



Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, May 6, 2026

5:30 PM

Growth Services-Main Training
Room

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. ADOPT THE FOLLOWING MINUTES

1.1. [April 15, 2026](#)

2. SCHEDULED ITEMS

2.1. [Workshop: Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 4.3.6 Manufactured Home, Park Trailer, and Recreational Vehicle Regulations.](#)

2.2. [Workshop: Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Article 2 Division 15 Mass Grading](#)

3. NEW BUSINESS

3.1. [Next LDRC Workshop will be scheduled for May 20, 2026](#)

ADJOURN



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22879

Agenda Date: 5/6/2026

Agenda No.: 1.1.

SUBJECT:

April 15, 2026

DESCRIPTION/BACKGROUND:

Minutes from the Previous LDRC Workshop

The Marion County Land Development Regulation Commission met on April 15, 2026, at 5:30 p.m. in the Growth Services Main Training Room, 2710 E Silver Springs Blvd, Ocala, Florida.

CALL TO ORDER

Chairman David Tillman called the meeting to order at 5:34 p.m.

ROLL CALL & PLEDGE OF ALLEGIANCE

Kimberly Lamb called roll, and the quorum was confirmed.

Board members present were Chairman David Tillman, Richard Busche, Gene Losito, and Nate Chambers.

Staff members present were Chief Assistant County Attorney Dana Olesky, Assistant County Administrator Tracy Straub, Growth Services Director Chuck Varadin, Growth Services Deputy Director Ken Weyrauch, Planner Kathleen Brugnoli, Development Review Coordinator Elizabeth Madeloni, County Engineer Steven Cohoon, and Administrative Staff Assistant Kimberly Lamb.

Chairman David Tillman led the Pledge of Allegiance.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION

Kimberly Lamb read the Proof of Publication and advised that the meeting was properly advertised.

1. ADOPT THE FOLLOWING MINUTES

LDRC Board Member Richard Busche made a motion to adopt the minutes from the March 25, 2026, meeting. The motion was seconded by Board Member Gene Losito. The motion passed unanimously (4-0).

2. SCHEDULED ITEMS

2.1 Workshop: Discussion of the proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 4.3.6 Manufactured Home, Park Trailer, and Recreational Vehicle Regulations

Kathleen Brugnoli, Planner, opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments regarding the current language.

The Board agreed that more discussion on the language was needed and will bring the item back to the May 6, 2026, Workshop.

2.2 Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 4.3.11 Mining and Excavation

Ken Weyrauch, Deputy Director, opened the discussion regarding this item.

LDRC Board Members voiced their recommendations and comments regarding the current language.

Chuck Varadin, Growth Services Director, and Steven Cohoon, County Engineer, added additional comments.

The Board agreed that more discussion on the language was needed and will bring the item back to the May 6, 2026, Workshop.

LDRC Board Member Rick Busche made a motion, which was seconded by Board Member Nate Chambers. The motion passed unanimously (4-0).

2.3. Workshop: Discussion of the Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Article 2 Division 15 Mass Grading

LDRC Board Members voiced their recommendations and comments regarding the current language.

The Board agreed that more discussion on the language was needed and will bring the item back to the May 6, 2026 Workshop.

LDRC Board Member Nate Chambers made a motion, which was seconded by Board Member Gene Losito. The motion passed unanimously (4-0).

3. NEW BUSINESS

3.1 Next LDRC Workshop will be scheduled for May 6, 2026

ADJOURNMENT

The workshop adjourned at 6:40 p.m.

Attest:

David Tillman, Chairman

Kimberly Lamb, Administrative Staff Assistant

Land Development Regulation Commission Attendance Report

2026		January 7	January 21	February 4	February 18	February 25	March 4	March 11	March 25	April 15	May 6	May 20	June 3	June 17	July 1	July 15	August 5	August 19	September 2	September 16	October 7	October 21	November 4	November 18	December 2	December 16
David Tillman	Chairman	X		X	X	X	X	X	X	X																
Chris Howson	Board Member	X	X		X	X	X		X																	
Gene Losito	Vice Chairman	X	X		X		X			X																
Richard Busche	Board Member	X	X	X	X	X	X	X	X	X																
Robert Stepp	Board Member		X	X					X																	
Erica Larson	Board Member	X			X	X	X	X	X																	
Nate Chambers	Board Member *As of 1/20/26	*		X	X				X	X	X															
Vacant	Alt. Board Member	-																								
Vacant	Alt. Board Member	-																								

- N/A

X Present: attendance is counted towards the quorum

* Alternate Present; attendance not counted towards quorum



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22880

Agenda Date: 5/6/2026

Agenda No.: 2.1.

