



City of Mexico Beach
Planning & Zoning Board Regular Meeting
Monday, April 1, 2019
Regular Meeting 6:00 P.M.
City Hall- 201 Paradise Path

Post 1 Alex Hogan
Post 2 Jim Bush
Post 3 Jack Kerigan
Post 4 Bill Driver
Post 5 David Masters

Alternate Post 1
Alternate Post 2

Laura Metcalf
Lorene Lindsay

ROLL CALL

REPLAT REQUEST

1. 512 Hwy 98

LOT SPLIT REQUEST

1. 508 Oleander

MISCELLANEOUS

1. Stormwater Ordinance
2. Other Various and Sundry Items.

ADJOURN

*Anyone deciding to appeal a decision by the Board on any matter considered at this or any subsequent meeting will need a record of the proceedings, and for purposes of that appeal, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

**You are hereby notified that in accordance with Florida Statutes, you have the right to appeal any decision made by the Board with respect to any matter considered at the above referenced meeting. You may need to ensure that a verbatim record of the proceedings is made which may need to include evidence and testimony upon which the appeal is based. Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact Adrian Welle, City Clerk, at 114 N 22nd Street, Mexico Beach, Florida 32410; or by phone at (850) 648-5700 at least five calendar days prior to the meeting. If you are hearing or speech impaired, and you possess TDD equipment, you may contact the City Clerk using the Florida Dual Party Relay System, which can be reached at 1-800-955-8770 (TDD).



City of Mexico Beach
P.O. Box 13425
Mexico Beach, FL 32410
Phone: 850-648-5700
Fax: 850-648-8768

REPORT TO CITY OF MEXICO BEACH CITY COUNCIL

FROM: Tanya Castro, City Administrator
TO: City of Mexico City Council
RE: 512-B Hwy 98, Replat
DATE: March 29, 2019

PROCEDURAL ISSUES: A public meeting will be held before the Planning & Zoning Board on Monday, April 1, 2019 and a second public meeting will be held on Tuesday, April 9, 2019 before the City Council.

REQUESTED ACTION: The current property owners wish to divide their lot and sell half to each of the two bordering townhomes, essentially reducing three townhomes to two townhomes.

PETITIONERS/OWNERS:

John and Martha Banna
3802 Fox Glen Ct. NE
Brookhaven, GA 30319

LOCATION: The subject property is located at 512-B Hwy 98.

CASE SUMMARY: The property located at 512-B Hwy 98, was part of a three unit townhome building with fee simple ownership for each of the three separate unit owners. The homes were destroyed during Hurricane Michael. The owner has decided not to rebuild. The Petitioners request would replat the three parcels into two thus reducing density for these parcels.

PETITIONERS' COMMENTS: The Petitioners have indicated that they wish to divide the lot into two equal halves and sell one half to the owners on the left and one half to the owners on the right.

CONFORMANCE TO COMPREHENSIVE PLAN: The Comprehensive Plan provides for the replat of lots and the reduction of density.

ADJACENT LAND USE CONSIDERATIONS:

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
On-Site	Single-Family	Low Density Residential
North	Single-Family	General Residential
South	Conservation	Conservation
East	Single-Family	Low Density Residential
West	Single-Family	Low Density Residential

APPLICABLE REGULATIONS:

Section 3.07.00 of the Land Development Regulations

To qualify for a subdivision of platted property, any resulting lots must meet all the requirements of the City of Mexico Beach Comprehensive Plan and Land Development Regulations and must conform to the physical characteristics of the neighborhood where located.

Section 2.02.02.C of the Land Development Regulations

Table of Density and Dwelling Unit Types for Low Density Residential. Low Density allows 6 Dwelling Units per 1 Acre.

ANALYSIS: The subject parcel is .041 and the bordering parcels are .065 each.

STAFF RECOMMENDATION: Staff recommends approval of the replat due to the fact that the request meets the requirements of the Land Development Code and reduces density in Low Density Residential.

