



Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, February 5, 2025

5:30 PM

Marion County Main Training
Room

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. ADOPT THE FOLLOWING MINUTES

1.1. [January 15, 2025](#)

2. SCHEDULED ITEMS

2.1. [Discussion for Proposed Marion County Land Development Code \(LDC\) Amendments to Review and Create Section 4.3.28 Limitations on Ownership and Possession of Dogs and Cats](#)

2.2. [Discussion for Proposed Marion County Land Development \(LDC\) Amendments to Review and Update Section 2.21.1 Applicability](#)

2.3. [Discussion for Proposed Marion County Land Development \(LDC\) Amendments to Review and Update Section 6.13.5 Flood Plain and Protection](#)

2.4. [Discussion for Proposed Marion County Land Development \(LDC\) Amendments to Review and Update Section 6.13.9 Grading Criteria](#)

2.5. [Discussion for Proposed Marion County Land Development \(LDC\) Amendments to Review and Update Technical Standards 034 Drainage Retention Area, 039 Bed Trench Type A, and 040 Bed Trench Type B](#)

2.6. [Discussion for Proposed Marion County Land Development \(LDC\) Amendments to Review and Update Utilities Technical Standards 102 Type A Bed Trench and 103 Type B Bed Trench](#)

3. NEW BUSINESS

ADJOURN



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-17986

Agenda Date: 2/5/2025

Agenda No.: 1.1.

SUBJECT:
January 15, 2025

DESCRIPTION/BACKGROUND:
Minutes from the previous LDRC workshop.

The Marion County Land Development Regulation Commission met on January 15, 2025 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.

ROLL CALL & PLEDGE OF ALLEGIANCE

Kelly Hill called roll and quorum was confirmed.

Board members present were Chairman David Tillman, Richard Busche, Chris Howson, Gene Losito, and Alternate Member Erica Larson.

Chairman David Tillman led the Pledge of Allegiance.

Staff members present were Assistant County Administrator Tracy Straub, Deputy Director Ken Weyrauch, Senior Planner Chris Rison, Development Review Coordinator Liz Madeloni, County Engineer Steven Cohoon, Stormwater Engineer Jason Cambre, Land Development Manager Aaron Pool, Chief Assistant County Attorney Dana Olesky, and Staff Assistant Kelly Hill.

There were no members of the public present.

ACKNOWLEDGEMENT OF PROOF OF PUBLICATION

Kelly Hill read the Proof of Publication and advised that the meeting was properly advertised.

1. ADOPT THE FOLLOWING MINUTES

Chris Howson made a motion to adopt the minutes from the December 18, 2024 meeting. Motion was seconded by Gene Losito. Motion passed unanimously (5-0).

2. SCHEDULED ITEMS

2.1. Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Revise Article 1, Administration, Division 2 – Definitions and Create New Section Article 4, Zoning, Division 3, Section 4.3.28 Animal Ownership Limitations

Dana Olesky, Chief Assistant County Attorney, opened discussion regarding this item.

Chief Assistant County Attorney Dana Olesky made edits to the previously proposed language and Board Members voiced their recommendations and comments.

Dana Olesky will present the new Animal Ordinance to the Board on February 4, 2025.

2.2 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Revise Technical Standards and Requirements Related to Stormwater Drainage Retention Areas, Bed Trench Type A and Bed Trench Type B

Steven Cohoon, County Engineer, opened discussion regarding this item.

The Board reviewed additional changes to the language that were made based on prior discussion at the November 20, 2024 Workshop. Additional changes were discussed and agreed. Steven Cohoon will make further corrections to the language, along with grammatical edits, and bring this item back to a future workshop.

2.2 Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.2.11 Multiple Family Dwelling (R-3) Classification

Ken Weyrauch, Deputy Director, opened discussion regarding this item. Board Members voiced their recommendations and comments regarding language for height limitations and restrictions per Zoning Classifications. Staff will present changes to the Board.

3. NEW BUSINESS

No new business.

ADJOURNMENT

The meeting adjourned at 7:06 PM.

Attest:

David Tillman, Chairman

Kelly Hill,
Staff Assistant IV

Land Development Regulation Commission Attendance Report

2025	January 15	February 5	February 19	March 5	March 19	April 2	April 16	May 7	May 21	June 4	June 18	July 2	July 16	August 6	August 20	September 3	September 17	October 1	October 16	November 5	November 19	December 3	December 17	
Christopher Howson	X																							
James Stockton, III																								
Gene Losito	X																							
Jonny Heath																								
Richard Busche	X																							
Robert Stepp																								
David Tillman	X																							
Erica Larson*	X																							

X Present

- N/A



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-17987

Agenda Date: 2/5/2025

Agenda No.: 2.1.

SUBJECT:

Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Create Section 4.3.28 Limitations on Ownership and Possession of Dogs and Cats

DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to create LDC Section 4.3.28 Limitations on Ownership and Possession of Dogs and Cats.

Sec. 4.3.28. Reserved ~~Animal ownership limitations~~ Limitations on Ownership and Possession of Dogs and Cats.

The number of dogs and cats and type of animals which may be owned and/or possessed in unincorporated Marion County are limited as follows:

A. ~~On~~ all non-agriculturally zoned ~~properties~~ ~~districts inside the urban growth boundary~~, the number of dogs shall not exceed four (4) per residence. The number of cats shall not exceed eight (8) per residence.

B. ~~On~~ all agriculturally zoned properties ~~inside the urban growth boundary under ten (10) acres used for legitimate agricultural practices~~, the number of dogs shall not exceed ~~six (6)~~ ~~four (4)~~ per residence. The number of cats shall not exceed ~~ten (10)~~ ~~eight (8)~~ per residence.

C. ~~On~~ all ~~non~~-agriculturally zoned ~~properties~~ ~~districts outside the urban growth boundary over ten (10) acres~~, the number of dogs shall not exceed ~~ten (10)~~ ~~five (5)~~ per residence. The number of cats shall not exceed ~~fifteen (15)~~ ~~ten (10)~~ per residence.

D. High Volume Owners, as defined herein, may apply for an exemption through the Special Use permit review and permitting process in the A-1, General Agriculture; A-2, Improved Agriculture; or A-3, Residential Agricultural Estate zoning classification on parcels of ten (10) acres or greater.

E. Service animals are exempt from these requirements and are not counted toward the total number of animals permitted.

Sec. 4.3.28. Limitations on Ownership and Possession of Dogs and Cats.