SUBJECT:

Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Section 4.3.6 Manufactured Home, Park Trailer, and Recreational Vehicle Regulations.

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to update LDC Section 4.3.6 Manufactured home, park trailer, and recreational vehicle regulations.

Sec. 4.3.6. Manufactured home, park trailer, and recreational vehicle regulations.

A. Temporary Use.

- (1) A manufactured home, park trailer or travel trailer may be used as a temporary residence incidental to construction on or development of property for a residential use on which the manufactured home, park trailer or travel trailer is located only during the time in which construction or development is actively underway with an active building permit, and in no case for more than six months, subject to renewal. Except that a manufactured home is prohibited from use as temporary residence on R-1 zoned property. Such use is subject to the approval of the Growth Services Director
- (2) A single recreational vehicle which has a self-contained disposal system shall be permitted to be occupied in any residential zoning as a non-commercial guest of the resident of the property involved, for a period not to exceed 21 days in any 60-day period by a Temporary Use Permit through the Growth Services Planning and Zoning Division.
- (3) Recreational vehicles which have a self-contained disposal system shall be permitted to be occupied in any agriculture zoning as a non-commercial guest of the owner or resident of the property involved, for a period not to exceed ~~90~~ days in any 365-day period. A single 30-day extension may be granted with Growth Services Director approval. A limit of ~~five~~four travel trailers or recreation vehicles is permitted at one time by a Temporary Use Permit through the Growth Services Planning and Zoning Division, ~~six~~ five or more by Special Event Permit with the approval of the Marion County Department of Health and the County Administrator.

- #### B. Parking of recreational vehicles.
- Recreational vehicles and trailers may be permitted to be parked beside or behind the residence unless stored in the driveway within the front yard provided that the vehicle ~~shall be setback a minimum of 10 feet from the edge of the adjacent public right-of-way, easement, or sidewalk and~~ shall not obstruct or interfere with the maintenance or use of ~~such the~~ right-of-way or sidewalk, and shall not obstruct the neighboring property owner's view of oncoming vehicular traffic, pedestrians, or bicyclists.

Use of manufactured homes and recreational vehicles.

- (1) Manufactured homes, recreational vehicles, park trailers, boats, and vans, shall only be used for their designed and intended purpose as evidenced by the manufacturer's certification.
- (2) It shall be a violation of the County's Land Development Code for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused recreational vehicles, park trailers, or manufactured homes on any property, street, or highway, except;
 - (a) When such property is located upon the premises of a lawfully established and maintained junkyard, vehicle repair business, or other similar facility as allowable by law.
 - (b) For the storage, service or repair of such property, when located within the confines of a completely enclosed permitted structure, not to include open carports.
- (3) Unoccupied recreational vehicles, park trailers, manufactured homes shall not be used for storage or any other non-residential use for which it was not designed and manufactured as evidenced by the manufacturer's certification.
- (4) A recreational vehicle that is not occupied must be owned or leased by the property owner or tenant

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)

Sec. 4.3.6. Manufactured home, park trailer, and recreational vehicle regulations.

A. Temporary Use.

- (1) A manufactured home, park trailer or travel trailer may be used as a temporary residence incidental to construction on or development of property for a residential use on which the manufactured home, park trailer or travel trailer is located only during the time in which construction or development is actively underway with an active building permit, and in no case for more than six months, subject to renewal. Except that a manufactured home is prohibited from use as temporary residence on R-1 zoned property. Such use is subject to the approval of the Growth Services Director
- (2) A single recreational vehicle which has a self-contained disposal system shall be permitted to be occupied in any residential zoning as a non-commercial guest of the resident of the property involved, for a period not to exceed 21 days in any 60-day period by a Temporary Use Permit through the Growth Services Planning and Zoning Division.
- (3) Recreational vehicles which have a self-contained disposal system shall be permitted to be occupied in any agriculture zoning as a non-commercial guest of the owner or resident of the property involved, for a period not to exceed 90 days in any 365-day period. A single 30-day extension may be granted with Growth Services Director approval. A limit of four travel trailers or recreation vehicles is permitted at one time by a Temporary Use Permit through the Growth Services Planning and Zoning Division, five or more by Special Event Permit with the approval of the Marion County Department of Health and the County Administrator.

