



# Marion County

## Land Development Regulation Commission

### Meeting Agenda

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Wednesday, October 2, 2024

5:30 PM

Marion County Main Training  
Room

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#### ROLL CALL AND PLEDGE OF ALLEGIANCE

#### Acknowledgement of Proof of Publication

#### 1. ADOPT THE FOLLOWING MINUTES

[September 18, 2024](#)

#### 2. SCHEDULED ITEMS

- 2.1 [Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Revise Section 6.13.3 - Types of Stormwater Management Facilities](#)

#### 3. NEW BUSINESS

#### ADJOURN



# Marion County

## Land Development Regulation Commission

### Agenda Item

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**File No.:** 2024-16794

**Agenda Date:** 10/2/2024

**Agenda No.:**

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**SUBJECT:**

**September 18, 2024**

**DESCRIPTION/BACKGROUND:**

Minutes from the previous LDRC workshop.

The Marion County Land Development Regulation Commission met on September 18, 2024 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 5:33pm and Autumn Williams called roll.

**ROLL CALL**

Board members present were Chairman David Tillman, Gene Losito, Richard Busche, Christopher Howson, and alternate member Erica Larson.

Staff members present were Assistant County Administrator Tracy Straub, Chief Assistant County Attorney Dana Olesky, Growth Services Director Chuck Varadin, Senior Planner Chris Rison, County Engineer Steven Cohoon, Parks Director Jim Couillard, Staff Assistants Autumn Williams and Kelly Hill.

There were no members of the public present.

**PLEDGE OF ALLEGIANCE**

David Tillman led the Pledge of Allegiance.

**ACKNOWLEDGEMENT OF PROOF OF PUBLICATION**

Autumn Williams read the Proof of Publication and advised that the meeting was properly advertised.

**1. ADOPT THE PREVIOUS MINUTES**

Christopher Howson made a motion to adopt the minutes from the August 21, 2024 meeting. Motion was seconded by Gene Losito. Motion passed unanimously.

**2. SCHEDULED ITEMS**

**2.1. Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Revise Division 8.6. - Technical Standards and Requirements, to Review and Update Table 6.8-2 Land Use Categories for Buffers Table to Reflect the Proposed Table**

David Tillman opened discussion regarding this item.

The Board reviewed changes to the to the documents based on the discussion at the last meeting. Additional changes were discussed and agreed. Gene Losito

made a motion to adopt final changes. Motion was seconded by Christopher Howson. Motion passed unanimously.

**2.2. Discussion for Proposed Marion County Land Development Code (LDC) Amendments as a Result of the Passing of Senate Bill 812 to Revise Section 2.18.4. Construction, Completion, and Close Out**

The Board reviewed changes to the language based on prior discussion. Additional changes were discussed and agreed. Tracy Straub will make edits to the verbiage and legal will review; these updates will finalize the board recommendations and a public hearing was set for October 16, 2024 at 5:30P.M. Richard Busche made a motion to adopt additional changes and to set for public hearing. Motion was seconded by Gene Losito. Motion passed unanimously.

**3. NEW BUSINESS**

**3.1. Advisory Board Training**

Tracy Straub, Assistant County Administrator, reviewed the mandatory advisory board training that required all members to complete within 6 months of appointment/reappointment. Commission was advised to complete training and return forms as soon as possible.

**ADJOURNMENT**

The meeting adjourned at 7:04 PM

Attest:

\_\_\_\_\_  
David Tillman, Chairman

\_\_\_\_\_  
Autumn Williams  
Administrative Staff Assistant



# Marion County

## Land Development Regulation Commission

### Agenda Item

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**File No.:** 2024-16793

**Agenda Date:** 10/2/2024

**Agenda No.:** 2.1

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**SUBJECT:**

**Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Revise Section 6.13.3 - Types of Stormwater Management Facilities**

**DESCRIPTION/BACKGROUND:**

Staff has attached the proposed changes to update LDC Section 6.13.3 - Types of stormwater management facilities. Staff, has identified a need to clarify language of this section to mirror the Water Management District, for consistency, and address private industry feedback.

