



Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, July 23, 2025

5:30 PM

**McPherson Governmental
Campus Auditorium**

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

[Proof of Publication](#)

1. SCHEDULED ITEMS

- 1.1. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 2, Division 21 - Major Site Plan Section 2.21.1 Applicability](#)
- 1.2. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 2, Division 22 - Stand Alone Permits Section 2.22.2 Driveway Connection](#)
- 1.3. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.3 Types of Stormwater Management Facilities](#)
- 1.4. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.4 Stormwater Quantity Criteria](#)
- 1.5. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Division 13 - Stormwater Management Article 6, Section 6.13.5 Floodplain and Protection](#)
- 1.6. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.8 Stormwater Conveyance Criteria](#)
- 1.7. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.9 Grading Criteria](#)
- 1.8. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 7, Division 3 - Design Details Section 7.3.1 Transportation and Stormwater](#)
- 1.9. [Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 7, Division 3 - Design Details Section 7.3.2 Utilities](#)

2. NEW BUSINESS

ADJOURN



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19779

Agenda Date: 7/23/2025

Agenda No.:

SUBJECT:
Proof of Publication

DESCRIPTION/BACKGROUND:
Proof of Publications for the July 23, 2025 LDRC Public Hearing



The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
Marion County Attorneys' Office - 330
601 SE 25Th AVE # 108
Ocala FL 34471-2690

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

07/08/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/08/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$264.16

Tax Amount: \$0.00

Payment Cost: \$264.16

Order No: 11463886

Customer No: 533707

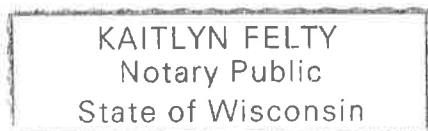
PO #:

of Copies:

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NOTICE OF
PUBLIC HEARING BY
MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION

TO CONSIDER A LAND
DEVELOPMENT CODE AMEND-
MENT RELATED TO ARTICLE 2,
DIVISION 21, MAJOR SITE PLAN,
SECTION 2.21.1, APPLICABILITY
NOTICE IS HEREBY GIVEN THAT
THE MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION WILL HOLD A
PUBLIC HEARING ON THE 23rd
DAY OF JULY, 2025, AT 5:30 P.M.
AT THE MCPHERSON GOVERN-
MENTAL CAMPUS AUDITORIUM,
601 SE 25TH AVENUE, OCALA,
FLORIDA, TO CONSIDER THE
FOLLOWING PROPOSED ORDINANCE TO AMEND THE LAND
DEVELOPMENT CODE IN
REGARDS TO ARTICLE 2, DIVI-
SION 21, MAJOR SITE PLAN,
SECTION 2.21.1, APPLICABILITY
AN ORDINANCE OF THE BOARD
OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA,
AMENDING THE LAND DEVEL-
OPMENT CODE (LDC) RELATED
TO ARTICLE 2, DIVISION 21,
MAJOR SITE PLAN, SECTION
2.21.1, APPLICABILITY

THE ACTION OF THE LAND
DEVELOPMENT REGULATION
COMMISSION IS SOLELY ADVI-
SORY TO THE BOARD OF
COUNTY COMMISSIONERS. ALL
INTERESTED PARTIES MAY
APPEAR AT THE PUBLIC HEAR-
ING AND BE HEARD WITH
RESPECT TO THE LAND DEVEL-
OPMENT CODE AMENDMENT.
THE PROPOSED ORDINANCE
MAY BE REVIEWED AT THE
GROWTH SERVICES DEPART-
MENT, PLANNING AND ZONING
DIVISION OFFICE, 2710 E.
SILVER SPRINGS BLVD., OCALA,
FLORIDA, DURING REGULAR
BUSINESS HOURS.

IF REASONABLE ACCOMMODA-
TIONS OF A DISABILITY ARE
NEEDED FOR YOU TO PARTICI-
PATE IN THIS PUBLIC HEARING,
PLEASE CONTACT THE ADA
COORDINATOR/HR DIRECTOR AT
(352) 438-2345 AT LEAST FORTY-
EIGHT (48) HOURS IN ADVANCE
OF THE HEARING, SO APPRO-
PRIATE ARRANGEMENTS CAN
BE MADE.

BE ADVISED THAT IF ANY
PERSON OR PERSONS WISH TO
APPEAL A DECISION OF THE
BOARD OF COUNTY COMMIS-
SIONERS OF MARION COUNTY,
FLORIDA, WITH RESPECT TO
ANY MATTER CONSIDERED AT
THE ABOVE ADVERTISED HEAR-
ING, A RECORD OF THE
PROCEEDINGS WILL BE
NEEDED BY SUCH PERSON OR
PERSONS, AND A VERBATIM
RECORD MAY BE NEEDED.

FOR MORE INFORMATION:
[HTTPS://WWW.MARIONFL.ORG/L
EGALNOTICES](https://www.marionfl.org/legalnotices)

Effective October 1, 2023, a Florida
legislative act relating to local ordi-
nances, amending F.S.125.66(3)(a),
requires a Business Impact State-
ment to be prepared by the govern-
ing body of a county before the
enactment of a proposed ordinance
in accordance with the provisions of
F.S., the Business Impact Estimate
must be published on the County's
website and must include certain
information, such as a summary of
the proposed ordinance, including a
statement of the public purpose, an
estimate of the direct economic
impact, and a good faith estimate of
the number of businesses likely to
be impacted, and any additional
information the governing body
determines may be useful. In accor-
dance to F.S. 125.66(3)(a), a number
of ordinances are exempt from
complying with the business impact
statement. Marion County's business
impact estimates are posted on the
Marion County website under Public
Relations at:

www.MarionFL.org/BIE

PLEASE BE GOVERNED
ACCORDINGLY

DATED THIS 24TH DAY OF
JUNE, 2025.

BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
KATHY BRYANT, CHAIRMAN

#11463886



The Gainesville Sun | The Ledger
Daily Commercial | Ocala Star Banner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
Marion County Attorneys' Office - 330
601 SE 25Th AVE # 108
Ocala FL 34471-2690

STATE OF WISCONSIN, COUNTY OF BROWN

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07/07/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/07/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$304.84	
Tax Amount:	\$0.00	
Payment Cost:	\$304.84	
Order No:	11464331	# of Copies:
Customer No:	533707	1
PO #:		

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KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
BY MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION TO CONSIDER A
LAND DEVELOPMENT CODE
AMENDMENT RELATED TO
ARTICLE 6, DIVISION 13,
STORMWATER MANAGEMENT,
SECTION 6.13.3, TYPES OF
STORMWATER MANAGEMENT
FACILITIES

NOTICE IS HEREBY GIVEN THAT
THE MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION WILL HOLD A
PUBLIC HEARING ON THE 23rd
DAY OF JULY, 2025, AT 5:30 P.M.
AT THE MCPHERSON
GOVERNMENTAL CAMPUS
AUDITORIUM, 601 SE 25TH
AVENUE, OCALA, FLORIDA, TO
CONSIDER THE FOLLOWING
PROPOSED ORDINANCE TO
AMEND THE LAND
DEVELOPMENT CODE IN
REGARDS TO ARTICLE 6,
DIVISION 13, STORMWATER
MANAGEMENT, SECTION 6.13.3,
TYPES OF STORMWATER
MANAGEMENT FACILITIES

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, SECTION 6.13.3,
TYPES OF STORMWATER
MANAGEMENT FACILITIES

THE ACTION OF THE LAND
DEVELOPMENT REGULATION
COMMISSION IS SOLELY
ADVISORY TO THE BOARD OF
COUNTY COMMISSIONERS. ALL
INTERESTED PARTIES MAY
APPEAR AT THE PUBLIC
HEARING AND BE HEARD WITH
RESPECT TO THE LAND
DEVELOPMENT CODE
AMENDMENT. THE PROPOSED
ORDINANCE MAY BE REVIEWED
AT THE GROWTH SERVICES
DEPARTMENT, PLANNING AND
ZONING DIVISION OFFICE, 2710
E. SILVER SPRINGS BLVD.,
OCALA, FLORIDA, DURING
REGULAR BUSINESS HOURS.

IF REASONABLE
ACCOMMODATIONS OF A
DISABILITY ARE NEEDED FOR
YOU TO PARTICIPATE IN THIS
PUBLIC HEARING, PLEASE
CONTACT THE ADA
COORDINATOR/HR DIRECTOR AT
(352) 438-2345 AT LEAST FORTY-
EIGHT (48) HOURS IN ADVANCE
OF THE HEARING, SO
APPROPRIATE ARRANGEMENTS
CAN BE MADE.