- B. Parking of recreational vehicles. Recreational vehicles and trailers may be permitted to be parked beside or behind the residence unless stored in the driveway provided that the vehicle shall not obstruct or interfere with the maintenance or use of the right-of-way or sidewalk, and shall not obstruct the neighboring property owner's view of oncoming vehicular traffic, pedestrians, or bicyclists.

Use of manufactured homes and recreational vehicles.

- (1) Manufactured homes, recreational vehicles, park trailers, boats, and vans, shall only be used for their designed and intended purpose as evidenced by the manufacturer's certification.
- (2) It shall be a violation of the County's Land Development Code for any person, firm or corporation to keep, dump, store, place or deposit abandoned, unlicensed, inoperable, junked, disabled, wrecked, discarded or otherwise unused recreational vehicles, park trailers, or manufactured homes on any property, street, or highway, except;
 - (a) When such property is located upon the premises of a lawfully established and maintained junkyard, vehicle repair business, or other similar facility as allowable by law.
 - (b) For the storage, service or repair of such property, when located within the confines of a completely enclosed permitted structure, not to include open carports.
- (3) Unoccupied recreational vehicles, park trailers, manufactured homes shall not be used for storage or any other non-residential use for which it was not designed and manufactured as evidenced by the manufacturer's certification.
- (4) A recreational vehicle that is not occupied must be owned or leased by the property owner or tenant

(Ord. No. 17-08, § 2(Exh. A), 4-11-2017)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22882

Agenda Date: 5/6/2026

Agenda No.: 2.2.

SUBJECT:

Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments Presented by Staff. The LDRC will Review and Provide Recommendations Regarding Article 2 Division 15 Mass Grading

DESCRIPTION/BACKGROUND:

Staff have attached the proposed language to update LDC Article 2, Division 15 Mass Grading

- LAND DEVELOPMENT CODE
Article 2 - APPLICATION TYPES AND STANDARD REQUIREMENTS
DIVISION 15. MASS GRADING PLAN

Why these changes are needed:

- We need to close the loophole in § 4.3.11(B)(1)(c) (“Removal of excess material...”), paired with optional Mass Grading Plans that authorize excavation prior to site improvements. As written, a developer can claim “excess” and haul co
- Commercially valuable sand/fill offsite without a Special Use Permit (SUP).
- Florida Statutes define “borrow pits” and “extraction” in ways that we (Marion County) can mirror: any offsite removal for commercial use is extraction/mining. Using that definition and other counties’ thresholds (e.g., Seminole’s 5,000 net cubic yards and ≤200% of required stormwater volume), we can cap truly incidental offsite disposal of unsuitable materials (muck/clay/contaminated soils) and require an SUP for anything beyond—especially export/sale of sand/fill.
- Lake County explicitly treats borrow pits as mining and emphasizes resource protection; Sumter County requires mining as a special/conditional use with strong buffers. We aim to incorporate those policy cues for regional consistency, while staying within Marion County’s structure.
- We’re restoring the intent of the exemption, not restricting development. We are eliminating an arbitrary unlimited exemption with no criteria.
- The changes aim to maintain the community character with its rolling hills rather than flattening and smoothing the terrain to facilitate cookie-cutter development patterns to continue to dominate the landscape.