ATTACHMENTS:

1. Replat letter and map



1000 W. Highway 1A, Mexico Beach, Florida 32455
352-233-5100 • www.mexicobeachfl.com

REPLAT REQUEST INFORMATION

A replat request requires the following information:

1. A legible copy of a survey before the division.
2. A legible site plan after the division showing all structures, additions, pools and driveways upon the property. Each item shall show measured distances from the property line or to a nearby structure shown on the plan then to a property line. The plan shall include any roads adjoining or easements that affect the property.
3. The plan shall show the existing setback lines.
4. A City of Mexico Beach "**Replat Letter of Request**" shall be submitted that clearly explains what is requested.
5. Application must be accompanied by the legal description of property before and after division.
6. The City Code of Ordinances dictates a Development Order Fee schedule and states that Variance requests shall require a charge of \$50.00 (Fifty Dollars). The code also states "the owner is responsible for the cost of Certified Return Receipt Mail for the adjoining property owner notifications".
7. The Code further states that these fees are payable upon submission and non-refundable.

REPLAT REQUEST LETTER

Owners Name (PRINT) John and Martha Banna
Owners Full Time Address 3802 Fox Glen Ct NE
City Brookhaven State GA Zip 30319
Owners Phone Number 770-458-1061 Cell 678-357-5165
Owners E-mail Address banna_m@bellsouth.net
Address of Variance 512-B Hwy 98 Mexico Beach, FL
32456

I AM REQUESTING THIS REPLAT FOR THE FOLLOWING REASON:

We want to divide the lot into 2 equal
halves and sell one half to the owners on
the left and one half to the owners on the
right. This was a 3 townhome building with
fee simple ownership for each of the 3 separate
unit owners. It will become 2 townhomes
in this building instead of 3. The whole
3 townhome building has been demolished and all
debris removed by Crest Enterprises.

John Banna
Owners Signature Martha Banna Date 3/8/2019

Date Received _____

CITY OF MEXICO BEACH PLANNING AND ZONING
APPLICATION SUPPORTING INFORMATION

(Please type or print clearly)

A. OWNER & CONTACT OR AGENT
Owner's Name & Address

Martha and John Banna
3802 Fox Glen Ct NE
Atlanta, GA 30319
770-458-1061 H. 678-357-5125 c.

Project Contact or Agent's
Name & Address
(if different from owner)

NA

Telephone

B. SITE INFORMATION BEFORE DIVISION
Project Location

(see attached)

512-B Hwy 98
Mexico Beach, FL 32456

Appraiser's Parcel Number

04296-010-000

Land Use Designation

Single Family (000100)

Zoning District

8

Property Size

.041 (acres) 1320 (square feet)

Current Property Use

was/is rental property
Single Family (000100)

FIRM Zone & Panel No.

Wetlands

Aquifer Recharge

Coastal Area Wildlife _____

Habitat _____

Surrounding Land Uses North: Single Family Residence
South: 98 Hwy
East: S. F. R.
West: S. F. R.

Fee Paid _____(YES) _____(NO)

Conforming/Non-Conforming _____

C. SITE INFORMATION AFTER DIVISION *Divided current lots: 6' x 150' each*
Size of proposed lots or parcels (sq.ft.) *Each proposed 2 lots after sell:*
(see attached) 25' x 150' each
Do the divided lots meet LDR requirements? yes

D. UTILITIES

Source of Water City of Mexico Beach

Sewage Disposal " " " "

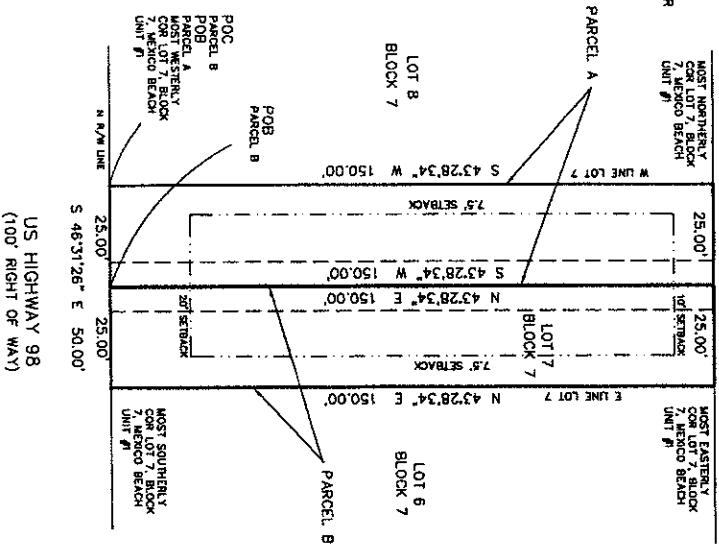
Electricity Provider Duke Energy

By signing this application, the owner hereby authorizes the Planning and Zoning Board to access the subject property to verify information contained in this application and accompanying submittal documents.