BE ADVISED THAT IF ANY
PERSON OR PERSONS WISH TO
APPEAL A DECISION OF THE
BOARD OF COUNTY
COMMISSIONERS OF MARION
COUNTY, FLORIDA, WITH
RESPECT TO ANY MATTER
CONSIDERED AT THE ABOVE
ADVERTISED HEARING, A
RECORD OF THE PROCEEDINGS
WILL BE NEEDED BY SUCH
PERSON OR PERSONS, AND A
VERBATIM RECORD MAY BE
NEEDED.

FOR MORE INFORMATION:
[HTTPS://WWW.MARIONFL.ORG/
LEGAL/NOTICES](https://www.marionfl.org/legal/NOTICES)

Effective October 1, 2023, a Florida
legislative act relating to local
ordinances, amending F.S. 125.66(3)
(a), requires a Business Impact
Statement to be prepared by the
governing body of a county before
the enactment of a proposed
ordinance in accordance with the
provisions of F.S., the Business
Impact Estimate must be published
on the County's website and must
include certain information, such as
a summary of the proposed
ordinance, including a statement of
the public purpose, an estimate of
the direct economic impact, and a
good faith estimate of the number of
businesses likely to be impacted,
and any additional information the
governing body determines may be
useful. In accordance to F.S.
125.66(3)(a), a number of ordinances
are exempt from complying with the
business impact statement. Marion
County's business impact estimates
are posted on the Marion County
website under Public Relations at:
www.MarionFL.org/BIF

PLEASE BE GOVERNED
ACCORDINGLY

DATED THIS 24TH DAY OF JUNE,
2025.
BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
KATHY BRYANT, CHAIRMAN

#11464331

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
Marion County Attorneys' Office - 330
601 SE 25Th AVE # 108
Ocala FL 34471-2690

STATE OF WISCONSIN, COUNTY OF BROWN

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07/07/2025

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Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/07/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$286.76	
Tax Amount:	\$0.00	
Payment Cost:	\$286.76	
Order No:	11464488	# of Copies:
Customer No:	533707	1
PO #:	LRM 2025-578	

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KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
BY MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION TO CONSIDER A
LAND DEVELOPMENT CODE
AMENDMENT RELATED TO
ARTICLE 6, DIVISION 13,
STORMWATER MANAGEMENT,
SECTION 6.13.4, STORMWATER
QUANTITY CRITERIA

NOTICE IS HEREBY GIVEN THAT
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DAY OF JULY, 2025, AT 5:30 P.M.
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601 SE 25TH AVENUE, OCALA,
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FOLLOWING PROPOSED ORDI-
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DEVELOPMENT CODE IN
REGARDS TO ARTICLE 6, DIVI-
SION 13, STORMWATER
MANAGEMENT, SECTION 6.13.4,
STORMWATER QUANTITY
CRITERIA

AN ORDINANCE OF THE BOARD
OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA,
AMENDING THE LAND DEVEL-
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TO ARTICLE 6, DIVISION 13,
STORMWATER MANAGEMENT,
SECTION 6.13.4, STORMWATER
QUANTITY CRITERIA

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THE LAND DEVELOPMENT
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OFFICE, 2710 E. SILVER SPRINGS
BLVD., OCALA, FLORIDA, DURING
REGULAR BUSINESS
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IF REASONABLE ACCOMMODA-
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PLEASE CONTACT THE ADA
COORDINATOR/MR DIRECTOR AT
(352)438-2345 AT LEAST FORTY-
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SUCH PERSON OR PERSONS,
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ACCORDINGLY

DATED THIS 24TH
DAY OF JUNE, 2025.
BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
KATHY BRYANT, CHAIRMAN
11464488

LOCALiQ

The Gainesville Sun | The Ledger
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AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
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Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$300.32	
Tax Amount:	\$0.00	
Payment Cost:	\$300.32	
Order No:	11465123	# of Copies:
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KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
BY MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION TO CONSIDER A
LAND DEVELOPMENT CODE
AMENDMENT RELATED TO
ARTICLE 6, DIVISION 13,
STORMWATER MANAGEMENT,
SECTION 6.13.5, FLOOD PLAIN
AND PROTECTION

NOTICE IS HEREBY GIVEN THAT
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DAY OF JULY, 2025, AT 5:30 P.M.
AT THE MCPHERSON
GOVERNMENTAL CAMPUS
AUDITORIUM, 401 SE 25TH
AVENUE, OCALA, FLORIDA, TO
CONSIDER THE FOLLOWING
PROPOSED ORDINANCE TO
AMEND THE LAND
DEVELOPMENT CODE IN
REGARDS TO ARTICLE 6,
DIVISION 13, STORMWATER
MANAGEMENT, SECTION 6.13.5,
FLOOD PLAIN AND PROTECTION

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, SECTION 6.13.5,
FLOOD PLAIN AND
PROTECTION

THE ACTION OF THE LAND
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RESPECT TO THE LAND
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AMENDMENT. THE PROPOSED
ORDINANCE MAY BE REVIEWED
AT THE GROWTH SERVICES
DEPARTMENT, PLANNING AND
ZONING DIVISION OFFICE, 2710
E. SILVER SPRINGS BLVD.,
OCALA, FLORIDA, DURING
REGULAR BUSINESS HOURS.

IF REASONABLE
ACCOMMODATIONS OF A
DISABILITY ARE NEEDED FOR
YOU TO PARTICIPATE IN THIS
PUBLIC HEARING, PLEASE
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COORDINATOR/HR DIRECTOR AT
(352) 438-2345 AT LEAST FORTY-
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PLEASE BE GOVERNED
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DATED THIS 24TH DAY OF JUNE,
2025
BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
KATHY BRYANT, CHAIRMAN

LOCALiQ

The Gainesville Sun | The Ledger
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PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
Marion County Attorneys' Office - 330
601 SE 25Th AVE # 108
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Notary, State of WI, County of Brown

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Payment Cost: \$304.84

Order No: 11465079

of Copies:

Customer No: 533707

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PO #:

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KAITLYN FELTY
Notary Public
State of Wisconsin

NOTICE OF PUBLIC HEARING
BY
MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION
TO CONSIDER A LAND
DEVELOPMENT CODE
AMENDMENT RELATED TO
ARTICLE 6, DIVISION 13,
STORMWATER MANAGEMENT,
SECTION 6.13.8, STORMWATER
CONVEYANCE CRITERIA

NOTICE IS HEREBY GIVEN THAT THE MARION COUNTY LAND DEVELOPMENT REGULATION COMMISSION WILL HOLD A PUBLIC HEARING ON THE 23rd DAY OF JULY, 2025, AT 5:30 P.M. AT THE MCPHERSON GOVERNMENTAL CAMPUS AUDITORIUM, 601 SE 25TH AVENUE, OCALA, FLORIDA, TO CONSIDER THE FOLLOWING PROPOSED ORDINANCE TO AMEND THE LAND DEVELOPMENT CODE IN REGARDS TO ARTICLE 6, DIVISION 13, STORMWATER MANAGEMENT, SECTION 6.13.8, STORMWATER CONVEYANCE CRITERIA

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, SECTION 6.13.8, STORMWATER CONVEYANCE CRITERIA

THE ACTION OF THE LAND DEVELOPMENT REGULATION COMMISSION IS SOLELY ADVISORY TO THE BOARD OF COUNTY COMMISSIONERS. ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE LAND DEVELOPMENT CODE AMENDMENT. THE PROPOSED ORDINANCE MAY BE REVIEWED AT THE GROWTH SERVICES DEPARTMENT, PLANNING AND ZONING DIVISION OFFICE, 2710 E. SILVER SPRINGS BLVD., OCALA, FLORIDA, DURING REGULAR BUSINESS HOURS.

IF REASONABLE ACCOMMODATIONS OF A DISABILITY ARE NEEDED FOR YOU TO PARTICIPATE IN THIS PUBLIC HEARING, PLEASE CONTACT THE ADA COORDINATOR/HR DIRECTOR AT (352) 438-2345 AT LEAST FORTY-EIGHT (48) HOURS IN ADVANCE OF THE HEARING, SO APPROPRIATE ARRANGEMENTS CAN BE MADE.

BE ADVISED THAT IF ANY PERSON OR PERSONS WISH TO APPEAL A DECISION OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, WITH RESPECT TO ANY MATTER CONSIDERED AT THE ABOVE ADVERTISED HEARING, A RECORD OF THE PROCEEDINGS WILL BE NEEDED BY SUCH PERSON OR PERSONS, AND A VERBATIM RECORD MAY BE NEEDED.

FOR MORE INFORMATION:
[HTTPS://WWW.MARIONFL.ORG/EGALNOTICES](https://www.marionfl.org/EGALNOTICES)

Effective October 1, 2023, a Florida legislative act relating to local ordinances, amending F.S.125.66(3) (a), requires a Business Impact Statement to be prepared by the governing body of a county before the enactment of a proposed ordinance in accordance with the provisions of F.S., the Business Impact Estimate must be published on the County's website and must include certain information, such as a summary of the proposed ordinance, including a statement of the public purpose, an estimate of the direct economic impact, and a good faith estimate of the number of businesses likely to be impacted, and any additional information the governing body determines may be useful. In accordance to F.S. 125.66(3)(a), a number of ordinances are exempt from complying with the business impact statement. Marion County's business impact estimates are posted on the Marion County website under Public Relations at: www.MarionFL.org/BIE

PLEASE BE GOVERNED
ACCORDINGLY

DATED THIS 24TH DAY OF JUNE,
2025.

BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
KATHY BRYANT, CHAIRMAN
July 8, 2025 11:465079

LOCALiQ

The Gainesville Sun | The Ledger
Daily Commercial | Ocala StarBanner
News Chief | Herald-Tribune

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Ashlyne Tuck
Marion County Attorneys' Office - 330
601 SE 25Th AVE # 108
Ocala FL 34471-2690

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the Star Banner, published in Marion County, Florida; that the attached copy of advertisement, being a Govt Public Notices, was published on the publicly accessible website of Marion County, Florida, or in a newspaper by print in the issues of, on:

07/08/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/08/2025

Legal Clerk

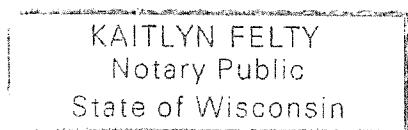
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$282.24	
Tax Amount:	\$0.00	
Payment Cost:	\$282.24	
Order No:	11464537	# of Copies:
Customer No:	533707	1
PO #:	LRM 2025-581	

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NOTICE OF PUBLIC HEARING
BY MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION TO CONSIDER A
LAND DEVELOPMENT CODE
AMENDMENT RELATED TO
ARTICLE 6, DIVISION 13,
STORMWATER MANAGEMENT,
SECTION 6.13.9, GRADING
CRITERIA

NOTICE IS HEREBY GIVEN THAT
THE MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION WILL HOLD A
PUBLIC HEARING ON THE 23rd
DAY OF JULY, 2025, AT 5:30 P.M.
AT THE MCPHERSON GOVERN-
MENTAL CAMPUS AUDITORIUM,
601 SE 25TH AVENUE, OCALA,
FLORIDA, TO CONSIDER THE
FOLLOWING PROPOSED ORDI-
NANCE TO AMEND THE LAND
DEVELOPMENT CODE IN
REGARDS TO ARTICLE 6,
DIVISION 13, STORMWATER
MANAGEMENT, SECTION 6.13.9,
GRADING CRITERIA

AN ORDINANCE OF THE BOARD
OF COUNTY COMMISSIONERS
OF MARION COUNTY, FLORIDA,
AMENDING THE LAND DEVEL-
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TO ARTICLE 6, DIVISION 13,
STORMWATER MANAGEMENT,
SECTION
6.13.9, GRADING CRITERIA

THE ACTION OF THE LAND DE-
VELOPMENT REGULATION COM-
MISSION IS SOLELY ADVISORY
TO THE BOARD OF COUNTY
COMMISSIONERS. ALL INTER-
ESTED PARTIES MAY APPEAR
AT THE PUBLIC HEARING AND
BE HEARD WITH RESPECT TO
THE LAND DEVELOPMENT
CODE AMENDMENT. THE PRO-
POSED ORDINANCE MAY BE
REVIEWED AT THE GROWTH
SERVICES DEPARTMENT, PLAN-
NING AND ZONING DIVISION
OFFICE, 2710 E. SILVER SPRINGS
BLVD., OCALA, FLORIDA, DUR-
ING REGULAR BUSINESS
HOURS.

IF REASONABLE ACCOMMODA-
TIONS OF A DISABILITY ARE
NEEDED FOR YOU TO PARTICI-
PATE IN THIS PUBLIC HEARING,
PLEASE CONTACT THE ADA
COORDINATOR/HR DIRECTOR AT
(352) 438-2345 AT LEAST FORTY-
EIGHT (48) HOURS IN ADVANCE
OF THE HEARING, SO APPRO-
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SON OR PERSONS WISH TO AP-
PEAL A DECISION OF THE
BOARD OF COUNTY COMMISS-
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FLORIDA, WITH RESPECT TO
ANY MATTER CONSIDERED AT
THE ABOVE ADVERTISED HEAR-
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SUCH PERSON OR PERSONS,
AND A VERBATIM RECORD MAY
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impact estimates are posted on the
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DATED THIS 24TH
DAY OF JUNE, 2025.
BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
KATHY BRYANT, CHAIRMAN
11464537

LOCALiQ

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Ashlyne Tuck
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Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 07/08/2025

Legal Clerk

Notary, State of WI, County of Brown

My commission expires

Publication Cost: \$350.04

Tax Amount: \$0.00

Payment Cost: \$350.04

Order No: 11465094

Customer No: 533707

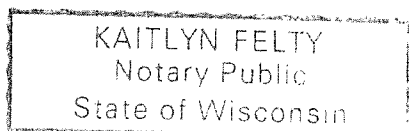
PO #:

of Copies:

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NOTICE OF PUBLIC HEARING
BY MARION COUNTY LAND
DEVELOPMENT REGULATION
COMMISSION TO CONSIDER A
LAND DEVELOPMENT CODE
AMENDMENT RELATED TO
ARTICLE 7, DIVISION 3, DESIGN
DETAILS, SECTION 7.3.1,
TRANSPORTATION AND
STORMWATER, TO REVISE
TS034 DRAINAGE RETENTION
AREA, ADD TS039 BEDDING AND
TRENCHING WITH
UNDERCUTTING, AND ADD
TS040 BEDDING AND
TRENCHING WITHOUT
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GOVERNMENTAL CAMPUS
AUDITORIUM, 401 SE 25TH
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PROPOSED ORDINANCE TO
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AN ORDINANCE OF THE BOARD
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OF MARION COUNTY, FLORIDA,
AMENDING THE LAND
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RELATED TO ARTICLE 7,
DIVISION 3, DESIGN DETAILS,
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THE ACTION OF THE LAND
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AT THE GROWTH SERVICES
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ZONING DIVISION OFFICE, 2710
E. SILVER SPRINGS BLVD.,
OCALA, FLORIDA, DURING
REGULAR BUSINESS HOURS.

IF REASONABLE
ACCOMMODATIONS OF A
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RECORD OF THE PROCEEDINGS
WILL BE NEEDED BY SUCH
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DATED THIS 24TH DAY OF JUNE,
2025,
BOARD OF COUNTY
COMMISSIONERS
MARION COUNTY, FLORIDA
KATHY BRYANT, CHAIRMAN

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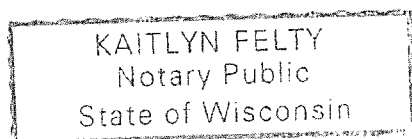
Notary, State of WI, County of Brown

My commission expires

Publication Cost:	\$304.84	
Tax Amount:	\$0.00	
Payment Cost:	\$304.84	
Order No:	11464758	# of Copies:
Customer No:	533707	1
PO #:	LRM 2025-583	

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NOTICE OF PUBLIC HEARING
 BY
 MARION COUNTY LAND DEVELOPMENT
 REGULATION
 COMMISSION
 TO CONSIDER A LAND DEVELOPMENT
 CODE AMENDMENT
 RELATED TO ARTICLE 7, DIVISION
 3, DESIGN DETAILS,
 SECTION 7.3.2, UTILITIES,
 REVISE UT102 TYPE A BED
 TRENCH, AND REVISE UT103
 TYPE B BED TRENCH

NOTICE IS HEREBY GIVEN THAT THE MARION COUNTY LAND DEVELOPMENT REGULATION COMMISSION WILL HOLD A PUBLIC HEARING ON THE 23rd DAY OF JULY, 2025, AT 5:30 P.M. AT THE MCPHERSON GOVERNMENTAL CAMPUS AUDITORIUM, 601 SE 25TH AVENUE, OCALA, FLORIDA, TO CONSIDER THE FOLLOWING PROPOSED ORDINANCE TO AMEND THE LAND DEVELOPMENT CODE IN REGARDS TO ARTICLE 7, DIVISION 3, DESIGN DETAILS, SECTION 7.3.2, UTILITIES, REVISE UT102 TYPE A BED TRENCH, AND REVISE UT103 TYPE B BED TRENCH

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, SECTION 7.3.2, UTILITIES, REVISE UT102 TYPE A BED TRENCH, AND REVISE UT103 TYPE B BED TRENCH

THE ACTION OF THE LAND DEVELOPMENT REGULATION COMMISSION IS SOLELY ADVISORY TO THE BOARD OF COUNTY COMMISSIONERS. ALL INTERESTED PARTIES MAY APPEAR AT THE PUBLIC HEARING AND BE HEARD WITH RESPECT TO THE LAND DEVELOPMENT CODE AMENDMENT. THE PROPOSED ORDINANCE MAY BE REVIEWED AT THE GROWTH SERVICES DEPARTMENT, PLANNING AND ZONING DIVISION OFFICE, 2710 E. SILVER SPRINGS BLVD., OCALA, FLORIDA, DURING REGULAR BUSINESS HOURS.