Summary of Changes

- The changes clarify that off-site removal of excavated material for sale is “resource extraction” and requires a SUP. It redefines the “excess material” exception (4.3.11.B.1.c) so it cannot be used to export/sell suitable sand/fill, and caps only unsuitable disposal with clear thresholds—consistent with peer ies approach and Florida’s definition.
- Adds definitions referencing F.S. §378.403.
- Revises pond and road project exceptions to prevent off-site sale of suitable fill.
- Adds cross-reference in §2.15.1 (Mass Grading Plan) stating Mass Grading does not authorize resource extraction.
- Aligns with peer counties (Lake County treats borrow pits as mining; Sumter uses special/conditional permits and strong buffers). The changes keep our basic framework but adds teeth.
- It also pins Mass Grading to construction, explicitly stating it does not authorize resource extraction, and routes any off-site removal beyond the small, unsuitable carve-out straight to an SUP
- Put definitions in Definition Section (resource extraction, borrow pit, mining?, net cubic yards (in Mass grading?))
- Strike exemption / loophole

DIVISION 15. MASS GRADING PLAN

Sec. 2.15.1. Applicability.

Mass Grading Plans are not required, but may be submitted for review and approval at the option of the applicant prior to the submittal and approval of a Major Site Plan or Improvement Plan when clearing, earth moving, excavation or grading of the site or portions of the site is proposed prior to construction of other improvements. This may include temporary or permanent construction of stormwater ponds, swales, ditches, piping, or other site-related grading improvements. When submitting a Mass Grading Plan, the applicant shall comply with the minimum standards and submittal requirements applicable to the intended future Major Site Plan or Improvement Plan application. A Mass Grading Plan authorizes earthwork only when such activity is incidental to the construction of proposed onsite improvements and does not authorize resource extraction. A Mass Grading Plan does not authorize mining, borrow pit operations, or commercial resource extraction. Offsite removal of excavated material under a Mass Grading Plan is limited to excess or unsuitable material generated as a necessary incident of constructing the proposed onsite improvements and shall be subject to the thresholds and documentation requirements in Section 4.3.11(B)(1)(c). The applicant shall document the nature, estimated volume, haul destination, and purpose of any offsite material removal. Use of a Mass Grading Plan for the commercial excavation, removal, sale, or distribution of suitable sand, fill, limerock, clay, or other resource material is prohibited unless separately authorized as resource extraction through the applicable Special Use Permit or other approval required by this Code. Nothing in this section prohibits the lawful disposal of unsuitable or excess material generated incidental to approved construction activities, provided such removal is not used to conduct or facilitate resource extraction without the approvals required by this Code.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.2. Submittal requirements.

- A. Mass Grading Plan applications shall be submitted through Marion County's online permitting portal at permits.marionfl.org.
- B. Fee in the amounts established by resolution of the Board will apply.

- F. General application requirements shall be as shown on Table 2.11-1 Application Requirements.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.3. Review and approval procedures.

- A. DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant.

B. Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County does not exempt the applicant from obtaining the appropriate permits from other agencies as applicable.

C. Mass grading plans shall include at a minimum:

- Application, Warranty Deed, Planning & Zoning Maps
- Marion County Aquifer Vulnerability Assessment (MCAVA)
- Environmental Assessment
- Contour Maps (Pre-Modification & Proposed FINAL)
- Cubic Yard Calculations of Materials to be Excavated (Redistributed/Removed)
- Cubic Yard Calculations of Materials to remain on site for site development
- Phasing Plan
- Haul Route & Onsite Circulation Maps
- Onsite Vehicle Maintenance Area Maps

Sec. 2.15.4. Construction, completion, and close out.

A. The excavation's, grading, and moving of earth in conjunction with the platting of a subdivision or other development, excavated materials removed from the tract shall not exceed five thousand (5,000) net cubic yards without a borrow pit or sand mine permit.

Mass Grading Plans permits shall be valid for six months. Extensions, in six-month intervals, may be approved by the County Engineer, or designee,, for a total period up to two years. B. Mass Grading Plans shall be valid for one year from the date of approval. Upon written request by the applicant prior to expiration, DRC may approve one extension for a period not to exceed one additional year. Work authorized by the Mass Grading Plan shall not continue after expiration unless an extension has been approved or a new Mass Grading Plan has been issued. Applicant shall notify Office of the County Engineer

C. Total cubic yards to be removed from the subject parcel(s) (Cut and Fill Estimates) shall be clearly indicated and printed on the cover page of the Mass Grading Plan. In the event that a deviation from the approved calculated cubic yard removal would exceed the original calculations, the applicant must immediately notify the Office of The County Engineer to justify the proposed increase. Excess materials, above approved original calculations, may not be removed from the site unless approved by the Office of The County Engineer.

