

## Memorandum

**To: Town Council Members  
Francine Ramaglia, Town Manager  
Town of Loxahatchee Groves**

**From: Lisa A Tropepe, P.E., Vice President  
Engenuity Group, Inc.  
Project No. 22138.41**

**Date: September 18, 2024**

**Subject: Revision of Town's Unified Land Development Code Section 130-035. Adequacy of Drainage Facilities.**

---

### Overview

This memorandum is to explain the proposed changes to the Town's ULDC Section 130 regarding the stormwater drainage requirements and government mandates for certain improvements with the Town's jurisdiction.

### Background

On July 16, 2024, a Town Council Workshop Meeting was held at the Town Hall Council Chambers. The purpose of this workshop was to present a Surface Water Policy Review & Land Development Permitting presentation. Explanations and mandates involving National, State and Town Rules and Regulations were discussed. Short Term and Long-Term Suggestions were made for the Council to consider. Since this was a workshop, only informal direction was given. One of the short-term suggestions that the entire Council appeared to be in agreement, was to pursue a re-write of the Town's Section 130-035. The Town Council directed staff to streamline codes, processes, and permitting while complying with mandated rules from FEMA, NFIP, FDEP and SFWMD.

At the September 3, 2024 Council Meeting, a re-write of Section 130-035 was presented. Council, by consensus, agreed to move forward to first reading with these changes. In addition, three streamlined processes were presented, "**Notification For Minor Fill Activity**", "**Application for Sand Ring Activity**", and an "**Application for Minor Engineering Project**". Modifications were suggested by Council for the "**Notification For Minor Fill Activity**" and have been revised for the next Council meeting.

## **Justification of Section 130-035 Adequacy of Drainage Facilities**

Below is an explanation of each change by paragraph:

- (1) The standard for Private Drives is typically less than that for Public Roads. For example, SFWMD uses the 5-year, 1-day event for roadways that are not otherwise governed by higher storm event standards. This section is revised to distinguish that residential uses do not have to meet this standard.
- (2) Under the revised criteria a 10-year, three-day storm event is contained or detained consistent with South Florida Water Management District (SFWMD) criteria. Previously the code required containment or detention of the 25-year, 3-day storm event which is superfluous to SFWMD criteria. Recognizing that limiting discharge is acceptable under SFWMD criteria where neighboring property easements exist or are proposed, this section prohibits any such discharges that create adverse impacts on the neighboring property.
- (3) Replaced submittal requirements stated are the minimum that would be needed to evaluate the adequacy of the proposed drainage system. The last sentence references the FAC criteria for no net floodplain encroachment.
- (4) Finished floor criteria is stated to ensure applicants are aware that there are multiple governing criteria in setting the elevation of building structures. The revised section includes reference to the Florida Building Code criteria which is usually the driving criteria.
- (5) Off-site discharge criteria have been revised in this section to be based on the 10-year, 3-day storm event (versus previously based on the 25-year, 3-day storm event) consistent with SFWMD criteria.
- (6) It goes without saying that all roof runoff shall be detained on-site as the previous language in this section stated. This revised section now states the Town's encouragement to use side and rear lot line swales to meet the revised criteria stated in sections 1 through 5; without impeding established existing surface flows.
- (7) Pipe sizing is typically done using the revised methodology stated; as defined by the Florida Department of Transportation.
- (8) The purpose of this item is to ensure that the smaller lots within the unrecorded plats, such as the ones on San Diego drive and Los Angeles Drive, are providing the required drainage infrastructure that was shown on the original unrecorded plats. The original plats showed drainage canals/ditches that have been filled in or fallen into disrepair over time. This code section will ensure that the owners are required to either restore the portion of this infrastructure on their land or to provide an alternate design to ensure drainage can be accommodated.
- (9) This section is unchanged from current section 8.
- (10) This section is unchanged from current section 9.

## **Recommendations**

Council shall review and comment on the changes that were made per their direction.

A second reading will be necessary to ultimately codify Section 130-035. Since permitting processes are ongoing and in accordance with the existing code, there is a sense of urgency to make these streamlined modifications as soon as possible.

Staff would recommend the following:

1. Approve the changes to Section 130-035 to move forward to second reading
2. Approve the streamlined forms and processes of the three initiatives, "Notification For Minor Fill Activity", "Application for Sand Ring Activity", and an "Application for Minor Engineering Project".