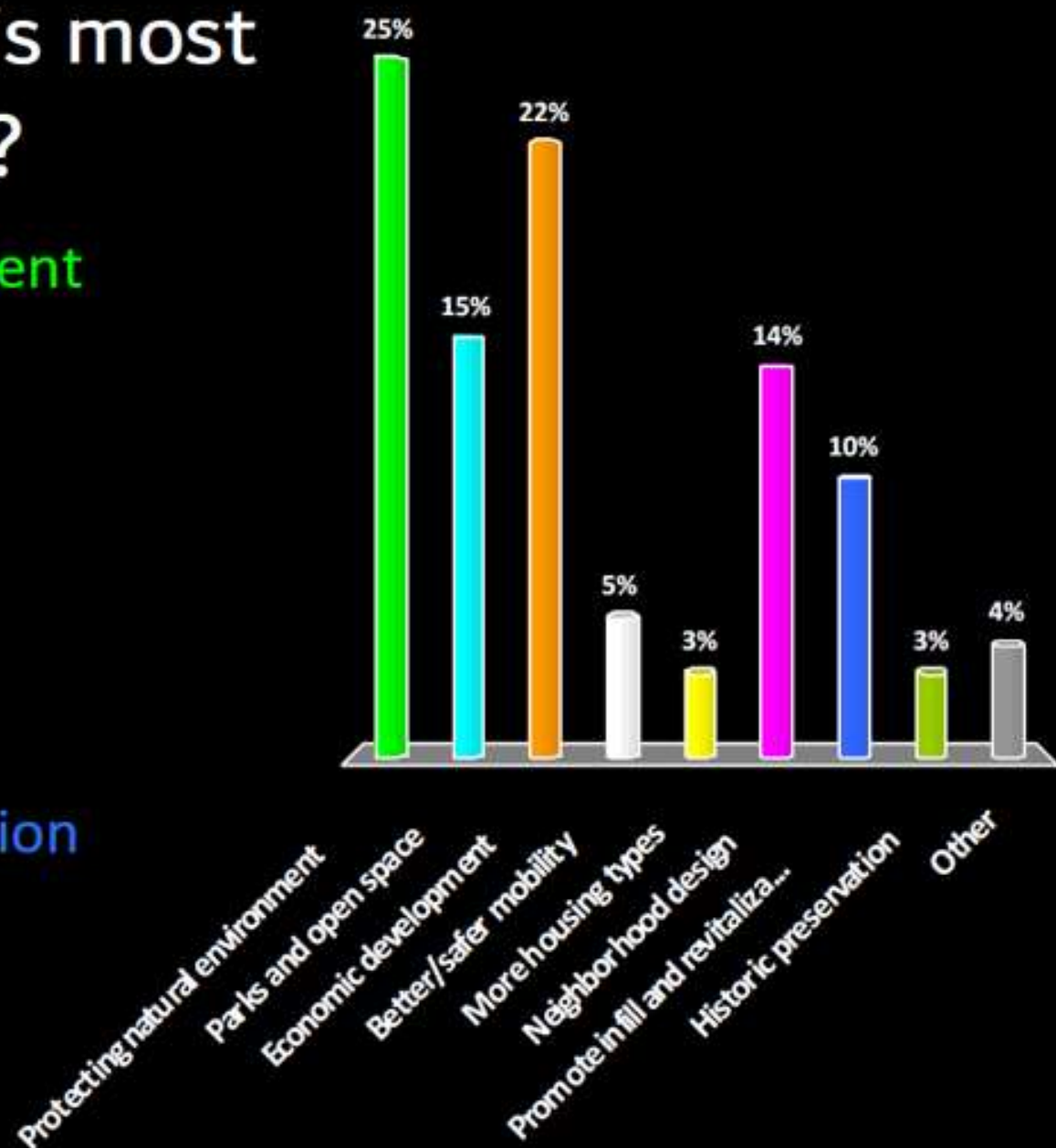
APRIL 14-20, 2023

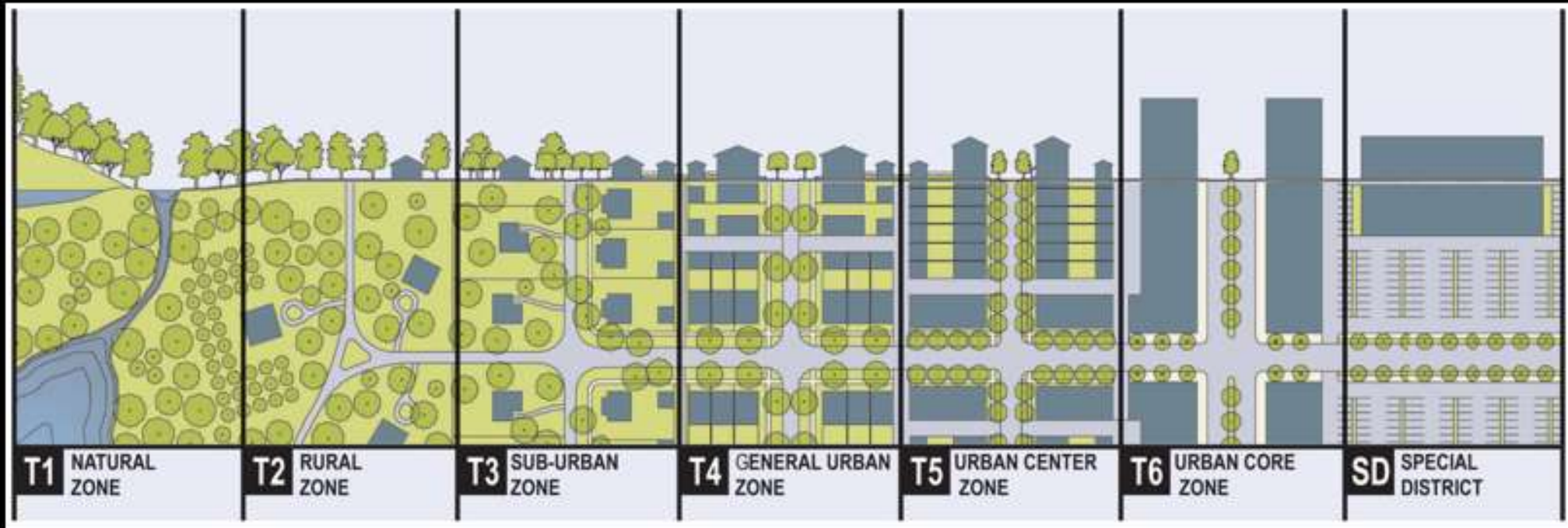
These initial aspirations reflect previous input gathered from community members, stakeholders, and public officials, and were adopted by resolution of the City Commission in January 2023. They will be reviewed, refined and further developed with community feedback throughout the Lake Wales Envisioned process.

Photo: Clarence J. Bull's Dream, circa 1940, oil painting, Oak Grove Gardens, Lake Wales.

Which of the following is most important to you?

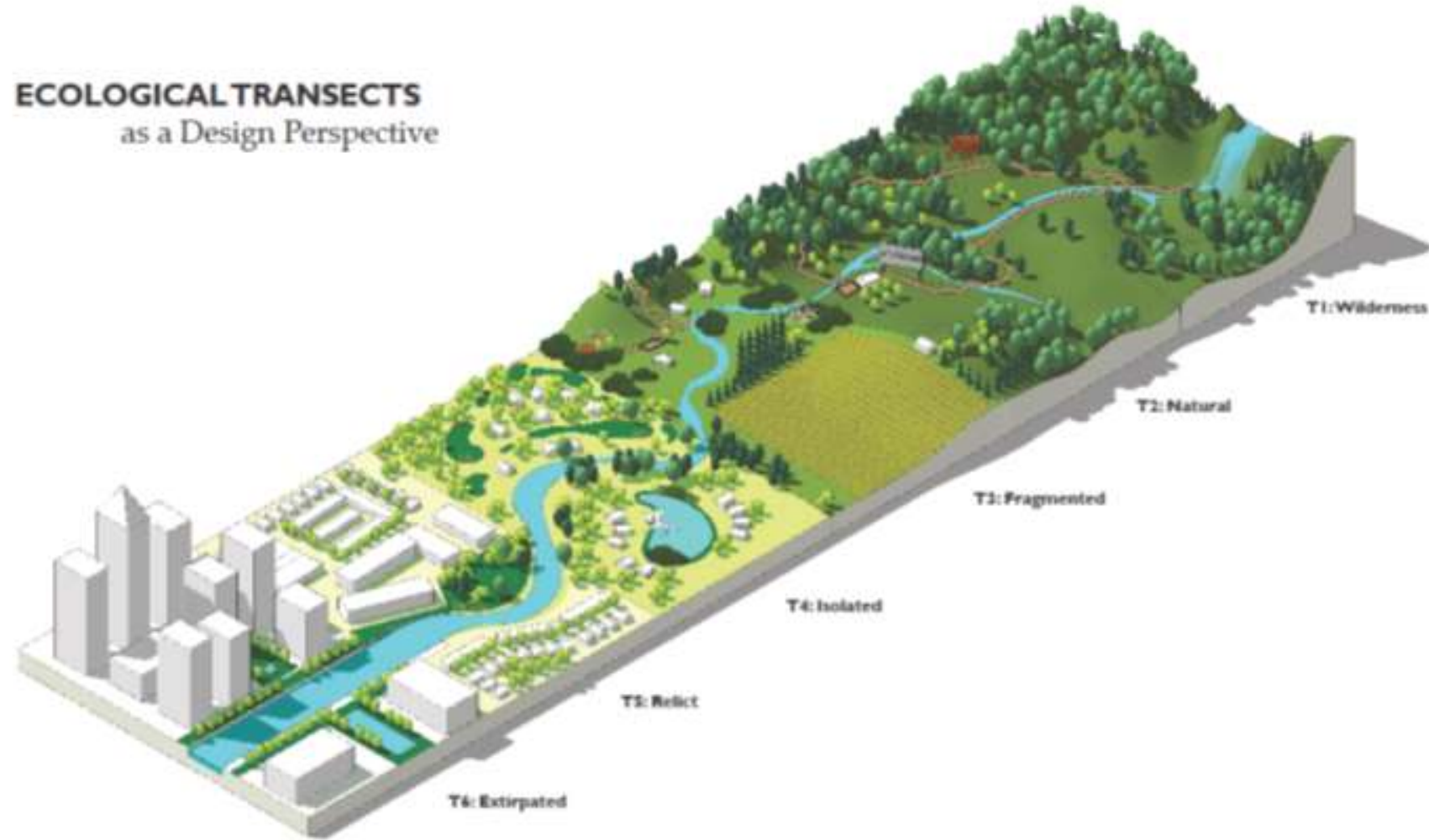
1. Protecting natural environment
2. Parks and open space
3. Economic development
4. Better/safer mobility
5. More housing types
6. Neighborhood design
7. Promote infill and revitalization
8. Historic preservation
9. Other





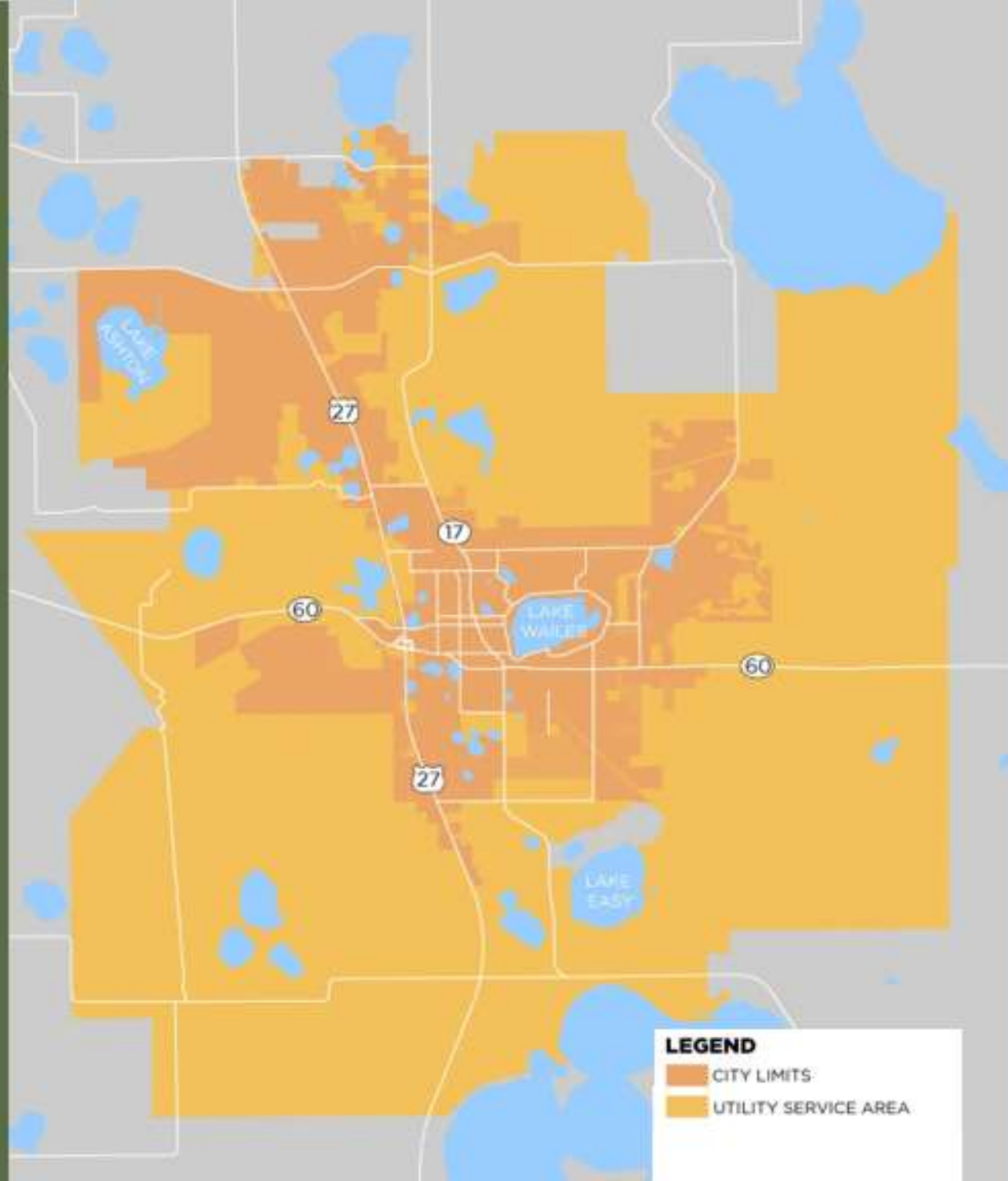
The Rural-Urban Transect
from The Center for Applied Transect Studies