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www.MarionFl.org/BJE

PLEASE BE GOVERNED
 ACCORDINGLY

DATED THIS 24TH DAY OF JUNE,
 2025.
 BOARD OF COUNTY
 COMMISSIONERS
 MARION COUNTY, FLORIDA
 KATHY BRYANT, CHAIRMAN

11464758 7/6/25



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19770

Agenda Date: 7/23/2025

Agenda No.: 1.1.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 2, Division 21 - Major Site Plan Section 2.21.1 Applicability

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 2, Division 21 - Major Site Plan Section 2.21.1 Applicability.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 2.21.1, APPLICABILITY

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 2.21.1 APPLICABILITY TO ADD LANGUAGE EXEMPTING CERTAIN SINGLE-FAMILY AND FARM LOTS AND PARCELS FROM THE REQUIREMENTS OF A MAJOR SITE PLAN.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **There are no new direct compliance costs that businesses may reasonably incur with the proposed changes.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Indeterminate.**

4. Additional information the governing body deems useful (if any): **Additional exemptions to the Major Site Plan requirements decreases the burden on single-family residence and farm owners by allowing them to apply directly for a stormwater compliance application to work directly with staff rather than requiring waiver to Major Site Plan which uses more County resources and manhours. According to the fee schedule on file at the Office of the County Engineer as of the time of this publication, the stormwater compliance application fee is \$200 as compared to \$300 for a standalone waiver request.**

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 the lesser of 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~~;~~ or
 - (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 ~~may do result in an increase in flooding of~~ adversely affect drainage, contribute to downstream flooding, adjacent property or increase the 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 improvements 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~~;~~ and
 - (3) Submit ~~two one copies~~ 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 shall bear the owner's original signature and date. Upon review and approval, ~~one an~~ approved sketch copy shall be ~~returned~~ made available to the applicant.
- D. ~~Large Existing~~ parcels of property such as, ~~but not limited to,~~ single-family residential lots or tracts, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet ~~shall not be subject to submittal of a complete Major Site Plan which are not otherwise exempt from the requirements of a Major Site Plan but instead~~ instead be subject to stormwater compliance as follows:
- (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Existing improvements may be excluded from excess stormwater runoff if the improvements were constructed prior to October 1, 2013 or discharge from the existing improvements is into a system designed to accept such discharges and there is no adverse impact downstream. 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-~~;~~ 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~~ 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.~~

~~F~~H. 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 the lesser of 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; or
 - (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 may adversely affect drainage, contribute to downstream flooding, or increase the 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 improvements 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; and
 - (3) Submit 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 shall bear the owner's original signature and date. Upon review and approval, an approved copy shall be made available to the applicant.
- D. Existing parcels of property such as single-family residential lots or tracts, farms, woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet which are not otherwise exempt from the requirements of a Major Site Plan shall instead be subject to stormwater compliance as follows:
 - (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing development will not adversely affect adjacent property and will not generate stormwater runoff in excess of pre-development runoff. Existing improvements may be excluded from excess stormwater runoff if the improvements were constructed prior to October 1, 2013 or discharge from the existing improvements is into a system designed to accept such discharges and there is no adverse impact downstream. 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; and
- (3) Submit 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. Copy shall bear the owner's original signature and date. Upon review and approval, an approved copy shall be 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.
- G. Improvements related to bona fide agricultural uses that meet the requirements of Florida Statute section 604.50 are exempt from the requirements of a Major Site Plan but are subject to sections of this Code implementing floodplain management regulations.
- H. 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.: 2025-19771

Agenda Date: 7/23/2025

Agenda No.: 1.2.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 2, Division 22 - Stand Alone Permits Section 2.22.2 Driveway Connection

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 2, Division 22 - Stand Alone Permits Section 2.22.2 Driveway connection.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO ARTICLE 2, DIVISION 22, STAND ALONE PERMITS, SECTION 2.22.2, DRIVEWAY CONNECTION

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 2.22.2 DRIVEWAY CONNECTION TO UPDATE SUBMITTAL REQUIREMENTS AND REVIEW AND APPROVAL PROCEDURES.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **There are no new direct compliance costs that businesses may reasonably incur with the proposed changes.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **A business permitting a driveway connection to County Right-of-Way that requires a driveway culvert would be responsible for requesting one additional inspection which costs \$50 according to the fee schedule on file at the Office of the County Engineer as of the time of this publication.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **The additional inspection fee of \$50 would be estimated to cover such additional costs.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Indeterminate.**

4. Additional information the governing body deems useful (if any): **The proposed ordinance requires consideration for roadside swale and drainage conveyance in County Right-of-Way at the time of Driveway Connection permit application. If a driveway culvert is required, one additional inspection of the culvert inspection is required prior to the driveway form-up inspection.**

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.

(Ord. No. 13-20, § 2, 7-11-2013)

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 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.
 - (4) 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.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19772

Agenda Date: 7/23/2025

Agenda No.: 1.3.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.3 Types of Stormwater Management Facilities

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 6, Division 13 - Stormwater Management Section 6.13.3 Types of stormwater management facilities.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 6.13.3, TYPES OF STORMWATER MANAGEMENT FACILITIES

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 6.13.3 TYPES OF STORMWATER MANAGEMENT FACILITIES TO UPDATE PUBLIC AND PRIVATE STORMWATER MANAGEMENT FACILITY BERM WIDTH, SLOPE, FENCE AND BARRIER REQUIREMENTS.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **There are no new direct compliance costs that businesses may reasonably incur with the proposed changes.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Indeterminate.**

4. Additional information the governing body deems useful (if any): **The proposed ordinance allows additional flexibility and consideration for berm widths and slopes which would decrease the amount of waiver requests for developments in review. According to the fee schedule on file at the Office of the County Engineer as of the time of this publication, the cost for a waiver associated with a development item in review is \$100.**

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~~ their 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 a 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.~~

(Ord. No. 13-20, § 2, 7-11-2013)

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 2 feet below the water control surface of a wet facility with a minimum berm width of 5 feet stabilized at 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 access upon approval by the County Engineer or 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.

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 5 feet stabilized at 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 access upon approval by the County Engineer or their designee.

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

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- (2) Commercial lots or subdivisions. Retention/detention areas shall be designed with a minimum berm width of 5 feet stabilized at 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 2 feet below the water control surface of a wet facility; or
 - (b) Steeper than 4:1 with 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 a 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. A 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.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19773

Agenda Date: 7/23/2025

Agenda No.: 1.4.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.4 Stormwater Quantity Criteria

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 6, Division 13 - Stormwater Management Section 6.13.4 Stormwater quantity criteria.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 6.13.4, STORMWATER QUANTITY CRITERIA

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 6.13.4 STORMWATER QUANTITY CRITERIA TO UPDATE THE DESIGN STORMS, DISCHARGE CONDITIONS, AND RECOVERY REQUIREMENTS.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **The impacts for compliance cost for developing within an open basin with a 100-year design storm requirement as opposed to the previous 25-year requirement may yield approximately a 25% larger stormwater management facility in terms of footprint. The recovery criteria have been revised which may result in a decrease in the necessary footprint. Approximately 15% of the Marion County land area is located within an open basin, therefore the exposure to this design storm requirement is limited. The revised design storm criteria have a positive impact to the FEMA Community Rating System score which provides discounts to National Flood Insurance Program policy rates.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Indeterminate.**

4. Additional information the governing body deems useful (if any): **The proposed ordinance would require both 25-year and 100-year design storm peak discharge rate and discharge volume calculations for both open and closed basins. Because of the consideration for both open and closed basins, the FEMA Community Rating System limited the County's credit for Design Storm to the 25-year Peak Discharge Rate only. Because the 25-year discharge volume was not required in closed basins, no CRS credit was given for 25-year volume. Because open basins only required the 25-year Peak Discharge Rate, no CRS credit was given for the 100-year Peak Discharge Rate. The proposed changes would give credit for both 25-year and 100-year Peak Discharge and Volume. The recovery criteria for open basins have been revised such that the storage volume available in the stormwater management facility only needs to be available to attenuate the peak discharge rate 72 hours following the design rainfall event instead of retention of the post minus pre runoff within 14 days. The change should result in less storage volume being required while still providing adequate stormwater management measures.**

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	<u>Peak</u> Discharge Rate	Discharge Volume
Open Basin	25-year 24-hour and <u>100-year 24-hour</u>	Post <u>25-year and 100-year</u> less than or equal to <u>Pre 25-pre-developed conditions</u>	Post <u>25-year and 100-year</u> less than or equal to <u>Pre-pre-developed conditions²⁵ during 24-hour storm²</u>
Closed Basin	25-year 24-hour and 100-year 24-hour	Post <u>25-year and 100-year</u> less than or equal to <u>Pre-pre-developed conditions²⁵</u> and Post <u>100 less than or equal to Pre 100</u>	Post <u>25-year and 100-year</u> less than or equal to <u>Pre-pre-developed conditions¹⁰⁰ during 24-hour storm and following 14-day period²</u>
<u>Open Basin subject to downstream flooding¹</u>	<u>25-year 24-hour and 100-year 24-hour</u>	<u>Post 25-year and 100-year at least 25 percent less than pre-developed conditions</u>	<u>Post 25-year and 100-year less than or equal to pre-developed conditions during 24-hour storm</u>
Closed Basin <u>subject w/to downstream flooding^{* 1}</u>	25-year 24-hour and 100-year 24-hour	<u>0-ef Post 25-year and 100-year less than or equal to pre-developed conditions</u>	<u>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</u>

^{*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.

