

CHAPTER 400. PERMIT TYPES AND APPLICATIONS

SECTION 403. SITE DEVELOPMENT

403.7. Mass Grading

A. Intent and Purpose

The mass grading plan is used when an applicant wishes to clear land and perform grading activities on a site and when only stormwater pipes or retention/detention devices are proposed. The mass grading plan will be reviewed to ensure that the work will be constructed in accordance with the standards of this Code, Section 902.

B. Submittal Requirements

An applicant shall submit required information in the form as specified by the County Administrator or designee.

Plans shall be drawn at a readable scale, signed, and sealed by a Florida Registered Engineer. The application package shall include:

1. Applicant Information
 - a. Proof of Ownership; i.e., copy of deed.
 - b. Agent of Record Letter, if applicable.
 - c. Application fee.
2. General Information to be Shown on Plan
 - a. Pictorially show parcel.
 - b. A legend, title, and number of revision(s); date of preliminary site plan and revision(s); scale of plan; north arrow; acreage in the parcel; and names, mailing addresses, e-mail addresses, and telephone numbers of the developer, owner, surveyor, and engineer.
 - c. Phasing plan, if applicable, designating each phase by number or letter and heavy line border at an appropriate scale. The phasing plan shall be accompanied by a narrative addressing at a minimum:
 - (1) Maximum area or the site to be exposed at any one time;

- (2) Provisions for the preservation of natural land and water features, vegetation, drainage, and other natural features of the site;
- (3) Provisions for actions to be taken to create or contribute to flooding, erosion, increased turbidity, siltation, or other forms of pollution in a watercourse; and
- (4) Provisions for installation of stabilization/vegetation of the site.

3. Map Information

- a. A location map showing the relationship between the site proposed for development and surrounding developments or lots, including a current aerial photograph, which in no case shall be older than that available from the Property Appraiser's Office, with boundaries of development and roadway layout delineated. The location map shall show all Major County Roads within one (1) mile of the development project.
- b. All existing and planned arterials and collectors (transportation corridors) within the proposed development and within one (1) mile of the proposed development.
- c. Wellhead Protection Areas and Special Protection Areas for all Community Water System supply wells within the proposed development and within 1,000 feet of the proposed development.

4. Existing Site Information to be Shown on Plan

- a. A legal description sufficient to describe the size and location of the parcel.
- b. Existing Streets: The name, location, right-of-way width, and pavement status; i.e., dirt, limerock, concrete, asphalt, etc., of all existing streets, platted or recorded easements, other rights-of-way, and platted streets within 200 feet of the proposed development.
- c. Existing platted or recorded easements or rights-of-way for drainage, pedestrian ways, bridle paths, or bicycle paths, etc., including location, width, design criteria, and purpose within 200 feet of the proposed development.

- d. Configuration of that portion of abutting developments within 20 feet with preliminary site plan approval, preliminary plan, or if platted, with Plat Book and page number shown.
- e. Existing storm sewers, potable water facilities, and sewerage facilities on or abutting the tract within 200 feet.
- f. Other existing structures or uses on site and a statement as to the intended future use.
- g. Existing contours at a maximum of two (2) foot intervals, based on the National Geodetic Vertical Datum of 1929, identifying the tract to be developed and, where practicable, extending a minimum of 100 feet beyond the tract boundary. A note stating the basis of the vertical datum shall be shown on the drawing. After October 1, 2011, the submittal shall be based on the North American Vertical Datum of 1988.
- h. Present use of the property proposed for development.
- i. Future Land Use Classification and zoning district of the parcel proposed for development and that of abutting land.
- j. Dates and reference numbers of rezonings, special exceptions, variances, conditional uses, vested rights, or preliminary plans that have been granted, if applicable.
- k. Approximate location and acreage of natural features, including lakes, marshes or swamps, watercourses, and other jurisdictional areas.
- l. Identify any historic resources on site.
- m. Wetland Delineation/Identification

Provide documentation in the form of a survey, sketch, or aerial that delineates the location of the Categories I, II, or III wetland areas, as defined in the Comprehensive Plan, Chapter 3, Conservation Element, Wetlands, Policy Nos. 1.3.1, 1.3.2, 1.3.3, 1.3.4, and 1.3.5, and provide the acreage for each wetland classification type.
- n. All land within the proposed development which is located in a transportation corridor.
- o. The Base Flood Elevation, where available, and delineation of flood zone(s) shall be superimposed on the preliminary plan in accordance with the latest Flood Insurance Rate Map published by the Federal Emergency Management Agency (FEMA) or latest study as accepted by the FEMA. All

development proposals greater than five (5) acres shall include within such proposals Base Flood Elevation data.