D. Total cubic yardage that has been removed from the subject parcel(s) shall be documented daily and these numbers shall be submitted to the Office of The County Engineer in a monthly memorandum or report. This documentation shall include (cubic yardage, dates and destination).

D. All work shall be in accordance with approved plans. Existing and Final contour plans are required for all mass grading projects.

D. As-Builts/Record Survey meeting Marion County standards shall be submitted with the engineer's certification for final inspection. As-Builts shall adhere to the requirements of the Major Site Plan or Improvement Plan which the Mass Grading Plan supports.

E. Haul Routes

Stabilization (timingHaul Route Approval, Road Repair, and Hours of operation)

- a. Haul routes shall be clearly identified by the applicant and approved by the Office of The County Engineer. Ingress/egress roadways utilized for access to the subject parcel(s) shall remain passable at all times. Contingency plans shall be developed and approved by The Office of the County Engineer should a hauling vehicle, originating or in route to the subject parcel(s), suffer a materials spill occurrence on any roadway that is being utilized by the transport vehicles associated with activities on the subject parcel(s).Neighbor notification required before mass grading begins over a certain volume off-site estimate based on cut-fill analysis (below)
 - b. All operations accessing unpaved roads shall be responsible for full-time maintenance of the unpaved road at the applicant's sole expense in a condition satisfactory to the Office of The County Engineer. Equipment for grading and watering of the road shall be available and a schedule for the maintenance approved prior to the start of work.
2. Maintaining character of the area
- a. Not
 - a. Contoured elevations of platted project areas shall not significantly differentiate from the natural contours of the surrounding areas in that elevations created by mass grading shall not create terrestrial levels that are recessed or raised to levels that are not aesthetically consistent with surrounding areas or would create additional stormwater burden on adjacent properties.
 - b. Specialized projects that include heavily contoured features are permissible upon approval of the Growth Services Director or the County Engineer.
3. Ground water monitoring beyond a certain depth (requires baseline groundwater documentation)
- a. Projects which include: (a) at least 35 percent of the proposed excavated area is located in a **MCAVA** category of "more" or "most" vulnerable, or (b) the operations will excavate within 15 feet of predicted height of potentiometric surface, or lime rock, whichever is higher, shall meet the requirements of the Springs Protection Overlay Zone in [Article 5](#).
4. Cut & Fill Analysis: Provide cut & fill analysis w/ proposed offsite removal amount
- a. Calculations shall be provided that indicate the gross amount of cubic yards that are proposed to be excavated. Calculations shall provide volumes of materials and type to be redistributed across the project, the volume of materials and type to be imported and the volume of materials and type to be export from the project site.
 - b. A Phasing Plan shall be provided that illustrates what areas of the project will be opened for grading and/or excavation, including a timeline, for all phases. This shall include total area of each phase and the amount of materials that will be redistributed, imported or exported by phase.
5. Reclamation Plan & Bond
- a. Where the excavated area will be reclaimed and developed with an urban land use or rural development, clean fill and/or soil with similar or lower permeability and recharge rate than the original strata shall be replaced to a minimum depth of 15 feet over potentiometric surface or top of limerock, whichever is higher, not to exceed natural ground elevation.
 - b. Should the applicant wish to move forward with grading and contouring under a waiver, and at their own risk, the applicant shall secure bonding in order to insure that reclamation can be undertaken by another party without incurring expenses should the applicant default or abandon the project.

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- a. Teeth: what are the teeth if they don't follow the rules & their plan, dust suppression, expected loads/yards per day or year,
- Current Permit Suspension
 - Freeze on Future Permits
 - Code Enforcement Violation
 - Fines issues by Code Enforcement Board
 - Notification to FDEP or required WMD

(Ord. No. 13-20, § 2, 7-11-2013)

DIVISION 15. MASS GRADING PLAN

Sec. 2.15.1. Applicability.

