

LDC Amendment Request

ORIGIN: Community Development and Environmental Services, BCC Directed

AUTHOR: Stan Chrzanowski, P.E.

DEPARTMENT: Engineering Review Department of CDES

AMENDMENT CYCLE: Cycle 1, 2007

LDC PAGE:

LDC SECTION(S): 6.05.01 F

CHANGE: Add section 6.05.01. F Stormwater Retention / Detention Design for Single-Family homesites:

REASON: There is a proliferation of very large new homes being built in older, existing subdivisions with inadequate drainage and our existing stormwater management systems are incapable of handling the increased runoff from these homesites

FISCAL & OPERATIONAL IMPACTS:

1. Impact fees for single family homes are computed based on area and the number of bedrooms. The amount of fees collected may be negatively impacted .
2. Larger, newer homes pay more in property taxes than older, more modest homes. The rate of growth in taxable value may decrease.
3. If the homeowner / builder decides to build a larger than average home, the additional cost of Engineering will be a financial impact on him.
4. If a home presently exceeds this standard and is torn down, the replacement home will have to meet this new standard and some property values may decrease.
5. Operationally, this amendment will result in less stormwater impact on the existing County secondary and tertiary drainage systems.

RELATED CODES OR REGULATIONS:

4.03.08 Facility and Service Improvement Requirements

GROWTH MANAGEMENT PLAN IMPACT:

OTHER NOTES/VERSION DATE: Created on 27 February 2007, changed Code Section on 13 March 2007

Amend the LDC as follows:

6.05.00 Water Management Systems and Drainage Improvement Standards

6.05.01 Stormwater Management System Requirements

A complete stormwater management system shall be provided for all areas within the **subdivision** or **development**, including **lots**, **streets**, and **alleys**.

- A. The system design shall meet the applicable provisions of the current County codes and ordinances, SFWMD rules and regulations pursuant to Florida Statutes, and the Florida Administrative Code, and any other affected state and federal agencies' rules and regulations in effect at the time of preliminary **subdivision** plat submission.
- B. Where stormwater runoff from outside the **subdivision** or **development** historically passes on, over, or through areas of the **subdivision** or **development**, such runoff shall be included in the stormwater system design. The system shall be designed for long life, low cost maintenance by normal methods and provide for optimal on-site detention of stormwater runoff and groundwater recharge in accordance with applicable County and SFWMD regulations.
- C. Any **structure** with an outside wall which is closer than ten (10) feet from a side property line shall install properly sized (minimum twenty-four (24)-square inch cross-section) gutters and downspouts to direct stormwater away from neighboring properties and toward front and/or rear swales or retention/detention areas.
- D. In-ground percolation type retention systems such as rock trenches, exfiltration trenches or beds, infiltrator type systems, gallery type systems, etc., shall not be used to achieve water quality retention for residential **subdivisions**. Rear **yard** open retention systems shall likewise not be designed to achieve water quality retention on projects submitted after January 1, 2002. All retention systems for projects designed after January 1, 2002, shall be on common property owned and maintained by a homeowners' association or similar entity.
- E. Any canal which forms a part of the public water management system shall be dedicated for care and maintenance per the requirements of the governmental agency which has jurisdiction. Canals located entirely within the **subdivision** and which do not form a part of the public water management system shall be dedicated to the public, without the responsibility for maintenance, as a drainage **easement**. A maintenance **easement**, of a size acceptable to the County Manager or designee or other governmental agency with maintenance responsibility, shall be provided **adjacent** to the established drainage **easement**, or the drainage **easement** created must be of a size suitable for the proposed canal and its maintenance.
- F. *Stormwater Retention / Detention Design for **Single-Family Dwelling Units**, **Two-Family Dwelling Units** and **Duplexes**.*

1. Applicability. Any application for a building permit to allow the **development** or redevelopment of a **single-family** or **two-family dwelling** or **duplex** submitted after July 1, 2008, except for the following conditions:
 - a. Any application within the boundaries of **development** projects that have: (1) been permitted by the South Florida Water Management District for Surface Water Management or Environmental Resource Protection and (2) have a central surface water management collection, storage, treatment and discharge system;
 - b. a one-time addition is allowed for certain sized homes, as set forth below; or
 - c. an application accompanied by a stormwater management plan, signed and sealed by a registered Florida Professional Engineer.

Table 6.02.01 F.

<u>Lot size</u>	<u>Lot Coverage</u>	<u>Impervious Area Coverage</u>
<u>under 11,000 sq. ft.</u>	<u>25%</u>	<u>40%</u>
<u>11,000 sq. ft. to 52,999 sq. ft. and 100 ft. or greater in width</u>	<u>2,750 sq. ft. + 5% of area in excess of 11,000 sq. ft.</u>	<u>4,400 sq. ft. + 5% of area in excess of 11,000 sq. ft.</u>
<u>11,000 sq. ft. to 52,999 sq. ft. and less than 100 ft in width.</u>	<u>2,750 sq. ft. + 2% of area in excess of 11,000 sq. ft.</u>	<u>4,400 sq. ft. + 2% of area in excess of 11,000 sq. ft.</u>
<u>53,000 sq. ft. and over</u>	<u>4,850 sq. ft. + 3% of area in excess of 53,000 sq. ft.</u>	<u>6,500 sq. ft. + 2% of area in excess of 53,000 sq. ft.</u>

2. The maximum allowable ratio of **lot coverage** and **impervious area** coverage to the total **lot** area shall be as provided for in table 6.02.01 F. unless accompanied by an engineer's analysis as specified below.
 - a. The site drainage analysis shall include water quality calculations to SFWMD standards and water quantity calculations done to accommodate the runoff, from area in excess of the above ratio, from a 5 year 1 day storm and shall include a percolation test done by a qualified engineer or technician. If the site will use a drainfield/septic tank for sewage treatment/disposal, the wet season water table calculations for drainage must match that used for the drainfield design.
 - b. The application site plan shall list all required separation distances between wells, drainfield systems, and stormwater

retention/detention areas. The calculations may be done on the site plan or may be in a separate Engineer's report, but must be signed and sealed by the Engineer.

- c. The water surface area of swimming pools and ponds is not considered as impervious area for the purposes of the calculations in Table 6.02.01 F.

- 3. A one-time addition to an existing residence will be allowed after July 1, 2008. The addition will be limited to 3 percent of the lot area up to a maximum of 1000 sq. ft. as long as that one-time addition does not exceed the area in Table 6.02.01 F. by more than 3 percent of the lot area or more than 1,000 sq. ft.