The number of dogs and cats which may be owned and/or possessed in unincorporated Marion County are limited as follows:

- A. On all non-agriculturally zoned properties, the number of dogs shall not exceed four (4) per residence. The number of cats shall not exceed eight (8) per residence.
- B. On all agriculturally zoned properties under ten (10) acres, the number of dogs shall not exceed six (6) per residence. The number of cats shall not exceed ten (10) per residence.
- C. On all agriculturally zoned properties over ten (10) acres, the number of dogs shall not exceed ten (10) per residence. The number of cats shall not exceed fifteen (15) per residence.
- D. High Volume Owners, as defined herein, may apply for an exemption through the Special Use permit review and permitting process in the A-1, General Agriculture; A-2, Improved Agriculture; or A-3, Residential Agricultural Estate zoning classification on parcels of ten (10) acres or greater.
- E. Service animals are exempt from these requirements and are not counted toward the total number of animals permitted.



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-17988

Agenda Date: 2/5/2025

Agenda No.: 2.2.

SUBJECT:

Discussion for Proposed Marion County Land Development (LDC) Amendments to Review and Update Section 2.21.1 Applicability

DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to update LDC Section 2.21.1 Applicability. Review of changes proposed at the January 2025 LDRC Meeting.

Sec. 2.21.1. Applicability.

- A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
- (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
 - (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.
 - (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
- B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application.
- C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows:
- (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement.
 - (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property.
 - (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.
- D. ~~Large Individual~~ parcels of property ~~such as subject to, but not limited to, single-family residential, farms, woodlands, commercial nurseries, nursery, forestry, or sod farms use~~ where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows:
- (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement.
 - (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property.

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- (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.
- E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan:
- (1) Are on a parcel greater than or equal to ten acres.
 - (2) Are a minimum of 200 feet from all property lines.
 - (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage.
 - (4) Do not increase any offsite drainage.
 - (5) Do not contribute offsite drainage to a County documented drainage problem.
- F. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.
- (Ord. No. 13-20, § 2, 7-11-2013)

Sec. 2.21.1. Applicability.

- A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or prior to the construction of site improvements when proposed improvements exceed any of the following thresholds:
 - (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet.
 - (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips.
 - (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the project area.
- B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan application.
- C. Improvements which do not require a Major Site Plan but do result in an increase in flooding of adjacent property or concentration of stormwater discharge onto adjacent property shall only be subject to stormwater compliance as follows:
 - (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect public property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement.
 - (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property.
 - (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.
- D. Individual parcels of property subject to single-family residential, farm, commercial nursery, forestry, or sod farm use where existing and proposed impervious ground coverage equals or exceeds 35 percent of the gross site area or 9,000 square feet shall not be subject to submittal of a complete Major Site Plan but instead shall be subject to stormwater compliance as follows:
 - (1) Demonstrate to the Office of the County Engineer that proposed and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided through a combination of natural retention areas with excess capacity and/or constructed stormwater systems provided on the owner's property or within an easement.
 - (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout construction and permanent erosion control shall be established prior to the project being considered successfully closed and completed by the County, including but not limited to the issuance of any Certificate of Occupancy associated with the property.

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- (3) Submit two copies of a finalized sketch which shows the existing improvements in the immediate vicinity, proposed improvements, stormwater controls and a statement that the owner understands and complies with required stormwater controls. Both copies shall bear the owner's original signature and date. Upon review and approval, one approved sketch shall be returned to the applicant.
- E. Improvements related to bona fide agricultural uses that meet all of the following conditions are exempt from the requirements of a Major Site Plan:
- (1) Are on a parcel greater than or equal to ten acres.
 - (2) Are a minimum of 200 feet from all property lines.
 - (3) If collectively all existing and proposed surfaces are less than three percent of the gross site area and do not exceed 30,000 square feet of impervious ground coverage.
 - (4) Do not increase any offsite drainage.
 - (5) Do not contribute offsite drainage to a County documented drainage problem.
- F. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.
- (Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-17991

Agenda Date: 2/5/2025

Agenda No.: 2.3.

SUBJECT:

Discussion for Proposed Marion County Land Development (LDC) Amendments to Review and Update Section 6.13.5 Flood Plain and Protection

DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to update LDC Section 6.13.5 Flood Plain and Protection. Review of changes proposed at the January 2025 LDRC Meeting.

Sec. 6.13.5. ~~Flood plain~~Watershed storage volume and conveyance protection.

A. ~~This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the existing effective one percent (100-year) Special Flood-Flood plain Hazard Area (SFHA), also commonly referred to as the 100-year Flood Plain, as identified by the Federal Emergency Management Agency (FEMA) and flood prone areas as identified by County watershed management plans. Flood prone area data shall be viewable on the County GIS mapping portal.~~

The intent is to ensure that equivalent flood plain and flood prone area volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone.

B. Land use activities which materially change the flood plain or flood prone areas.

~~(1) Land use activities that meet the thresholds for a stormwater analysis, such as major site plans, improvement plans, or developments that result in an increase in flooding to adjacent property, may be permitted when shall be required to provide calculations performed by a licensed professional are provided demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high ground or surface water level. The calculations shall be reviewed and approved by the County Engineer or his their designee. In addition to all other requirements set forth in Division 13 Stormwater Management, plans and calculations demonstrating compensating storage shall include the following information:~~

1. Extents of proposed fill and excavation;
2. Volume of proposed fill and excavation;
3. Location indicated for the disposition of excess excavated material within the site, if available;
4. Direction of water flow across the site;
5. Volume calculations supporting one-for-one compensating storage; and
6. Cross sections through the extents of the proposed fill and excavation with existing and finished site elevations.

~~(2) Land use activities that do not meet the thresholds for a stormwater analysis, such as single-family residential building permits, minor site plans, or other development waived from such requirements, shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or his their designee. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high ground or surface water level as estimated by the United States Department of Agriculture (USDA) Natural Resources Soil Conservation Service (NRCS) soil survey data or as evidenced on site by watermarks, sediment deposition, aquatic vegetation, seepage or other indicators, such as restrictive soil layering or groundwater encountered in geotechnical soil borings.~~

~~D.C. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a flood hazard zone FEMA SFHA, it shall be necessary for the applicant to file a Letter of map Map amendment-Amendment (LOMA), or Letter of Map revision-Revision (LOMR), or Letter of Map Revision based on Fill (LOMR-F) with FEMA as applicable, if a Conditional Letter of Map Revision (CLOMR) is obtained for a development, the applicant must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the constructed project, which includes as-built certification and all other data supporting the map revision as required by FEMA. The applicant shall provide the county with the necessary GIS data required to update the county flood prone map.~~

(Ord. No. 13-20, § 2, 7-11-2013)

Commented [CJ1]: Changed title of section so that it applies to more than just flood plain.

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Commented [CJ2]: Section now applies to county flood prone data.

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Commented [CJ3]: Mirrors water management district language.

