



GREGORY C. HARRELL

CLERK OF COURT AND COMPTROLLER – MARION COUNTY, FLORIDA

CLERK OF COURT
RECORDER OF OFFICIAL RECORDS
CLERK AND ACCOUNTANT OF THE BOARD OF COUNTY COMMISSIONERS
CUSTODIAN OF COUNTY FUNDS AND COUNTY AUDITOR

POST OFFICE BOX 1030
OCALA, FLORIDA 34478-1030
TELEPHONE (352) 671-5604
WWW.MARIONCOUNTYCLERK.ORG

TO: Marion County Board of County Commissioners
FROM: Gregory C. Harrell, Clerk of Circuit Court and Comptroller
DATE: September 18, 2025
RE: Ordinances 25-38, 25-39 and 25-40

The 2013 Legislature passed legislation that changed the manner by which County Ordinances were to be filed with the Florida Department of State and the manner in which the Department would acknowledge that filing. "An Act relating to paper reduction", Chapter 2013-192, amended Section 125.66, Florida Statutes, to require the Clerks of the Board of County Commissioners to file Ordinances and Amendments, as well as Emergency Ordinances, by e-mail to the Department. In turn, the Department would acknowledge receipt of such documents by return e-mail.

Attached, please find e-mail correspondence from the Clerk's Office to the Department and their acknowledgement related to the above Ordinance(s).

GCH/jt



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 9, 2025

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 25-38, which was filed in this office on September 9, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Tuesday, September 09, 2025 01:13 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250903_ORDINANCE_2025_38
Attachments: Marion20250909_Ordinance25_38_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-38.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Tuesday, September 9, 2025 9:35 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250903_ORDINANCE_2025_38

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-38, which was adopted by the Marion County Board of County Commissioners on Wednesday, September 3, 2025.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Tuesday, September 09, 2025 09:35 AM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20250903_ORDINANCE_2025_38
Attachments: MRN20250903_ORDINANCE_2025_38.pdf

Good morning Ms. Grosenbaugh,

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Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Lewter

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Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Tuesday, September 09, 2025 02:37 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-38
Attachments: 09-03-25 Ordinance 25-38 Major Site Plan & Stand Alone Permits.docx; 09-03-25 Ordinance 25-38 Attachment.pdf

Good afternoon,

Attached is Ordinance 25-38, which was adopted by the Marion County Board of County Commissioners on Wednesday, September 3, 2025.

Please advise of any problems you may have opening the attached Word document.



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

ORDINANCE 25 – 38

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 2, DIVISION 21, MAJOR SITE PLAN, AND DIVISION 22, STAND ALONE PERMITS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the Board of County Commissioners (Board) has adopted a Land Development Code (LDC) as is required by Section 163.3202, Florida Statutes; and

WHEREAS, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on July 23, 2025; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on August 13, 2025, and September 3, 2025;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida, as follows:

Note: Deletions are shown in strikethrough text. Additions are shown in underscore text.

SECTION 1. AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC). The following amendments to the LDC are hereby approved and adopted pursuant to Florida Statutes and the Marion County Land Development Code:

- A. Article 2, Division 21, Major Site Plan, Section 2.21.1 and Division 22, Stand Alone Permits, Section 2.22.2 of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strikethrough text~~).

SECTION 2. CONFLICTS. In the event that any provision of this ordinance is in conflict with any other county ordinance, the provisions of this ordinance shall prevail to the extent of such conflict.

SECTION 3. SEVERABILITY. It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners does not intend that this ordinance be held applicable in any case where its application would be unconstitutional, as a constitutionally permitted construction is intended and shall be given.

SECTION 4. INCLUSION IN COUNTY CODE. It is the intent of the Board of County Commissioners of Marion County, Florida, and it hereby provided that the provisions of this ordinance be incorporated into the Marion County Code of Ordinances, specifically, the Land Development Code, and that the sections of this ordinance may be re-numbered or re-lettered to accomplish such intent.

SECTION 5. EFFECTIVE DATE. A certified copy of this ordinance shall be filed with the Secretary of State by the Clerk within ten days after enactment by the Board of County Commissioners, and shall take effect upon such filing as provided in Section 125.66(2)(b), Florida Statutes.

DULY ADOPTED this 3rd day of September, 2025.

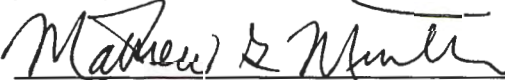
BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


MATTHEW G. MINTER
COUNTY ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 9, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 9, 2025.

-
- (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; and
 - (3) Submit ~~two copies~~ one copy 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 ~~Copy~~ shall bear the owner's original signature and date. Upon review and approval, ~~one an~~ an approved sketch copy shall be ~~returned~~ made available to the applicant.
- E. Larger existing parcels of property such as single-family residential tracts, farms, woodlands, commercial nurseries, or sod farms are exempt from the requirements of a Major Site Plan if proposed improvements:
- (1) Are on a parcel greater than or equal to 10 acres;
 - (2) Are a minimum of 200 feet away from all property lines with the exception of improvements related to property access;
 - (3) Collectively with existing impervious ground coverage do not exceed the lesser of 3 percent of the gross site area or 30,000 square feet;
 - (4) Do not adversely impact offsite drainage; and
 - (5) Do not contribute offsite drainage to a County documented drainage problem.
- F. Improvements related to single-family residential uses within developments previously subject to Major Site Plans or Improvement Plans approved by the County and constructed per the approved plan that meet the following conditions are exempt from the requirements of a Major Site Plan:
- (1) The existing and proposed impervious ground coverage does not exceed the amount of gross lot area coverage accounted for in the development's stormwater analysis or it can be demonstrated that the cumulative development impervious coverage does not exceed the amount accounted for in the stormwater analysis, excluding the amount assumed for any remaining undeveloped lots;
 - (2) The existing and proposed impervious ground coverage does not exceed the amount of gross lot area coverage restricted by plat or covenant;
 - (3) The development's analysis for stormwater quantity used the 100-year 24-hour frequency duration design storm;
 - (4) The development's post-developed discharge rate and volume does not exceed the pre-developed conditions; and
 - (5) Acknowledgement and acceptance of additional stormwater runoff in excess of the percentage of gross lot area impervious ground coverage accounted by the development's stormwater analysis is provided by the recipient of said runoff.
- EG. Improvements related to bona fide agricultural uses that meet the requirements of Florida Statute section 604.50 all of the following conditions are exempt from the requirements of a Major Site Plan; but are subject to sections of this Code implementing floodplain management regulations.
- (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.~~
-

FH. Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other sections of this Code.

Sec. 2.22.2. Driveway connection.