ECOLOGICAL TRANSECTS
as a Design Perspective

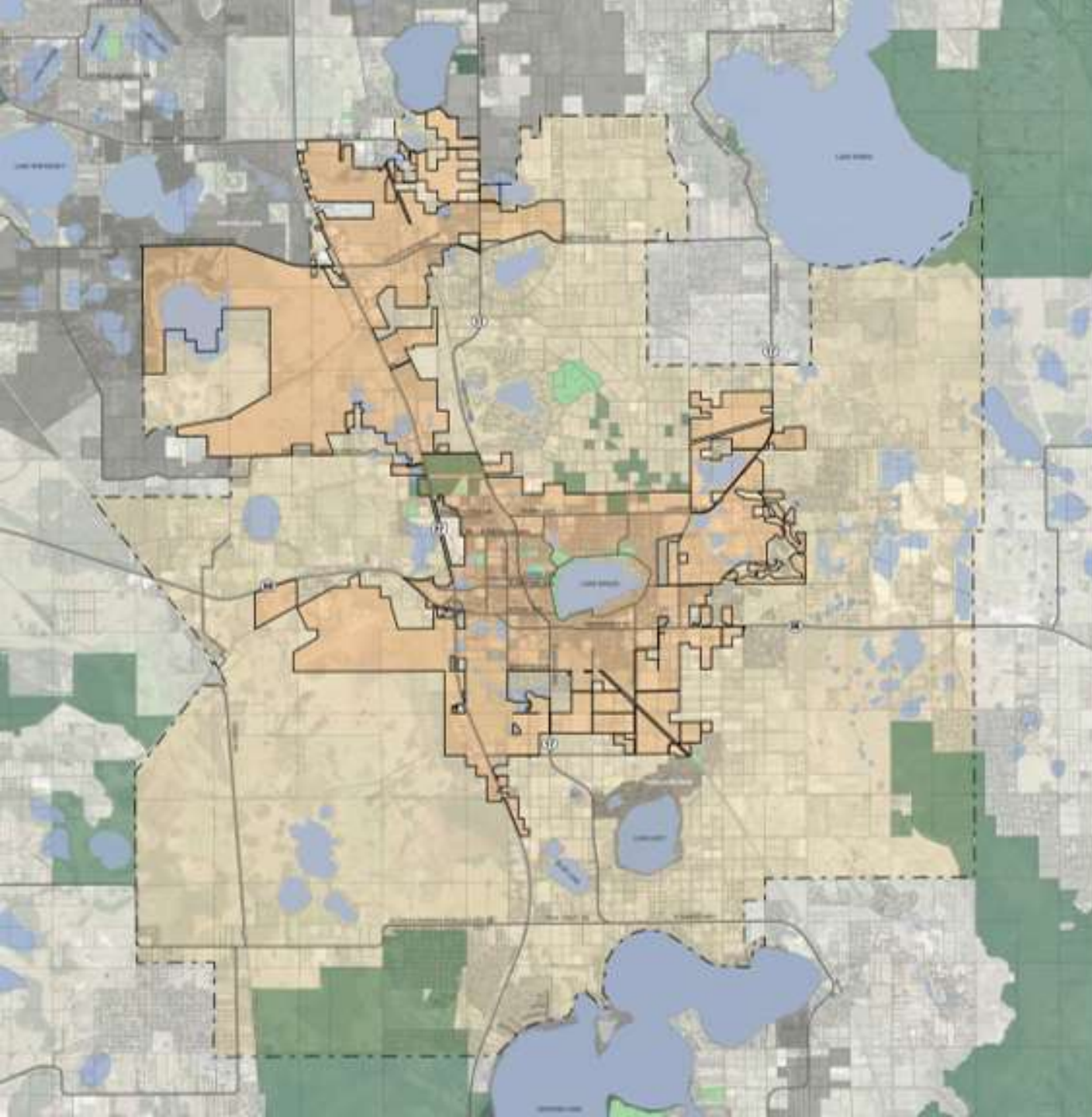


The Ecological Transect

STUDY AREA



CONTEXT



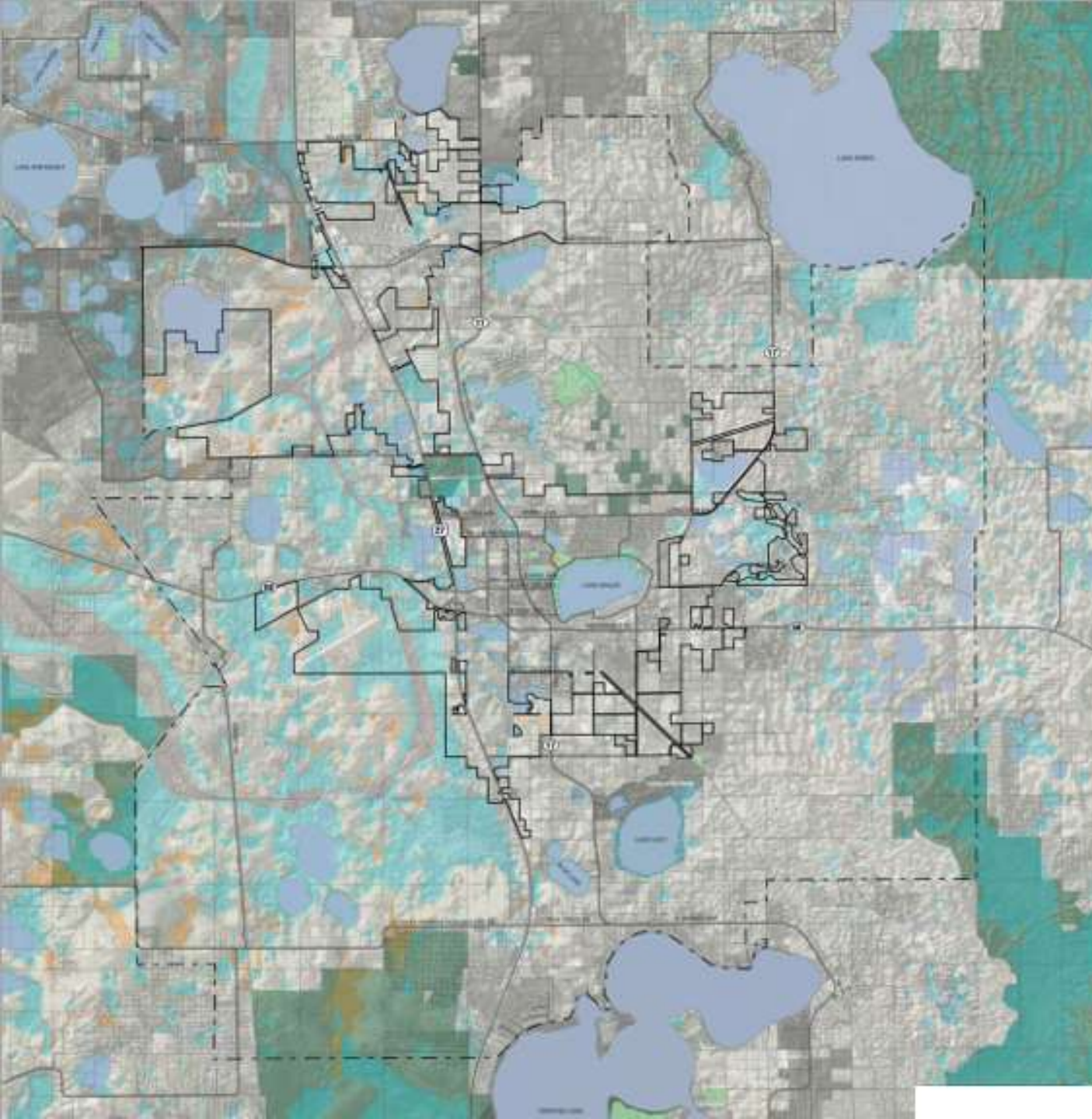
LEGEND

- Parcel Boundaries
- Major Roadway
- Lake Wales City Boundary
- Utility Service Area
- Neighboring Municipalities
- Conservation Areas
- Parks and Open Space
- Waterbodies

EXISTING CONSERVATION LANDS



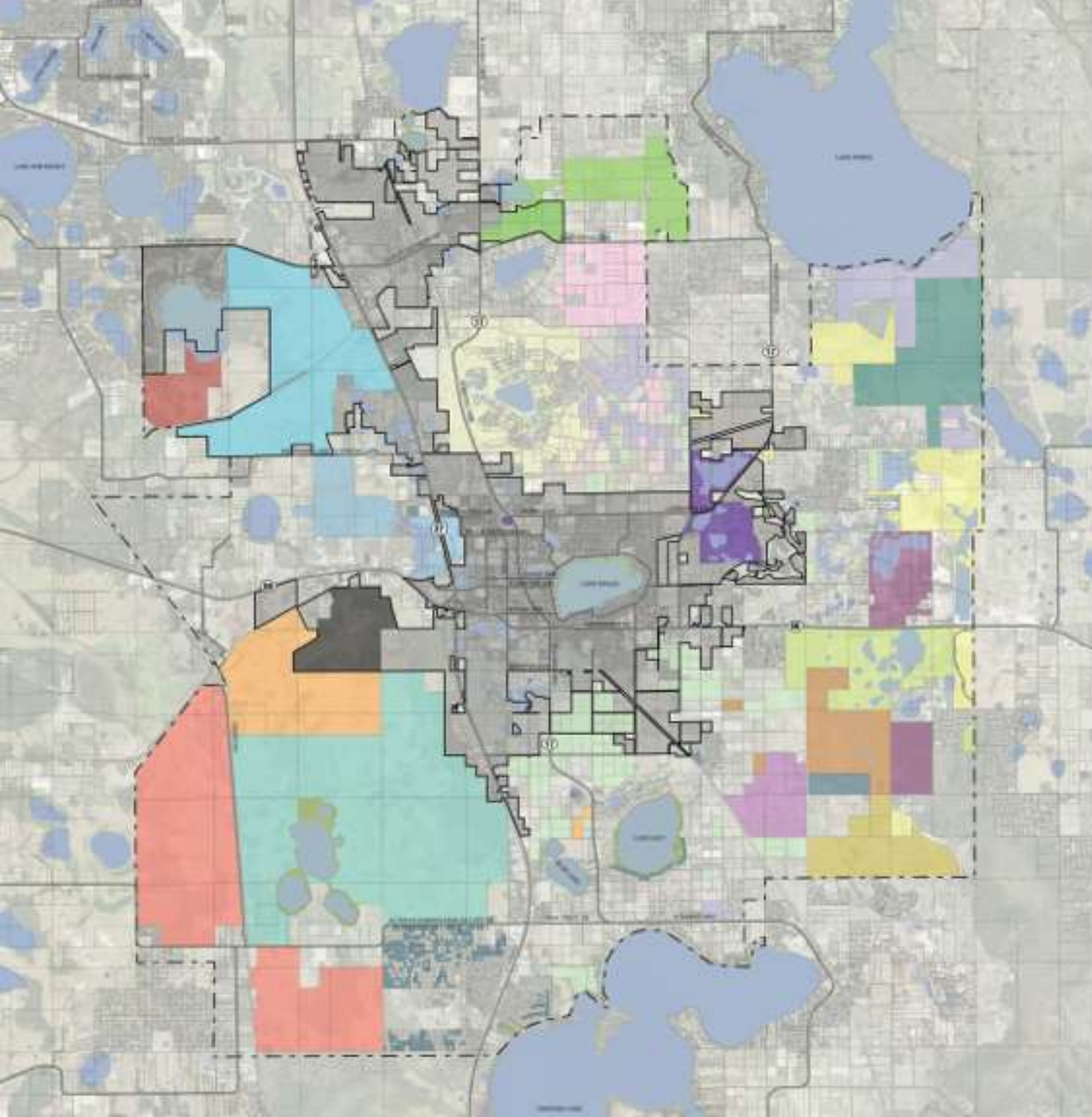
NATURAL FEATURES



LEGEND

- Parcel Boundaries
- Major Roadway
- Lake Wales City Boundary
- Utility Service Area
- Neighboring Municipalities
- Conservation Areas
- Parks and Open Space
- Waterbodies
- 100-Year Flood Zone
- 500-Year Flood Zone
- Regulatory Floodway