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Commented [CJ4]: These requirements were not intended to replace any requirements in Division 13 but were intended to supplement them.

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Commented [CJ5]: We have run into situations where property owners are creating compensating storage below groundwater elevation which is causing them to fill with water and not be able to provide flood plain storage.

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Commented [CJ6]: Changed wording to be consistent with FEMA terminology.

Sec. 6.13.5. Watershed storage volume and conveyance protection.

- A. This section provides requirements for all land use activities, including single family residences, which materially change the location, elevation, size, capacity, or hydraulic characteristics of the effective Special Flood Hazard Area (SFHA), also commonly referred to as the 100-year Flood Plain, as identified by the Federal Emergency Management Agency (FEMA) and flood prone areas as identified by County watershed management plans. Flood prone area data shall be viewable on the County GIS mapping portal.

The intent is to ensure that equivalent flood plain and flood prone area volume and conveyance is maintained. This section also supplements Division 5.3 Flood Plain Overlay Zone.

- B. Land use activities which materially change the flood plain or flood prone areas.
- (1) Land use activities that meet the thresholds for a stormwater analysis, such as major site plans, improvement plans, or developments that result in an increase in flooding to adjacent property, shall be required to provide calculations performed by a licensed professional demonstrating that compensating storage or other hydraulic characteristics are provided on the owner's property or within an easement. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high ground or surface water level. The calculations shall be reviewed and approved by the County Engineer or their designee. In addition to all other requirements set forth in Division 13 Stormwater Management, plans and calculations demonstrating compensating storage shall include the following information:
 1. Extents of proposed fill and excavation;
 2. Volume of proposed fill and excavation;
 3. Location indicated for the disposition of excess excavated material within the site, if available;
 4. Direction of water flow across the site;
 5. Volume calculations supporting one-for-one compensating storage; and
 6. Cross sections through the extents of the proposed fill and excavation with existing and finished site elevations.
 - (2) Land use activities that do not meet the thresholds for a stormwater analysis, such as single-family residential building permits, minor site plans, or other development waived from such requirements, shall minimally be required to demonstrate one-for-one compensating storage, to be reviewed and approved by the County Engineer or their designee. Compensating storage shall be equivalently provided between the base flood elevation and the seasonal high ground or surface water level as estimated by the United States Department of Agriculture (USDA) Natural Resources Soil Conservation Service (NRCS) soil survey data or as evidenced on site by watermarks, sediment deposition, aquatic vegetation, seepage or other indicators, such as restrictive soil layering or groundwater encountered in geotechnical soil borings.
- C. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into a FEMA SFHA, it shall be necessary for the applicant to file a Letter of Map Amendment (LOMA), Letter of Map Revision (LOMR), or Letter of Map Revision based on Fill (LOMR-F) with FEMA as applicable. If a Conditional Letter of Map Revision (CLOMR) is obtained for a development, the applicant must request a revision to the Flood Insurance Rate Map (FIRM) to reflect the constructed project, which includes as-built certification and all other data supporting the map revision as required by FEMA. The applicant shall provide the county with the necessary GIS data required to update the county flood prone map.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-17992

Agenda Date: 2/5/2025

Agenda No.: 2.4.

SUBJECT:

Discussion for Proposed Marion County Land Development (LDC) Amendments to Review and Update Section 6.13.9 Grading Criteria

DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to update LDC Section 6.13.9 Grading Criteria. Review of changes proposed at the January 2025 LDRC Meeting.

Sec. 6.13.9. Grading criteria.

- A. ~~Newly established parcels~~ and lots and existing parcels and lots with a County approved lot grading plan. ~~The intent is to demonstrate that sufficient~~ grading shall be designed ~~is provided~~ to allow surface water runoff and controlled discharge to be drained to ~~the retention/detention approved drainage~~ areas without causing adverse ~~effects-effects on-to~~ adjacent property. Each parcel or lot shall have a direct connection to the stormwater system; unless the applicant can clearly demonstrate that there are not adverse impacts to adjacent property. In subdivisions, each lot shall have grading designed to be independent of any other lot unless provisions are made for multi-lot grading at initial phase of development, and/or easements for grading purposes are established. All downstream grading must be at a level of completion to support upstream development prior to or simultaneously with the upstream development. Grading ~~can~~ shall be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof.
- B. Existing ~~parcels and lots~~ without a County approved lot grading plan. ~~The intent is to demonstrate that sufficient grading is provided to establish stable slopes and to allow surface water runoff and controlled discharge to be drained without causing adverse effects to adjacent property. Grading shall be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof. Parcels and lots less than 90 feet in width must comply with the following additional grading criteria as confirmed by a Florida licensed professional surveyor:~~
 - 1. Fill shall be limited to the under-roof area of the lot's primary structure and access driveway footprint;
 - 2. ~~The finished floor elevation of the structure shall not exceed 32 inches above lowest existing grade unless vertical walls such as stem walls or retaining walls are used to tie into existing grade. Fill shall be allowed for a taper out from the slab to existing grade;~~
 - 3. The finished elevation of a driveway shall not exceed 24 inches above lowest existing grade except for the transition from the foundation of the primary structure. Fill shall be allowed for a taper out from the driveway to existing grade;
 - 4. There shall be no net change to the average elevation of the existing grade of the lot outside of the under-roof area of the lot's primary structure or access driveway footprint and respective taper. A change in grade of up to 6 inches is permitted provided that an equal volume is removed; and
 - 5. Fill shall not encroach into the required side or rear lot setbacks except for the taper out from the slab or access driveway to existing grade provided that an equal volume is removed and a swale is formed capable of directing surface water runoff without causing adverse effects to adjacent property.
- ~~B.C.~~ Buildings. All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exception: porches, patios, carports, garages, screen rooms may be 4 inches above finish grade. ~~In no case shall finished~~ Finished floor elevations shall be specified below a minimum of one foot above the ~~one percent (100-year) FEMA flood plain~~ Base Flood Elevation (BFE) plus one foot unless revised or altered by a Letter of Map Amendment or Letter of Map Revision. If no FEMA BFE data is available or the subject property lies within a County determined Flood Prone Area, finished floor elevations shall be specified a minimum of one foot above the County determined BFE unless other BFE data is available from a supplemental flood study.
- ~~E.D.~~ Driveways. In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. If design is not to be lot-specific, design shall be based on worst-case scenario. As-built driveway culvert information confirming the culvert size and invert elevations shall be submitted to the County by a Florida licensed professional surveyor.

Commented [CJ1]: Lot development in existing developments that were created prior to the modern LDC may not be able to meet the requirements in paragraph A. The focus should remain on not causing adverse impacts to neighboring property rather than retaining runoff increases on site. It is not usually feasible to retain on-site on small lots with well and septic. A lot grading plan would be accepted in lieu of the below requirements.