John Banna Martha Banna
Owner's or authorized applicant's signature

3/8/2019
Date

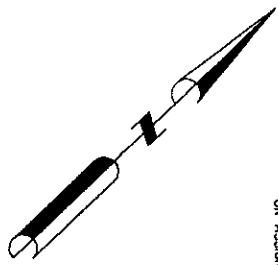
CLEANDER AVENUE (POSTED)
20' ALLEY BY PLAT
N 46°31'26" W 50.00'



- ABBREVIATIONS/LEGEND**
- LS=LICENSED SURVEYOR
 - LS-M=LICENSED SURVEYOR/MAPPER
 - PSM=PROFESSIONAL SURVEYOR/MAPPER
 - PS=PROFESSIONAL LAND SURVEYOR
 - PLS=REGISTERED LAND SURVEYOR
 - PL=POINT OF BEGINNING
 - PC=POINT OF BEGINNING
 - PC-C=CORNER
 - R/W=RIGHT OF WAY
 - ID=IDENTIFICATION
 - FB=FIELD BOOK
 - PC=PAGE
 - PI=IRON PIPE
 - IR=IRON ROD
 - AN=ANCHOR-BOLT
 - MD=FOUND MONUMENT
 - RD=FOUND
 - OR=OFFICIAL RECORDS BOOK

DESCRIPTION: PARCEL A, WESTERN CORNER OF LOT 7, BLOCK 7, MEXICO BEACH UNIT #1, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 5 OF THE RECORDS OF HAVI COUNTY, FLORIDA, UNDER SOUTH 43°28'34" WEST 150.00 FEET DISTANCE TO THE POINT OF BEGINNING, SAND LANDS CONTAINING 0.088 ACRES, MORE OR LESS.

DESCRIPTION: PARCEL B, WESTERN CORNER OF LOT 7, BLOCK 7, MEXICO BEACH UNIT #1, AS PER PLAT RECORDED IN PLAT BOOK 7, PAGE 5 OF THE RECORDS OF HAVI COUNTY, FLORIDA, UNDER SOUTH 43°28'34" WEST 150.00 FEET DISTANCE TO THE POINT OF BEGINNING, SAND LANDS CONTAINING 0.088 ACRES, MORE OR LESS.



- SURVEY NOTES**
1. THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.
 2. UNLESS OTHERWISE NOTED, MEASURED BEARINGS AND DISTANCES ARE THE SAME AS SHOWN ON THE PLAT.
 3. THE DESCRIPTIONS SHOWN HEREON WERE PREPARED BY THE SURVEYOR.
 4. BEARINGS SHOWN HEREON ARE THE BEARINGS RECORDED IN OFFICIAL RECORDS BOOK 2213, PAGE 881 BAY COUNTY PUBLIC RECORDS, REFERENCED TO THE NORTHERLY RIGHT OF WAY LINE OF US HIGHWAY 98, BEARING BEING S 46°31'26" E.
 5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT REPRESENT A FIELD SURVEY.
 6. ENCROACHMENTS, UNDERGROUND FOUNDATIONS AND UTILITIES HAVE NOT BEEN LOCATED.
 7. ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 1200500517H, (NOEX DATE 09/02/09), THIS PROPERTY LIES IN ZONE X.
 8. THE UNDERGROUND SURVEYOR'S OPINION OR ASSESSMENT OF THE PROPERTY SHOULD BE RECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS THAT MAY AFFECT THE PROPERTY.
 9. BUILDING SETBACKS SHOWN HEREON ARE ACCORDING TO THE MEXICO BEACH LAND DEVELOPMENT REGULATIONS. THESE SETBACKS SHOULD BE VERIFIED WITH LOCAL BUILDING DEPARTMENT BEFORE CONSTRUCTION.
 10. THE LANDS DESCRIBED HEREON ARE SUBJECT TO RESTRICTIONS FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP) COASTAL CONSTRUCTION CONTROL LINE, WHICH HAS NOT BEEN LOCATED AT THE CLIENT'S REQUEST. ANY IMPROVEMENTS TO THIS PROPERTY SEAWARD OF THIS LINE MUST BE PERMITTED THROUGH THE DEP BEFORE CONSTRUCTION, AS WELL AS ALL LOCAL AUTHORITIES.
 11. THE HORIZONTAL LOCATIONS OF ENCROACHMENTS AND UTILITIES MAY HAVE BEEN ENLARGED TO SHOW ADDITIONS OR DELETIONS FROM THIS SURVEY BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 12. THE ACCURACY OF THE SURVEY MEASUREMENTS MEETS OR EXCEEDS THE INTENDED USE OF THE PROPERTY, SUBURBAN, 1 FOOT IN 7,500 FEET.
 13. PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

