

Sec. 6.13.9. Grading criteria.

- A. ~~Newly established parcels~~ and lots ~~and existing parcels and lots with a County approved 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~~ on adjacent property. Each parcel or lot shall have a direct connection to the stormwater system; unless the applicant can clearly demonstrate that there are not adverse impacts to adjacent property. In subdivisions, each lot shall have grading designed to be independent of any other lot unless provisions are made for multi-lot grading at initial phase of development, and/or easements for grading purposes are established. All downstream grading must be at a level of completion to support upstream development prior to or simultaneously with the upstream development. Grading ~~can~~ shall be demonstrated by the use of flow arrows, spot grades, and other iteration callouts, details, and typical grading depictions, or any combination thereof.
- B. Existing ~~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 shall 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 less than 90 feet in width must comply with the following additional grading criteria as confirmed 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 grade 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 finished elevation of a driveway shall not exceed 24 inches above lowest existing grade except for the transition from the foundation of the primary structure. Fill shall be allowed for a taper out from the driveway to existing grade;
 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. A change in grade of up to 6 inches is permitted provided that an equal volume is removed; 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 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. ~~In no case shall finished~~ Finished floor elevations shall be specified below a minimum of one foot above the one-percent (100-year) FEMA flood plain Base Flood Elevation (BFE) plus one foot unless revised or altered by a Letter of Map Amendment or Letter of Map Revision. If no FEMA BFE data is available or the subject property lies within a County determined Flood Prone Area, finished floor elevations shall be specified a minimum of one foot above the County determined BFE unless other BFE data is available from a supplemental flood study.
- ~~C.D.~~ Driveways. In the case where roadside swales are the drainage conveyance system, driveway design information shall be included on the plans minimally addressing culvert 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 culvert information confirming the culvert size and invert elevations shall be submitted to the County by a Florida licensed professional surveyor.

Commented [CJ1]: Lot development in existing developments that were created prior to the modern LDC may not be able to meet the requirements in paragraph A. The focus should remain on not causing adverse impacts to neighboring property rather than retaining runoff increases on site. It is not usually feasible to retain on-site on small lots with well and septic. A lot grading plan would be accepted in lieu of the below requirements.

Commented [CJ2]: 90' is a good break point where the structure width is no longer being maximized to utilize the majority of the width of the lot. Most SFR structures fall at/below 60' in width which would allow 15' on each side. Structures 15' and under from adjacent property line should be looked at under scrutiny for potential adverse drainage impacts to neighboring property.

Commented [CJ3]: Private industry seemed to concur with 24" pad grading + 8" slab being a good cutoff point. They also highly recommended requiring provided FFE and spot elevations for all permits. This is required in some neighboring counties.

~~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 tied to a recognized drainage system~~ does not cause adverse impacts to adjacent property. If located within a FEMA SFHA or County Flood Prone Area, the affidavit must also indicate that the grading plan complies with the requirements of Sec. 6.13.5. - Watershed storage volume and conveyance. The applicant shall provide a sketch with the building application indicating the drainage intent.

EE. 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)