Commented [CJ2]: 90' is a good break point where the structure width is no longer being maximized to utilize the majority of the width of the lot. Most SFR structures fall at/below 60' in width which would allow 15' on each side. Structures 15' and under from adjacent property line should be looked at under scrutiny for potential adverse drainage impacts to neighboring property.

Commented [CJ3]: Private industry seemed to concur with 24" pad grading + 8" slab being a good cutoff point. They also highly recommended requiring provided FFE and spot elevations for all permits. This is required in some neighboring counties.

~~DE~~. Affidavit. At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage ~~is held on site or directly tied to a recognized drainage system~~ does not cause adverse impacts to adjacent property. If located within a FEMA SFHA or County Flood Prone Area, the affidavit must also indicate that the grading plan complies with the requirements of Sec. 6.13.5. - Watershed storage volume and conveyance. The applicant shall provide a sketch with the building application indicating the drainage intent.

EE. Construction. All stormwater runoff ~~increase~~ increases during construction and following ~~must shall~~ be kept on-site or directed to swales, ditches, or piping to approved drainage areas with adequate capacity.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 6.13.9. Grading criteria.

- A. Newly established parcels and lots and existing parcels and lots with a County approved lot grading plan. The intent is to demonstrate that sufficient grading is provided to allow surface water runoff and controlled discharge to be drained to approved drainage areas without causing adverse effects to adjacent property. Each parcel or lot shall have a direct connection to the stormwater system unless the applicant can clearly demonstrate that there are not adverse impacts to adjacent property. In subdivisions each lot shall have grading designed to be independent of any other lot unless provisions are made for multi-lot grading at initial phase of development, and/or easements for grading purposes are established. All downstream grading must be at a level of completion to support upstream development prior to or simultaneously with the upstream development. Grading shall be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof.
- B. Existing parcels and lots without a County approved lot grading plan. The intent is to demonstrate that sufficient grading is provided to establish stable slopes and to allow surface water runoff and controlled discharge to be drained without causing adverse effects to adjacent property. Grading shall be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof. Parcels and lots less than 90 feet in width must comply with the following additional grading criteria as confirmed by a Florida licensed professional surveyor:
 - 1. Fill shall be limited to the under-roof area of the lot's primary structure and access driveway footprint;
 - 2. The finished floor elevation of the structure shall not exceed 32 inches above lowest existing grade unless vertical walls such as stem walls or retaining walls are used to tie into existing grade. Fill shall be allowed for a taper out from the slab to existing grade;
 - 3. The finished elevation of a driveway shall not exceed 24 inches above lowest existing grade except for the transition from the foundation of the primary structure. Fill shall be allowed for a taper out from the driveway to existing grade;
 - 4. There shall be no net change to the average elevation of the existing grade of the lot outside of the under-roof area of the lot's primary structure or access driveway footprint and respective taper. A change in grade of up to 6 inches is permitted provided that an equal volume is removed; and
 - 5. Fill shall not encroach into the required side or rear lot setbacks except for the taper out from the slab or access driveway to existing grade provided that an equal volume is removed and a swale is formed capable of directing surface water runoff without causing adverse effects to adjacent property.
- C. Buildings. All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exception: porches, patios, carports, garages, screen rooms may be 4 inches above finish grade. Finished floor elevations shall be specified a minimum of one foot above the FEMA Base Flood Elevation (BFE) unless revised or altered by a Letter of Map Amendment or Letter of Map Revision. If no FEMA BFE data is available or the subject property lies within a County determined Flood Prone Area, finished floor elevations shall be specified a minimum of one foot above the County determined BFE unless other BFE data is available from a supplemental flood study.
- D. Driveways. In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert size, invert elevation, and direction of slope of culvert or the placement of ditch block for each at every specific lot. If design is not to be lot-specific, design shall be based on worst-case scenario. As-built driveway culvert information confirming the culvert size and invert elevations shall be submitted to the County by a Florida licensed professional surveyor.
- E. Affidavit. At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage

does not cause adverse impacts to adjacent property. If located within a FEMA SFHA or County Flood Prone Area, the affidavit must also indicate that the grading plan complies with the requirements of Sec. 6.13.5. - Watershed storage volume and conveyance. The applicant shall provide a sketch with the building application indicating the drainage intent.

- F. Construction. All stormwater runoff increases during construction and following shall be kept on-site or directed to swales, ditches, or piping to approved drainage areas with adequate capacity.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-17993