CERTIFICATE

DATE OF THIS SURVEY AND THE CERTIFICATE: 03/07/2019

THIS SKETCH OF DESCRIPTION IS CERTIFIED TO AND WAS PREPARED FOR THE SOLE BENEFIT OF JOHN AND MARTHA BANANA, AND IS INTENDED TO BE USED FOR THE CURRENT TRANSFERENCE OF INTERESTS WHICH ARE NOT SPECIFICALLY LISTED ABOVE AND WILL NOT SUPPORT THIS SURVEY FOR ANY PURPOSE OTHER THAN THAT SPECIFICALLY LISTED ABOVE. THE USE OF THIS SURVEY IN CONJUNCTION WITH AN OWNER'S AFFIDAVIT OR ANY OTHER INSTRUMENT WHICH IS DESIGNED TO TRANSFER TITLE WITHOUT A CURRENT SURVEY IS NOT PERMITTED BY AND IS NOT SUPPORTED BY THIS SURVEYOR. THIS SURVEY IS NOT TRANSFERABLE OR ASSIGNABLE.

S. M. MARLEY & ASSOCIATES, INC.
SURVEYING & MAPPING BUSINESS
FLORIDA CERTIFICATE NO. 189019

SUSAN M. MARLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 154452

S. M. MARLEY & ASSOC., INC.
1177 CAPE SAN BLAS ROAD
PORT ST. JOE, FLORIDA 32466
(850) 227-7322

SKETCH OF DESCRIPTION
FOR

JOHN & MARTHA BANNA

DATE: 3/7/19	CHKD: SM	SCALE: 1"=30'	DRAWN BY: CLC
LOT 7, BLOCK 7, MEXICO BEACH #1			DRAWING NUMBER: 19C-3992-B

USA
Georgia
DRIVER'S LICENSE

DL NO. 005092739 DOB 06/27/1934
CLASS C EXP 06/27/2025

JOHN
BANNA

3012 FOX GLEN CT NE
BROOKHAVEN, GA 30319-1810
DEKALB

Restrictions A End NONE
Iss 06/07/2017

Sex M Eyes HAZ
Hgt 5'-06" Wgt 150 lb

DD: 310318235150043829 VETERAN

John Banna

DONOR

USA
Georgia
DRIVER'S LICENSE

DL NO. 049566998 DOB 01/12/1947
CLASS C EXP 01/12/2021

MARTHA JANE
BANNA

3007 FOX GLEN CT NE
BROOKHAVEN, GA 30319-1810
DEKALB

Restrictions B End NONE
Iss 12/17/2015

Sex F Eyes BRO
Hgt 5'-05" Wgt 160 lb

DD: 256518420720042199

Martha Banna

URGENT MEDICAL INFORMATION OR REVERSE DONOR

Parcel ID# 04296-010-000

Grantee Social Security No.:

Bay County, Florida
NOT \$1000.00
COUNTY CLERK

WARRANTY DEED

THIS WARRANTY DEED made the 25 day of November, 2002, by

STEPHEN F. PEDIGO and wife, LYNN PISANO-PEDIGO
27377 Timber Trail
Conifer, Colorado 80433

hereinafter called the grantor, to

JOHN BANNA and wife, MARTHA J. BANNA
3802 Fox Glen Court, NE
Atlanta, Georgia 30319

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Bay County, Florida, to wit:

Commence at the most Westerly corner of Lot 7, Block 7, Mexico Beach, Unit #1, as per plat recorded in Plat Book 7, Page 5 of the Public Records of Bay County, Florida; thence South 46°31'26" East along the Northerly right of way line of U.S. Highway 98 for 19 feet to the Point of Beginning; thence continue South 46°31'26" East along said right of way line for 12 feet; thence leaving said right of way, North 43°28'34" East, parallel with the Westerly line of said Lot 7 for 150 feet to the Northerly line of said Lot 7; thence North 46°31'26" West along said Northerly line for 12 feet thence South 43°28'34" West, parallel with the Westerly line of said Lot 7 for 150 feet to the Point of Beginning.