LANDOWNERS



LEGEND

- Parcel Boundaries
- Major Roadways
- Lake Wales City Boundary
- Utility Service Area
- Waterbodies
- Large Landowners

OBJECTIVES:

1. Define Priority Conservation Areas to frame development and link to a larger conservation network
2. Identify sensitive environmental lands, including relict scrub, in the urban core of Lake Wales

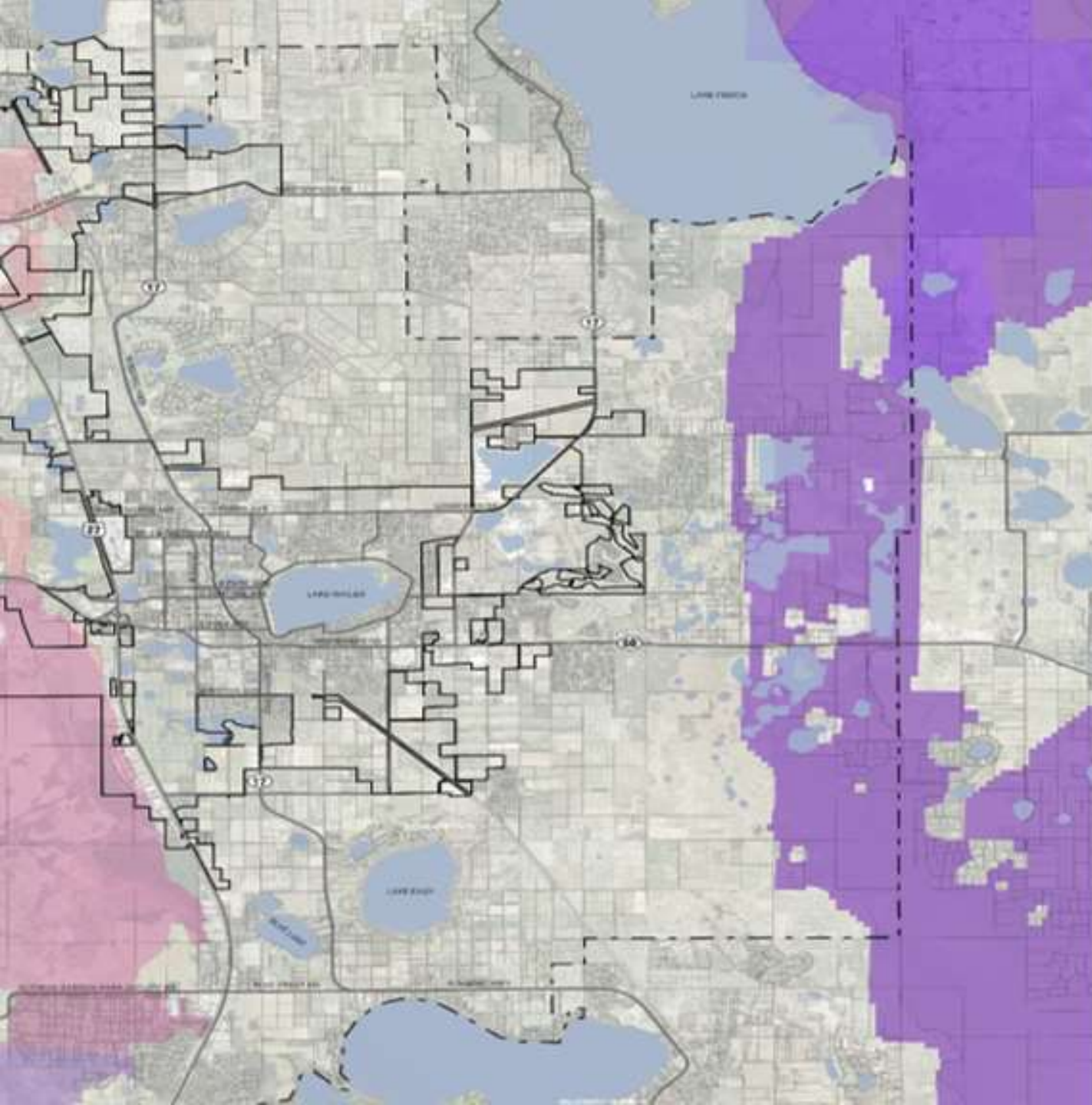
THE BIG PICTURE:

1. Priority Conservation Areas (The Big Network)



BIG GREEN NETWORK

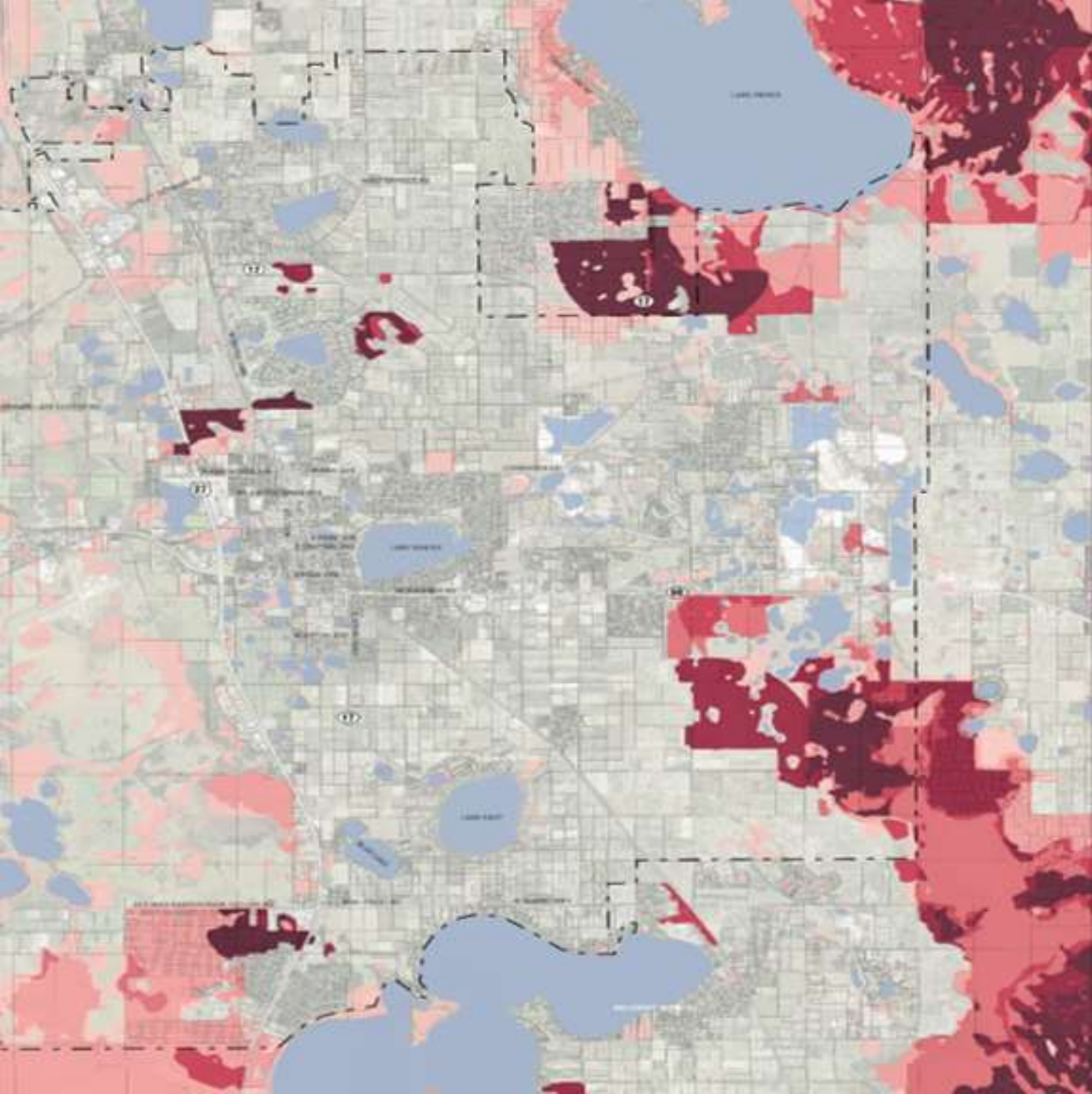
Protect large swaths of
high value natural lands



BIG GREEN NETWORK

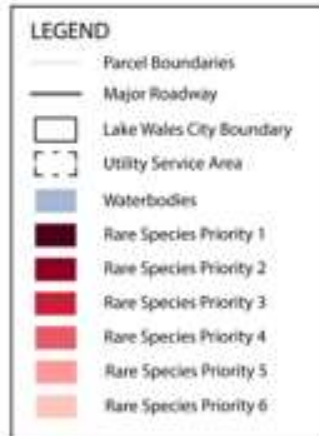
Connect historic scrub and sandhill habitats with the Kissimmee River Corridor:
Florida Ecological Greenway Network

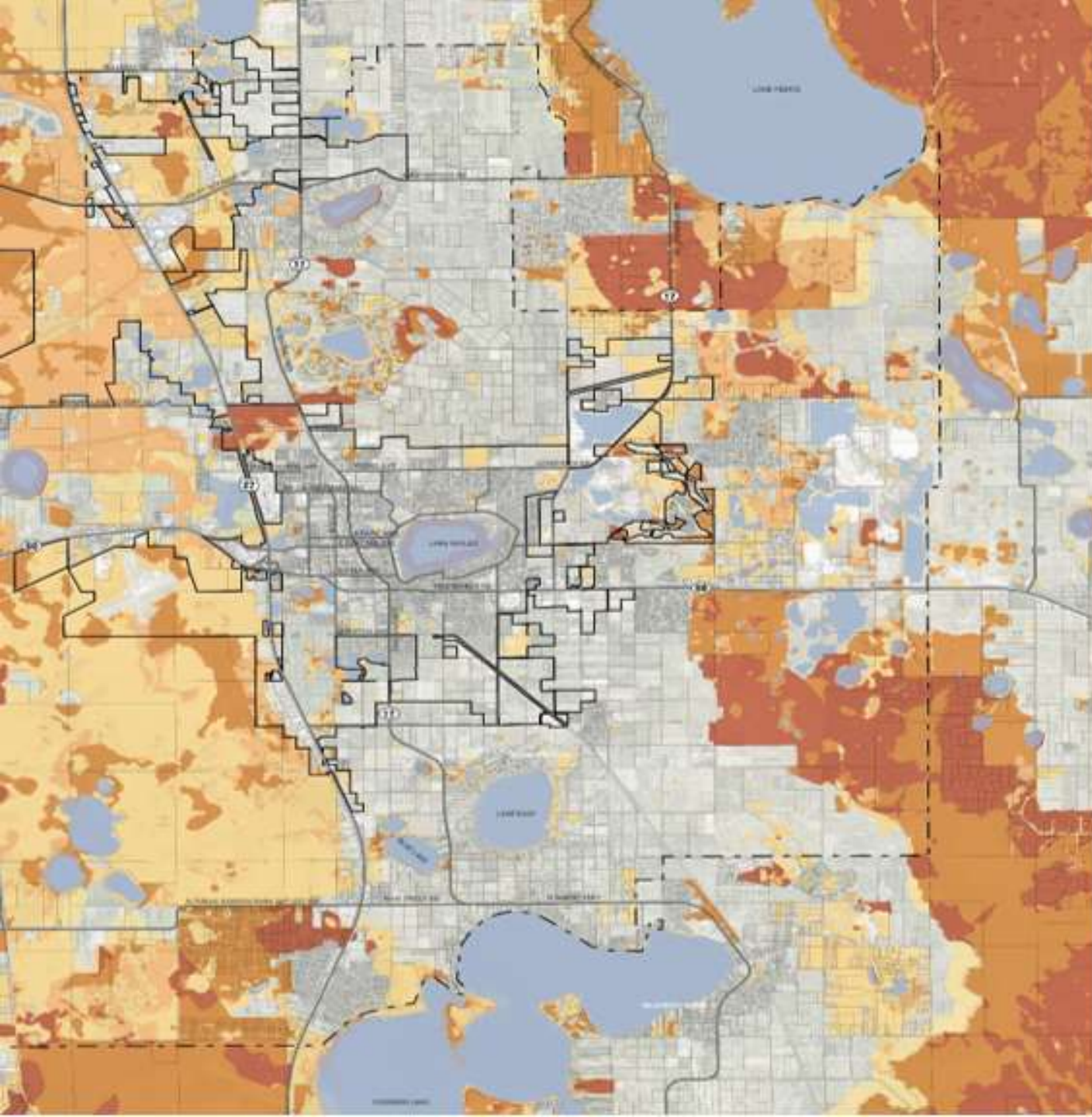




BIG GREEN NETWORK

Connect historic scrub and sandhill habitats with the Kissimmee River Corridor:
Rare Species Priority Areas