Agenda Date: 2/5/2025

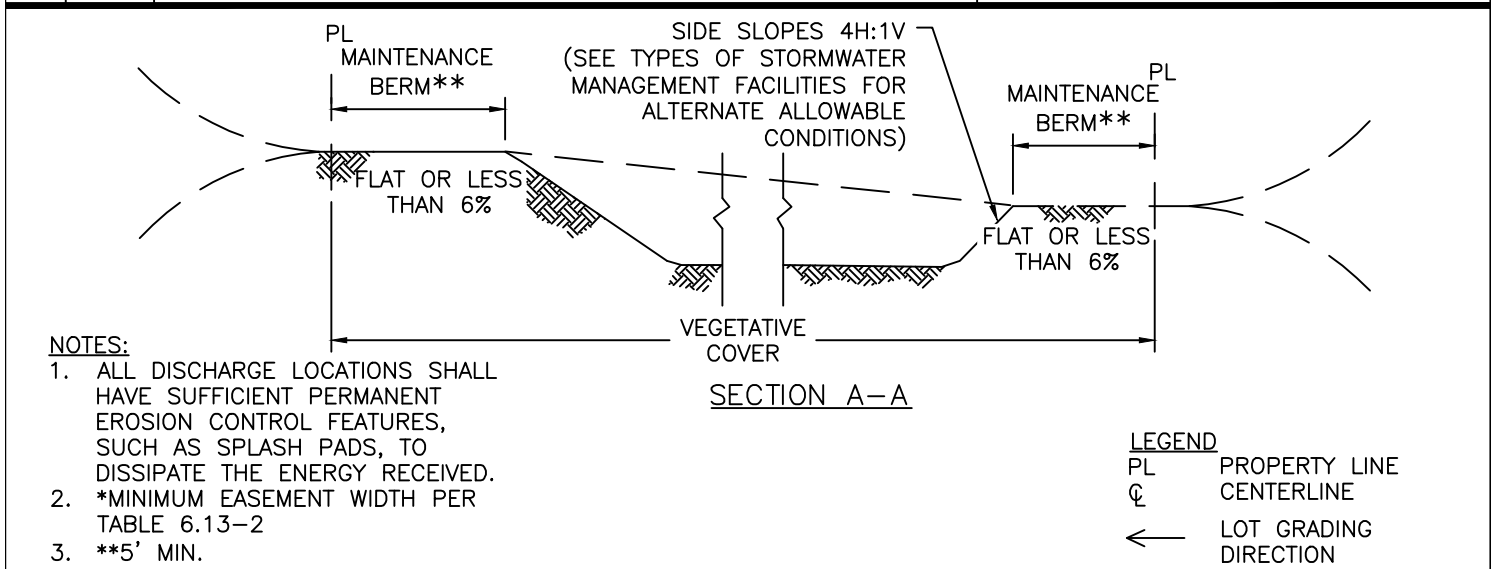
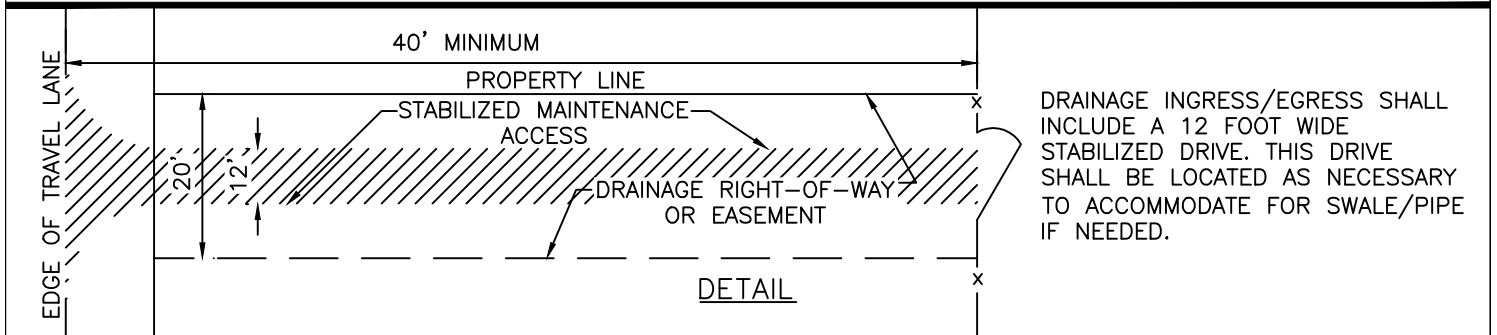
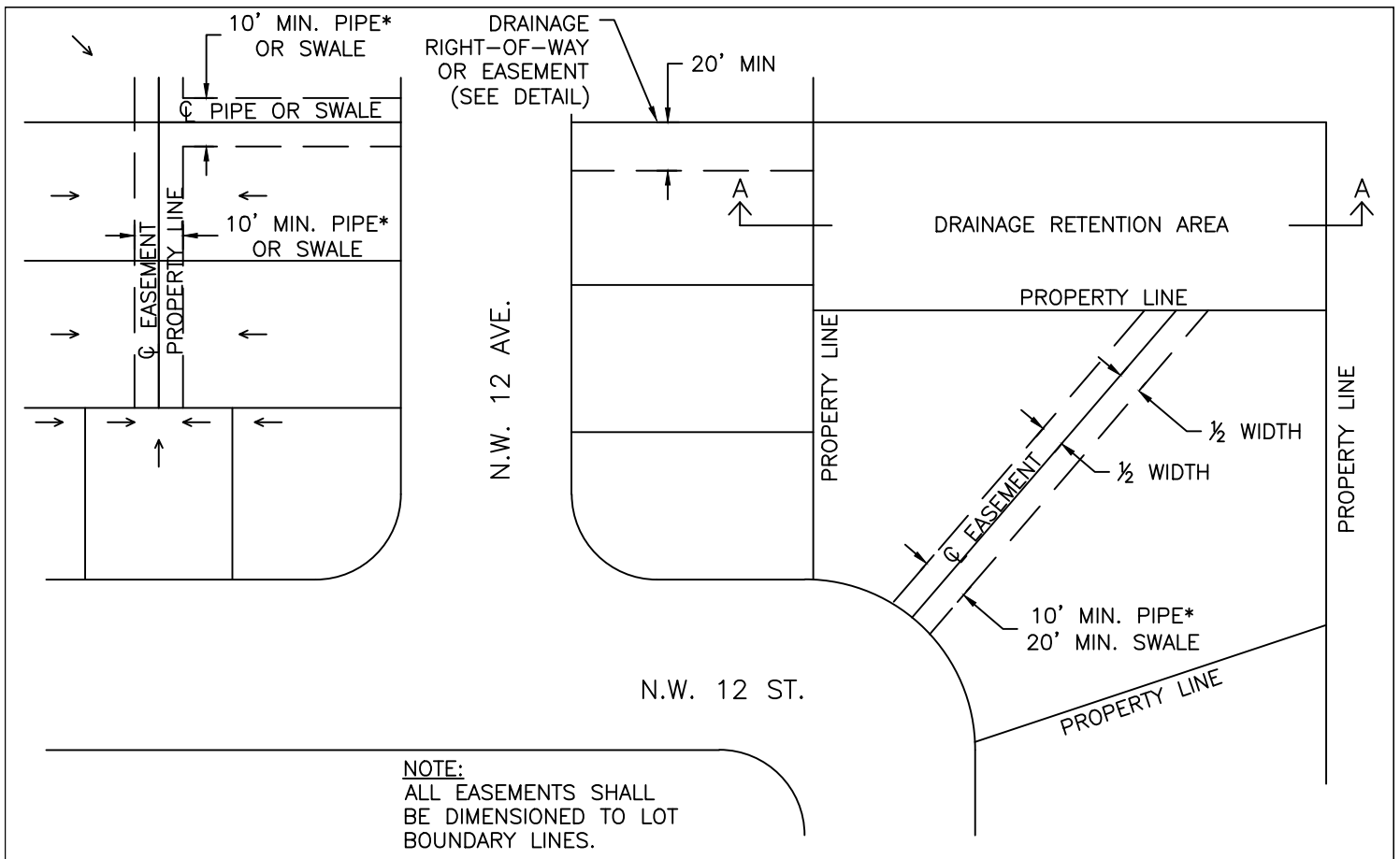
Agenda No.: 2.5.