- A. Applicability. A Driveway Connection Permit is required for any development or construction activity accessing County right-of-way. If the applicant is submitting through the Building Permit process, a separate application is not required.
- B. Submittal requirements.
- (1) A permit application shall be approved by the Office of the County Engineer before construction begins. The application can be obtained at the Office of the County Engineer.
 - (2) 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.
 - (3) A driveway location and construction plan shall be submitted with the permit application. Included on the plan shall be the driveway width, radius, location in relation to the property lines, road name, right-of-way line, north arrow and distance of the proposed driveway from other existing driveways and adjacent roads.
 - (4) In the case where roadside swales are the drainage conveyance system, information shall be submitted with the permit application minimally addressing culvert type, size, invert elevation, and direction of slope of culvert or the placement of ditch block.
- C. Review and approval procedures.
- (1) Once the required submittal items are obtained, a site inspection shall be performed to verify that the location of the driveway and drainage conveyance system accommodations is are acceptable.
 - (2) A permit shall be issued once all items are reviewed and approved.
 - (3) When applicable, a driveway culvert inspection shall be scheduled when notified by the applicant.
 - (34) A driveway form-up inspection shall be scheduled when notified by the applicant.
- D. Construction, completion, and close out.
- (1) A notification of completion shall be submitted to the Office of the County Engineer so that a final inspection can be scheduled. At final completion, the right-of-way shall be restored to its original condition or better and the constructed driveway shall meet all requirements per the approved permit.
 - (2) Driveways must be found satisfactory before a Certificate of Occupancy can be issued.
 - (3) It is the property owner's responsibility to maintain the driveway for safety and proper drainage.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 9, 2025

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 25-39, which was filed in this office on September 9, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Tuesday, September 09, 2025 01:13 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250903_ORDINANCE_2025_39
Attachments: Marion20250909_Ordinance25_39_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-39.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Tuesday, September 9, 2025 9:35 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250903_ORDINANCE_2025_39

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Good morning Ms. Grosenbaugh,

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Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

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Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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Debra Lewter

From: Debra Lewter
Sent: Tuesday, September 09, 2025 02:37 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-39
Attachments: 09-03-25 Ordinance 25-39 Stormwater.docx; 09-03-25 Ordinance 25-39 - Attachement.pdf

Good afternoon,

Attached is Ordinance 25-39, which was adopted by the Marion County Board of County Commissioners on Wednesday, September 3, 2025.

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Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

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Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

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"Here to serve and protect the public trust"

ORDINANCE 25 – 39

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 6, DIVISION 13, STORMWATER MANAGEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the Board of County Commissioners (Board) has adopted a Land Development Code (LDC) as is required by Section 163.3202, Florida Statutes; and

WHEREAS, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on July 23, 2025; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on August 13, 2025, and September 3, 2025;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida, as follows:

Note: Deletions are shown in strikeout text. Additions are shown in underscore text.

SECTION 1. AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC). The following amendments to the LDC are hereby approved and adopted pursuant to Florida Statutes and the Marion County Land Development Code:

- A. Article 6, Division 13, Stormwater Management, Sections 6.13.3, 6.13.4, 6.13.5, 6.13.8, and 6.13.9 of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strike-through text~~).

SECTION 2. CONFLICTS. In the event that any provision of this ordinance is in conflict with any other county ordinance, the provisions of this ordinance shall prevail to the extent of such conflict.

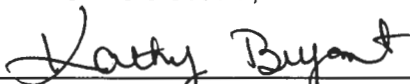
SECTION 3. SEVERABILITY. It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners does not intend that this ordinance be held applicable in any case where its application would be unconstitutional, as a constitutionally permitted construction is intended and shall be given.

SECTION 4. INCLUSION IN COUNTY CODE. It is the intent of the Board of County Commissioners of Marion County, Florida, and it hereby provided that the provisions of this ordinance be incorporated into the Marion County Code of Ordinances, specifically, the Land Development Code, and that the sections of this ordinance may be re-numbered or re-lettered to accomplish such intent.

SECTION 5. EFFECTIVE DATE. A certified copy of this ordinance shall be filed with the Secretary of State by the Clerk within ten days after enactment by the Board of County Commissioners, and shall take effect upon such filing as provided in Section 125.66(2)(b), Florida Statutes.

DULY ADOPTED this 3rd day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA


KATHY BRYANT, CHAIRMAN

ATTEST:


GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:


MATTHEW G. MINTER
COUNTY ATTORNEY

RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 9, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 9, 2025.

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 facility or to a depth of two feet below the water control surface of a wet facility with a minimum berm width of 12-5 feet stabilized at six-6 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) from top of berm to bottom of dry water retention/detention facility or to a depth of two feet below the water control surface of a wet facility with a minimum berm width of 12-5 feet stabilized at six-6 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 such as fencing or other protection from public maintenance, and access upon approval by the County Engineer or his/her 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~~ 6 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 facility or to a depth of ~~two~~ 2 feet below the water control surface of a wet facility; 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~~ additional accommodations related to public safety such as fencing or other protection from public access upon approval by the County Engineer or their designee; or
 - (c) As vertical walls with a structural detail for the wall design provided, adhering to Florida Building Code, with an 12-foot wide 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 A appropriate barrier shall be provided when adjacent to vehicular paths and parking areas. The type of barrier shall be determined by the design speed of the travel way and available horizontal clearance.

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.~~

Sec. 6.13.4. Stormwater quantity criteria.

- A. Methodologies, rainfall distribution and intensities shall be consistent with those approved by the governing water management district. Assumed parameters must be supported by conventional methods.
- B. Design storms shall consider open or closed basins as provided in Table 6.13-1.

Table 6.13-1 Design Storms and Discharge Conditions

Basin	Frequency Duration	Peak Discharge Rate	Discharge Volume
Open Basin	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to Pre-25-pre-developed conditions	Post 25-year and 100-year less than or equal to Pre-pre-developed conditions ²⁵ during 24-hour storm ²
Closed Basin	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to Pre-pre-developed conditions ²⁵ and Post 100 less than or equal to Pre 100	Post 25-year and 100-year less than or equal to Pre-pre-developed conditions ¹⁰⁰ during 24-hour storm and following 14-day period ²
Open Basin subject to downstream flooding ¹	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year at least 25 percent less than pre-developed conditions	Post 25-year and 100-year less than or equal to pre-developed conditions during 24-hour storm
Closed Basin subject w/to downstream flooding ^{*1}	25-year 24-hour and 100-year 24-hour	0-ef-Post 25-year and 100-year less than or equal to pre-developed conditions	0-ef-Post 25-year and 100-year at least 25 percent less than pre-developed conditions during 24-hour storm and following 14-day period

^{*1}Downstream flooding is that flooding of structures or hindering of access observed and which has been validated by the County Engineer or their designee through field observations.

² An overage tolerance no greater than half the pre-developed volume of the 2-year 24-hour storm is permitted upon approval by the County Engineer or their designee.

C. Discharge conditions

- (1) All stormwater facilities shall be designed to limit discharges considering open or closed basins per Table 6.13-1.
- (2) Discharges shall mimic the pre-development condition, match the pre-development location and not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges.
- (3) The bypass or discharge of offsite runoff, shall be allowed when it mimics the pre-development condition, matches the pre-development location and does not exceed the pre-development rate, except when discharging into a stormwater system designed to accept such discharges.

-
- (4) In closed basins with downstream flooding, existing improvements may be ~~included in the pre-development calculations~~ excluded from the discharge volume reduction requirements when all of the following apply:
- (a) The existing improvements were constructed as part of a development with a permitted stormwater system or constructed prior to stormwater permitting requirements; and
 - (b) Discharge from the existing improvements ~~are~~ is into a ~~private~~ system designed to accept such discharges ~~or a public system~~; and
 - (c) ~~There is no adverse impact downstream including, but not limited to, flooding of structures or hindering of access.~~
- (5) A discharge structure shall be required for all ~~retention/detention areas~~ stormwater facilities not designed to retain the entire ~~100-year 24-hour post-development design storm~~.
- (6) Discharge structures shall include a skimmer at a minimum. Design elements such as baffles or other mechanisms suitable for preventing oils, greases, and floating pollutants from discharging out of the facility shall be considered. When discharging from a natural facility, a skimmer may not be required upon approval from the County Engineer or his ~~their~~ designee. When a grassed weir is used it shall be armored or constructed with a hard-core concrete center or geoweb to resist erosion and withstand the anticipated flow velocity.