**Sec. 6.13.3. Types of stormwater management facilities.**

A. Existing public.

- (1) An adjacent public retention/detention area may be utilized for disposal of runoff generated by an applicant's improvements if it can be proven that capacity is sufficient.
- (2) A Stormwater Connection Application is required for any connection to or expansion of a County retention/detention area, including but not limiting to drainage retention/detention areas or conveyance systems, not previously designed or permitted to consider the applicant's improvements.
- (3) If the retention/detention area is still under a maintenance agreement, approval in writing must be received from the maintenance entity, when not the County, stating no objection to the use of the facility.

B. Natural.

- (1) A natural facility may be used without further excavation upon the applicant's submittal of calculations demonstrating the existing capacity is sufficient.
- (2) Proof of control, ownership or easement for operation and maintenance of the natural facility shall be provided.
- (3) Runoff from adjacent property, to a natural facility, must be perpetuated to the extent of protecting upland owner interest.

C. Proposed public.

- (1) Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention area or to a depth of two feet below the water control surface with a minimum berm width of 12-5 feet stabilized at six percent grade maximum around the entire perimeter of the facility. Side slopes steeper than 4:1 may be allowed with additional accommodations related to public safety, maintenance, and such as fencing or other protection from public access upon approval by the County Engineer or his their designee.
- (2) Stormwater management systems servicing a public development shall be owned and maintained by Marion County. They may be privately owned and maintained, upon approval by the County Engineer and granting of an easement to Marion County, minimally allowing but not obligating, emergency maintenance, as well as access to, drainage of, conveyance of, and storage of stormwater.
- (3) If fencing is used, it shall be per the County Fence Detail found in Section 7.3.1 Transportation and Stormwater details.
- (4) The bottom of all dry water retention areas shall have appropriate vegetative cover.
- (5) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.

D. Proposed private.

- (1) Residential subdivisions. Retention/detention areas shall have side slopes no steeper than 4:1 (horizontal: vertical) be designed with a minimum berm width of 12-5 feet stabilized at six percent grade maximum around the entire perimeter of the facility. and side side slopes.

**Commented [CJ1]:** Mirrors water management district language.

**Commented [CJ2]:** Berm width based on private industry feedback and waiver requests.

**Commented [CJ3]:** Mirrors water management district language.

**Commented [CJ4]:** OCE believes this language belongs in landscaping section of code.

(a) No steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention area or to a depth of two feet below the water control surface; or

(b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1 may be allowed with and additional accommodations related to public safety such as fencing or other protection from public, maintenance, and access upon approval by the County Engineer or his designee.

Berm widths under 5 feet may be allowed upon approval by the County Engineer or their designee.

(2) Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at six percent grade maximum around the entire perimeter of the facility and side slopes:

(a) No steeper than 4:1 (horizontal: vertical) from top of berm to bottom of dry water retention/detention area or to a depth of two feet below the water control surface; or

(b) Steeper than 4:1 with an access path provided to the bottom of the facility at a slope of no steeper than 3:1 and additional accommodations related to public safety such as fencing or other protection from public access; or

(c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, with an access path provided to the bottom of the facility at a slope of no steeper than 3:1 and additional accommodations related to public safety such as fencing or other protection from public access, and an appropriate barrier shall be provided when adjacent to vehicular paths and parking areas.

Berm widths under 5 feet may be allowed upon approval by the County Engineer or their designee.

(3) The bottom of all dry water retention areas shall have appropriate vegetative cover.

(4) A retention/detention area that is adjacent to a public right-of-way shall be constructed to be aesthetically pleasing with curvilinear form and shall be landscaped with a mixed plant pallet meeting Marion-friendly landscaping standards minimally consisting of four shade trees and 200 square feet of landscaping comprised of shrubs and/or groundcover for every 100 lineal feet of frontage or fractional part thereof, or, in the case of a wet facility, a littoral zone meeting the governing water management district criteria. The proposed landscaping shall be arranged to provide ease of maintenance and screening of stormwater structures.

(Ord. No. 13-20, § 2, 7-11-2013)

**Commented [CJ5]:** Mirrors water management district language.

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**Commented [CJ6]:** Mirrors water management district language.

**Commented [CJ7]:** Mirrors water management district language.

**Commented [CJ8]:** Mirrors water management district language.

**Commented [CJ9]:** Prevents waiver requests odd cases.

**Commented [CJ10]:** OCE believes this language belongs in landscaping section of code