SUBJECT:

Discussion for Proposed Marion County Land Development (LDC) Amendments to Review and Update Technical Standards 034 Drainage Retention Area, 039 Bed Trench Type A, and 040 Bed Trench Type B

DESCRIPTION/BACKGROUND:

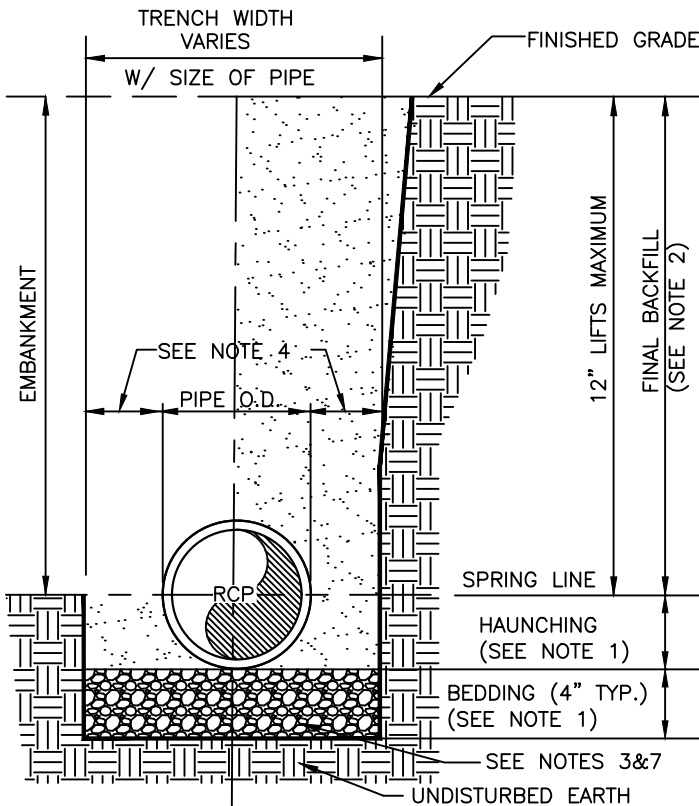
Staff has attached the proposed language to update LDC Technical Standards 034 Drainage Retention Area, 039 Bed Trench Type A, and 040 Bed Trench Type B. Review of changes proposed at the January 2025 LDRC Meeting.



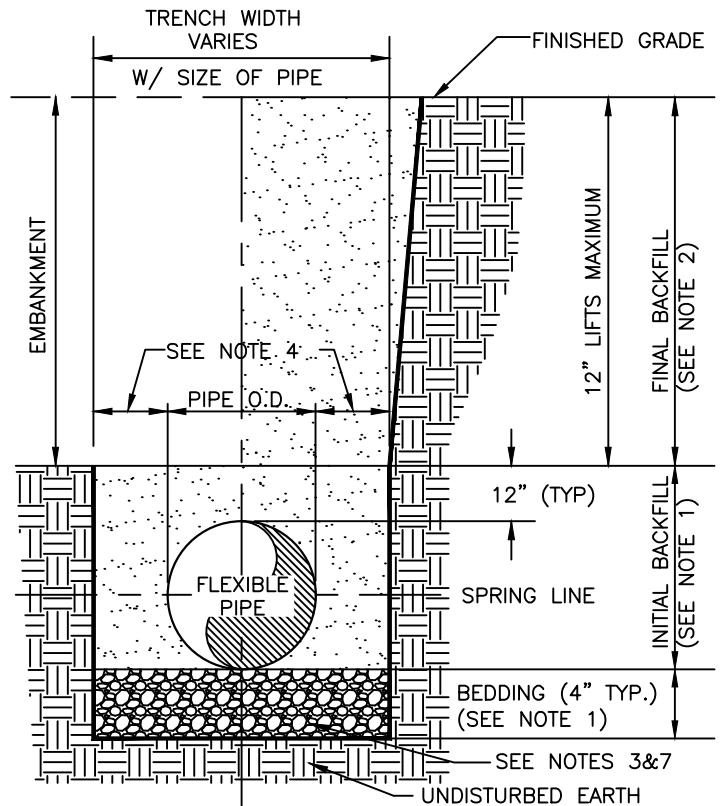
NOTES:

1. ALL DISCHARGE LOCATIONS SHALL HAVE SUFFICIENT PERMANENT EROSION CONTROL FEATURES, SUCH AS SPLASH PADS, TO DISSIPATE THE ENERGY RECEIVED.
2. *MINIMUM EASEMENT WIDTH PER TABLE 6.13-2
3. **5' MIN.

<p>Marion County FLORIDA OFFICE OF THE COUNTY ENGINEER</p>	<p>MCBCC EFFECTIVE 12/13/2024</p>	<p>DRAINAGE EASEMENTS, PARCELS AND RETENTION AREAS</p>	7.3.1
	<p>REVISION # 1</p>		<p>TS 034</p>