Subject to Declaration of Party Wall Agreement; Land Use Conditions and Restrictions and Easements, as recorded in Official Record Book 1926, Page 1965.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same.

signed, sealed and delivered
in our presence:

Carmen Kasin

Witness

Printed Name: CARMEN KASIN

Ken Siguera

Witness

Printed Name: KEN SIGUERA

Stephen F. Pedigo

STEPHEN F. PEDIGO

Lynn Pisano-Pedigo

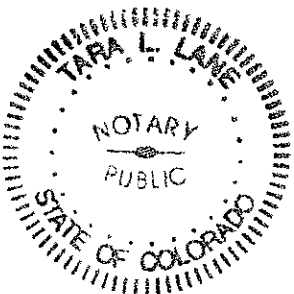
LYNN PISANO-PEDIGO

State of Colorado
County of JEFFERSON

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared **STEPHEN F. PEDIGO and wife, LYNN PISANO-PEDIGO**, who produced the following identification:

CDPL 95-209-0010 CDPL 95-209-1142, to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of November, 2002.



Tara Lane

Notary Public
My Commission Expires:
Commission No.:

My Commission Expires
2-12-2006



City of Mexico Beach
P.O. Box 13425
Mexico Beach, FL 32410
Phone: 850-648-5700
Fax: 850-648-8768

REPORT TO CITY OF MEXICO BEACH CITY COUNCIL

FROM: Tanya Castro, City Administrator
TO: City of Mexico City Council
RE: 508 Oleander Ave.
DATE: March 29, 2019

PROCEDURAL ISSUES: A public meeting will be held before the Planning & Zoning Board on Monday, April 1, 2019 and a second public meeting will be held on Tuesday, April 9, 2019 before the City Council.

REQUESTED ACTION: The current property owners wish to split the lot into two equal lots.

PETITIONERS/OWNERS:

Marie K Whaley
P.O. Box 13275
Mexico Beach, FL 32410

James W. Spencer
800 N 15th St.
Mexico Beach, FL 32456

LOCATION: The subject property is located at 508 Oleander Avenue.

CASE SUMMARY: The property located at 508 Oleander Avenue contained a duplex on a single lot. Each duplex was independently owned. The homes were destroyed during Hurricane Michael. The Petitioners' request would divide one parcel into two although the density prior to the storm remains the same, two dwelling units.

PETITIONERS' COMMENTS: The Petitioners have indicated that they wish to divide the lot into two equal halves.

CONFORMANCE TO COMPREHENSIVE PLAN: The Comprehensive Plan does not prohibit lot splits.

ADJACENT LAND USE CONSIDERATIONS:

<u>Direction</u>	<u>Land Use</u>	<u>Current Zoning</u>
On-Site	Single-Family	General Residential
North	Single-Family	General Residential
South	Single-Family	Low Density Residential
East	Single-Family	General Residential
West	Vacant	General Residential

APPLICABLE REGULATIONS:

Section 3.07.00 of the Land Development Regulations

To qualify for a subdivision of platted property, any resulting lots must meet all the requirements of the City of Mexico Beach Comprehensive Plan and Land Development Regulations and must conform to the physical characteristics of the neighborhood where located.

Section 2.02.02.C of the Land Development Regulations

Table of Density and Dwelling Unit Types for General Residential. General Residential allows 6 Dwelling Units per 1 Acre.

ANALYSIS: The subject parcel is .172.

STAFF RECOMMENDATION: While there would be no change in overall density since two dwelling units would remain two dwelling units, the new lots size would not meet density requirements for a single dwelling unit in general residential zoning.

ATTACHMENTS:

1. Lot split letters

March 5, 2019

City of Mexico Beach Florida

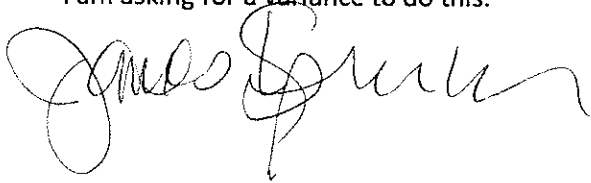
P O Box 13425

Mexico Beach, FL 32410

Dear Honorable Mayor and City Commissioners,

I am James W Spencer and I jointly own the property located at 508 Oleander Ave. It is my
Desire to Split this property with the joint owner Marie K. Whaley. The property is ~~150~~'x75'.

I am asking for a variance to do this.

A handwritten signature in black ink, appearing to read "James W. Spencer". The signature is fluid and cursive, with a large initial "J" and "S".