- p. Tree data sufficient to enable evaluation in accordance with this Code, Section 802.
- q. The predevelopment, environmental, and hydrological conditions of the site and/or receiving waters and wetlands shall be described in detail, including the following:
 - (1) The direction; peak-flow rate; and for closed basins, the volume of predevelopment stormwater runoff.
 - (2) The location of areas on the site where predevelopment stormwater collects or percolates into the ground.
 - (3) A description of all water courses, water bodies, and wetlands on or adjacent to the site or into which stormwater flows.
 - (4) Seasonal high water table elevations.
 - (5) Location of 100-year flood plain or best available information.
 - (6) Description of vegetation.
 - (7) Topography.
 - (8) Soils.
 - (9) Location of drainage basins and subbasins.
 - (10) Rainfall data for the appropriate design storm.
 - (11) Natural Resources Conservation Service (NRCS) curve numbers.

5. Proposed Development

- a. Proposed postdevelopment conditions of the site shall be described in detail, including:
 - (1) Areas to be filled, graded, and/or excavated.
 - (2) Areas where vegetation will be cleared or otherwise removed.

- (3) The size and location of nonresidential buildings or other structures. The typical lot layout shall be used to compute the coefficient of runoff.
 - (4) Location of drainage basis and subbasins.
 - (5) NRCS curve numbers.
 - (6) Effect of any proposed open space irrigation systems.
- b. All components of the drainage system and any measures for the detention, retention, or infiltration of water or for the protection of water quality shall be described in detail, including:
- (1) The direction; flow rate; and for closed basins and drainage basins of special concern, the volume of stormwater that will be conveyed from the site, if any, with a comparison to the predevelopment conditions.
 - (2) Detention and retention areas, including plans for the discharge of waters.
 - (3) Areas of the site, if any, to be used or reserved for percolation.
 - (4) A plan for the control of erosion, which describes in detail the type and location of control measures.
 - (5) Any other information which the developer or the County Administrator or designee believes is reasonably necessary for an evaluation of the stormwater management plan.
- c. Tree plan prepared or approved by a Registered Landscape Architect as authorized by Chapter 481, Florida Statutes, as amended, or other type of professional as approved by the County Administrator or designee, demonstrating compliance with this Code, Sections 802 and 905.
- d. Easements (show all existing or proposed; note if none).
- e. Requests for alternative standards or variances shall be filed with the application.

6. Studies and Other Required Submittals

The following submittals may be required based on location within the County and/or development type proposed:

- a. Listed Species Site Survey. If the site is shown on Maps 3-1 in the Comprehensive Plan, as a location for known listed species habitat.
- b. A narrative meeting the requirements of Section 809, Cultural Resources.
- c. Substandard Roadway Analysis pursuant to Section 901.2.
- d. Access Management Application pursuant to Section 901.3.

C. Standards for Approval

The County Administrator or designee shall not approve any mass grading plans unless the said plans and reports meet the technical requirements of this Code and are consistent with the Comprehensive Plan.

D. Form of Decision

The approval or denial shall be made in writing. The approval shall specify provisions, standards, conditions, or design specifications, which must be met in order to ensure compliance with the standards for approval.

In disapproving a mass grading plan, the County Administrator or designee shall provide reasons for such action, making reference to specific sections of this Code.

E. Effect of Approval

Approval of a mass grading plan shall constitute authority solely for clearing, grading, cut and fill, and the installation of stormwater pipes and retention/detention devices in accordance with the approved plans upon the posting of the hard copy Site Development Permit on the construction site. The hard copy Site Development Permit will be issued upon satisfactorily resolving any conditions of approval. The hard copy Site Development Permit must be posted on site during construction in a location easily visible from the street. In no case may construction requiring other governmental approvals or permits commence until such approvals or permits have been obtained.

F. Time Limit on Approval

Except where project development schedules are established for Developments of Regional Impact and Florida Quality Developments, the following time limits on approvals shall apply:

1. The improvements must commence within two (2) years of the issuance of the approval, and activity shall not lapse for a period exceeding thirty (30) days. The improvements shall be completely installed within one (1) year.
2. An applicant may request a six (6) month extension. Such extension shall be for good cause and must be submitted to the County Administrator or designee at least sixty (60) days prior to expiration of the above time limit.
3. In the event that the developer does not comply with these provisions, all plans for the project shall be deemed void.