D. Recovery.

- (1) All ~~retention/detention areas~~ stormwater facilities in closed basins shall recover the total volume required to meet the discharge volume limitations within 14 days following the design rainfall event.
- (2) For ~~retention/detention areas~~ stormwater facilities not able to recover the total required volume within 14 days, the stormwater facility volume shall be increased to retain an additional volume of the post minus pre difference in runoff for the ~~25-year 24-hour design storm when in an open basin or for the post minus pre difference in runoff for the 100-year 24-hour design storm when in a closed basin~~. The control elevation for retaining this volume shall be no greater than the top of constructed stormwater facility or the easement limits of a natural facility. Credit for the recovered volume through the 14-day duration may be considered to meet this requirement.
- (3) All stormwater facilities in open basins shall have adequate storage volume available to meet the peak discharge requirements within 72 hours following the design rainfall event. The control elevation for this storage volume shall be no greater than the top of constructed stormwater facility or easement limits of a natural facility. The total post minus pre difference in runoff volume shall not be released in less than 24 hours following the design rainfall event.

- E. Infiltration or percolation can be considered when establishing the design high and discharge elevation.
- F. Other design criteria may be used if approved by the County Engineer or his ~~their~~ designee.

Sec. 6.13.5. Flood-plain 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 Hazard Area (SFHA), also commonly referred to as the 100-year floodplain, as identified by the Federal Emergency Management Agency (FEMA) and flood prone areas determined by County watershed management plans as made viewable on the County Geographic Information System (GIS) mapping portal. Some flood prone areas may be determined to be of insignificant impact at the discretion of the County Engineer or their designee. Examples of flood prone areas of insignificant impact include areas less than 1 acre in area or 200 feet in width, shallow areas less than 1 foot in depth and less than 2 acres in area, and isolated areas contained within a single parcel demonstrated to pose no significant risk to life or property.

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 Management.

- 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 may increase flooding on adjacent property, may be permitted when shall be required to provide calculations performed by a licensed professional are provided demonstrating that favorable hydraulic characteristics exist or are provided by the improvements that do not increase flooding that or compensating storage or other hydraulic characteristics are is 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 groundwater or surface water level as determined by a qualified Florida licensed professional. 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 shall include the following information when compensating storage is required:
1. Plan extents of proposed fill and excavation;
 2. Volume of proposed fill and excavation;
 3. Volume calculations supporting one-for-one compensating storage; and
 4. Cross sections or typical sections through the extents of the proposed fill and excavation with existing and finished site elevations.
- C. (2) Land use activities that do not meet the thresholds for a stormwater analysis, such as single-family residential building permits, Minor Site Plans, ESOZ 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 groundwater or surface water level as estimated by the United States Department of Agriculture (USDA) Natural Resources Soil Conservation Service (NRCS) soil survey data, as visually evidenced on site by watermarks, sediment deposition, aquatic vegetation, seepage, or restrictive soil layering or as determined by a qualified Florida licensed professional.
- DC. When proposed improvements associated with mass grading plans, major site plans or improvement plans encroach into create buildable areas within a flood-hazard-zone FEMA SFHA, it shall be necessary for the applicant's responsibility to file a Letter of Map Change (LOMC) map amendment or revision with FEMA as soon as practicable, but not later than 6 months after the date of the availability of the required technical or scientific data. A conditional letter of map revision (CLOMR) shall be required if there is any resulting increase in base flood elevation (BFE) in a floodway or greater than a 1-foot increase outside of a floodway. If a CLOMR is obtained for a development, the applicant shall request a revision to the Flood Insurance Rate Map (FIRM) to reflect the constructed project as soon as the as-built certification and all other data supporting the
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map revision as required by FEMA is available, but no later than 6 months after the date of availability of such data. Under no circumstance shall a building permit be issued based on a reduced draft BFE until the revision has been issued by FEMA. The applicant shall provide the County Growth Services department and Office of the County Engineer with the map revision GIS data necessary to update the County flood prone map.

Sec. 6.13.8. Stormwater conveyance criteria.

- A. ~~Methodology. Calculations for stormwater~~ Stormwater collection and transmission systems shall be designed using the Rational Method based on ~~FDOT Zone 7 Intensity-Duration Curves~~ NOAA Atlas 14 rainfall intensity-duration data. Cross drains shall be designed using the Rational Method or Natural Resources Conservation Service (NRCS) Peak Discharge Method based on NOAA Atlas 14 rainfall intensity-duration data or other available flow data as permitted by the County Engineer or their designee. Ditch and storm drain flow capacity shall be determined from Manning's Formula with coefficients of roughness based on an assumption of conditions of ultimate development.
- B. Minimum requirements.
- (1) Design storm. Conveyance systems shall be sized to accommodate the following minimum design storm events based on the condition of ultimate development:
 - (a) Stormwater conveyance pipes, Driveway Culverts, and Open Channels shall be designed to accommodate a 25-year 24-hour storm event based on the condition of ultimate development.
 - (b) Cross Drains shall be designed to accommodate a 25-year storm event. The backwater created by the cross drain shall remain below the travel lanes. If located within a FEMA Special Flood Hazard Area, the 100-year storm event shall be analyzed for potential upstream impacts.
 - (2) Tailwater.
 - (a) The tailwater elevation utilized shall be based on the tailwater elevation of the receiving water body plus 6 inches at the peak discharge time of the 25-year 24-hour design storm.
 - (b) Alternatively, the tailwater elevation utilized can be the design high water elevation of the 25-year 24-hour design storm.
 - (c) Note that future connections must be able to demonstrate that conveyance can be achieved at all connections, future and existing, meeting one of the above criteria.
 - (3) Lane spread. Lane spread shall be calculated using FDOT criteria considering the 4-inch per hour or 10-year frequency storm as appropriate, to produce the following results:
 - (a) Subdivision Local and Minor Local Roads. The allowable lane spread shall be no greater than the crown (or high side) of the road. For all divided roadways the allowable lane spread shall be no greater than the inside (or high side) edge of pavement.
 - (b) Arterial, Collector, and Major Local Roads. The allowable lane spread shall leave 8 feet of the outside travel lane dry in each direction.
 - (c) Auxiliary or Turn Lanes. The allowable lane spread shall leave half of the auxiliary or turn lane dry on arterial, collector, and major local roads. On lesser classification roads, the allowable lane spread shall be no greater than the full width of the auxiliary or turn lane.
 - (4) Drainage rights-of-way. All retention/detention areas within subdivision developments shall have direct access to a right-of-way. A drainage right-of-way may be necessary to establish this access. A minimum 12-foot wide, stabilized vehicle access at six percent maximum grade shall be provided to allow for ingress and egress of the retention/detention area. Drainage rights-of-way shall be a minimum of ~~30-20~~ feet in width. As an alternative to right-of-way, access may be provided by an easement of the same width.
 - (5) Drainage easements. All drainage swales to facilities or underground stormwater conveyance systems shall be within drainage easements, except where rights-of-way or drainage parcels of equivalent width are provided. Required Drainage drainage easement widths shall be a minimum of 20 feet in width depend upon the type, size and depth of the proposed conveyance system. The minimum required easement width is 10 feet for swales that collect runoff from multiple non-adjacent parcels

and 20 feet for outfalls. Easement widths for underground conveyance systems shall be in accordance with table 6.13-2. Reduced easement widths may be permitted by the County Engineer or their designee. Conveyance system pipes shall be approximately located in the center of the easement unless demonstrated that the pipe backfill zone and associated trench is contained within the easement.