Sincerely,

James W. Spencer

800 N 15th Street

Mexico Beach, FL 32410

850 866 9442

March 5, 2019

City of Mexico Beach FL

P O Box 13425

Mexico Beach, FL 32410

Dear Honorable Mayor and Commissioners,

My home is located at 508 Oleander Avenue and was destroyed by Hurricane Michael. I had this house built eleven years ago with joint owner, James W. Spenser. It was a two-unit townhouse. Mr. Spenser

Informed me he had no desire to sell or rebuild on his half of the lot. I am requesting a variance to rebuild here. I will need the property split in order to do this. The lot will then be 75'x75'.

I love Mexico Beach and the friends I have met and pray this council will allow me to rebuild and live here.

A handwritten signature in cursive script that reads "Marie K Whaley".

Sincerely, Marie K Whaley

P O Box 13275

Mexico Beach, FL 32410

850-814-8575

Email: whalmar@aol.com

4.06.00

4.06.01 Intent

The discharge of untreated and uncontrolled stormwater can reasonably be expected to be a source of pollution to waters of the State, and a direct cause of flooding causing risk of harm to life and property. It is the intent of the City to minimize adverse impacts of pollution and flooding through regulation of stormwater discharges caused by land development.

4.06.02 General Requirements

A. All residential properties in the city shall be graded so that the property drains towards a permanent storm drainage structure, street or permanent body of water prior to construction of improvements thereon, in order to eliminate flooding due to sudden and heavy rainfall. If runoff cannot be directly conveyed to a permanent city drainage structure or body of water without crossing another property, a permanent easement must be recorded by the crossing property owner to ensure conveyance is maintained.

B. Development activity not exempted by F.A.C. 62-330.020 for regulated activities, shall be required to install a stormwater management facility. For aesthetic reasons and to increase shoreline habitat, the shorelines of retention areas shall be sinuous rather than straight.

4.06.03 General Criteria

A. Water Quality - Stormwater management facilities shall be designed to water quality criteria per the most current issue of the Northwest Florida Water Management District Environmental Resources Applicants' Handbook Vol II.

B. Water Quantity – For stormwater attenuation stormwater facilities shall be designed such that post development runoff shall not exceed predevelopment runoff for the 25 year 24 hour storm event. Stormwater management facilities shall be designed and constructed in per the most current issue of the Northwest Florida Water Management District Environmental Resources Applicants' Handbook Vol II.

C. The Stormwater management facility design must be certified by a registered professional engineer and include calculations of maximum runoff, water quality treatment, and best management practices for erosion and sedimentation control

D. For all development, grading, filling, excavation, storage, or disposal of soil and earth materials associated with development activities shall be undertaken so as to reduce the potential for soil erosion and sedimentation of water bodies and drainage ways. For some developments, an erosion and sediment plan may be required.

E. The developer or owner shall use swale drainage to the maximum extent possible, except where it is physically unfeasible as determine by the Public Works Director. If feasible, perforated pipe shall be used for infiltration purposes in situations where piping is necessary.

F. In the unshaded Zone X, the elevation of the lowest finished floor of any new structure must be a minimum of twelve inches above the crown of the adjacent street providing access of twelve inches above the curb, whichever is greater. An administrative variance may be granted to the requirement for

elevation above the street where the applicant demonstrates that the natural lay of the land provides adequate drainage away from the street and the proposed structure will be one foot above the highest adjacent grade.

G. Stormwater management systems shall be designed for ease of maintenance and operations and low maintenance costs. It is suggested that the required stormwater system be integrated into a site's open areas and landscaping and that they be used as recreational park areas. They system should be constructed in such a manner (i.e., gentle slopes, grassed, plantings, etc.) that it will be an amenity to the development.

H. Projects that are to be developed in phases will require submission of a master plan of the applicant's contiguous landholdings. Applications for individual project phases may only be considered when the phases and the stormwater systems are independent of contiguous landholdings or a regional stormwater management facility is installed with the first phase of development.

I. Violations. Any development that is not within the scope of the Florida Building Code but that is regulated by this ordinance that is performed without an issued permit, that is in conflict with an issued permit, or that does not fully comply with this ordinance, shall be deemed a violation of this ordinance. A building or structure without the documentation of elevation of the lowest floor, other required design certifications, or other evidence of compliance required by this ordinance or the Florida Building Code is presumed not be a violation until such time as that documentation is provided.