(Ord. No. 13-20, § 2, 7-11-2013)

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-developed conditions	Post 25-year and 100-year less than or equal to pre-developed conditions 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-developed conditions	Post 25-year and 100-year less than or equal to pre-developed conditions 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 to downstream flooding ¹	25-year 24-hour and 100-year 24-hour	Post 25-year and 100-year less than or equal to pre-developed conditions	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 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 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 is into a system designed to accept such discharges.
 - (5) A discharge structure shall be required for all stormwater facilities not designed to retain the entire 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 their designee. When a grassed weir is used it shall be armored or constructed with a concrete center to resist erosion and withstand the anticipated flow velocity.
- D. Recovery.
- (1) All 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 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 100-year 24-hour design storm. 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 their designee.
- (Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19774

Agenda Date: 7/23/2025

Agenda No.: 1.5.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Division 13 - Stormwater Management Article 6, Section 6.13.5 Floodplain and Protection

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 6, Division 13 - Stormwater Management Section 6.13.5 Flood plain and protection.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 6.13.5, FLOOD PLAIN AND PROTECTION

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 6.13.5 FLOOD PLAIN AND PROTECTION TO UPDATE THE SECTION TO BE APPLICABLE TO COUNTY FLOOD PRONE AREAS, MAKE PROVISIONS TO WAIVE REQUIREMENTS FOR AREAS DEEMED TO BE OF INSIGNIFICANT IMPACT, SPECIFY ALLOWED PLACEMENT OF COMPENSATING STORAGE, SPECIFY REQUIRED COMPENSATING STORAGE INFORMATION, AND SPECIFY REQUIREMENTS FOR FEMA LETTERS OF MAP CHANGE.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **There are no new direct compliance costs that businesses may reasonably incur with the proposed changes.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Indeterminate.**

4. Additional information the governing body deems useful (if any):

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-Flood plain~~ 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.

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~~plain Overlay ZoneManagement.

- 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.

- ~~D.~~C. 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 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.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 6.13.5. Floodplain 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 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.

The intent is to ensure that equivalent floodplain and flood prone area volume and conveyance is maintained. This section also supplements Division 5.3 Floodplain Management.

- B. Land use activities which materially change the floodplain 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, shall be required to provide calculations performed by a licensed professional demonstrating that favorable hydraulic characteristics exist or are provided by the improvements that do not increase flooding or compensating storage 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 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.
 - (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 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.
- C. When proposed improvements associated with mass grading plans, major site plans or improvement plans create buildable areas within a FEMA SFHA, it shall be the applicant's responsibility to file a Letter of Map Change (LOMC) 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 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.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19775

Agenda Date: 7/23/2025

Agenda No.: 1.6.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.8 Stormwater Conveyance Criteria

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 6, Division 13 - Stormwater Management Section 6.13.8 Stormwater conveyance criteria.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 6.13.8, STORMWATER CONVEYANCE CRITERIA

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 6.13.8 STORMWATER CONVEYANCE CRITERIA TO UPDATE METHODOLOGY, MINIMUM REQUIREMENTS, AND DESIGN CONSIDERATIONS TO BE CONSISTENT WITH THE MOST CURRENT ENGINEERING PRACTICES.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **There are no new direct compliance costs that businesses may reasonably incur with the proposed changes.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **Indeterminate.**

4. Additional information the governing body deems useful (if any): **The proposed ordinance revises the methodology for stormwater conveyance criteria by updating an out of date reference for rainfall intensity and providing additional options of widely accepted methods for generating peak discharge. The ordinance also revises the minimum requirements by requiring cross drains in FEMA Special Flood Hazard Areas to be analyzed for the 100-year storm event, providing criteria for auxiliary or turn lane gutter spread, providing a table of allowable easement widths, requiring FEMA no rise certification in floodways, and proving greater flexibility for pipe size requirements. Design considerations would also be required to be given for flow velocity for all stormwater conveyance systems. The updates to easement width and pipe size requirements would result in decreased amounts of waiver requests for developments in review. According to the fee schedule on file at the Office of the County Engineer as of the time of this publication, the cost for a waiver associated with a development item in review is \$100.**

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 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 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

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

- (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 for privately maintained systems and a minimum of 18 inches diameter or 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.

-
- (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.

(Ord. No. 13-20, § 2, 7-11-2013)

Sec. 6.13.8. Stormwater conveyance criteria.

- A. Methodology. Stormwater collection and transmission systems shall be designed using the Rational Method based on 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 storm event.
 - (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 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 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 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 easement widths shall 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, the cross drain shall be sized and certified to accommodate the 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 for privately maintained systems and a minimum of 18 inches diameter or for publicly maintained systems.
 - (b) 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.
 - (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 conveyance systems. 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.
- (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.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19776

Agenda Date: 7/23/2025

Agenda No.: 1.7.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 6, Division 13 - Stormwater Management Section 6.13.9 Grading Criteria

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 6, Division 13 - Stormwater Management Section 6.13.9 Grading criteria.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 6.13.9, GRADING CRITERIA

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 6.13.9 GRADING CRITERIA TO UPDATE REQUIREMENTS FOR PARCELS AND LOTS WITHOUT A COUNTY APPROVED GRADING PLAN, REQUIREMENTS FOR BUILDING FINISHED FLOOR ELEVATIONS ABOVE BASE FLOOD AND MANAGEMENT OF STORMWATER RUNOFF DURING AND AFTER CONSTRUCTION.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **A grade survey for a lot typically ranges from \$500 to \$1,200 and a lot grading plan typically ranges from \$1,000 to \$1,500. Therefore, the increased cost of compliance for building on a lot 75 feet wide or less is expected to be between \$1,000 and \$3,000 per lot depending on whether a lot grading plan is needed.**

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: **The Marion County Building Industry Association (MCBIA) lists 79 residential building contractors. However, not all contractors licensed in Marion County are necessarily members of MCBIA.**

4. Additional information the governing body deems useful (if any): **The proposed ordinance requires limiting use of fill material on lots 75 feet wide and less. A lot grade survey would be required from the builder to check that County requirements have been met. Deviations from County lot grading criteria would require the builder to submit and follow a lot grading plan.**

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~~ is provided to allow surface water runoff and controlled discharge to be drained to the retention/detention approved drainage areas without causing adverse ~~affects~~ 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. Lot Grading-grading plans can shall be prepared by a qualified Florida licensed professional 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 75 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 is 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.
- ~~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 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.

CE. 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 ~~is~~ 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.

(Ord. No. 13-20, § 2, 7-11-2013)

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 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. Lot grading plans shall be prepared by a qualified Florida licensed professional 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 75 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 is 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.
- 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.
- D. Elevations above base flood. Finished floor elevations for all buildings except manufactured homes shall be specified 12 inches at minimum above the subject property's base flood elevation (BFE).. 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 elevation;

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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.

- E. 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.
- F. 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 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.
- G. 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 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.