Table 6.13-2 Minimum Easement Width by Pipe Invert Depth

Inner Pipe Diameter (inch)	Minimum Easement Width (feet)			
	Pipe invert depth less than 5'	Pipe invert depth up to 10'	Pipe invert depth up to 15'	Pipe invert depth greater than 15'
Less than 30	10	15	20	25
30-54	-	-	20	25
Greater than 54	-	-	20 + Inner Diameter (I.D.) rounded up to the nearest 5'	25 + I.D. rounded up to the nearest 5'

- (6) Floodways. If in a FEMA designated floodway or flood-prone area, the cross drain shall be sized and certified to accommodate the design intent base flood discharge of that basin with no rise in flood height.
- (7) Sizes. The following minimum pipe or culvert sizes are required for stormwater conveyance systems unless otherwise approved by the County Engineer or their designee:
 - (a) Stormwater conveyance pipes shall be a minimum of 15 inches diameter or equivalent for privately maintained systems and a minimum of 18 inches diameter or equivalent for publicly maintained systems.
 - (b) ~~and cross~~ Cross culverts shall be a minimum of 18 inches diameter or equivalent.
 - (c) Driveway culverts shall be a minimum of 15 inches diameter or equivalent ~~for residential use and a minimum of 18 inches diameter or equivalent for commercial use.~~
 - (d) Yard drain pipes shall be a minimum of 8 inches diameter.
 - (e) Roof drains, prior to connection to the overall stormwater system, and pipe exfiltration or underdrain systems are exempt from minimum diameter requirements.

C. Design considerations.

- (1) Culvert flow capacity shall be determined for the conditions of inlet control or outlet control as applicable.
- (2) Stormwater collection and transmission systems shall be by inlets, swales, culverts, etc. The use of siphons, pumps, or similar devices is not allowed.
- (3) Ditch blocks shall be designed and constructed with hard core centers.
- (4) Stormwater flow velocity shall be taken into consideration in the design of all ~~drainage ditches~~ conveyance systems, ~~and a~~ Appropriate channel and outlet erosion protection shall be provided in accordance with the FDOT Drainage Manual. Physical pipe slopes shall be that which produce a velocity of at least 2.5 feet per second (fps) when flowing full. Where 2.5 fps is not feasible due to flat terrain or site constraints, slopes which produce a velocity below 2.5 fps are allowable with additional consideration for upkeep in the operations and maintenance document and approval by the County Engineer or their designee.

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- (5) Where any storm pipe terminates at an earthen slope a mitered end section and concrete collar, or approved equal, is required. Concrete mitered end sections are required for culverts, cross drains and side drains when within a County right-of-way with posted speeds of 40 mph or greater.

Sec. 6.13.9. Grading criteria.

- A. Parcels and lots with a County approved individual lot grading plan or part of a multi-lot grading plan. The intent is to demonstrate that sufficient grading shall be designed to allow surface water runoff and controlled discharge to be drained to the retention/detention approved drainage areas without causing adverse effects on 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. Lot Grading plans can shall be prepared by a qualified Florida licensed professional and may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof.
- B. 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 may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof. Unless alternate grading criteria is provided by a lot grading plan, parcels and lots equal to or less than 85 feet in width shall comply with the following grading criteria in addition to all other grading requirements as confirmed by a pre and post development lot grade survey prepared by a Florida licensed Professional Surveyor:
1. Fill shall be limited to the under-roof area of the lot's primary structure, access driveway footprint, and respective tapers to existing grade;
 2. The finished floor elevation of the structure shall not exceed 32 inches above lowest existing adjacent lot line elevation unless vertical walls such as stem walls or retaining walls are used to tie into existing grade;
 3. The driveway grade shall be no greater than 20% and shall not exceed 10% for a distance of 10 feet from the edge of roadway or shoulder unless a 9-foot minimum vertical curve is provided;
 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. Small changes in grade of up to 6 inches are permitted for the purposes of smoothing and evening grade; 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. Swale shall be capable of directing surface water runoff without causing adverse effects to adjacent property and shall be sloped at a minimum of 2% if located within 10 feet of the building foundation.
- County Engineer or his/her designee have the authority to waive section B, at their discretion.
- BC. 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.
- D. Elevations above base flood. In no case shall finished Finished floor elevations for all buildings except manufactured homes shall be specified below the 12 inches at minimum above the subject property's base flood elevation (BFE), one percent (100-year) flood plain plus one foot. Manufactured homes shall comply with the requirements of Chapter 15C-1, F.A.C. and Sec. 5.3.12. - Manufactured homes. The BFE shall be established by the following most current and best available information:
1. The subject property's current applicable FEMA Flood Insurance Rate Map (FIRM) Panel flood elevation;
 2. FEMA approved Letter of Map Change (LOMC);
 3. County determined flood prone area as established by a County watershed management plan when the subject property lies within a flood prone area with identified flood elevations and either no FIRM flood elevation has been established or the FIRM flood elevation is lower than the flood prone area flood
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elevation:

4. Historic FEMA LOMC or FIRM Panel flood elevation applicable to the subject property as determined by the County Flood Plain Administrator or their designee;

5. Other flood elevation data prepared in accordance with currently accepted engineering practices supplied by the applicant that has been reviewed and approved by the County Engineer or their designee and deemed acceptable by the Floodplain Administrator or their designee; or

6. No less than 2 feet above Highest Adjacent Grade when BFE is unavailable from all other sources and the available data are deemed by the Floodplain Administrator or their designee to not reasonably reflect flooding conditions or where the available data are known to be scientifically or technically incorrect or otherwise inadequate, provided that there is no evidence indicating flood depths have been or may be greater than 2 feet.

Under no circumstance shall a building permit be issued based on a lower BFE proposed by a LOMC request until the revision has been issued by FEMA.

- GE. Driveways. In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert type, 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.
- 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 ~~connected~~ connected to a recognized drainage system and that the lot grading complies with the requirements of this section of code. If located within a FEMA Special Flood Hazard Area (SFHA) or flood prone area, the affidavit must also indicate that the lot grading complies with the requirements of Sec. 6.13.5. - Floodplain storage and conveyance protection. The applicant shall provide a sketch with the building application indicating the drainage intent.
- EG. 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 permitted capacity. Drainage area capacity shall be determined to be adequate by approved development lot impervious ground coverage or approved impervious coverage resulting in additional excess stormwater runoff as accounted by the development's stormwater analysis. If no impervious lot area accounting or stormwater analysis exists for a development, FEMA FIRM or flood prone data may be used to determine adequate drainage area capacity.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

September 9, 2025

Gregory C. Harrell
Clerk of Court
Marion County
P.O. Box 1030
Ocala, FL 34478-1030

Dear Gregory Harrell:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Marion County Ordinance No. 25-40, which was filed in this office on September 9, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp

Debra Lewter

From: County Ordinances <CountyOrdinances@dos.fl.gov>
Sent: Tuesday, September 09, 2025 01:13 PM
To: Debra Lewter; County Ordinances
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: RE: MRN20250903_ORDINANCE_2025_40
Attachments: Marion20250909_Ordinance25_40_Ack.pdf

Good afternoon,

Attached is the acknowledgement letter for Marion County Ordinance 25-40.

Thank you,

David Parrish

Government Operations Consultant II
Office of the General Counsel
Department of State
Room 701 – The Capitol – Tallahassee, FL
P: (850) 245-6270

From: Debra Lewter <DebraL@marioncountyclerk.org>
Sent: Tuesday, September 9, 2025 9:36 AM
To: County Ordinances <CountyOrdinances@dos.fl.gov>
Cc: Debra Windberg <DebraW@marioncountyclerk.org>; Susan Mills McAllister <SusanM@marioncountyclerk.org>; Jared Thornton <jaredt@marioncountyclerk.org>
Subject: MRN20250903_ORDINANCE_2025_40

EMAIL RECEIVED FROM EXTERNAL SOURCE

The attachments/links in this message have been scanned by Proofpoint.