~~Mass Grading Plans are not required, but may be submitted for review and approval at the option of the applicant prior to the submittal and approval of a Major Site Plan or Improvement Plan when clearing, earth moving, excavation, or grading of the site, or portions of the site, is proposed prior to the construction of other improvements, including temporary or permanent construction of stormwater ponds, swales, ditches, piping, building pads, internal roads, or other site-related grading improvements.~~

~~When submitting a Mass Grading Plan, the applicant shall adhere to the minimum standards and submittal requirements of the intended future Major Site Plan or Improvement Plan application.~~

~~A Mass Grading Plan authorizes earthwork only when incidental to proposed or approved onsite development improvements. A Mass Grading Plan shall not be used to authorize a borrow pit, sand mine, mining operation, or resource extraction activity except as otherwise allowed under this Code.~~

~~Grading Plans are not required, but may be submitted for review and approval at the option of the applicant prior to the submittal and approval of a Major Site Plan or Improvement Plan when clearing, earth moving, excavation or grading the site or portions of the site are intended, including temporary or permanent construction of the stormwater ponds, swales, ditches or piping, prior to the construction of other improvements. When submitting a Mass Grading Plan, the applicant shall adhere to the minimum standards and submittal requirements of the intended future Major Site Plan or Improvement Plan application.~~

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.2. Submittal requirements.

- A. ~~Mass Grading Plan applications shall be submitted to the Office of the County Engineer.~~
- B. ~~A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer.~~
- C. ~~Digital submission of plans shall be coordinated through the Office of the County Engineer and available through www.marioncountyfl.org/ePlans.aspx.~~
- D. ~~For paper submissions, the number of copies submitted shall be established by resolution.~~
- E. ~~A Development Review Plan Application, available through the Office of the County Engineer, shall be submitted with the Mass Grading Plan application.~~
- F. ~~General application requirements shall be as shown on Table 2.11-1 Application Requirements.~~
- G. ~~Existing and proposed contour information shall be provided.~~
- H. ~~A cut-and-fill summary shall be provided and shall identify the estimated cubic yards of excavation, onsite redistribution, imported material, exported material, unsuitable material, and net offsite material removal.~~
- I. ~~When offsite material removal is proposed, the application shall identify the estimated quantity, general material type, proposed destination, haul route, and whether the material is proposed for disposal, reuse, sale, or other lawful use.~~

J. ~~When required by Sec. 2.15.4, the applicant shall submit a Material Removal Management Plan addressing haul routes, roadway protection, dust control, material track-out, erosion control, stabilization, adjacent property protection, reporting, and other safeguards required by the County Engineer, or designee.~~

K. ~~The total estimated cubic yards of excavation, onsite redistribution, imported material, exported material, unsuitable material, and cumulative net offsite material removal shall be clearly shown on the cover sheet of the Mass Grading Plan.~~

~~Mass Grading Plan applications shall be submitted to the Office of the County Engineer.~~

B. ~~A fee in the amount established by resolution of the Board shall accompany the application. The fee schedule is available at the Office of the County Engineer.~~

C. ~~Digital submission of plans shall be coordinated through the Office of the County Engineer and available through www.marioncountyfl.org/ePlans.aspx.~~

D. ~~For paper submissions, the number of copies submitted shall be established by resolution.~~

E. ~~Development Review Plan Application available at the Office of the County Engineer.~~

F. ~~General application requirements shall be as shown on Table 2.11-1 Application Requirements.~~

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.3. Review and approval procedures.

A. ~~DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant.~~

B. ~~One approved plan shall be returned to the applicant.~~

C. ~~Permitting by other agencies. Any waivers, exemptions, or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable.~~

D. ~~DRC, the County Engineer, or designee may condition approval of a Mass Grading Plan as necessary to address erosion control, stormwater management, adjacent property impacts, haul routes, roadway protection, dust control, material track-out, stabilization, public safety, reporting, or compliance with the requirements of this Code.~~

E. ~~Approval of a Mass Grading Plan shall not constitute approval of a Major Site Plan, Improvement Plan, subdivision, final plat, building permit, borrow pit, sand mine, mining operation, resource extraction operation, Special Use Permit, or any other development approval required by this Code.~~

~~DRC shall review this application with staff comments and approve, approve with conditions, or provide further direction to the applicant.~~

B. ~~One approved plan shall be returned to the applicant.~~

C. ~~Permitting by other agencies. Any waivers, exemptions or partial exemptions granted by Marion County do not exempt the applicant from obtaining the appropriate permits from other agencies as applicable.~~

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.15.4. Construction, completion, and close out.