(Ord. No. 13-20, § 2, 7-11-2013)



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19777

Agenda Date: 7/23/2025

Agenda No.: 1.8.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 7, Division 3 - Design Details Section 7.3.1 Transportation and Stormwater

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 7, Division 3 - Design Details Section 7.3.1 Transportation and Stormwater.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

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Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 7.3.1, TRANSPORTATION AND STORMWATER, TO REVISE TS034 DRAINAGE RETENTION AREA, ADD TS039 BEDDING AND TRENCHING WITH UNDERCUTTING, AND ADD TS040 BEDDING AND TRENCHING WITHOUT UNDERCUTTING

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or

d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 7.3.1 TRANSPORTATION AND STORMWATER TO REVISE DESIGN DETAIL TS034 RELATED TO DRAINAGE RETENTION AREA EASEMENTS, RIGHTS-OF-WAY, AND PARCELS AND ADD NEW DESIGN DETAILS TS039 AND TS040 RELATED TO BEDDING AND TRENCHING.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur; **There are no new direct compliance costs that businesses may reasonably incur with the proposed changes.**

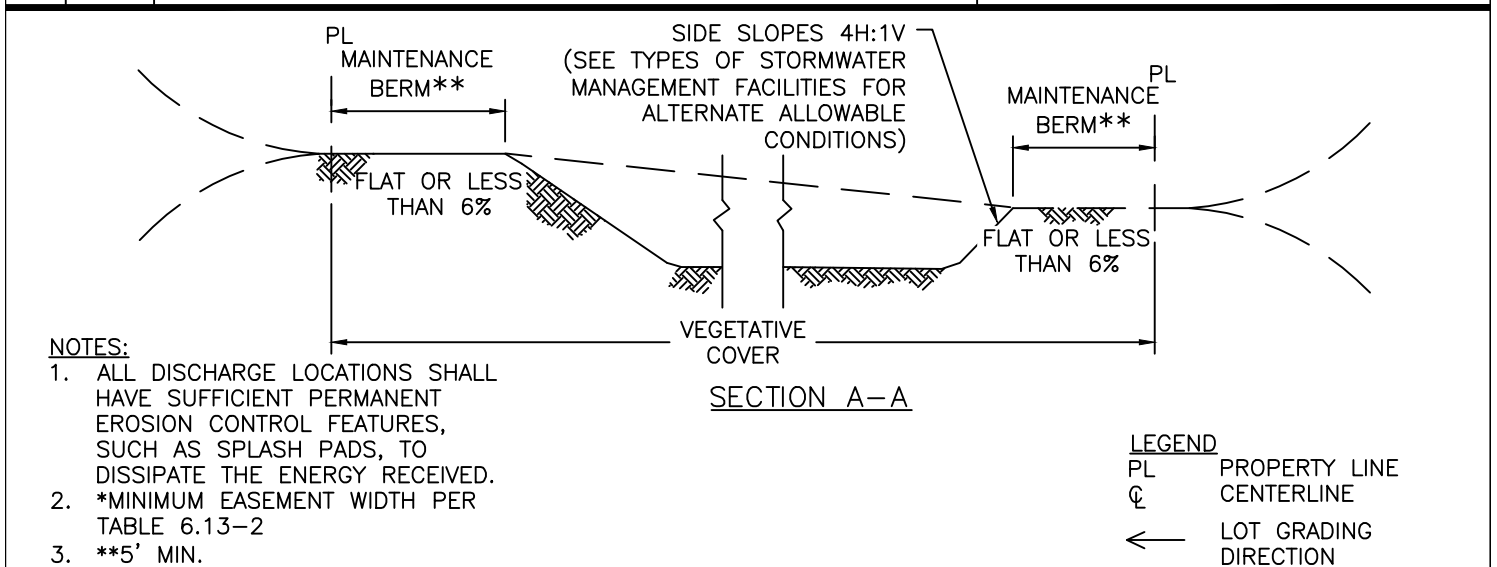
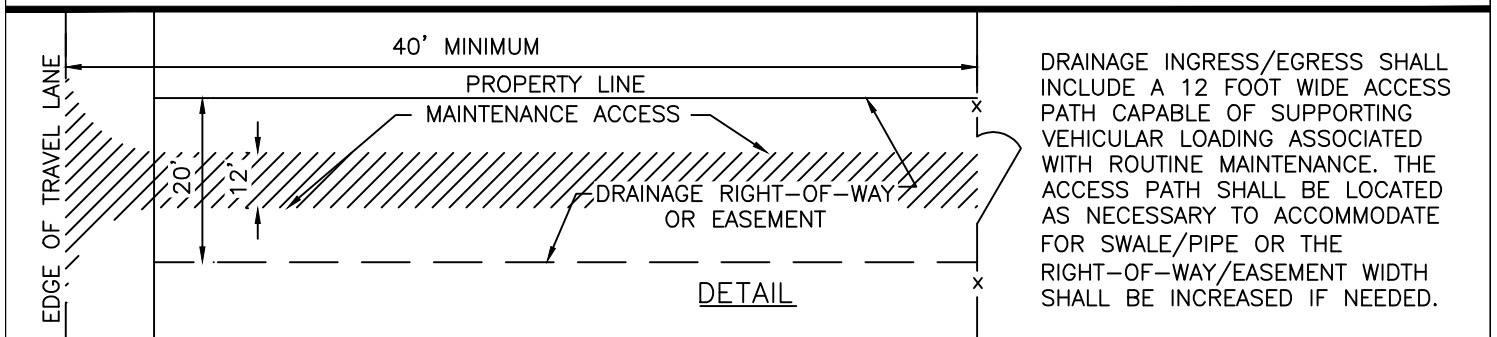
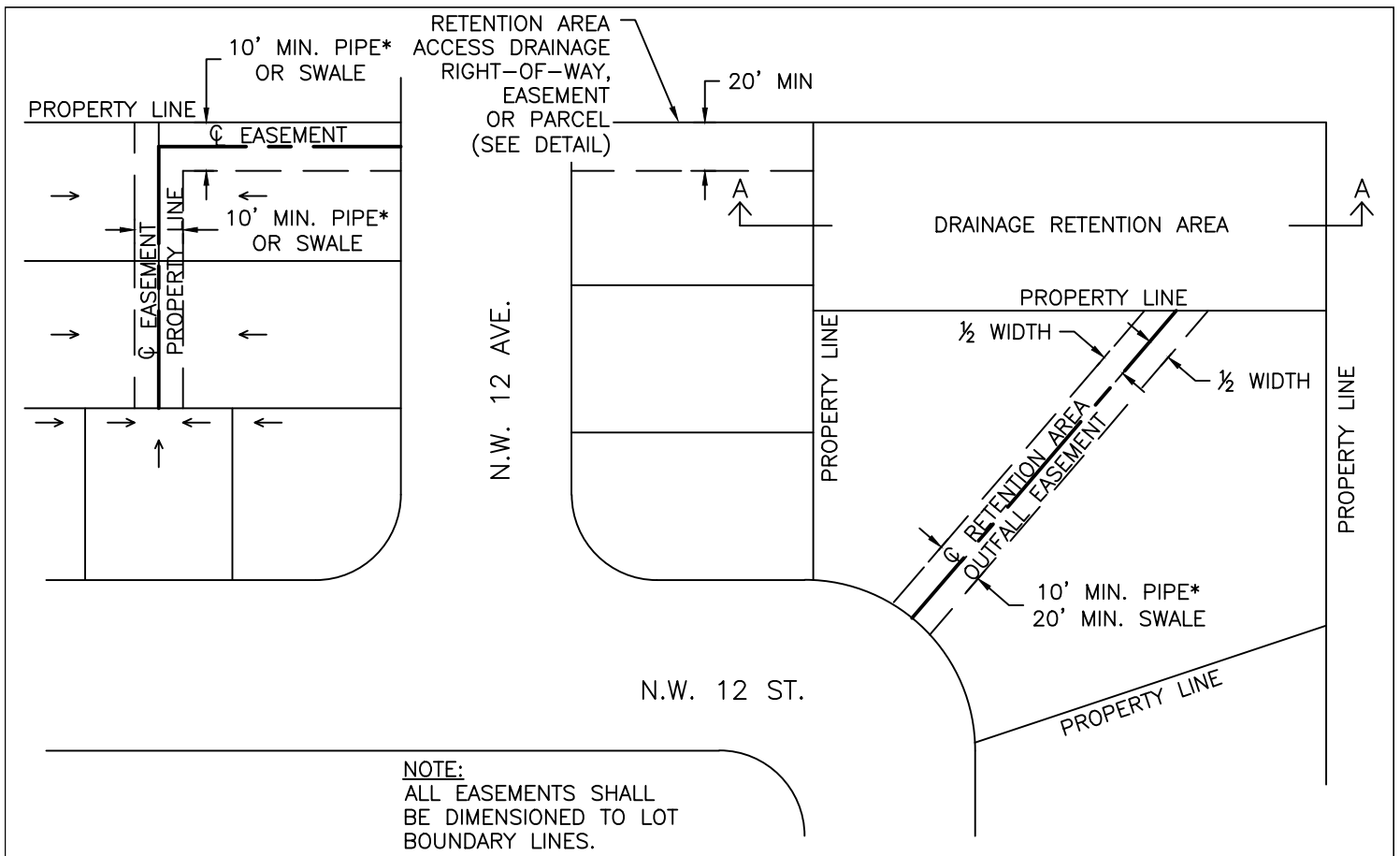
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