Good morning Ms. Grosenbaugh,

Pursuant to provisions of Florida Statutes, attached for filing in your office is an electronic pdf copy of Marion County Ordinance 25-40, which was adopted by the Marion County Board of County Commissioners on Wednesday, September 3, 2025.

Please advise our office of the date on which this Ordinance was filed.

Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Tuesday, September 09, 2025 09:36 AM
To: CountyOrdinances@dos.myflorida.com
Cc: Debra Windberg; Susan Mills McAllister; Jared Thornton
Subject: MRN20250903_ORDINANCE_2025_40
Attachments: MRN20250903_ORDINANCE_2025_40.pdf

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Thank you in advance for your cooperation in this matter.

Sincerely,



Debra Lewter

Clerk, Commission Records

352-671-5620 | DebraL@marioncountyclerk.org

Office of Gregory C. Harrell

Marion County Clerk of Court and Comptroller

PO Box 1030, Ocala FL 34478-1030

352-671-5604 | www.marioncountyclerk.org

"Here to serve and protect the public trust"

Debra Lewter

From: Debra Lewter
Sent: Tuesday, September 09, 2025 02:38 PM
To: municodeords@civicplus.com
Subject: Marion County Ordinance 25-40
Attachments: 09-03-25 Ordinance 25-40 Design Details.docx; 09-03-25 Ordinance 25-40 - Attachment.pdf

Good afternoon,

Attached is Ordinance 25-49, which was adopted by the Marion County Board of County Commissioners on Wednesday, September 3, 2025.

Please advise of any problems you may have opening the attached Word document.

ORDINANCE 25 – 40

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 7, DIVISION 3, DESIGN DETAILS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE LAND DEVELOPMENT CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners is authorized by general law, e.g., Section 125.01(h), Florida Statutes, to establish, coordinate, and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the Board of County Commissioners (Board) has adopted a Land Development Code (LDC) as is required by Section 163.3202, Florida Statutes; and

WHEREAS, pursuant to LDC Section 2.4.3, the Land Development Regulation Commission held a duly noticed public hearing on this proposed ordinance amending the LDC on July 23, 2025; and

WHEREAS, pursuant to LDC Section 2.4.4, the Board of County Commissioners held duly noticed public hearings on this proposed ordinance amending the LDC on August 13, 2025, and September 3, 2025;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Marion County, Florida, as follows:

Note: Deletions are shown in strikeout text. Additions are shown in underscore text.

SECTION 1. AMENDMENTS TO THE LAND DEVELOPMENT CODE (LDC). The following amendments to the LDC are hereby approved and adopted pursuant to Florida Statutes and the Marion County Land Development Code:

- A. Article 7, Division 3, Design Details, Sections 7.3.1 and 7.3.2 of the Marion County Land Development Code, Zoning, is hereby amended to reflect the attached revised language:

See Attachment 1 (additions shown in underline text, deletions shown in ~~strike-through text~~).

SECTION 2. CONFLICTS. In the event that any provision of this ordinance is in conflict with any other county ordinance, the provisions of this ordinance shall prevail to the extent of such conflict.

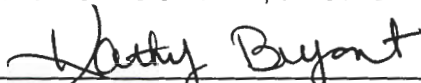
SECTION 3. SEVERABILITY. It is hereby declared to be the intent of the Board of County Commissioners of Marion County that if any section, subsection, clause, phrase, or provision of this ordinance is held invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not be construed as to render invalid or unconstitutional the remaining provisions of this ordinance. The Board of County Commissioners does not intend that this ordinance be held applicable in any case where its application would be unconstitutional, as a constitutionally permitted construction is intended and shall be given.

SECTION 4. INCLUSION IN COUNTY CODE. It is the intent of the Board of County Commissioners of Marion County, Florida, and it hereby provided that the provisions of this ordinance be incorporated into the Marion County Code of Ordinances, specifically, the Land Development Code, and that the sections of this ordinance may be re-numbered or re-lettered to accomplish such intent.

SECTION 5. EFFECTIVE DATE. A certified copy of this ordinance shall be filed with the Secretary of State by the Clerk within ten days after enactment by the Board of County Commissioners, and shall take effect upon such filing as provided in Section 125.66(2)(b), Florida Statutes.


DULY ADOPTED this 3rd day of September, 2025.

BOARD OF COUNTY COMMISSIONERS
MARION COUNTY, FLORIDA



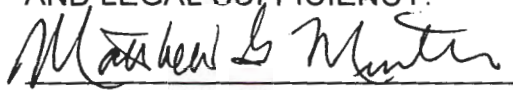
KATHY BRYANT, CHAIRMAN

ATTEST:



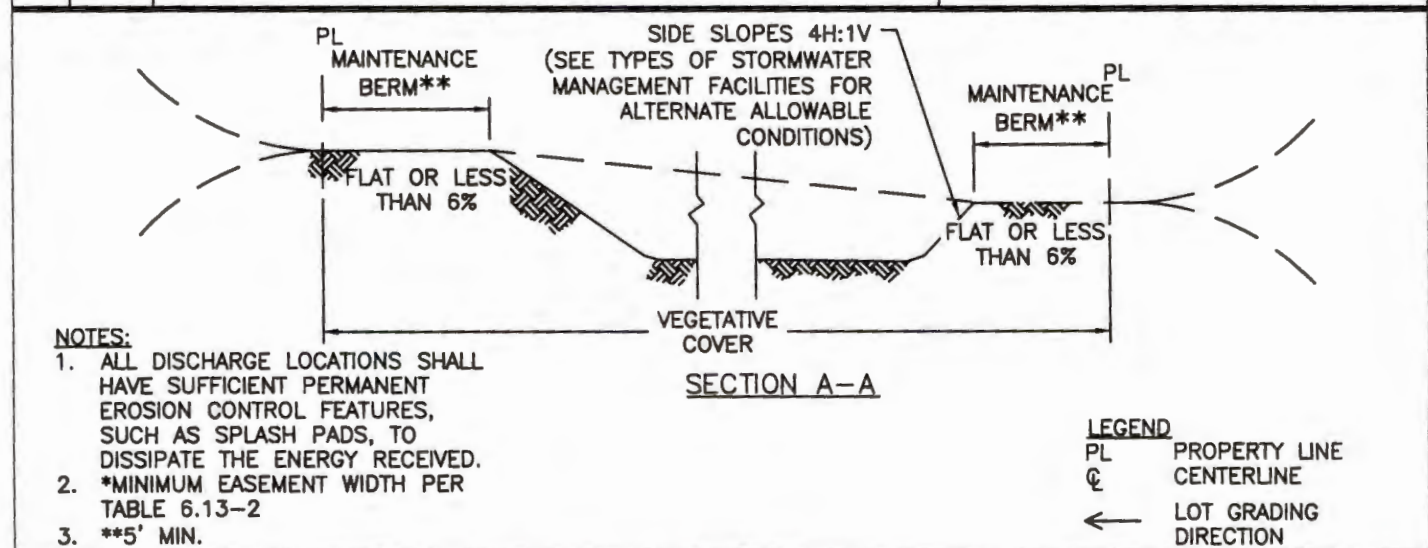
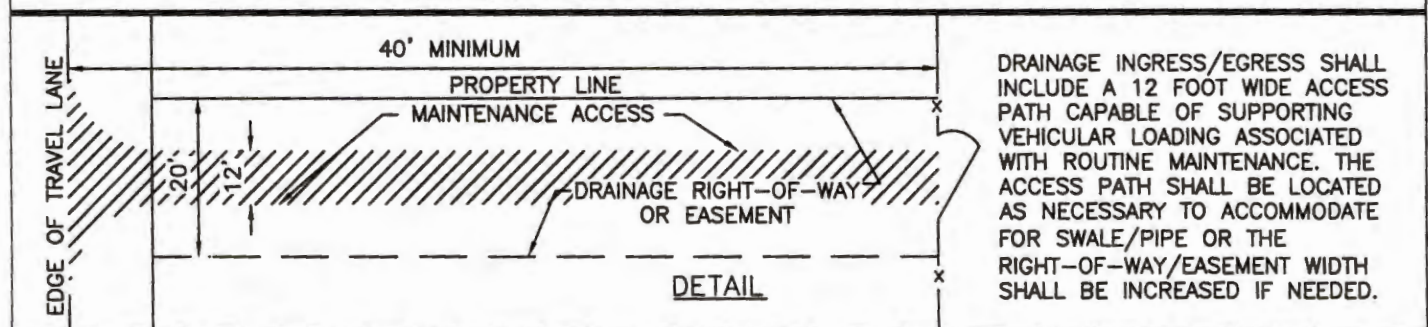
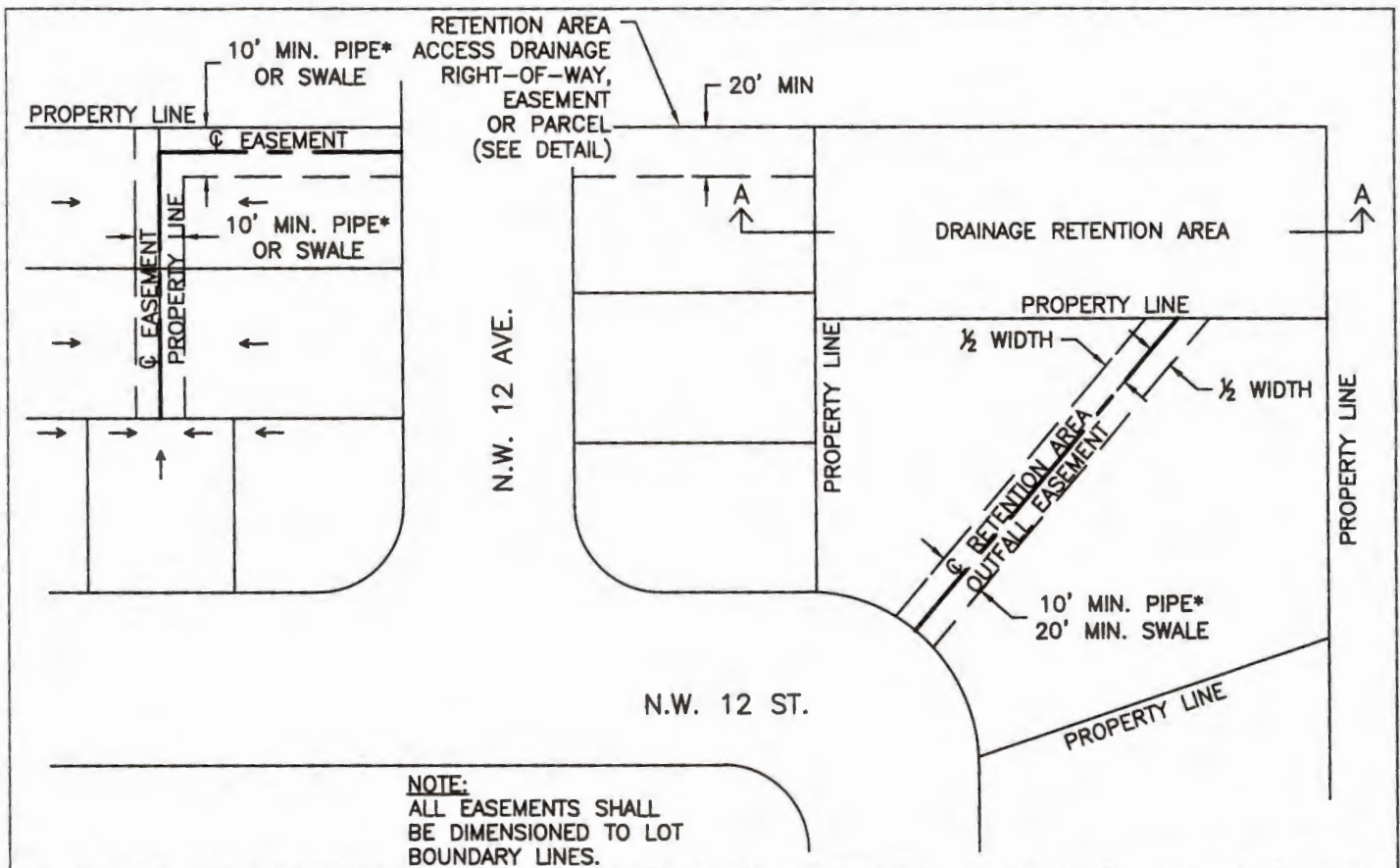
GREGORY C. HARRELL
CLERK OF CIRCUIT COURT

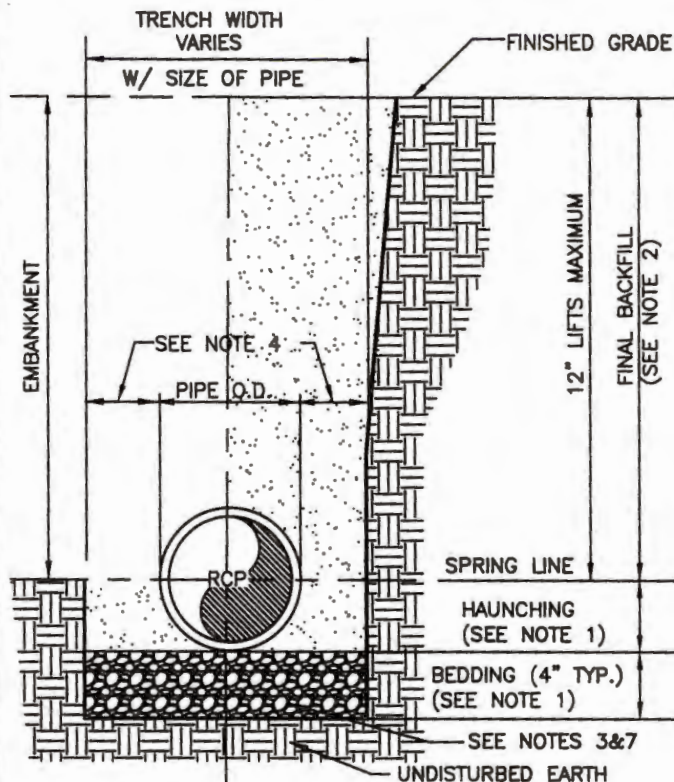
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:



MATTHEW G. MINTER
COUNTY ATTORNEY

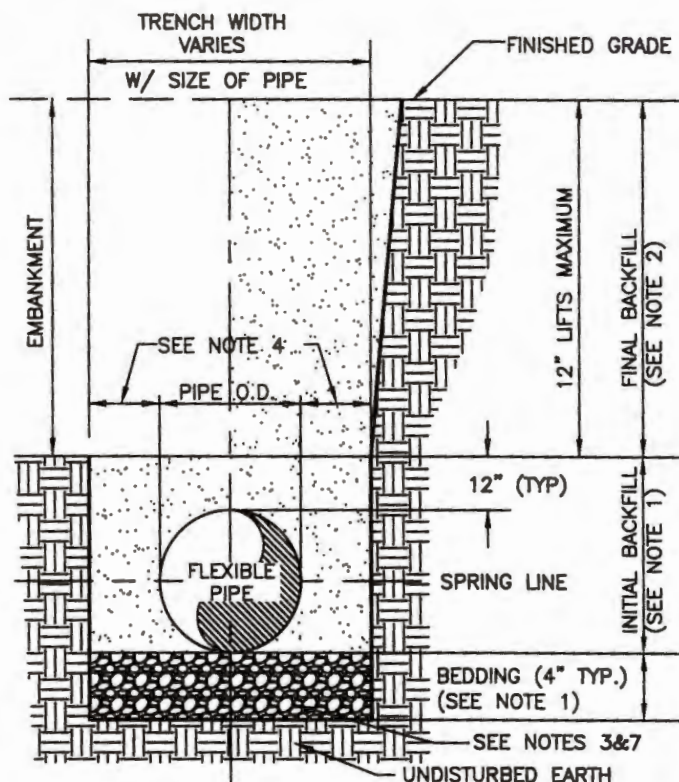
RECEIVED NOTICE FROM SECRETARY OF STATE
ON SEPTEMBER 9, 2025 ADVISING ORDINANCE
WAS FILED ON SEPTEMBER 9, 2025.





EMBANKMENT SECTION

TRENCH SECTION

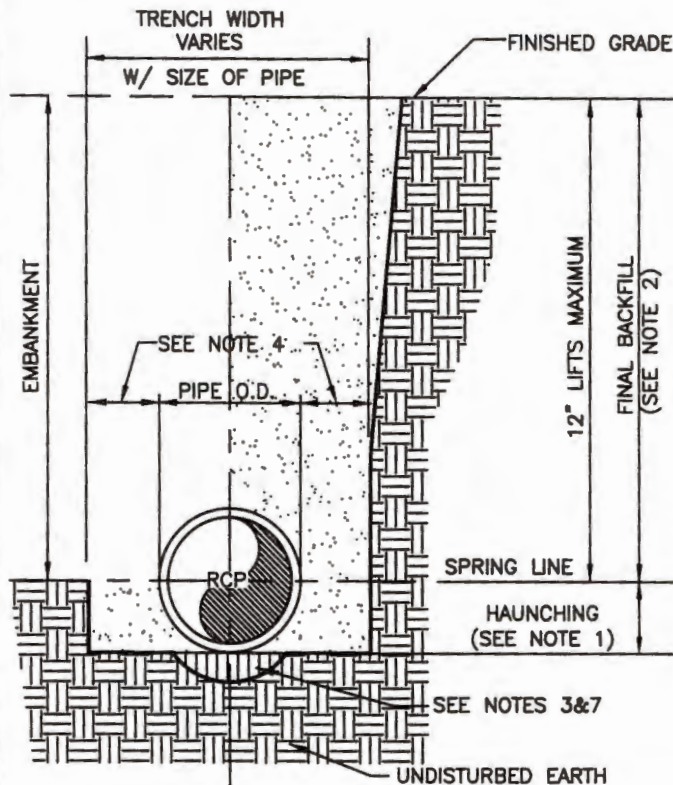


EMBANKMENT SECTION

TRENCH SECTION

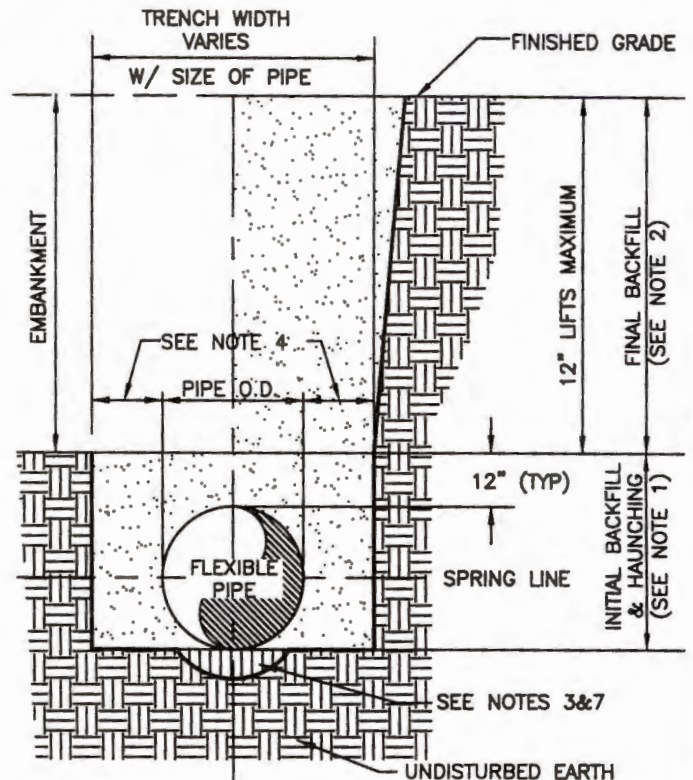
NOTES:

1. INITIAL BACKFILL, HAUNCHING & BEDDING: USE MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. INITIALLY COMPACT UNDER THE HAUNCHES BY HAND TAMPING OR OTHER ACCEPTABLE MEANS IN 4" TO 6" LIFTS UNTIL MECHANICAL COMPACTION CAN BEGIN.
2. FINAL BACKFILL: USE MATERIALS CLASSIFIED AS A-1, A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 12" LIFTS. MATERIALS CLASSIFIED AS A-2-4 (GREATER THAN 15% PASSING #200 SIEVE), A-2-5, A-2-6, A-2-7, A-4, A-5, A-8, OR A-7 (LIQUID LIMIT LESS THAN 50) MAY BE USED WHEN COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. LIFT THICKNESS MAY BE INCREASED TO 12" WITH VERIFICATION OF SATISFACTORY INSTALLATION AND PERFORMANCE.
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 48" 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. FORM PIPE BED A MINIMUM OF 4" THICK OR AS SPECIFIED BY THE PLANS OR ENGINEER OF RECORD. AREAS BENEATH THE BEDDING ZONE TO BE BACKFILLED SHALL USE COARSE SAND OR OTHER SUITABLE GRANULAR MATERIAL OBTAINED BY GRADING OPERATIONS IF NO OTHER SUITABLE MATERIAL IS AVAILABLE.
8. WRAP BACKFILL WITH FDOT D-4 FILTER FABRIC WHEN USING OPEN GRADED MATERIALS, SUCH AS THOSE CLASSIFIED AS A-1 WITH LITTLE FINES, TO REDUCE THE RISK OF MIGRATION OF FINES FROM ADJACENT MATERIAL.
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. OBTAIN A MINIMUM 95% (100% WHEN COVER HEIGHT IS LESS THAN 15" BELOW THE BOTTOM OF BASE UNDER ASPHALT, BELOW CONCRETE PAVEMENT, OR BELOW UNPAVED GROUND) OF THE STANDARD PROCTOR MAXIMUM DENSITY AS PER AASHTO T-180. SUBSEQUENT TESTING OF BACKFILL LAYERS MAY BE WAIVED BY THE ENGINEER OF RECORD IF INSTALLATION HAS BEEN IN ACCORDANCE WITH APPROVED COMPACTION METHODS AND PERFORMANCE HAS BEEN CONTINUOUSLY SATISFACTORY.