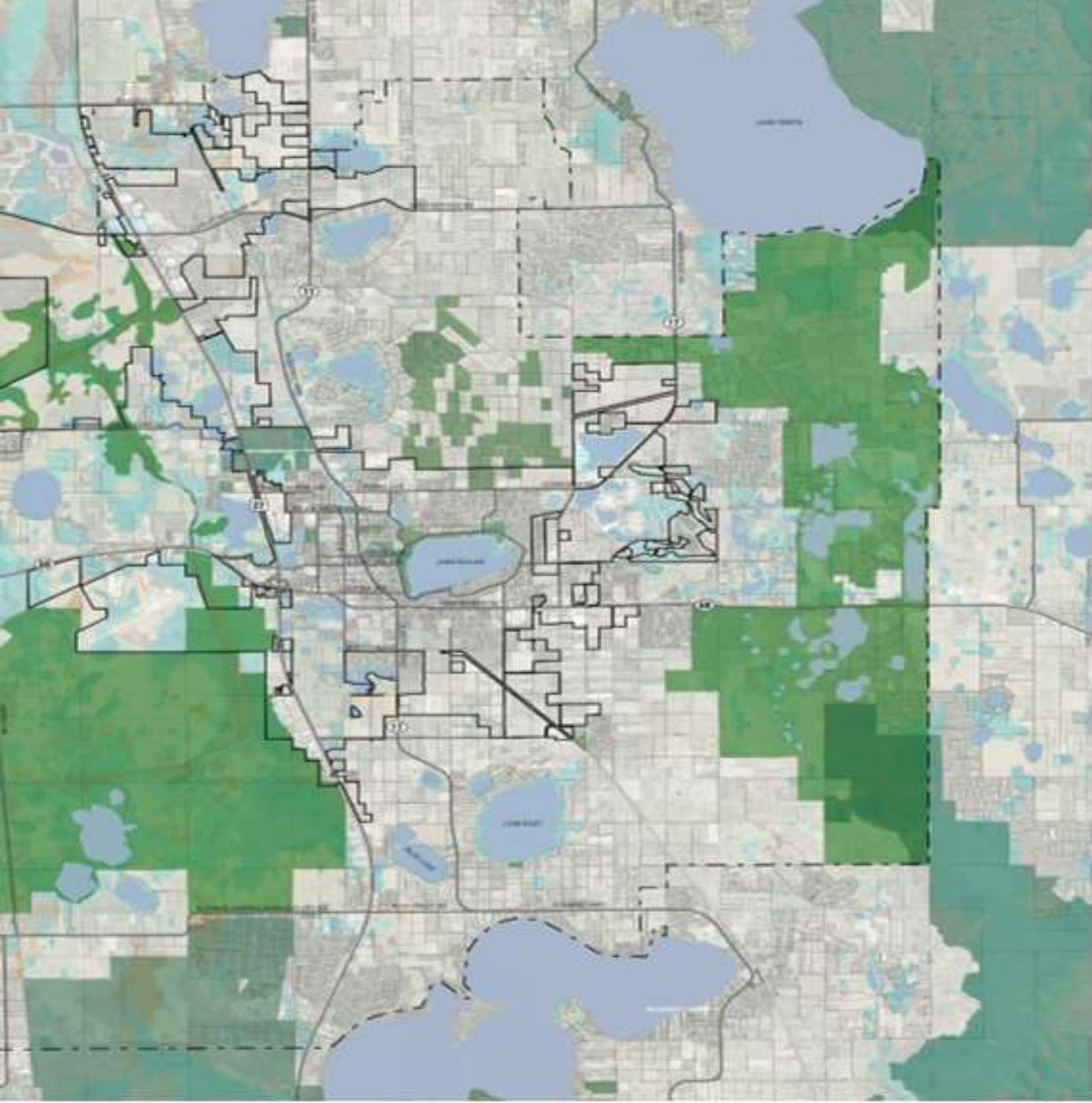




BIG GREEN NETWORK

Connect historic scrub and sandhill habitats with the Kissimmee River Corridor:
Biodiversity Priority Areas





BIG GREEN NETWORK

The Ridge to River
Corridor

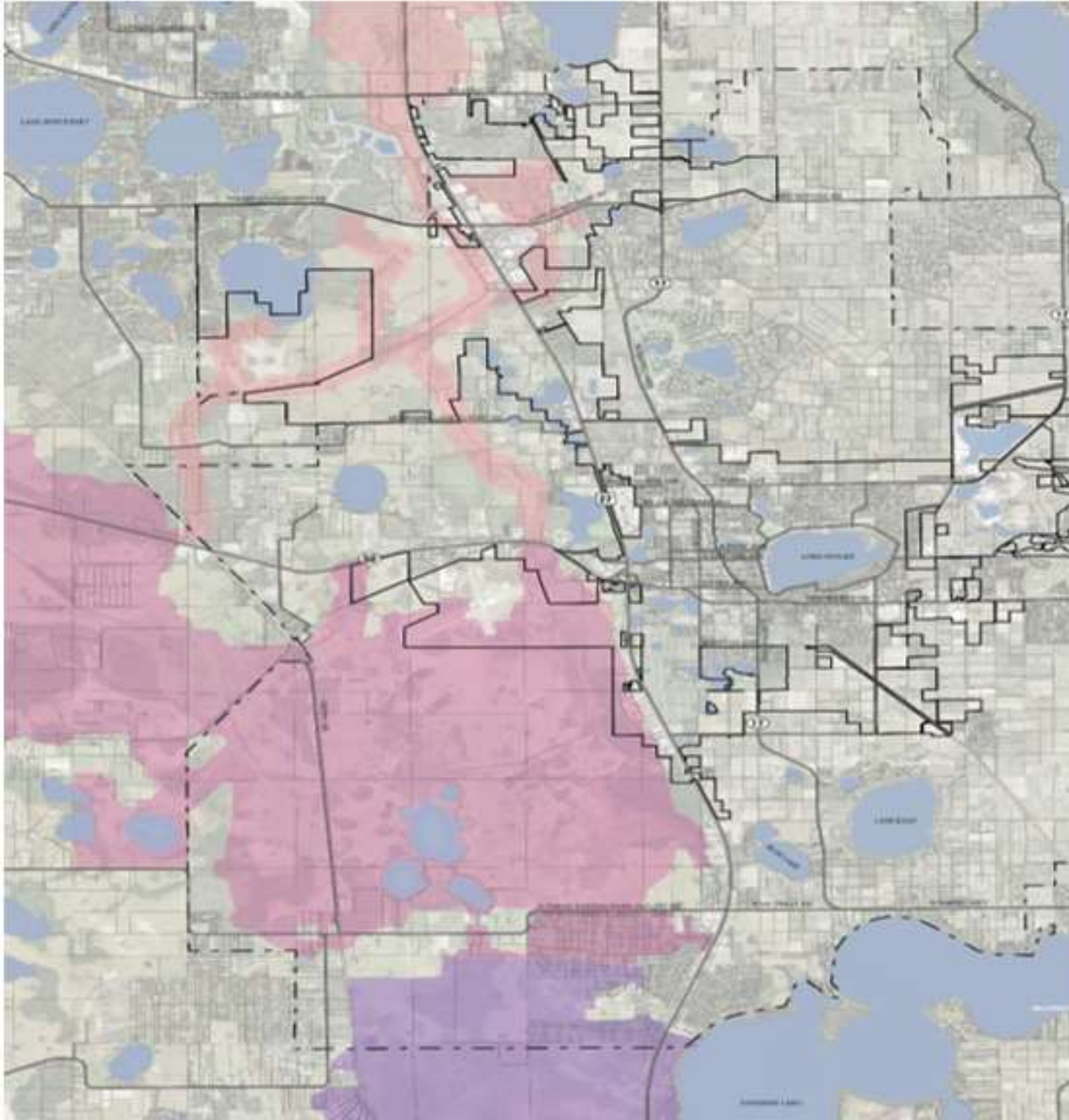
LEGEND

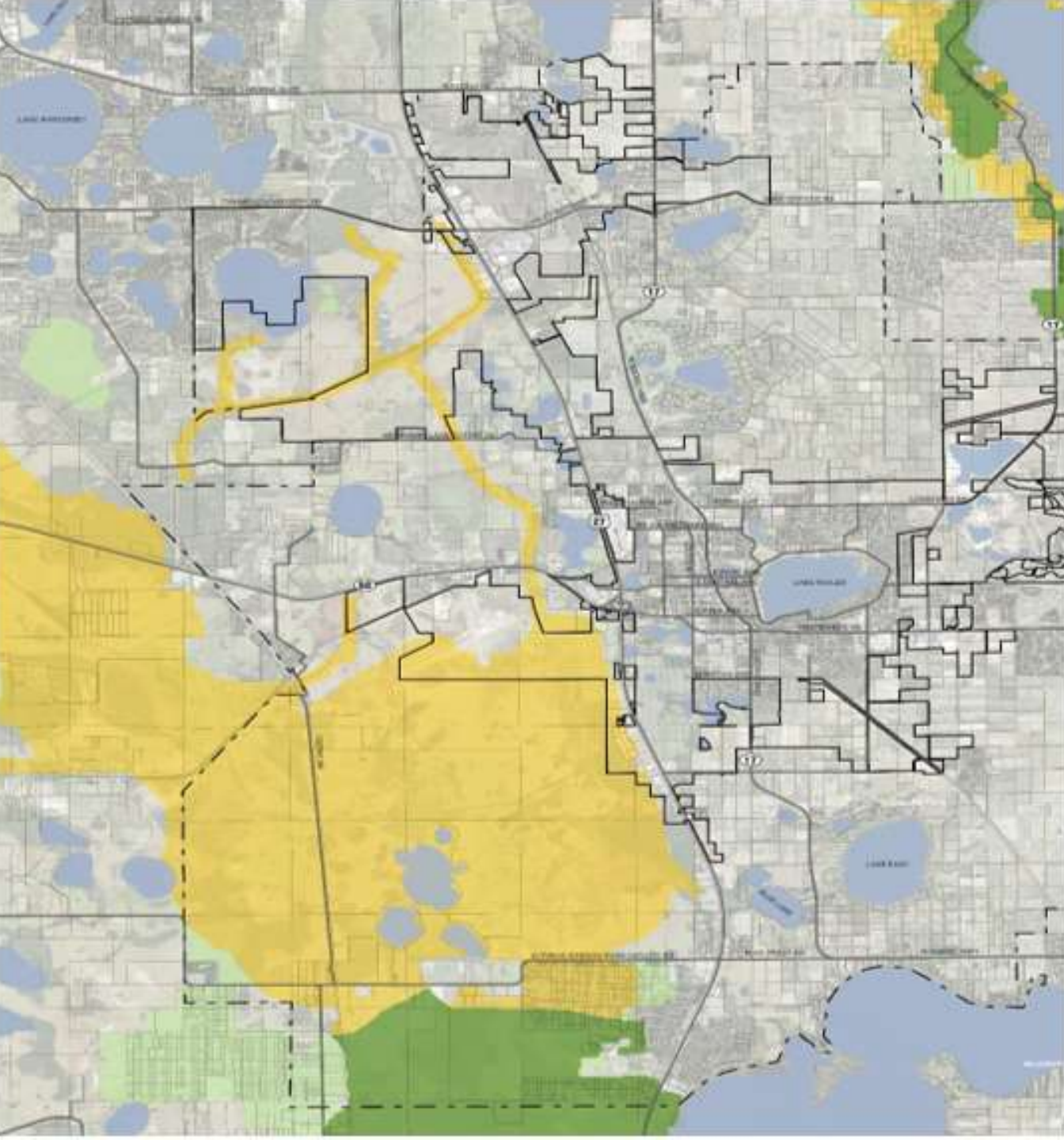
- Parcel Boundaries
- Major Roadway
- Lake Wales City Boundary
- Utility Service Area
- Waterbodies
- Conservation Areas

