PROPOSED AMENDMENT TO

LAND DEVELOPMENT CODE SECTIONS 4.03.04, 4.03.06, 4.03.07, 4.03.010, 4.03.013, 4.04.03

REGARDING DETAILS REQUIRED ON PRELIMINARY PLATS, SIDEWALK DESIGN, SUBDIVISION DRAINAGE PLANS, OPEN DITCH OR SWALE DESIGN, FINISHED FLOOR ELEVATIONS, ROAD CONSTRUCTION BASE MATERIALS, FINAL PLAT REQUIREMENTS, LARGE PARCEL SUBDIVISIONS, AND SITE PLAN DRAINAGE DESIGN

Prepared for the
Aril 23, 2015 meeting of the Board of County Commissioners

RECOMMENDATION:

That the board consider an amendment to the Land Development Code to clarify sections within chapter 4 to reflect current Building Code revisions, FDOT specification revisions, and ADA requirements. Also, to codify current policy regarding roadway waterproof base use, retention pond recovery safety factor and maintenance within County maintained drainage easements.

BACKGROUND:

Building Code modifications, reference to Florida Minimal Technical Standards (per FAC), ADA accessibility, and Florida Department of Transportation asphalt specifications need to be referenced and updated within the current LDC. Also, staff would like to codify the long standing policy for retention pond safety factors, County maintained swales and waterproof base use.

The proposed changes are shown below in strikethrough and double underline format.

4.03.04 Preliminary Plat Requirements

B. Vicinity ~~Sketch~~ Map - ~~A vicinity sketch of a minimum scale of four hundred (400) feet to the inch shall accompany the Preliminary Plat.~~ A Vicinity Map of a minimum scale of one inch = 400 feet shall appear on the face of the Preliminary Plat. A larger scale may be used if the size and location of the development require it. Such a vicinity ~~sketch~~ map shall show all adjacent existing subdivisions and their names, the tract lines of acreage parcels of land, and all street and alley lines immediately adjoining the proposed subdivision, and between it and the nearest highway or thoroughfares. The ~~sketch~~ map shall be referenced to easily recognized physical features.

4.03.06 Construction Plans - Minimum Requirements

E. Sidewalks - All sidewalks constructed in Santa Rosa County shall meet the following requirements:

1. All sidewalks shall be constructed with ~~one-fourth (1/4) inch in twelve (12) inches slope~~ 2% cross slope maximum.

F. Drainage Plans

Drainage plans shall include provisions which incorporate natural drainage features into the overall drainage pattern when such incorporation does not negatively impact sensitive natural resources. Channeling runoff directly into water bodies or functioning wetlands is prohibited. Calculations for capacity of retention or detention facilities shall indicate the capacity of the facility to retain or detain with filtration at least the first inch of runoff

for the design storm event. The calculations must demonstrate that the 1" retention volume will be percolated in seventy-two (72) hours, and the entire retention volume will be recovered within three hundred sixty (360) hours. Only the pond bottom surface area is to be considered the infiltration area. A safety factor of 2 is to be used when determining the design percolation rate.

J. Open Ditches or Swales - The use of open ditches or swales may be allowed, provided the following conditions are met:

1. In Easements

    a. All ditches and/or swales shall be stabilized, grassed or paved. If the easement is County maintained, all swales therein shall be concrete with a rough raked finish regardless of velocities.

M. Finished Floor Elevation -

1. Minimum finished habitable floor elevations (excluding basements) shall be eight (8) inches above finished grade. If no sod is installed, elevation shall be ten (10) inches above finished grade. Finished grade shall be sloped downward from the foundation ~~two and one half (2 ½)~~ six (6) inches within ten (10) feet or less including sidewalks, patios and driveways and then sloped a minimum one-sixteenth (1/16) inch per foot to a positive drainage outfall.

4.03.07 Minimum Requirements for the Installation of Improvements in Subdivisions

B. Road and Street Construction

4. Base - Base shall be constructed of the materials shown on the plans, which materials shall conform to the specifications below and as approved by the CE. Thickness and density of the base shall be measured under direction of the CE at intervals of not less than two hundred (200) feet, in holes through the base of not less than three (3) inches in diameter. Where the compacted base is deficient by more than one-half (1/2) inch, the contractor shall correct such areas by scarifying and adding material for a distance of one hundred (100) feet in each direction from the edge of the deficient area, and the affected area shall be brought to the required state of compaction and to the required thickness and cross section. Where the estimated wet season water table (per Geotechnical Report) is less than 2ft below the bottom of the subgrade, water proof graded aggregate base material and/or underdrains will be required.

5. Type ~~S-1~~ SP-12.5 Surfacing Asphalt - An asphaltic-concrete surface material one and one half (1.50) inches thick after compaction shall be required on all roads. The surface shall be Type ~~S-1~~ SP-12.5 Asphaltic Concrete and shall meet all specifications as given in the appropriate section of the Standard Specifications, or equivalent, as determined by the CE. The surface shall be

constructed in accordance with the appropriate section of the Standard Specifications.

4.03.10 Final Plat Requirements:

E. The accurate location of all permanent reference markers and all markers, specified by Chapter 177 of the Florida Statutes, shall be located and of such material as required by Chapter 177. A minimum of three benchmarks referenced to ~~USC&G~~ published NAVD88 datum shall be established on concrete permanent referenced markers and shown on the face of the recorded plat. In addition, all other lot corners shall be marked with ~~iron pins, minimum of one-half (1/2) inch in diameter and eighteen (18) inches in length, or with galvanized pipe, minimum of one-half (1/2) inch in diameter and eighteen (18) inches in length~~ metal rods, pipes, or concrete monuments meeting Florida Minimum Technical Standards as outlined in the Florida Administrative code. The requirement for lot corner markers may be postponed provided that a letter of agreement from the developer's surveyor guaranteeing installation of lot corner markers as specified after construction accompanies the Final Plat. All Plat boundary corners shall be marked with 4 inch concrete monuments with the surveyor or company identification cap or disk. Any exceptions will need approval from the county surveyor.

O. ~~North point~~ North arrow, scale, and date. Bearing or azimuth reference shall be clearly stated on the face of the plat in the notes or legend.

U.3. A minimum of two (2) permanent reference monuments (PRM's) on the subdivision boundary must be tied to and labeled. Their coordinate values shall be shown and referenced to the Florida State Plane Coordinate System ~~as derived from the "Santa Rosa County GPS Network."~~

4.03.13 Modifications and Exceptions

J. Large Parcel Subdivisions - The subdivision of land into individual parcels of four (4) acres or more, but less than ~~twenty (20)~~ fifteen (15) acres, may be accomplished pursuant to the following provisions:

4.04.03 Considerations in Reviewing Site Plans

G. Provision of Adequate Public Services

1. The site drainage plan shall include practical means of reducing the amount of pollution generated by the project to a level compatible with current Florida Water Quality Standards found in Chapters 17-2, 17-3, 17-4, and 17-6 of the Florida Administrative Code; (i.e. Department of Environmental Protection Minimum Standards). Such standards shall be met including the retention and disposal by percolation of at least the first one inch of runoff within seventy-two (72) hours. Systems utilizing filter systems shall provide the recovery in thirty six (36) hours. Skimming devices shall be required.

Calculations must also demonstrate that the pond can percolate the entire retention volume within three hundred and sixty (360) hours. Only the pond bottom surface area is to be considered the infiltration area. A safety factor of 2 is to be used when determining the design percolation rate. One-half (½) foot of freeboard, above the maximum calculated highwater elevation for the applicable design storm, shall be provided in all ponds.