EMBANKMENT
SECTION

TRENCH SECTION

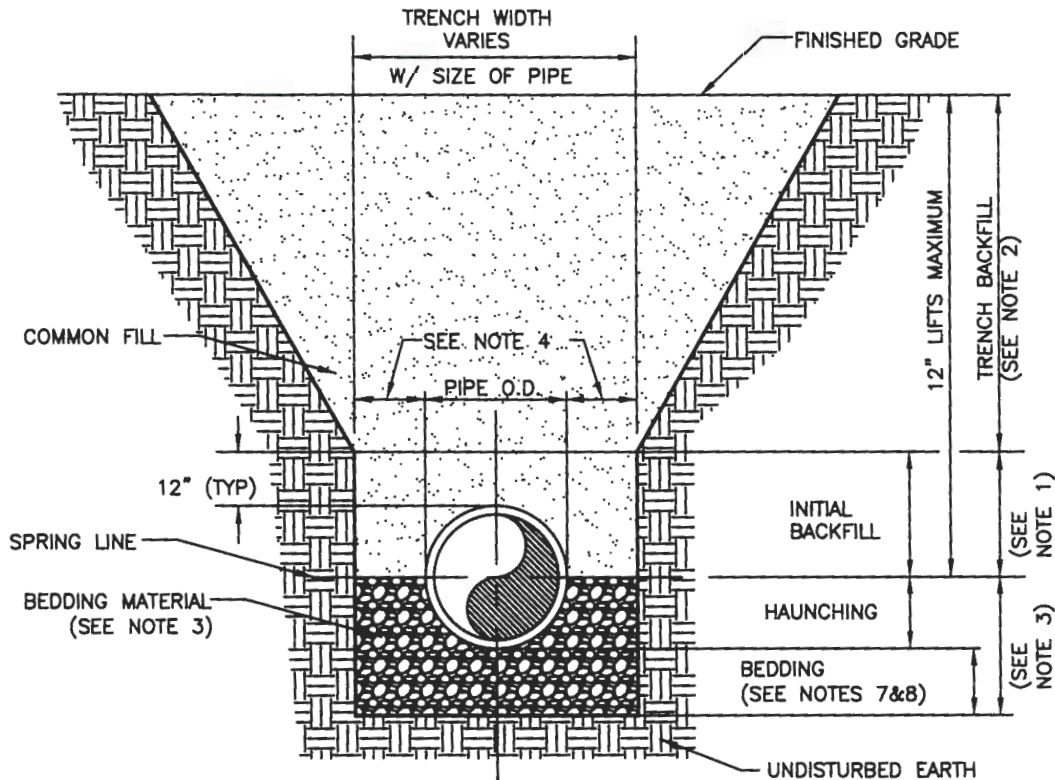


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SECTION

TRENCH SECTION

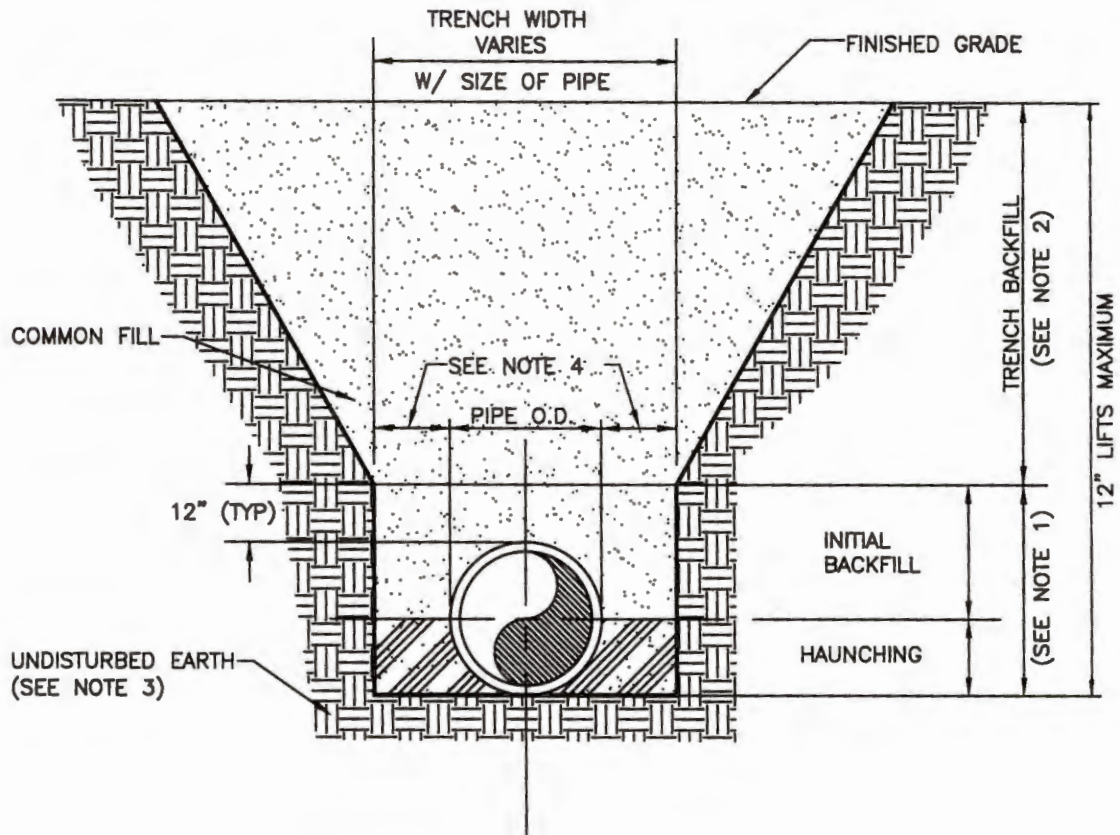
NOTES:

1. INITIAL BACKFILL, HAUNCHING & BEDDING: USE MATERIALS CLASSIFIED AS A-1, A-2, OR A-3 (OR A-4 IF CONCRETE PIPE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. INITIALLY COMPACT UNDER THE HAUNCHES BY HAND TAMPING OR OTHER ACCEPTABLE MEANS IN 4" TO 6" LIFTS UNTIL MECHANICAL COMPACTION CAN BEGIN.
2. FINAL BACKFILL: USE MATERIALS CLASSIFIED AS A-1, A-3 OR A-2-4 (15% OR LESS PASSING #200 SIEVE) COMPACTED TO REQUIRED MAXIMUM DENSITY IN 12" LIFTS. MATERIALS CLASSIFIED AS 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) MAY BE USED WHEN COMPACTED TO REQUIRED MAXIMUM DENSITY IN 8" LIFTS. LIFT THICKNESS MAY BE INCREASED TO 12" WITH VERIFICATION OF SATISFACTORY INSTALLATION AND PERFORMANCE.
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. WRAP BACKFILL WITH FDOT D-4 FILTER FABRIC WHEN USING OPEN GRADED MATERIALS, SUCH AS THOSE CLASSIFIED AS A-1 WITH LITTLE FINES, TO REDUCE THE RISK OF MIGRATION OF FINES FROM ADJACENT MATERIAL.
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. OBTAIN A MINIMUM 95% (100% WHEN COVER HEIGHT IS LESS THAN 15" BELOW THE BOTTOM OF BASE UNDER ASPHALT, BELOW CONCRETE PAVEMENT, OR BELOW UNPAVED GROUND) OF THE STANDARD PROCTOR MAXIMUM DENSITY AS PER AASHTO T-180. SUBSEQUENT TESTING OF BACKFILL LAYERS MAY BE WAIVED BY THE ENGINEER OF RECORD IF INSTALLATION HAS BEEN IN ACCORDANCE WITH APPROVED COMPACTION METHODS AND PERFORMANCE HAS BEEN CONTINUOUSLY SATISFACTORY.



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'.