BIG GREEN NETWORK

Protect water resources and habitat in the headwaters of the Peace River:

Florida Ecological Greenway Network



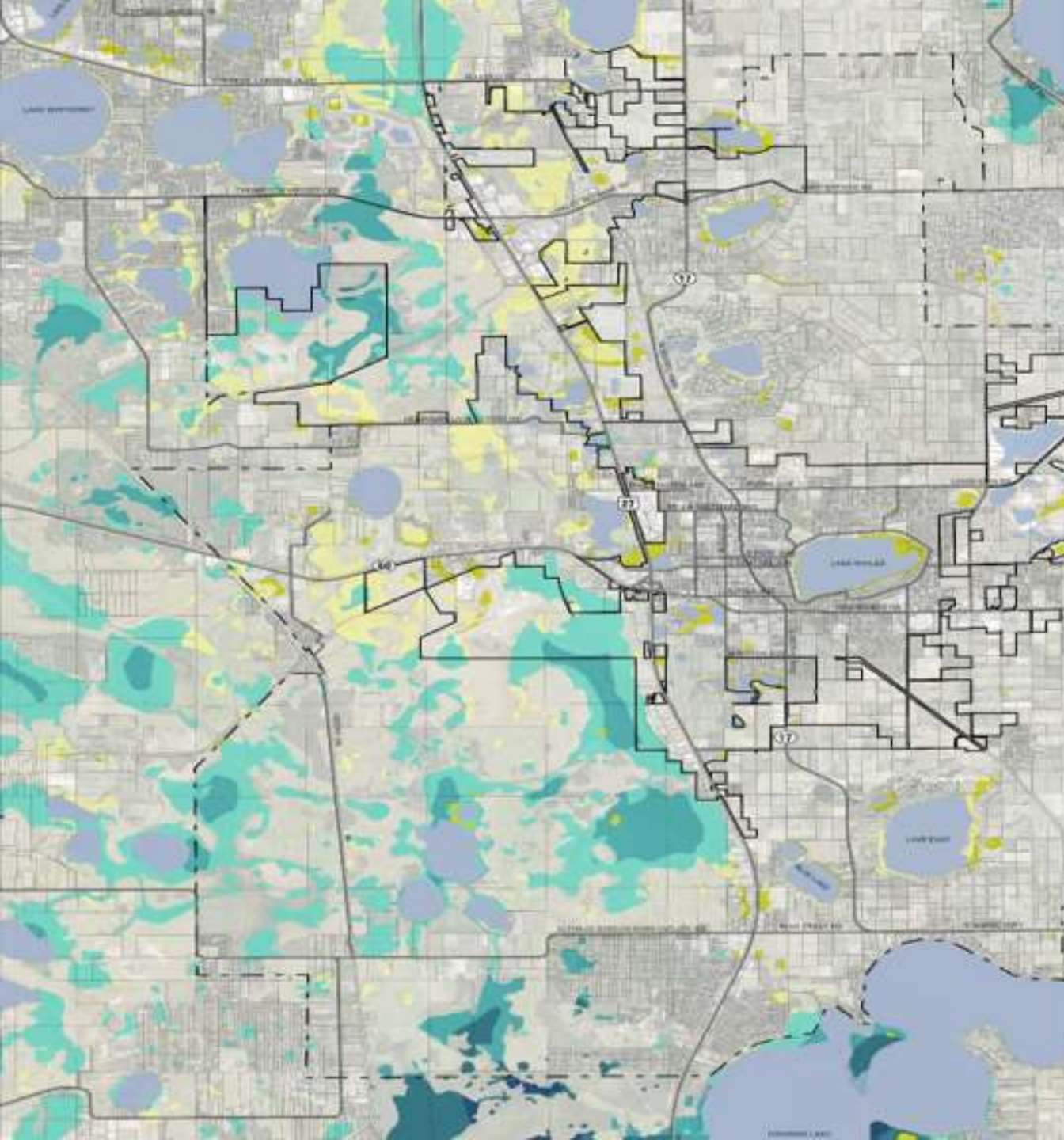


BIG GREEN NETWORK

Protect water resources and habitat in the headwaters of the Peace River:

Landscape Linkage Priority Areas





BIG GREEN NETWORK

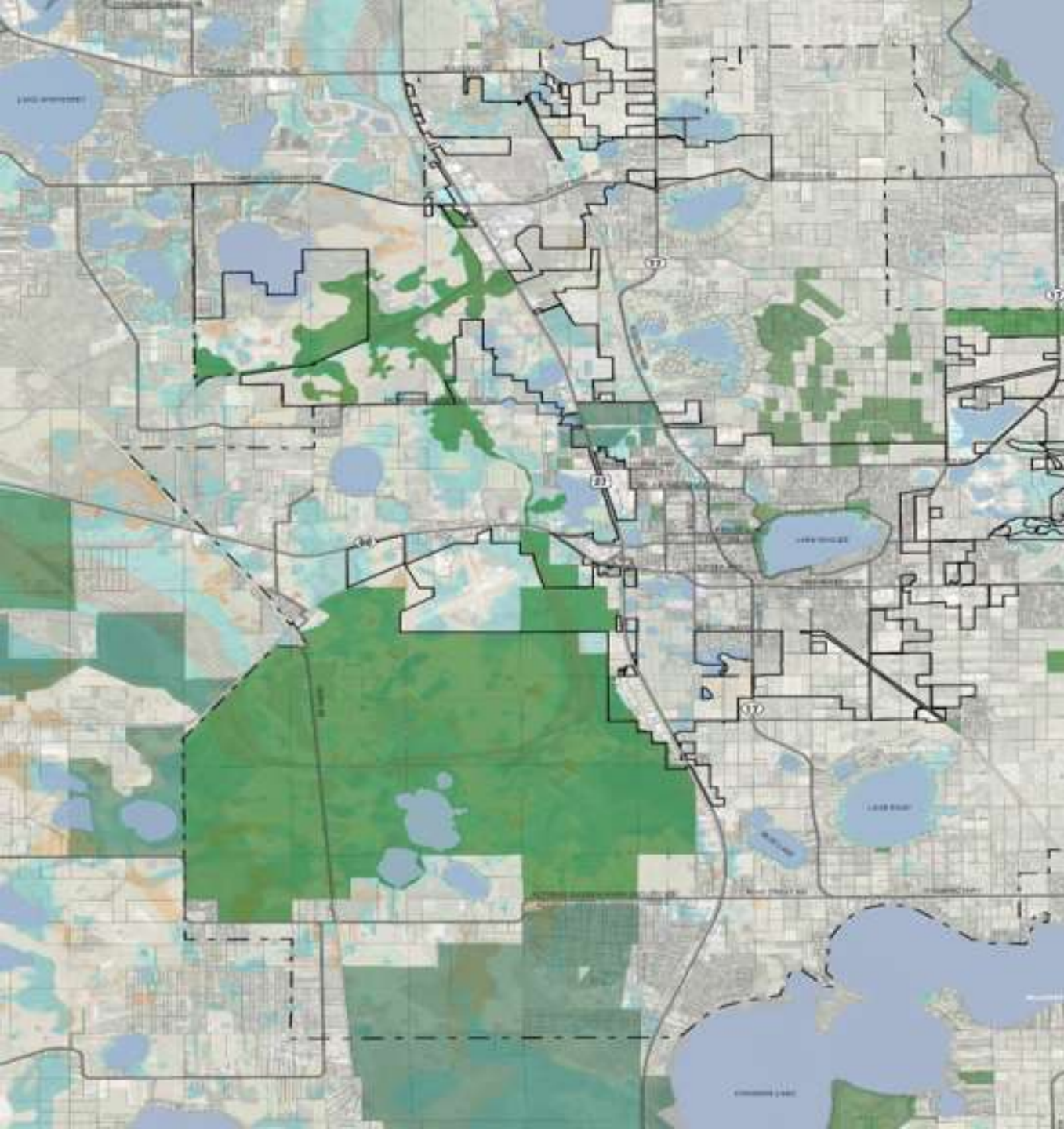
Protect wetlands and water resources along the Peace Creek canal system:

Wetland Priority Areas



BIG GREEN NETWORK

The Peace River
Headwaters Corridor





THE BIG PICTURE:

1. Relict scrub in the urban core of Lake Wales (The Little Green Network)

Small
Fragmented
Valuable
Listed Species

RELICT SCRUB



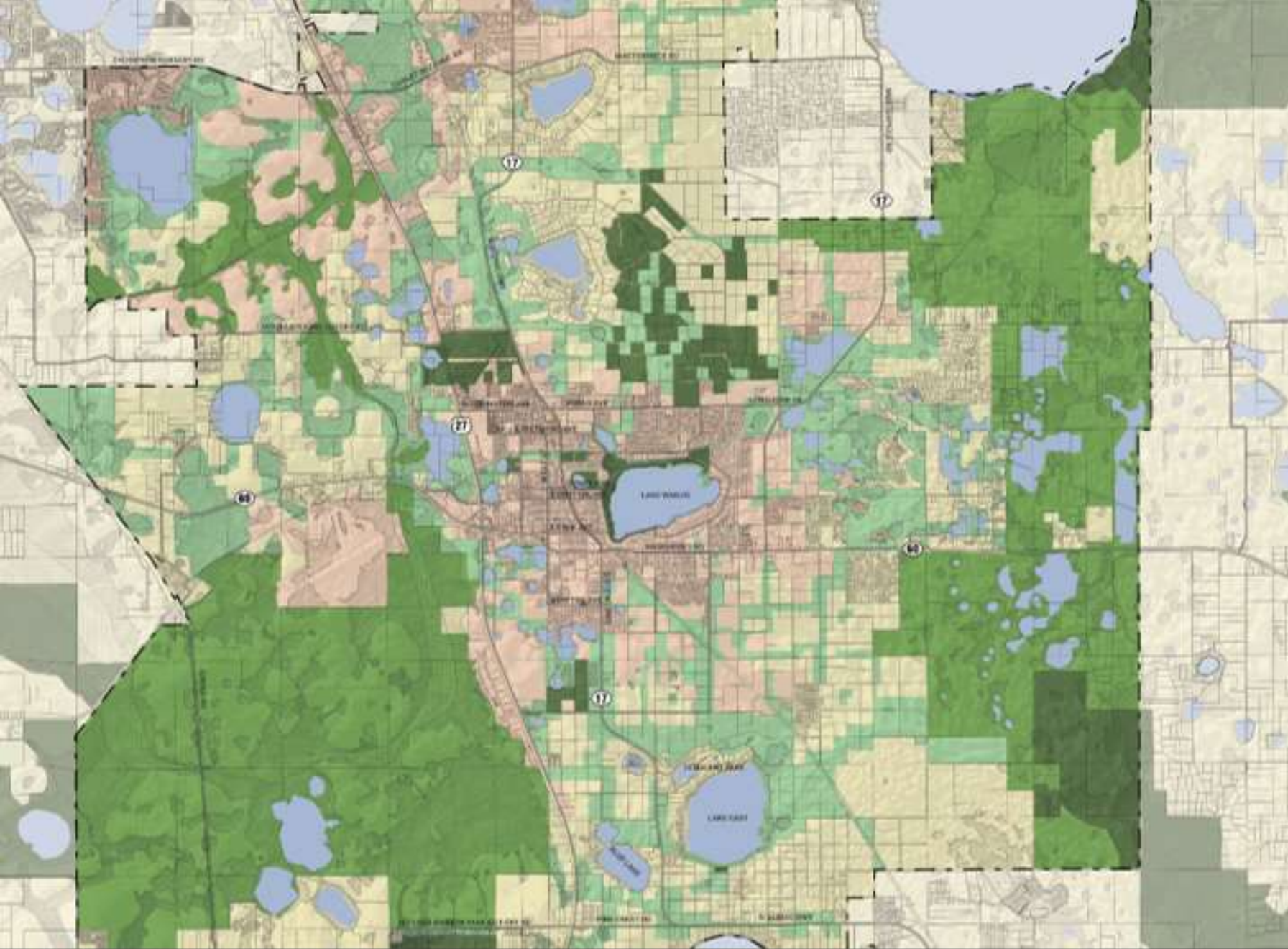
LITTLE GREEN NETWORK

Bring the Green Network into the City with scrub and sandhill restoration, street trees, lush trails and greenways, parks used for stormwater treatment and backyard habitats

