

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 effects effects on-to adjacent property. Each parcel or lot shall have a direct connection to the stormwater system, unless the applicant can clearly demonstrate that there are not adverse impacts to adjacent property. In subdivisions, each lot shall have grading designed to be independent of any other lot unless provisions are made for multi-lot grading at initial phase of development; and/or easements for grading purposes are established. All downstream grading must be at a level of completion to support upstream development prior to or simultaneously with the upstream development. Lot Grading grading plans can shall be prepared by a Florida licensed Professional Engineer and may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof.
- B. Parcels and lots without a County approved lot grading plan. The intent is to demonstrate that sufficient grading is provided to establish stable slopes and to allow surface water runoff and controlled discharge to be drained without causing adverse effects to adjacent property. Grading may be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof. 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 survey prepared by a Florida licensed Professional Surveyor:
1. Fill shall be limited to the under-roof area of the lot's primary structure and access driveway footprint;
 2. The finished floor elevation of the structure shall not exceed 32 inches above lowest existing adjacent lot line elevation unless vertical walls such as stem walls or retaining walls are used to tie into existing grade. Fill shall be allowed for a taper out from the slab to existing grade;
 3. The 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, sloped at a minimum of 2% if located within 10 feet of the building foundation, capable of directing surface water runoff without causing adverse effects to adjacent property.
- B~~C~~. Buildings. All buildings shall have a minimum finished floor elevation 8 inches above finish grade and graded away from the building for stormwater runoff. Exception: porches, patios, carports, garages, screen rooms may be 4 inches above finish grade.
- 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.

- ☞. 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. As-built driveway information confirming the culvert type, size, invert elevations or ditch block elevations shall be submitted to the County by a Florida licensed Professional Surveyor when accessing County right-of-way.
- ☞. Affidavit. At time of building application, applicant shall provide an affidavit that the impervious area, lot grading plan, minimum finished floor elevation, and stormwater system complies with the development plan on file with the County. If no development plan is on file, applicant shall provide an affidavit that all drainage ~~is held on site or directly tied to a recognized drainage system~~ does not cause adverse impacts to adjacent property. If located within a FEMA Special Flood Hazard Area (SFHA) or flood prone area, the affidavit must also indicate that the grading complies with the requirements of Sec. 6.13.5. - Flood plain storage and conveyance protection. The applicant shall provide a sketch with the building application indicating the drainage intent.
- ☞. Construction. All stormwater runoff ~~increase~~ increases during construction and following ~~must~~ shall be kept on-site or directed to swales, ditches, or piping to approved drainage areas with adequate capacity.

(Ord. No. 13-20, § 2, 7-11-2013)

Commented [CJ1]: reference FEMA 480

Where the original FIRM shows an A or V Zone with no BFEs: Use the draft information. In the absence of other elevation or floodway data, the draft information is presumed to be best available.

Where the original FIRM shows an AE or VE Zone with a BFE or floodway and the revision increases the BFE or widens the floodway: The draft revised data should be used. However, if the community disagrees with the data and intends to appeal, the existing data can be presumed to be valid and may still be used until the appeal is resolved.

Where the original FIRM shows an AE or VE Zone with a base flood elevation or floodway and the revision decreases the BFE or shrinks the floodway: The existing data should be used. Because appeals may change the draft data, the final BFE may be higher than the draft, the owners may have to pay higher flood insurance premiums.

Where the original FIRM shows a B, C, or X Zone: NFIP regulations do not require that the draft revised data be used. However, you are encouraged to use the draft data to regulate development, since these areas are subject to a flood hazard.