Marion County

Land Development Regulation Commission

Meeting Agenda

Wednesday, June 4, 2025 **5:30 PM** **Growth Services Main Training Room**

ROLL CALL AND PLEDGE OF ALLEGIANCE

Acknowledgement of Proof of Publication

1. ADOPT THE FOLLOWING MINUTES

1.1. May 21, 2025

2. SCHEDULED ITEMS

2.1. Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.4 Stormwater Quantity Criteria

2.2. Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.5 Flood plain and protection

2.3. Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.9 Grading Criteria

3. NEW BUSINESS

ADJOURN

Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19317 **Agenda Date:** 6/4/2025 **Agenda No.:** 1.1.

SUBJECT:
May 21, 2025

DESCRIPTION/BACKGROUND:
Minutes from previous LDRC Hearing & Workshop

Marion County

Land Development Regulation Commission

Action Summary

Wednesday, May 21, 2025 **5:30 PMMcPherson Governmental Campus Auditorium**

ROLL CALL AND PLEDGE OF ALLEGIANCE

Present	Board Member Gene Losito P.E., Board Member Jonny Heath, Board Member Rick Busche, and Board Member David Tillman
Absent	Board Member James Stockton III, Board Member Erica G. Larson, Board Member Christopher J. Howson, and Board Member Robert Stepp

Acknowledgement of Proof of Publication

1. SCHEDULED ITEMS

1.1. Public Hearing: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.3.12 Roadside Vendors

This item has been removed from the agenda and will be brought back at a later date. No action is required at this time.

1.2. Public Hearing: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.2.30 Government Use (G-U) Classification

Motion by Board Member Heath, second by Board Member Losito, P.E., to approve as amended this agenda item. The motion carried by the following vote:

Aye: 4

Nay: 0

1.3. Public Hearing: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 1, Division 2 Definitions

Motion by Board Member Losito, P.E., second by Board Member Busche, to approve this agenda item. The motion carried by the following vote:

Aye: 4

Nay: 0

1.4. **Public Hearing: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Article 5, Division 3 Floodplain Management.**

Motion by Board Member Busche, second by Board Member Heath, to approve this agenda item. The motion carried by the following vote:

Aye: 4

Nay: 0

1.5. **Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 4.2.2 General Requirements for all Agricultural Classifications.**

This item has been removed from the agenda and will be brought back at a later date. No action is required at this time.

1.6. **Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 2.21.1 Applicability**

Motion by Board Member Busche, second by Board Member Heath, to approve as amended this agenda item and move item to a public hearing. The motion carried by the following vote:

Aye: 4

Nay: 0

1.7. **Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.4 Stormwater Quantity Criteria**

This item will be brought back at a later date. No action is required at this time.

1.8. **Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.5 Watershed storage volume and conveyance protection**

This item will be brought back at a later date. No action is required at this time.

1.9. **Workshop: Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.9 Grading Criteria**

This item will be brought back at a later date. No action is required at this time.

2. **NEW BUSINESS**

ADJOURN

Motion by Board Member Losito, P.E., second by Board Member Heath, to adjourn. The motion carried by the following vote:

Aye: 4

Nay: 0

Absent: 4

Marion County

Land Development Regulation Commission

Agenda Item

File No.: 2025-19314 **Agenda Date:** 6/4/2025 **Agenda No.:** 2.1.

SUBJECT:
Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.4 Stormwater Quantity Criteria

DESCRIPTION/BACKGROUND:
Staff has attached the proposed language to update LDC Section 6.13.4 Stormwater Quantity Criteria - Amendments related to Stormwater calculation and design.

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 25~~ pre-developed conditions	Post 25-year and 100-year less than or equal to ~~Pre~~ pre-developed conditions~~25~~ 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~~ pre-developed conditions~~25~~ ~~and~~ ~~Post 100 less than or equal to Pre 100~~	Post 25-year and 100-year less than or equal to ~~Pre~~ pre-developed conditions~~100~~ 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 ~~w/~~to downstream flooding~~*~~[1]	25-year 24-hour and 100-year 24-hour	~~0 cfs~~ Post 25-year and 100-year less than or equal to pre-developed conditions	~~0 cf~~ 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 ~~observed and~~which has been validated by the County Engineer or their designee through field observation, FEMA flood insurance rate map (FIRM), or County flood prone data.

[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 observation, FEMA flood insurance rate map (FIRM), or County flood prone data.

[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.: 2025-19315 **Agenda Date:** 6/4/2025 **Agenda No.:** 2.2.

SUBJECT:
Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.5 Flood plain and protection

DESCRIPTION/BACKGROUND:
Staff has attached the proposed language to update LDC Section 6.13.5 Flood plain and protection - Amendments related to Stormwater.

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 as identified by County watershed management plans. Flood prone area data shall be viewable on the County Geographic Information System (GIS) mapping portal.

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 Zone~~Management.

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 licensed professional. The calculations shall be reviewed and approved by the County Engineer or ~~his~~ their designee. Small or isolated flood prone areas contained to a single parcel may be determined by the County Engineer or their designee to be of insignificant impact and waived of the requirements of this section. 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 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 as identified by County watershed management plans. Flood prone area data shall be viewable on the County Geographic Information System (GIS) mapping portal.

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 licensed professional. The calculations shall be reviewed and approved by the County Engineer or their designee. Small or isolated flood prone areas contained to a single parcel may be determined by the County Engineer or their designee to be of insignificant impact and waived of the requirements of this section. 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 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.: 2025-19316 **Agenda Date:** 6/4/2025 **Agenda No.:** 2.3.

SUBJECT:
Discussion for Proposed Marion County Land Development Code (LDC) Amendments to Review and Update Section 6.13.9 Grading Criteria

DESCRIPTION/BACKGROUND:
Staff has attached the proposed language to update LDC Section 6.13.9 Grading Criteria - Amendments related to grading criteria.

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~~ 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 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.

~~C~~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. 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.

~~D~~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 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.

~~E~~G. 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 I 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.

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 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.

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;
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. 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.

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 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.

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 capacity.

(Ord. No. 13-20, § 2, 7-11-2013)