
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

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- (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.
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