DRAFT

BIG GREEN NETWORK

The Big Green Network of Lake Wales



GREEN NETWORK

- Existing Conservation Lands
- Big Green Network
- Neighborhood Green Network

FLOOD ZONES

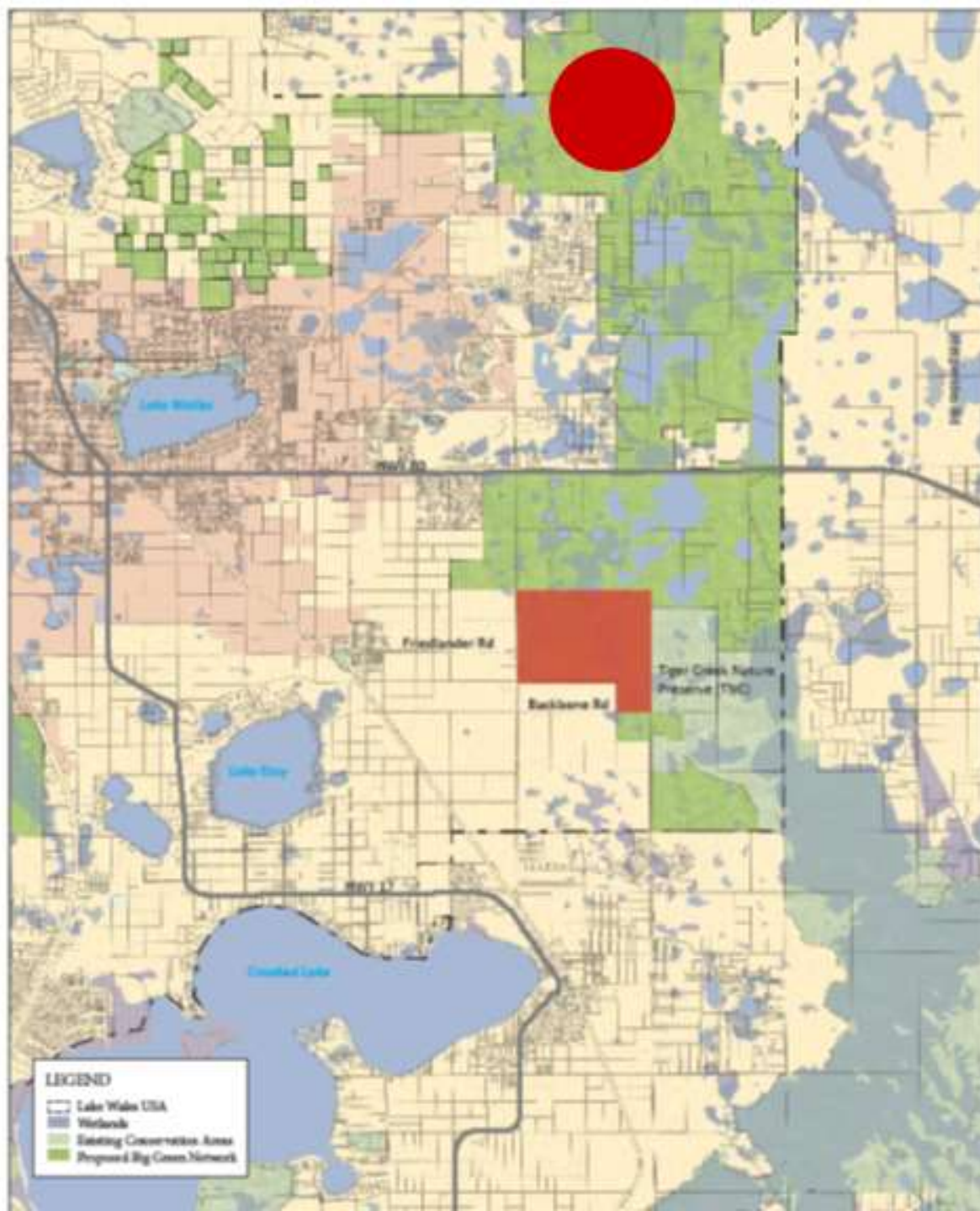
- 100 Year Floodplain
- 500 Year Floodplain

EARLY ACCOMPLISHMENTS:

- Almost 2,000 acres of land in the Ridge to River corridor of the Big Green Network approved for acquisition by the Polk County Conservation Land Acquisition Committee

BIG GREEN NETWORK

Potential acquisition through Polk County Environmental Lands Program



TOOLS FOR CONSERVATION LAND PROTECTION:

- Fee simple acquisition
- Conservation Easements (including Sentinel Landscapes)
- Agricultural Easements
- Regulatory protection (wetlands, listed species)
- Tax Breaks (Agriculture as a Land Use in the City)

TOOLS FOR CONSERVATION LAND PROTECTION:

- Partnerships to acquire relict scrub parcels in the Municipal Service Area
- Mitigation and Conservation Banks and Gopher Tortoise Recipient Sites
- Comprehensive Policy Guidance (Future Land Use, Urban Service Boundary/Rural Areas)
- Land Development Regulations (Transfer of Development Rights, Development Form)
- **COLLABORATION AND PARTNERSHIPS!**



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EXUM ASSOCIATES, INC.

APRIL 10, 2024

Kenneth Weyrauch, PhD

Deputy Director

Growth Services Marion County Board of County Commissioners



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CONSERVATION PLANNING

An aerial photograph of a rural landscape. In the foreground, there are several farm buildings with weathered, corrugated metal roofs. A tall, slender metal tower with a large, multi-bladed windmill at the top stands prominently on the left side. The middle ground is a vast, green field dotted with trees. In the background, a body of water is visible under a clear sky.

Marion County Florida Farmland Preservation Area

Ken Weyrauch
Deputy Director
Marion County Growth Services

Public Process

Land Use or Text Amendment

- Legislative

Small-Scale (under 50 acres)

- Two Public Hearings (Planning and Zoning Commission then Elected Commission)

Large Scale (50+ acres) or Text Amendment

- Public Hearing with Planning and Zoning Commission
- Transmittal Hearing with elected Com
- State Agency Comment Period
- Final Public Hearing within 180 days of receiving agency comments

Zoning Change

- Quasi-Judicial
- Two Public Hearings (Planning and Zoning Commission then Elected Commission)

Land Development Regulation Amendments

- Proposed language change
- Land Development Regulation Commission (LDRC) Workshops
- LDRC Public Hearing
- Two Public Hearings with Elected Commission

Takeaways

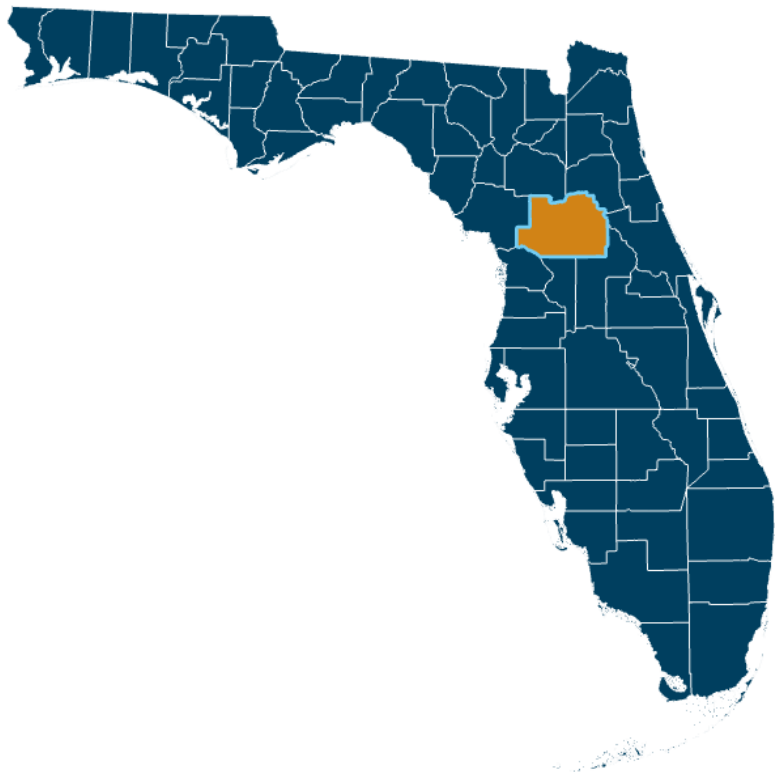
- Marion County
- Existing Conditions
- Farmland Preservation Area
 - Comprehensive Plan
 - Strategic Plan
 - Operational Plan
 - What's Next



Marion County

Who We Are

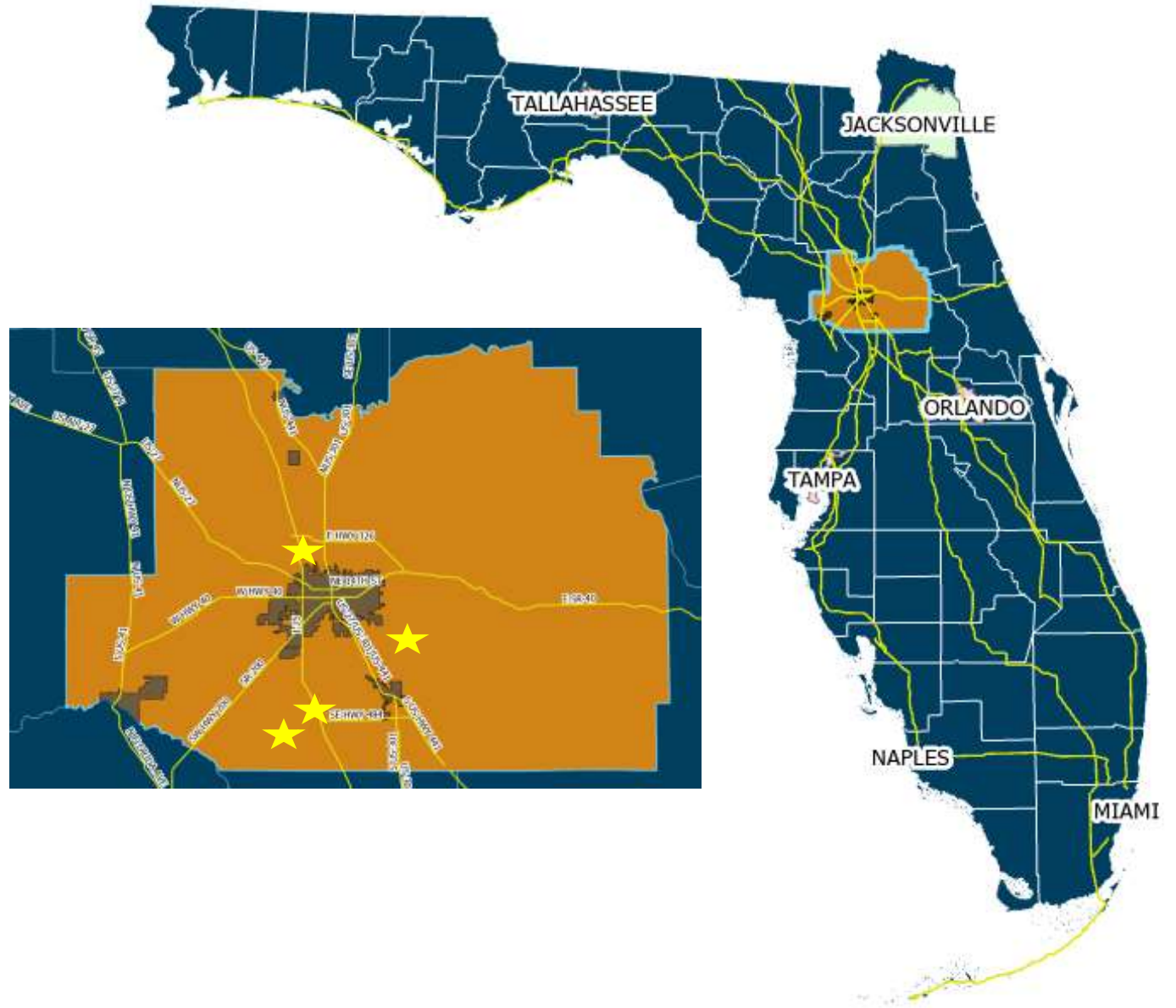
- North Central Florida
- 5th largest county in Florida at 1,663 sq miles (over a million acres and larger than the state of Rhode Island)
- Population: ±410,000 people
- Current population increasing by 14,508 per year or 279 people per week (CEP)



Census	Population	Avg Per Year
1980	122,488	
1990	194,835	7,234.70
2000	258,916	6,408.10
2010	331,303	7,238.70
2020	375,908	4,460.50
2024	409,000	11,030.67