A. Duration.

Mass Grading Plans shall be valid for one year from the date of approval. Upon written request by the applicant prior to expiration, DRC may approve one extension for a period not to exceed one additional year. Work authorized by the Mass Grading Plan shall not continue after expiration unless an extension has been approved or a new Mass Grading Plan has been issued.

B. Notice to commence work.

The applicant shall notify the Office of the County Engineer at least 72 hours prior to commencing onsite improvement work authorized by the Mass Grading Plan.

C. Approved plans.

All work shall be in accordance with the approved Mass Grading Plan, including the approved contours, cut-and-fill summary, approved net offsite material removal quantity, haul route, and any conditions of approval. Removal of material in excess of the approved net offsite material removal quantity shall not occur without prior written approval from the County Engineer, or designee.

D. Offsite material removal.

Offsite material removal authorized under a Mass Grading Plan shall be regulated based on the cumulative net cubic yards of material proposed to be removed from the subject parcel, parent tract, project area, or commonly controlled development. The thresholds in this subsection shall not be avoided through phasing, separate permits, separate contractors, or multiple sequential Mass Grading Plan applications.

1. De minimis offsite removal: 500 cubic yards or less.

Offsite removal of 500 net cubic yards or less may be approved with notation on the Mass Grading Plan identifying the estimated quantity, general material type, and destination.

2. Basic offsite removal: 501 to 2,500 cubic yards.

Offsite removal greater than 500 net cubic yards and up to 2,500 net cubic yards may be approved with a cut-and-fill estimate, proposed destination, erosion control measures, stabilized construction access, and measures to prevent material tracking onto public roads.

3. Minor offsite removal: 2,501 to 5,000 cubic yards.

Offsite removal greater than 2,500 net cubic yards and up to 5,000 net cubic yards may be approved with a haul route, estimated truck trips, material destination, dust control, track-out control, and stabilization measures.

4. Intermediate offsite removal: 5,001 to 25,000 cubic yards.

Offsite removal greater than 5,000 net cubic yards and up to 25,000 net cubic yards may be approved with County approval of the haul route, haul schedule, material destination, dust and track-out controls, monthly reporting of material removed, and procedures for road cleanup and complaint response.

5. Major offsite removal/resource extraction review: greater than 25,000 cubic yards.

Major offsite removal/resource extraction review: greater than 25,000 cubic yards. Offsite removal greater than 25,000 net cubic yards shall require approval as a borrow pit, sand mine, mining operation, resource extraction operation, Special Use Permit, or other applicable approval required by this Code, unless the County Engineer, or designee, determines in writing, based on an approved Material Removal Management Plan, that the removal is incidental to a proposed or approved onsite development and that adequate safeguards have been provided to address haul routes, roadway impacts, dust control, material track-out, erosion control, drainage, adjacent property impacts, stabilization, reclamation, and reporting.

The sale, reuse, or lawful disposal of excess material shall not, by itself, constitute resource extraction, provided the excavation and offsite removal are incidental to construction of proposed or approved onsite improvements and comply with the applicable requirements of this section.

Formatted: Paragraph 1

E. Material Removal Management Plan.

A Material Removal Management Plan shall be required for offsite material removal greater than 25,000 net cubic yards when the applicant seeks a determination that the removal is incidental to proposed or approved onsite development. A Material Removal Management Plan may also be required by the County Engineer, or designee, due to the scale, location, depth, haul route, or potential offsite impacts of the work. The plan shall include, as applicable:

1. Cut-and-fill analysis identifying gross excavation, onsite redistribution, imported material, exported material, unsuitable material, and net offsite removal;
2. Phasing plan identifying the limits, duration, and stabilization measures for each phase;
3. Haul route plan identifying ingress and egress points, proposed haul routes, estimated truck trips, hauling hours, and material destination;
4. Roadway maintenance and track-out control plan, including stabilized construction entrances, sweeping or cleaning procedures, dust suppression, and corrective action procedures;
5. Drainage and adjacent property protection measures demonstrating that the grading activity will not create adverse stormwater, erosion, sedimentation, flooding, or access impacts;
6. Groundwater protection information when excavation is proposed within 15 feet of the predicted seasonal high groundwater table, potentiometric surface, limerock, or other sensitive subsurface condition, or when the project is located in a more vulnerable or most vulnerable aquifer area;
7. Reclamation, final grading, or stabilization plan identifying final contours, slopes, vegetative stabilization, erosion protection, and the condition in which the site will be left if development does not proceed;
8. Security, fencing, or other public safety measures where open excavations, steep slopes, water-filled excavations, or other hazards may be created; and
9. Reporting procedures for offsite material removal, complaints, corrective actions, and deviations from the approved plan.