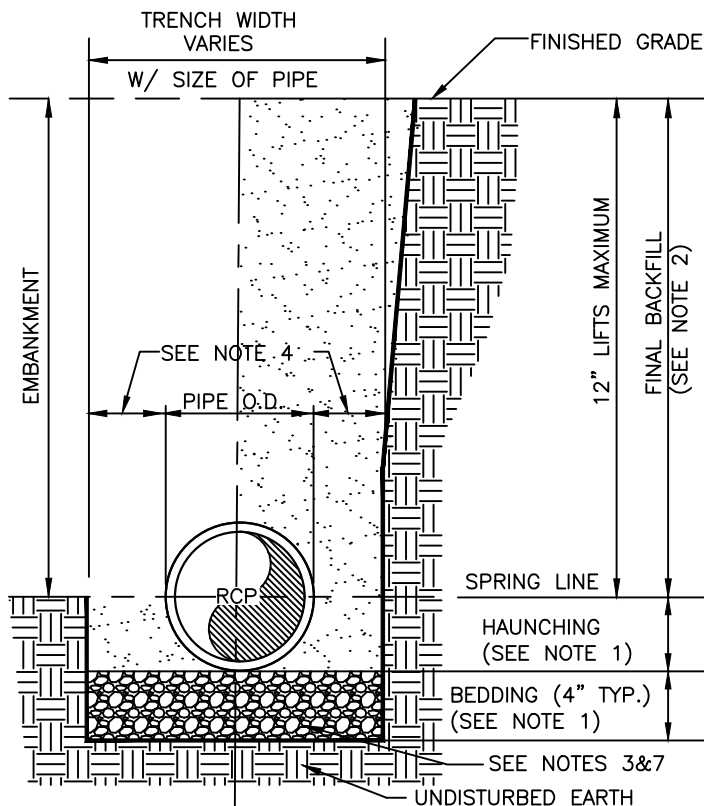
3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

The Marion County Roadbuilders Association (MCRA) represents the majority of road infrastructure contractors in Marion County and has over 150 members. However, not all Contractors licensed to perform road work in Marion County are members of MCRA. Data analytics firm Dun & Bradstreet estimates that there are 2,433 Highway, Street, and Bridge Construction contractors licensed in Florida, but many contractors do not necessarily perform work within Marion County.

4. Additional information the governing body deems useful (if any): **The proposed ordinance enacts revisions to design detail TS034 to align with revisions related to Land Development Code Section 6.13.3 Types of Stormwater Management Facilities and introduces new design details TS039 and TS040 related to transportation pipe bedding and trenching details. The proposed bedding and trenching details closely match currently widely used industry practices and standards and manufacturer recommendations.**

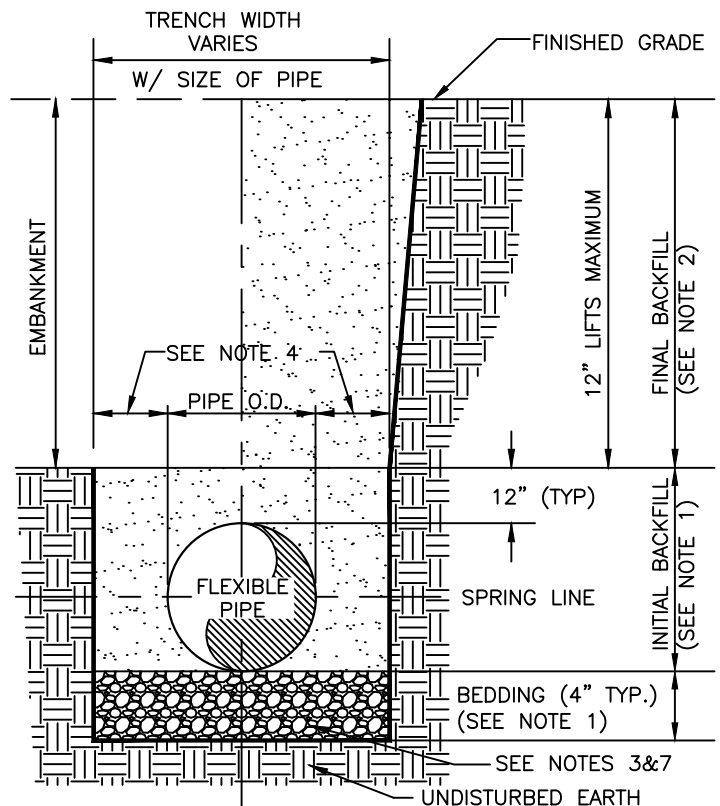


 <p>OFFICE OF THE COUNTY ENGINEER</p>	<p>MCBCC EFFECTIVE 09/03/2025</p> <p>REVISION # 1</p>	<p>DRAINAGE EASEMENTS, PARCELS AND RETENTION AREAS</p>	<p>7.3.1</p> <p>TS 034</p>
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EMBANKMENT
SECTION

TRENCH SECTION

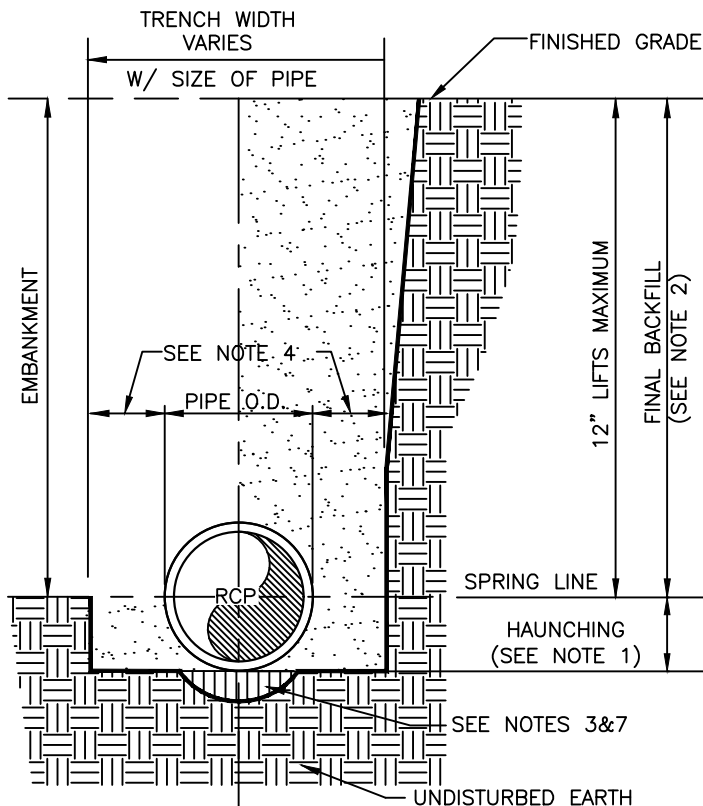


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TRENCH SECTION

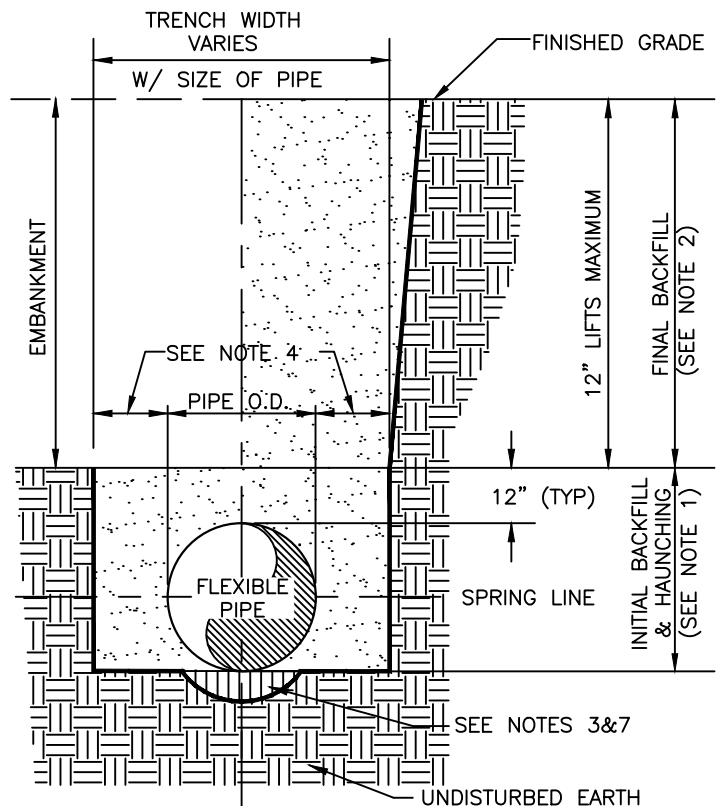
NOTES:

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. 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



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-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.



Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19778

Agenda Date: 7/23/2025

Agenda No.: 1.9.

SUBJECT:

Presentation and Consideration of Revisions to the Marion County Land Development Code Amendments Article 7, Division 3 - Design Details Section 7.3.2 Utilities

DESCRIPTION/BACKGROUND:

Staff will present the attached proposed amendment of Land Development Code (LDC) Article 7, Division 3 - Design Details Section 7.3.2 Utilities.

The proposed LDC amendments were considered by the Land Development Regulation Commission (LDRC) in a public hearing held July 23, 2025. The LDRC recommended approval of these items and motioned to forward them to the Board of County Commissioners for consideration.

This is the first of two required public hearings. The second public hearing is scheduled for September 3, 2025, at 5:30 p.m. in the McPherson Governmental Campus Auditorium.



