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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.

1

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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 <mark>except for the following conditions:</mark>

    a. homesites within a South Florida Water Management District permitted project.
    b. Any application submitted prior to 1 July 2008
    c. A one-time addition is allowed for certain sized homes.

    The maximum allowable ratio of **lot coverage** and **impervious area** coverage to the total **lot** area shall be as follows in table 4.03.08.E unless accompanied by an engineer's report.

Table 4.03.08 E.

Lot size	**Lot Coverage** (excluding swimming pools)	**Impervious Area** Coverage
under 11,000 sq. ft.	25%	40%
11,000 sq. ft. to 52,999 sq. ft. and 100 ft. or greater in width	2,750 sq. ft. + 5% in excess of 11,000 sq. ft.	4,400 sq. ft. + 5% in excess of 11,000 sq. ft.
11,000 sq. ft. to 52,999 sq. ft. and less than 100 ft in width.	2,750 sq. ft. + 2% in excess of 11,000 sq. ft.	4,400 sq. ft. + 2% in excess of 11,000 sq. ft.
53,000 sq. ft. and over	4,850 sq. ft. + 3% in excess of 53,000 sq. ft.	6,500 sq. ft. + 2% in excess of 53,000 sq. ft.

2. Any application for a **building** permit for a **single-family** or **two-family dwelling** or **duplex** with a **lot coverage** or **impervious area** coverage ratio greater than the amounts specified in Table 4.08.03 E. shall be accompanied by a site drainage analysis prepared by a licensed Florida Professional Engineer.

    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

2

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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 4.03.08.E

3.   In any case, 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 4.03.08.E by more than 3 percent of the lot area or more than 1,000 sq. ft.

4.   Applications for **single-family** or **two-family dwellings** or **duplexes** that are 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, are exempt from the provisions of this subsection.