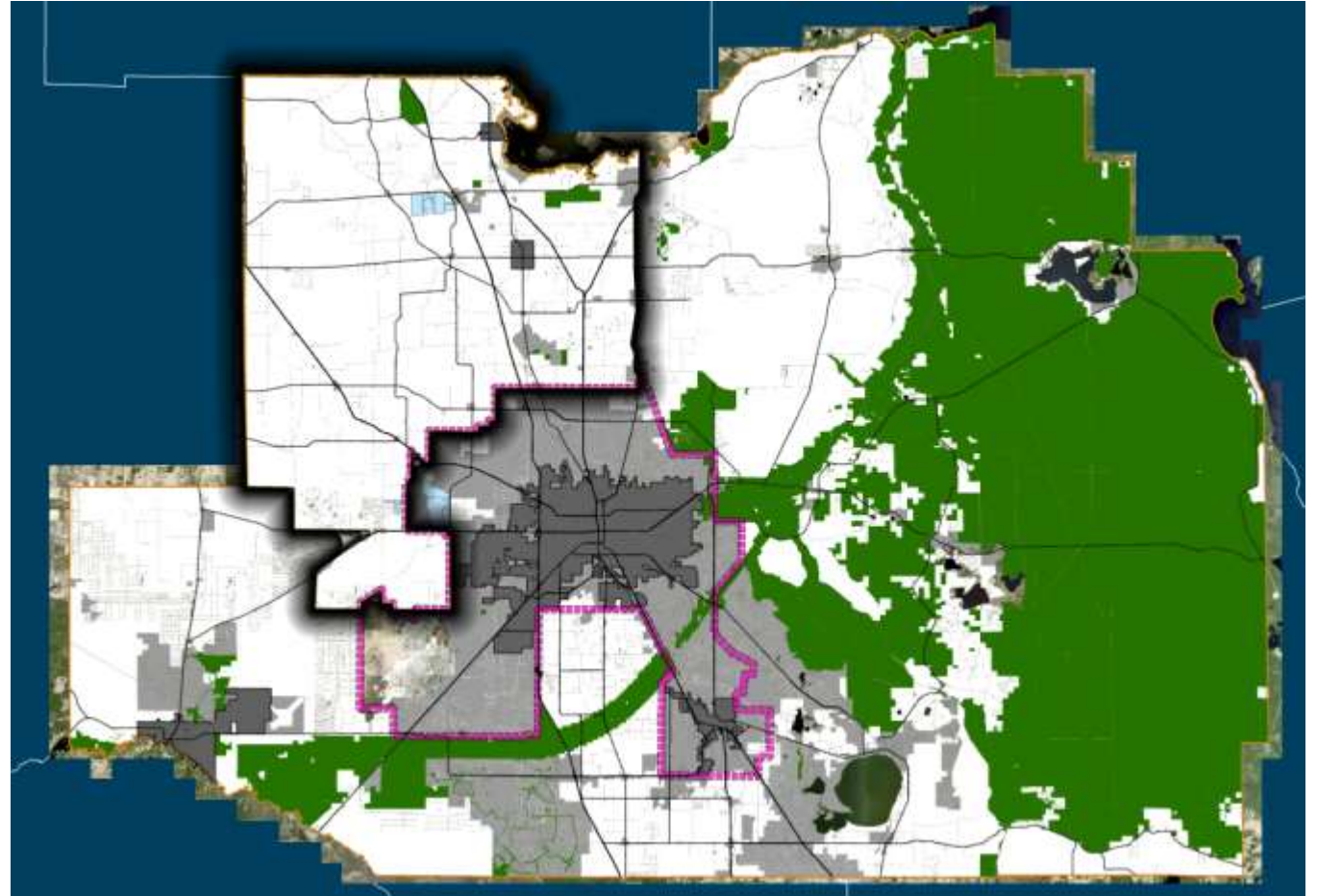
Connectivity

- Center of the State
 - Inland
 - Reduced wind loads
 - Limited storm surge
- Transportation Crossroads
 - 1- Interstate
 - 4- Federal Highways
 - 2- State Roads
- Relocating Populations
- Distribution Interests★
- Retirement Community Support



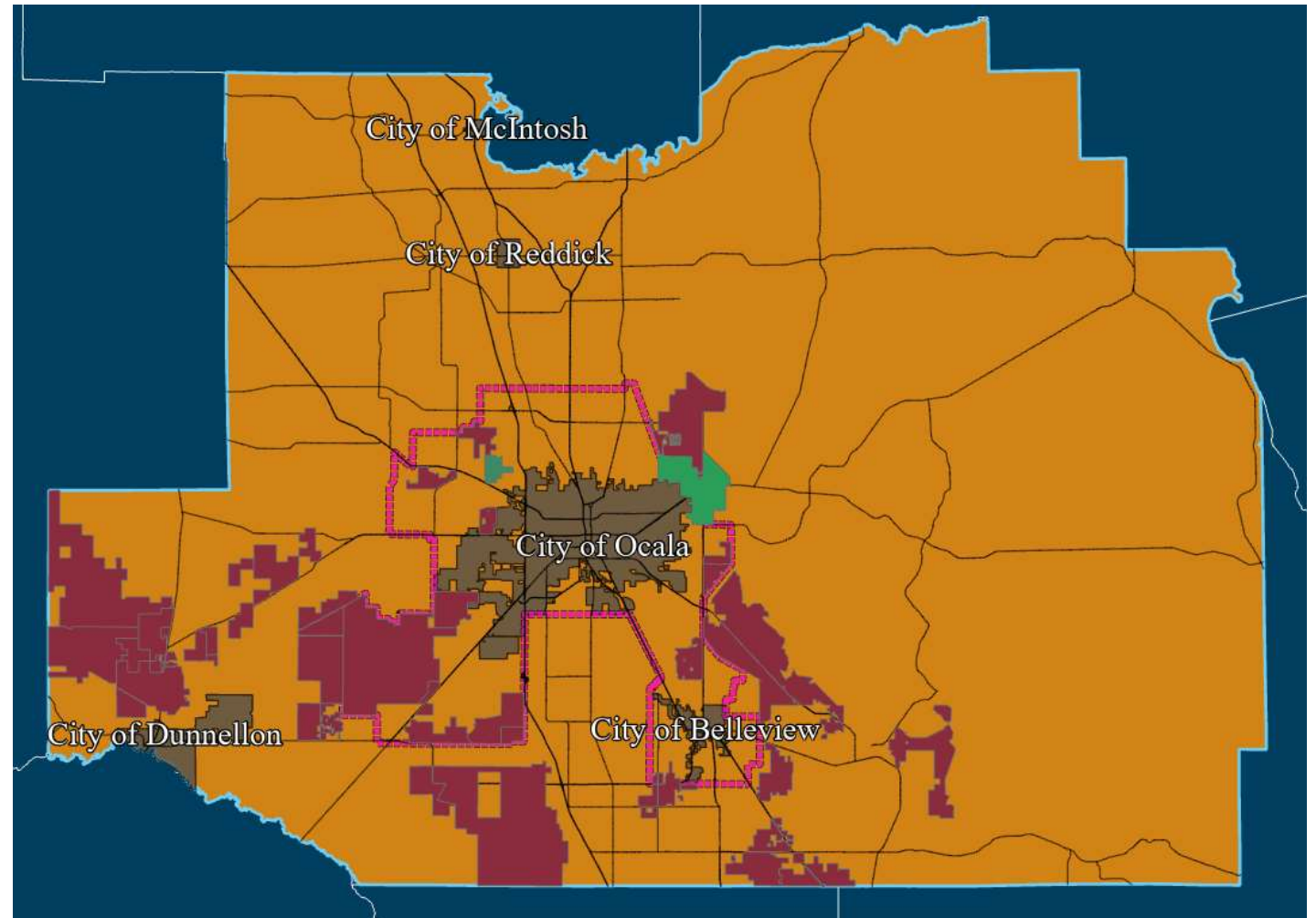
Urban, Rural, Natural Areas

- Urban Area (light gray)
- 5 municipalities (dark gray)
 - Ocala, Belleview, Dunnellon, McIntosh, Reddick
- Rural Areas (white)
- Preservation Lands (greens)
 - Ocala National Forest
 - Cross Florida Greenway
- Farmland Preservation Area



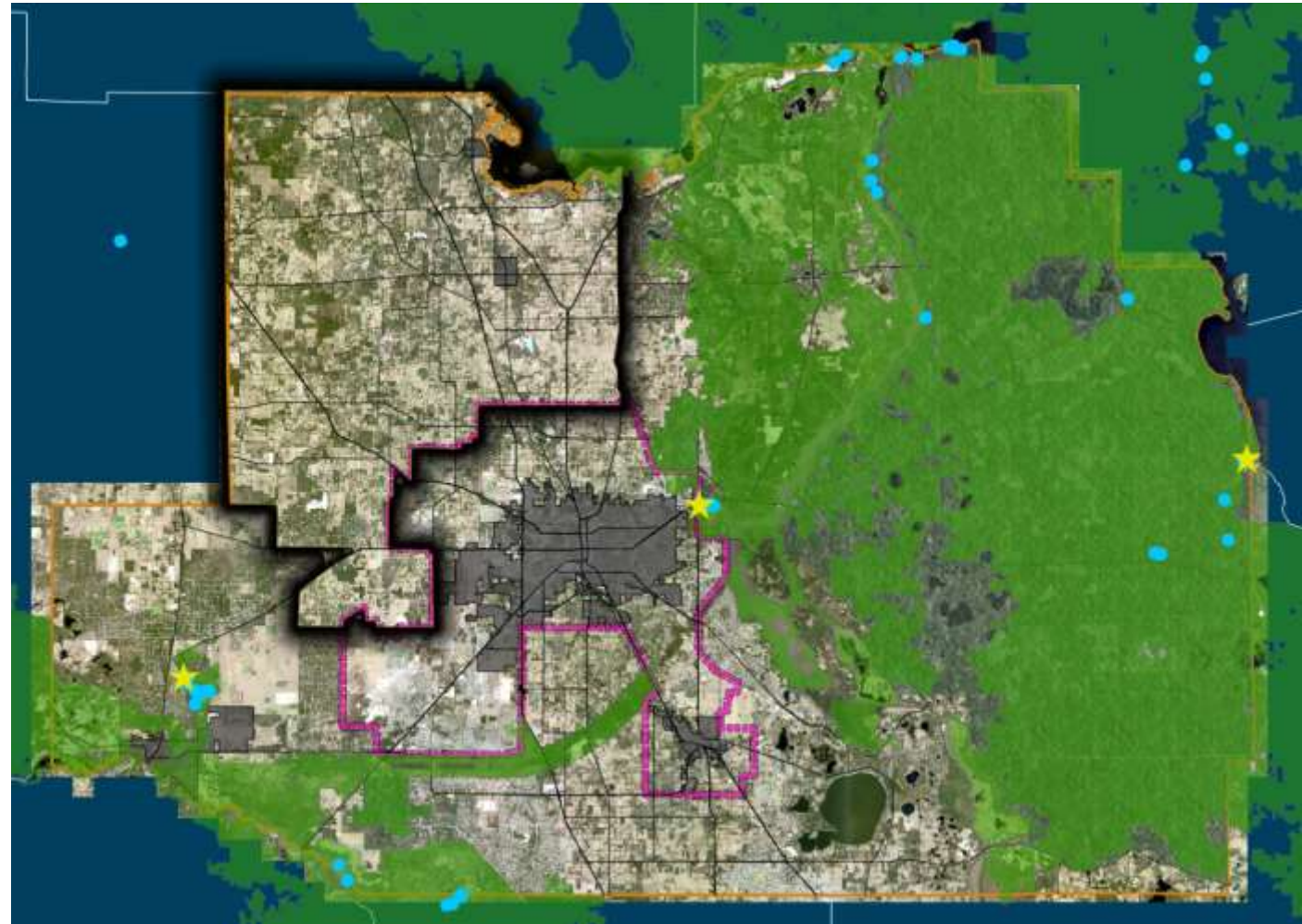
Key Development Areas

- Urban Growth Boundary (dark red line)
- Historic Development Areas
 - Vested DRIs
 - DRIs
 - Subdivisions of Record
- Silver Springs Community Redevelopment Area



Natural Areas

- Multiple Springs 
- 1st Magnitude 
 - Rainbow
 - Silver
 - Silver Glen
- Central Corridor to east
- West Corridor to southwest
- The Cross Florida Greenway Wildlife Corridor Connector



Horse Capital of the World

- Multiple Triple Crown Series Winners
 - Needles
 - Affirmed
- Soil Composition
 - Limestone Layer
 - Nutrition (good for bones)
 - 4 places in the world with these soils, Marion County, Lexington Kentucky, Newmarket England, and Chantilly France