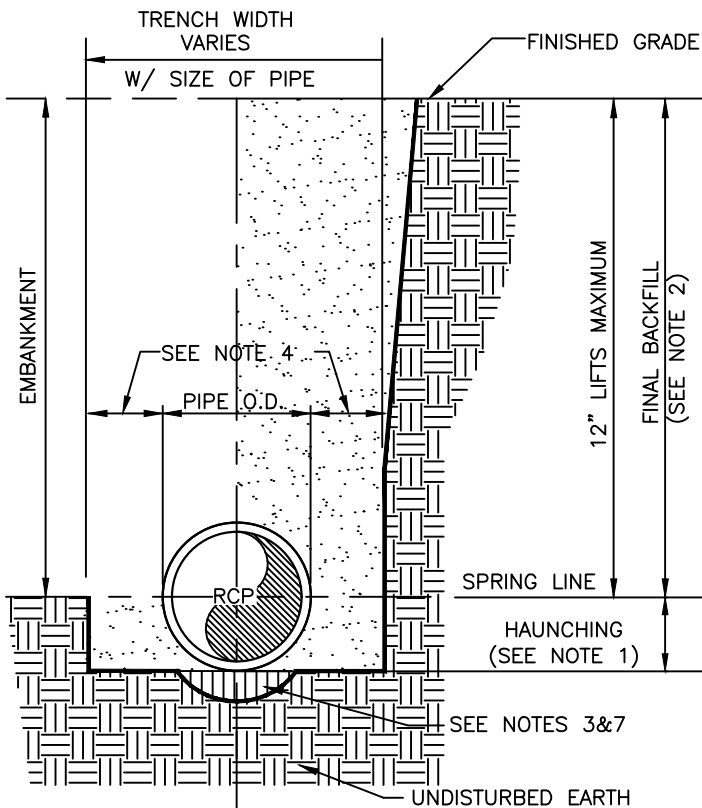
EMBANKMENT SECTION TRENCH SECTION



EMBANKMENT SECTION TRENCH SECTION

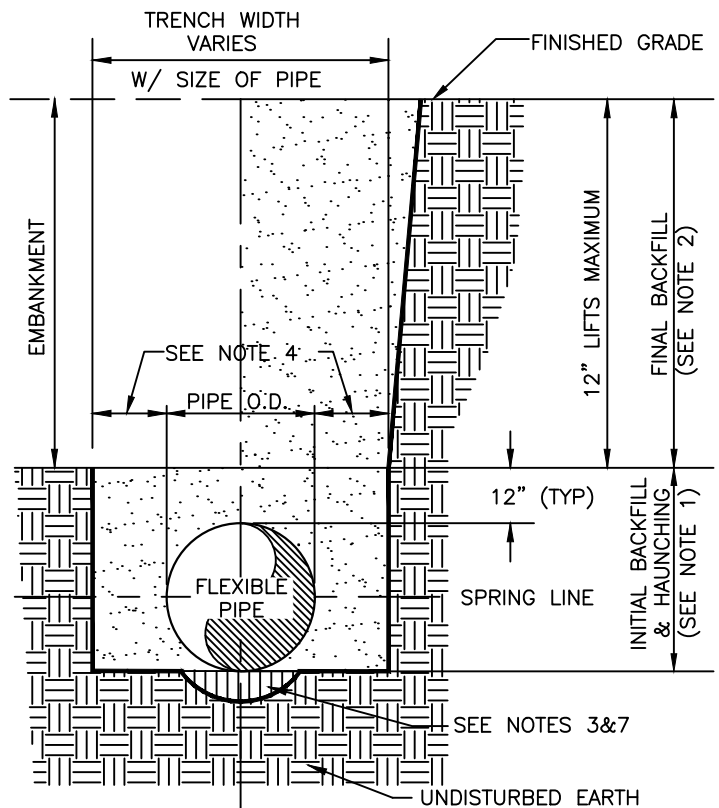
NOTES:

1. INITIAL BACKFILL, HAUNCHING & BEDDING: MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180 IN 6" LIFTS. BACKFILL AREAS DEEPER THAN 4" OF BEDDING ZONE SHALL USE COURSE SAND OR OTHER SUITABLE GRANULAR MATERIAL OBTAINED BY GRADING OPERATIONS IF NO OTHER SUITABLE MATERIAL IS AVAILABLE AND SHALL BE COMPACTED
2. FINAL BACKFILL: MATERIALS CLASSIFIED AS A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180 IN 12" LIFTS. MATERIALS CLASSIFIED AS A-1, A-2-4 (GREATER THAN 15% PASSING #200 SIEVE), A-2-5, A-2-6, A-2-7, A-4, A-5, A-6, OR A-7 (LIQUID LIMIT LESS THAN 50) COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180 IN 6" LIFTS.
3. BEDDING SHALL BE PLACED LOOSE 4" BELOW THE MIDDLE THIRD OF THE OUTSIDE DIAMETER OF THE PIPE. COMPACT OUTER PORTIONS TO MEET THE DENSITY REQUIREMENTS.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (18" MIN.) FOR PIPE DIAMETER 48" AND LARGER.
5. UNDER WET CONDITIONS, COARSE AGGREGATE CONFORMING TO FDOT NO. 57 AGGREGATE IS PERMITTED FOR USE AS BEDDING. FULLY WRAP THE AGGREGATE WITH A LAYER OF FDOT D-4 FILTER FABRIC.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING BELOW THE PIPE. THE ENGINEER OF RECORD SHALL DETERMINE THE REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
9. ONE COMPACTION TEST PER RUN OF PIPE CONNECTING TWO SUCCESSIVE STRUCTURES NOT TO EXCEED 500 LINEAR FEET OR THE LENGTH OF A TRENCH BOX WHEN USED, WHICHEVER IS LESS, SHALL BE REQUIRED FOR EACH LIFT.



EMBANKMENT SECTION

TRENCH SECTION



EMBANKMENT SECTION

TRENCH SECTION

NOTES:

1. INITIAL BACKFILL & HAUNCHING: MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180 IN 6" LIFTS.
2. FINAL BACKFILL: MATERIALS CLASSIFIED AS A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180 IN 12" LIFTS. MATERIALS CLASSIFIED AS A-1, A-2-4 (GREATER THAN 15% PASSING #200 SIEVE), A-2-5, A-2-6, A-2-7, A-4, A-5, A-6, OR A-7 (LIQUID LIMIT LESS THAN 50) COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180 IN 6" LIFTS.
3. SCARIFY 4" MIN. EXISTING SUITABLE SOIL BELOW THE MIDDLE THIRD OF THE OUTSIDE DIAMETER OF THE PIPE. UNSUITABLE SOILS SHALL BE REMOVED AND REPLACED WITH MATERIAL CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) UP TO 4" BELOW THE BOTTOM OF THE PIPE.
4. 18" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX. (18" MIN.) FOR PIPE DIAMETER 48" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. USE UNDERCUTTING DETAIL IF UNSUITABLE MATERIAL IS 4" OR GREATER IN DEPTH OR AS DIRECTED BY THE ENGINEER OF RECORD.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
9. ONE COMPACTION TEST PER RUN OF PIPE CONNECTING TWO SUCCESSIVE STRUCTURES NOT TO EXCEED 500 LINEAR FEET OR THE LENGTH OF A TRENCH BOX WHEN USED, WHICHEVER IS LESS, SHALL BE REQUIRED FOR EACH LIFT.



