
1 **Sec. 2.21.1. Applicability.**

2 A. A Major Site Plan shall be submitted for review and approval prior to the issuance of a Building Permit or
3 prior to the construction of site improvements when proposed improvements exceed any of the following
4 thresholds:

5 (1) Collectively, all existing and proposed impervious ground coverage equals or exceeds the lesser of 35
6 percent of the gross site area or 9,000 square feet-;

7 (2) The combined driveway trip generation meets or exceeds 50 peak hour vehicle trips-; or

8 (3) A 24-inch diameter pipe, its equivalent, or larger is utilized to discharge stormwater runoff from the
9 project area.

10 B. Off-site improvements related to a Major Site Plan shall be submitted as a separate Improvement Plan
11 application.

12 C. Improvements which do not require a Major Site Plan but ~~may do result in an increase in flooding~~
13 ~~or adversely affect drainage, contribute to downstream flooding, adjacent property~~ or increase the
14 concentration of stormwater discharge onto adjacent property shall only be subject to stormwater
15 compliance as follows:

16 (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing
17 development will not adversely affect public property and will not generate stormwater runoff in
18 excess of pre-development runoff. Demonstration can be provided through sketches, pictures, site
19 maps, etc. and can be confirmed through a scheduled and coordinated site visit. Stormwater controls
20 can be provided through a combination of natural retention areas with excess capacity and/or
21 constructed stormwater systems provided on the owner's property or within an easement;

22 (2) Provide erosion control. Temporary erosion control shall be provided as needed throughout
23 construction and permanent erosion control shall be established prior to the project being considered
24 successfully closed and completed by the County, including but not limited to the issuance of any
25 Certificate of Occupancy associated with the property-; and

26 (3) Submit ~~two one copies~~ copy of a finalized sketch which shows the existing improvements in the
27 immediate vicinity, proposed improvements, stormwater controls and a statement that the owner
28 understands and complies with required stormwater controls. Both copies shall bear the owner's
29 original signature and date. Upon review and approval, ~~one an~~ approved sketch copy shall be ~~returned~~
30 made available to the applicant.

31 D. ~~Large Existing~~ parcels of property such as, ~~but not limited to,~~ single-family residential lots or tracts, farms,
32 woodlands, commercial nurseries, or sod farms where existing and proposed impervious ground coverage
33 equals or exceeds the lesser of 35 percent of the gross site area or 9,000 square feet ~~shall not be subject to~~
34 ~~submittal of a complete Major Site Plan which are not otherwise exempt from the requirements of a Major~~
35 ~~Site Plan but instead~~ shall instead be subject to stormwater compliance as follows:

36 (1) Demonstrate to the Office of the County Engineer that proposed improvements and existing
37 development will not adversely affect adjacent property and will not generate stormwater runoff in
38 excess of pre-development runoff. Existing improvements may be excluded from excess stormwater
39 runoff if the improvements were constructed prior to October 1, 2013 or discharge from the existing
40 improvements is into a system designed to accept such discharges and there is no adverse impact
41 downstream. Demonstration can be provided through sketches, pictures, site maps, etc. and can be
42 confirmed through a scheduled and coordinated site visit. Stormwater controls can be provided
43 through a combination of natural retention areas with excess capacity and/or constructed stormwater
44 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.

88 ~~F.H.~~ Exemptions or partial exemptions from a Major Site Plan do not make the applicant exempt from any other
89 sections of this Code.