F. Haul routes and roadway protection.

Haul routes shall be identified by the applicant and approved by the Office of the County Engineer when required by this section. Public and private roads used for hauling shall remain passable and reasonably free of sediment, material, water, and debris generated by the work. The applicant shall promptly correct any unsafe or unacceptable roadway condition caused by the work, including sweeping, cleaning, grading, watering, or other corrective action as directed by the County Engineer, or designee.

When hauling uses unpaved roads, the applicant shall be responsible for maintaining such roads, at the applicant's sole expense, in a condition acceptable to the County Engineer, or designee.

G. Reporting.

If the County Engineer, or designee, determines that activities authorized under a Mass Grading Plan are not being conducted in accordance with the approved plan, approved Material Removal Management Plan, approved haul route, approved quantities, or other conditions of approval, or are causing unsafe roadway conditions, material track-out, dust, erosion, sedimentation, flooding, adverse impacts to adjacent property, unauthorized excavation, or unauthorized offsite material removal, the County may require immediate corrective action. Corrective action may include, but is not limited to, roadway cleaning, dust suppression, additional erosion or sediment controls, revised haul routes, reduced hauling hours, temporary suspension

of hauling, stabilization of disturbed areas, revised phasing, additional reporting, revised plans, code enforcement action, fines, withholding of inspections or approvals related to the site, notification to applicable state or water management district agencies, or requirement to obtain a borrow pit, sand mine, mining operation, resource extraction, Special Use Permit, or other applicable approval required by this Code.

H. Cessation of work and stabilization.

Should activities associated with the Mass Grading Plan cease for 30 consecutive days, the applicant shall immediately stabilize the site, secure any open excavations or hazardous areas, maintain erosion and sediment controls, and ensure that adjacent offsite properties and public rights-of-way are not adversely impacted.

I. As-builts, certification, and close out.

As-Builts/Record Survey meeting standards set forth in Ch. 5J-17, F.A.C., shall be submitted with the engineer's certification for final inspection. As-Builts shall adhere to the requirements of the Major Site Plan or Improvement Plan which the Mass Grading Plan supports. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant.

J. Enforcement and corrective action.

Failure to comply with the approved Mass Grading Plan, approved Material Removal Management Plan, haul route, reporting requirements, stabilization requirements, approved quantities, or other conditions of approval may result in corrective action, suspension of work, suspension of hauling, withholding of inspections or approvals related to the site, code enforcement action, fines, requirement for revised plans, notification to applicable state or water management district agencies, or requirement to obtain a borrow pit, sand mine, mining operation, resource extraction, Special Use Permit, or other applicable approval required by this Code.

Mass Grading Plans shall be valid for two years with a one-time extension of one year if requested by the applicant in writing and approved by DRC. Should activities associated with the Mass Grading Plan cease for 30 days, the applicant shall immediately stabilize the site and ensure that adjacent offsite properties are not adversely impacted.

~~B. Applicant shall notify Office of the County Engineer for onsite improvement work 72 hours prior to commencing construction.~~

~~C. All work shall be in accordance with approved plans.~~

~~D. As-Builts/Record Survey meeting standards set forth in Ch. 5J-17 FAC shall be submitted with the engineer's certification for final inspection. After all work is completed, inspected, and accepted by the County, a letter of completion will be issued to the applicant. As-Builts shall adhere to the requirements of the Major Site Plan or Improvement Plan which the Mass Grading Plan supports.~~

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2026-22883

Agenda Date: 5/6/2026

Agenda No.: 3.1.

SUBJECT:

Next LDRC Workshop will be scheduled for May 20, 2026

DESCRIPTION/BACKGROUND:

For Informational Purposes Only