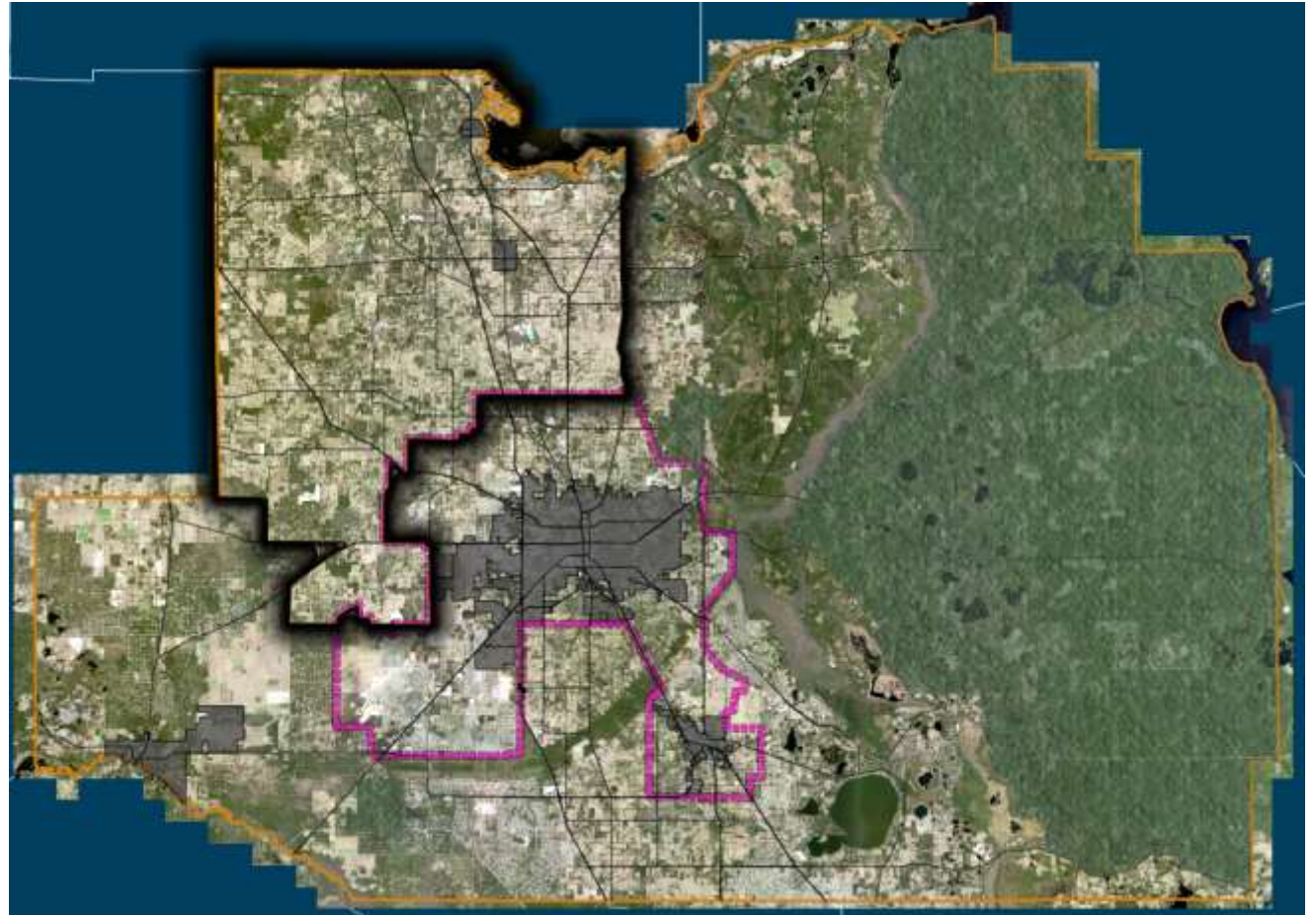
Horse Capital of the World

- More horses/ponies than any other county in the US.
- 1,200 Horse Farms
- 75,000 equines
- 35% of Florida's horses
- 46% of the thoroughbreds (34,000)
- \$4.3B total economic impact



Farmland Preservation Area

-
- 2004- Identified as TDR sending area
 - 2005- Named Farmland Preservation Area
 - 193,000 acres in size
 - Conservation easement required for participation
 - 3,200 acres now under conservation easement



Comprehensive Plan

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.

Comprehensive Plan

Elements of Rural Character

1. Scenic Views
2. Open Space Protection
3. Rural Lighting
4. Transportation
5. Infrastructure

Policy 3.3.1 Elements of Rural Character in the Farmland Preservation Area

- 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 set forth below, and further requiring that all Zoning Changes and Special Use Permits within the Farmland Preservation Area be consistent with and preserve, protect, support, and enhance the rural, equestrian, and farmland character of the Farmland Preservation Area.

Comprehensive Plan

Policy 3.3.2 Density Limitations within the FPA

- Hamlet and Cluster Density Bonus not permitted within the FPA.
- Density and Intensity Averaging Allowance not permitted within the FPA.
- Family Division exception, all resulting tracts minimum of three (3) acres, and only once per family member.



Strategic Plan

Empowering Marion For Success II

- Update the FPA Inventory for analysis
- Family Division Analysis –(non family transfers)
- Opportunity Zones & Farmland Preservation Area overlap Analysis
- Farmland Preservation Area buffering standards
- TDR Program Evaluation



Operational Plan

2024

Evaluation and Appraisal Report

2025

Evaluation and Appraisal Report
Amendments

2026

Land Development Code
Amendments

Intergovernmental Coordination

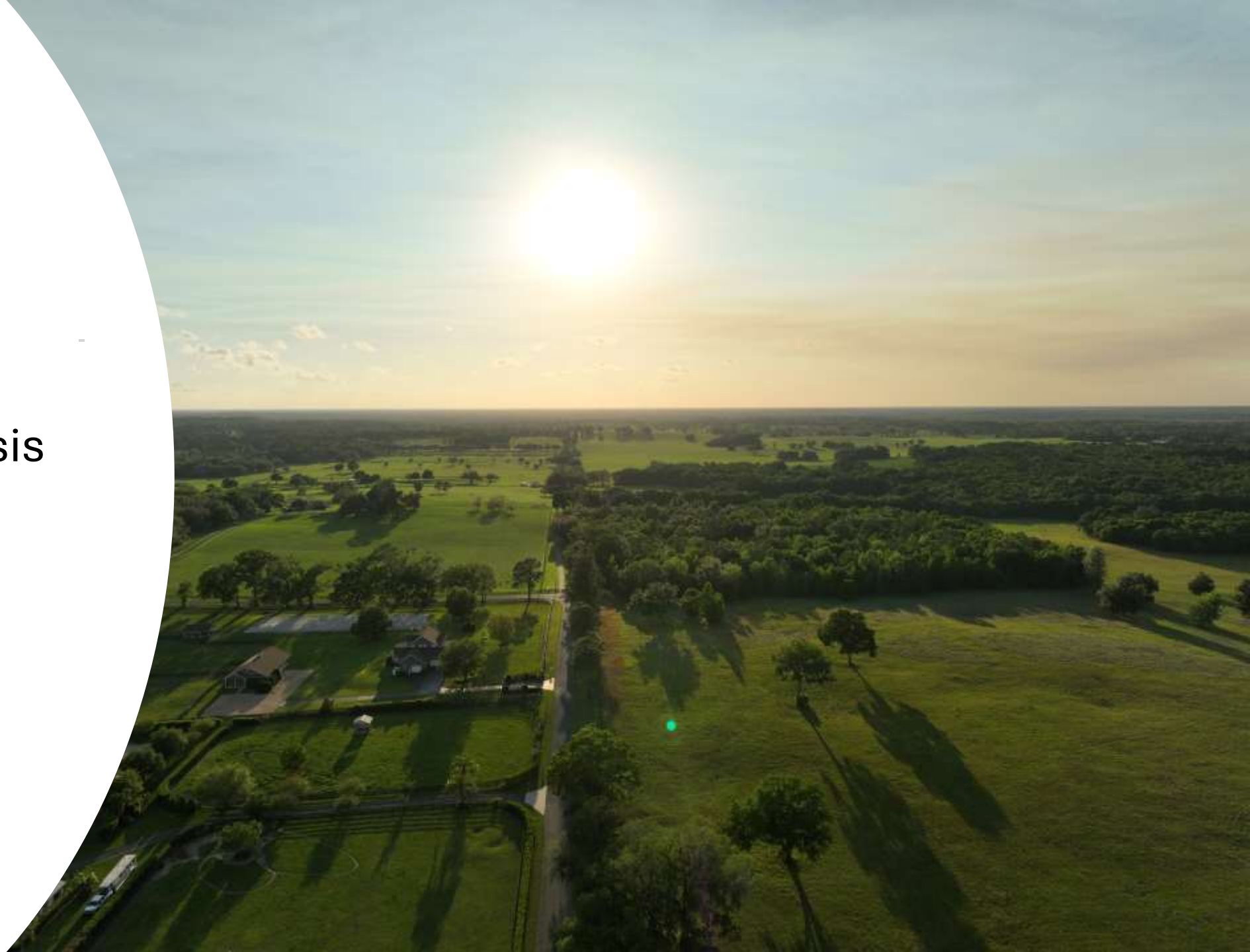
- Marion County 2050
- City of Ocala 2050
- TPO 2050



What's Next

Key Tasks Ahead

- Needs Analysis
- Urban Growth Boundary Analysis
- Planned Service Areas
- Area Plans
- Rural Design Standards



An aerial photograph of a golf course. In the foreground, a large pond with lily pads is on the left. A dirt path curves through the center of the image. To the right of the path is a clubhouse with several buildings and a small pool. The background shows a vast green landscape under a blue sky with white clouds. A blue triangle graphic is overlaid on the image, pointing downwards.

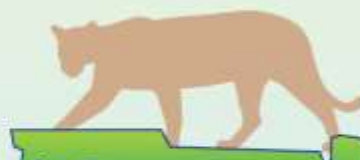
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YOU

Planning to Protect the

FLORIDA

WILDLIFE
CORRIDOR



**ONLINE
SEMINAR**

PART 2:
*Fostering
Community
Vision*

Wednesday, April 10, 2024

Noon to 2 p.m., Eastern

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- Certified Floodplain Managers (1.0 CEC)
- Florida Bar (2.0 General #2401226N)
- Florida Landscape Architects (2.0 DBPR hours #0014187)
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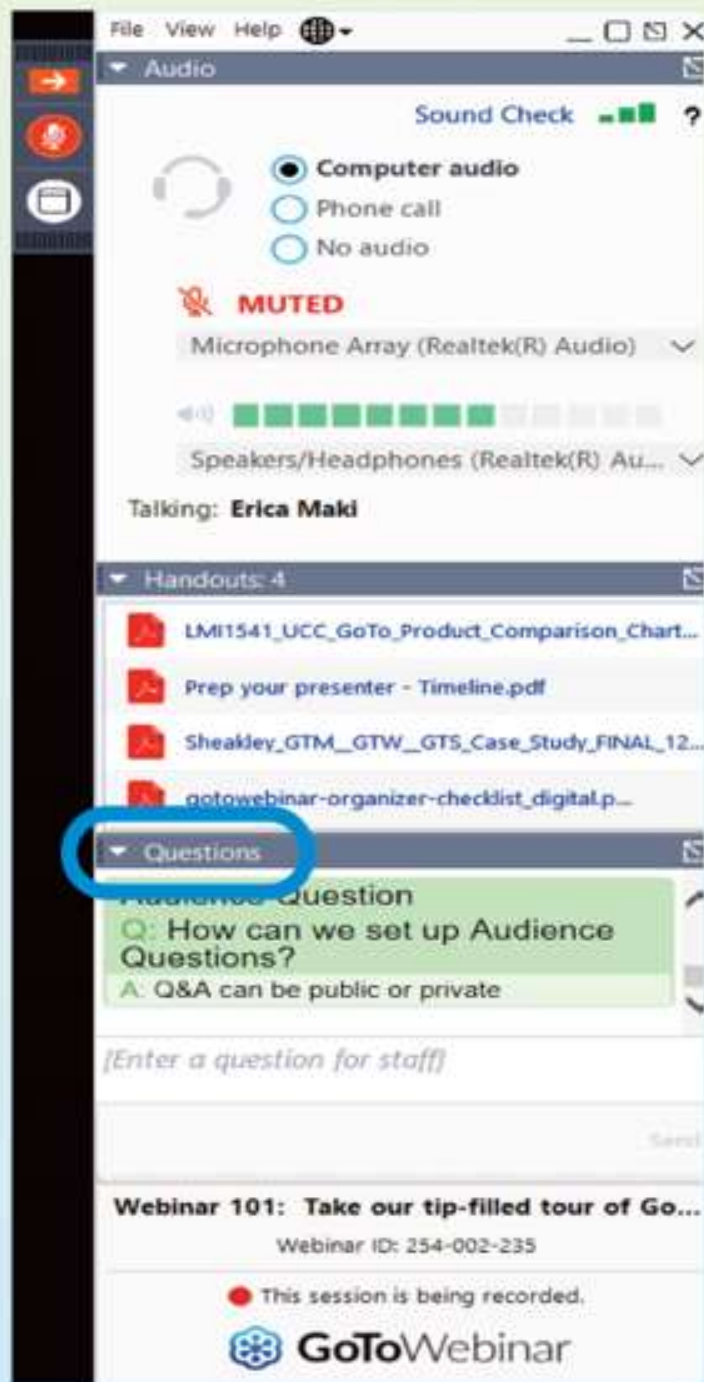
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Planning to Protect the Florida Wildlife Corridor

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**Thursday,
April 4, 2024**

PART I:
**Looking at
the Big Picture**

**Wednesday,
April 10, 2024**

PART II:
**Fostering
Community Vision**

**Wednesday,
April 24, 2024**

PART III:
**The Planning
Toolbox**

**Wednesday,
May 1, 2024**

PART IV
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