Marion County Board of County Commissioners

Office of the County Attorney

601 SE 25th Ave.
Ocala, FL 34471
Phone: 352-438-2330
Fax: 352-438-2331

Business Impact Estimate

In accordance with Section 125.66(3)(a), F.S., a Business Impact Estimate (BIE) is required to be: 1) prepared before enacting certain ordinances and 2) posted on Marion County Board of County Commissioners' website no later than the date the notice proposed enactment/notice of intent to consider the proposed ordinance, is advertised in the newspaper (which, per Section 125.66(2)(a), F.S., is ten (10) days before the Public Hearing).

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, SECTION 7.3.2, UTILITIES, REVISE UT102 TYPE A BED TRENCH, AND REVISE UT103 TYPE B BED TRENCH

This Business Impact Estimate is provided in accordance with Section 125.66(3)(a), *Florida Statutes*. If one or more boxes are checked below, this means that the Marion County Board of County Commissioners is of the view that a business impact estimate is not required by state law for the proposed ordinance.

Notwithstanding, Marion County is preparing this BIE to prevent an inadvertent procedural issue from impacting the enactment of this proposed Ordinance. Marion County reserves the right to revise this BIE following its initial posting and to discontinue providing this information for proposed ordinances believed to be exempt under state law.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
 - a. Part II of Chapter 163, *Florida Statutes*, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
 - b. Sections 190.005 and 190.046, *Florida Statutes*, regarding community development districts;
 - c. Section 553.73, *Florida Statutes*, relating to the *Florida Building Code*; or
 - d. Section 633.202, *Florida Statutes*, relating to the *Florida Fire Prevention Code*.

Consistent with the posting requirement set forth in Section 125.66(3)(a), F.S., the County hereby publishes the following BIE information for this proposed ordinance on its website for public viewing and consideration on this **7th day of July 2025**: (Date being published)

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare): **AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MARION COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT CODE (LDC) RELATED TO SECTION 7.3.2 UTILITIES TO CLARIFY THE APPLICABILITY OF DESIGN DETAILS UT102 AND UT103 TO UTILITIES USE ONLY.**

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in unincorporated Marion County, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur;

There are no new direct compliance costs that businesses may reasonably incur with the proposed changes.

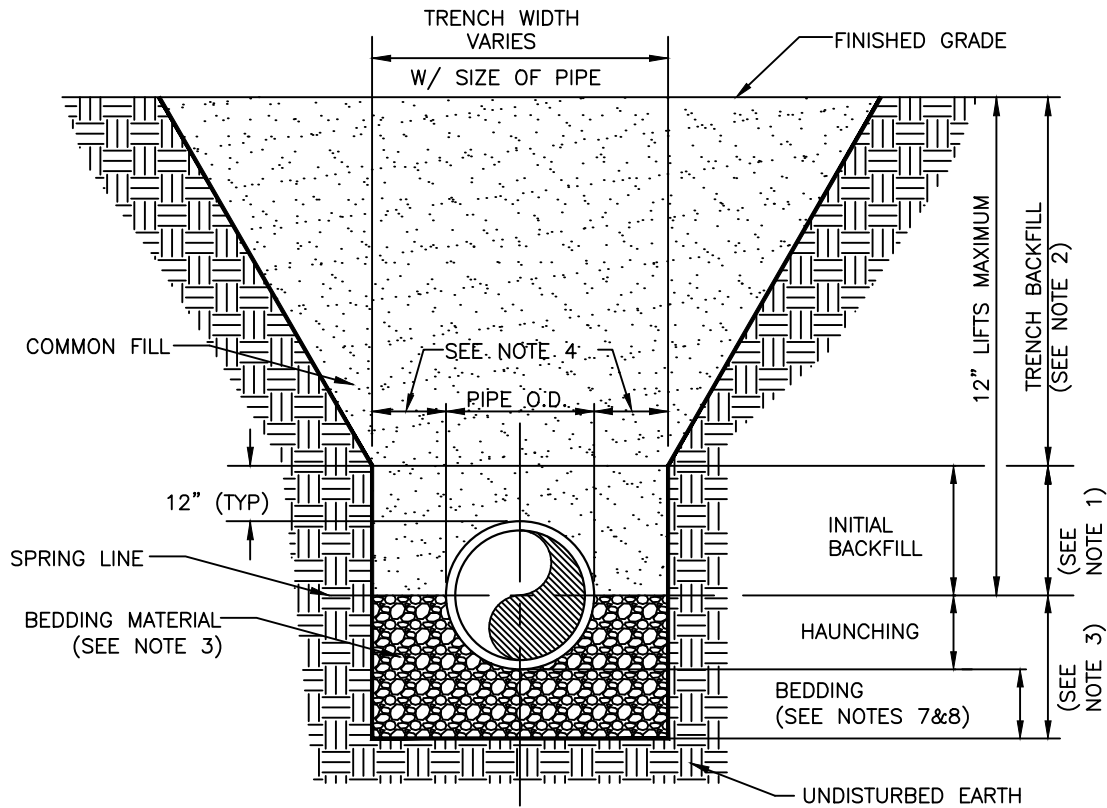
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; **There are no new fees imposed.**

(c) An estimate of Marion County regulatory costs, including estimated revenues from any new charges or fees to cover such costs. **There are no regulatory costs and no revenues will be generated for Marion County.**

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

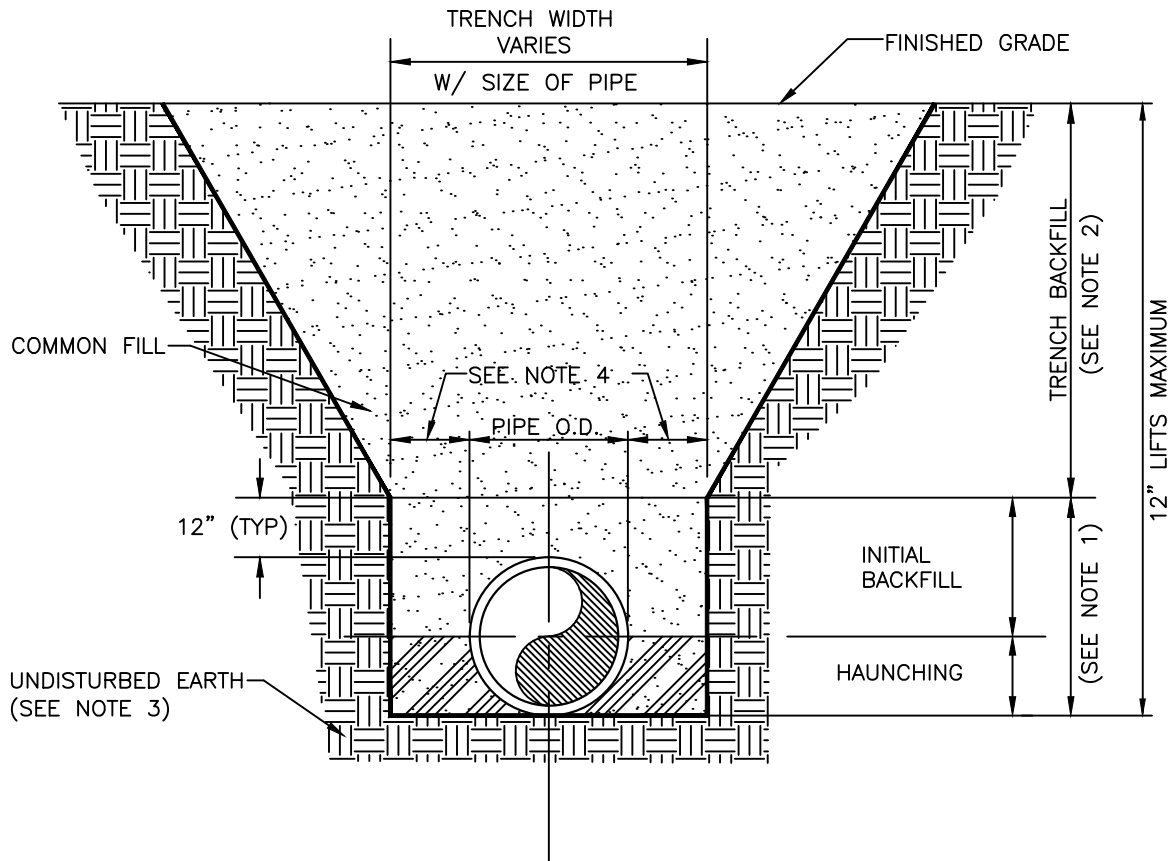
The National Utility Contractors Association (NUCA) of Florida represents the majority of utility contractors in Florida and has over 450 members. However, not all Contractors licensed to perform utility work in Florida are members of NUCA of Florida and many members do not necessarily perform work within Marion County.

4. Additional information the governing body deems useful (if any):



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'.