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-17994

Agenda Date: 2/5/2025

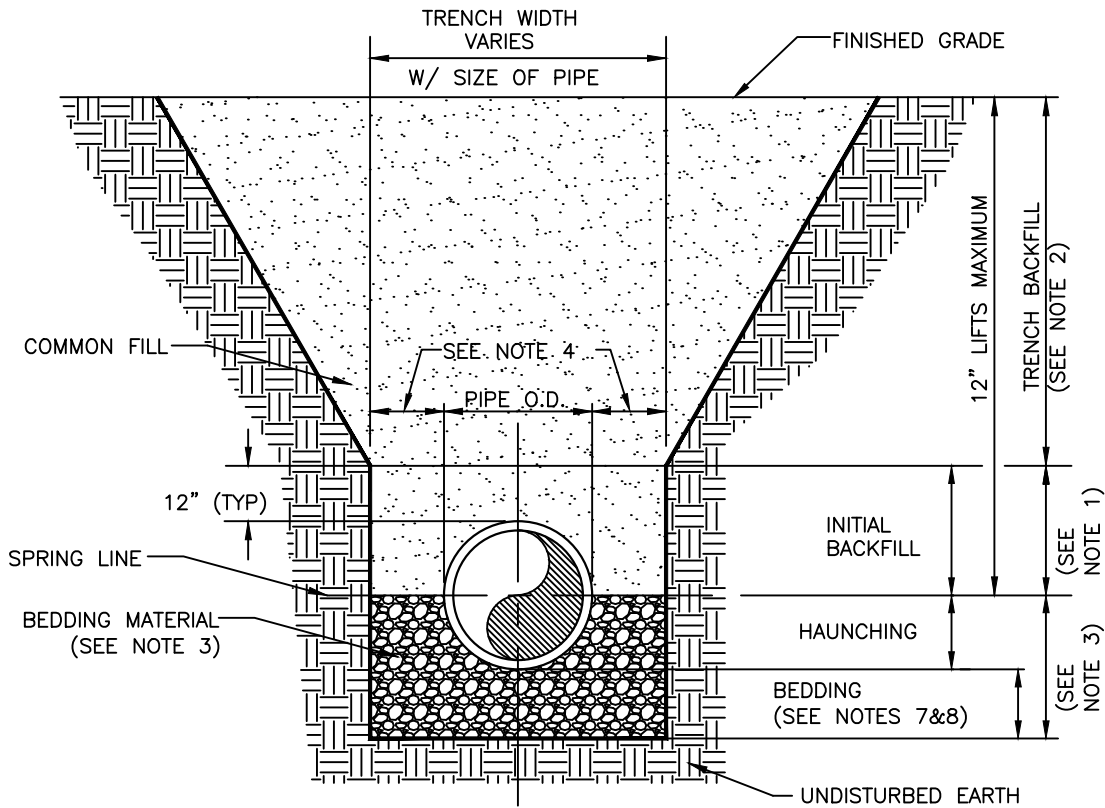
Agenda No.: 2.6.

SUBJECT:

Discussion for Proposed Marion County Land Development (LDC) Amendments to Review and Update Utilities Technical Standards 102 Type A Bed Trench and 103 Type B Bed Trench

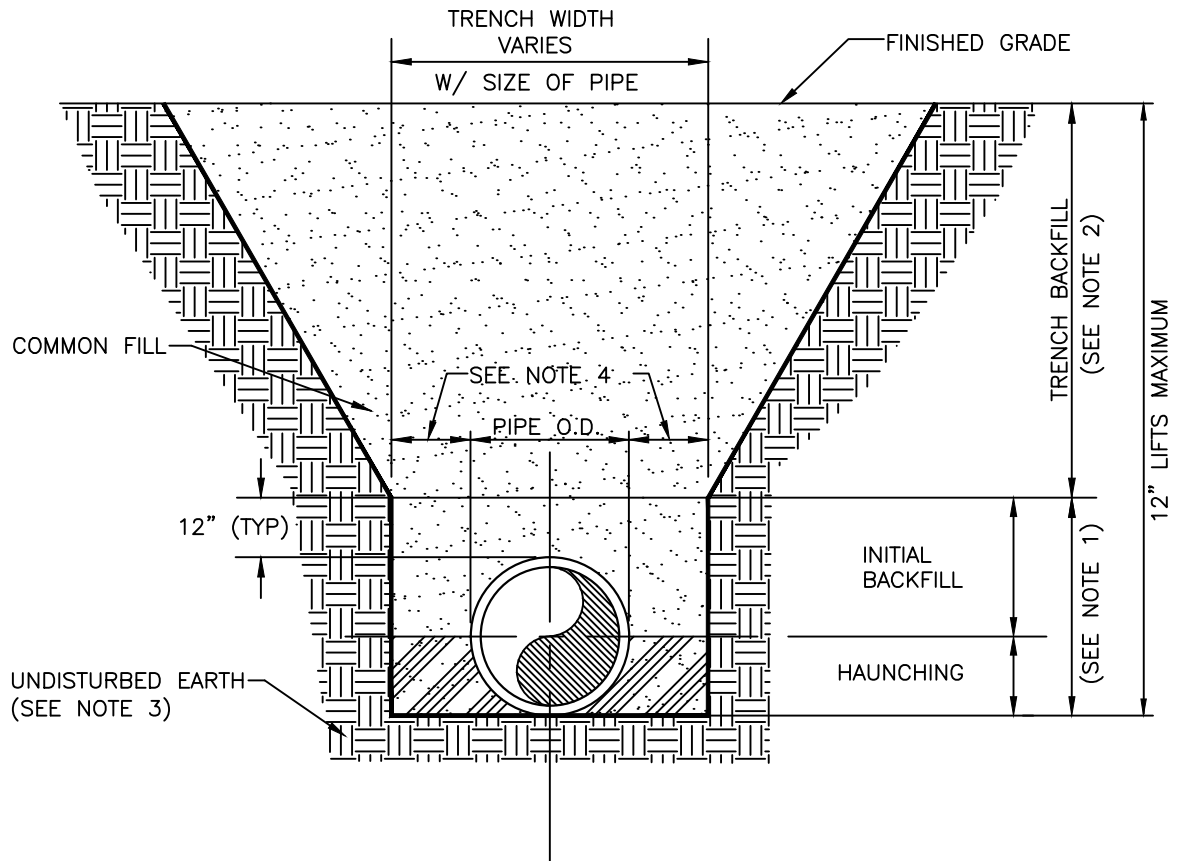
DESCRIPTION/BACKGROUND:

Staff has attached the proposed language to update LDC Utilities Technical Standards 102 Type A Bed Trench and 103 Type B Bed Trench. These details are being revised to clarify that these details are utility related as to not conflict with OCE's stormwater pipe details.



NOTES:

1. INITIAL BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. BEDDING MATERIAL SHALL CONFORM TO FDOT NO. 57 AGGREGATE.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. BEDDING DEPTH SHALL BE 4" MINIMUM FOR PIPE DIAMETER UP TO 12" AND 6" MINIMUM FOR PIPE DIAMETER 16" AND LARGER.
8. DEPTH FOR REMOVAL OF UNSUITABLE MATERIAL SHALL GOVERN DEPTH OF BEDDING ROCK BELOW THE PIPE. UTILITIES SHALL DETERMINE IN THE FIELD REQUIRED REMOVAL OF UNSUITABLE MATERIAL TO REACH SUITABLE FOUNDATION.
9. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
10. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.



NOTES:

1. INITIAL BACKFILL AND HAUNCHING: SELECT COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 95% (98% UNDER PAVEMENT) OF THE MAXIMUM DENSITY AS PER AASHTO T-180.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH BEDDING AND TRENCHING 1 DETAIL MAY BE REQUIRED AS DIRECTED BY MCU.
4. 15" MAX. (12" MIN.) FOR PIPE DIAMETER LESS THAN 24" AND 24" MAX (12" MIN) FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN MARION COUNTY RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.
8. ONE COMPACTION TEST SHALL BE REQUIRED FOR EACH LIFT NOT TO EXCEED 200'.