



Marineland Acres

Discussion of Special Stormwater Overlay Area
Standards

June 12, 2012

Flagler County Planning and Development Board



Purpose of this Meeting

Review draft ordinance establishing
special stormwater design standards
for the Marineland Acres
Neighborhood

Historical Aerial Map



History & Facts Summary

- Subdivided over 40 years ago
- Approximately 95 acres
- Approximately 360 lots/181 built
- No comprehensive drainage system
- Lack of adequate outfall
- Unpaved roads
- Rollins Dunes and Seascape not included.
- Lots substandard (7,000 – 9,000 sf)

Subdivision Map



Draft Ordinance Components

- Applies to single family
- Requires on-site detention
- Limits impervious coverage
- Limits filling of lots
- Prohibits clearing w/o building permit
- Tree preservation credit
- Zoning/FLU not changing

Drainage Standards

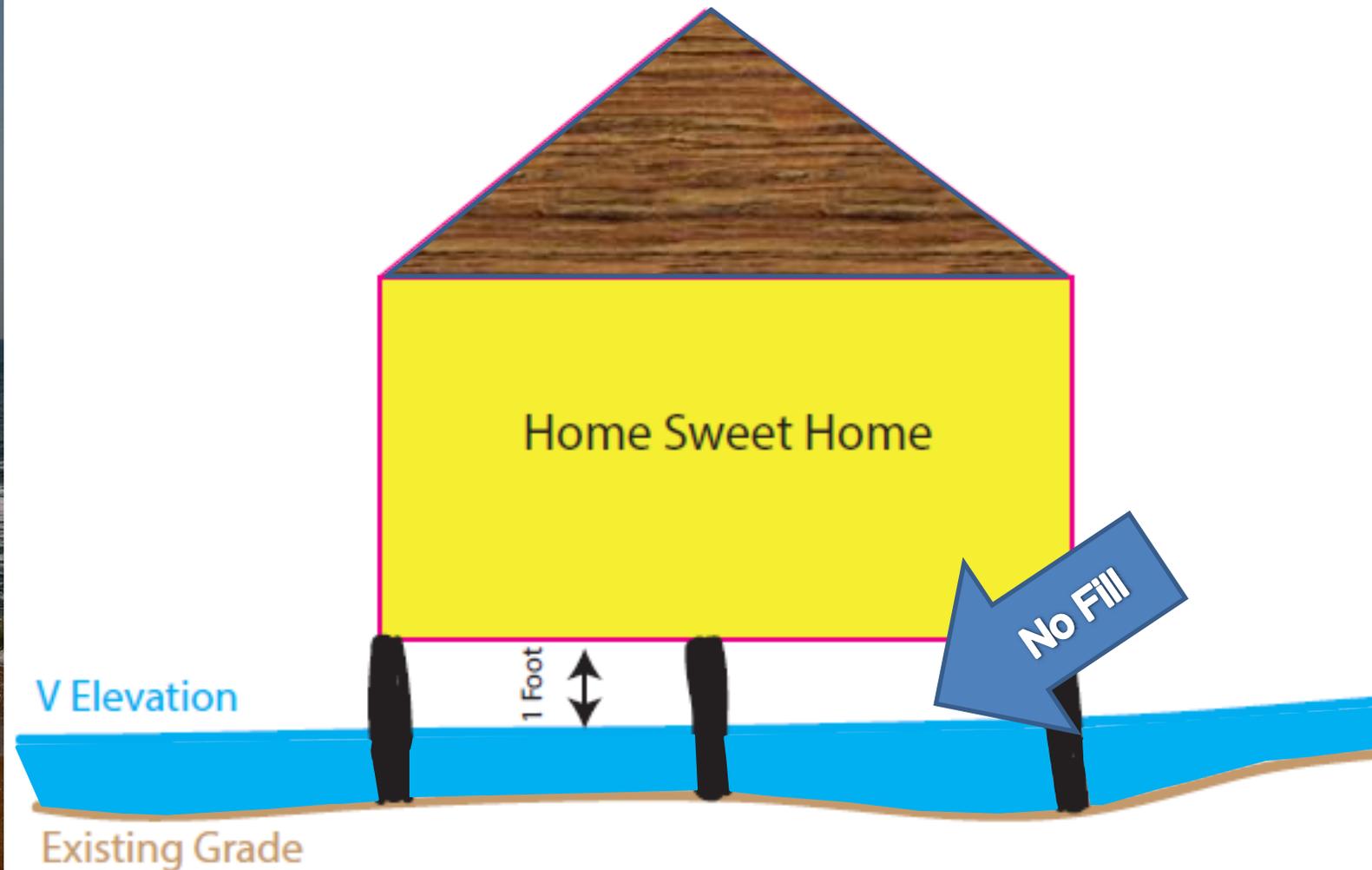
- Detain volume of 2.5 inches of rainfall over impervious area
- Require roof gutter system
- Provide side yard swales
- Provide roadway swales
- Limit driveway width in right of way

Fill Standards

- Standards determined by FEMA flood zone
 - V or VE
 - A or AE
 - X
- Minimize fill

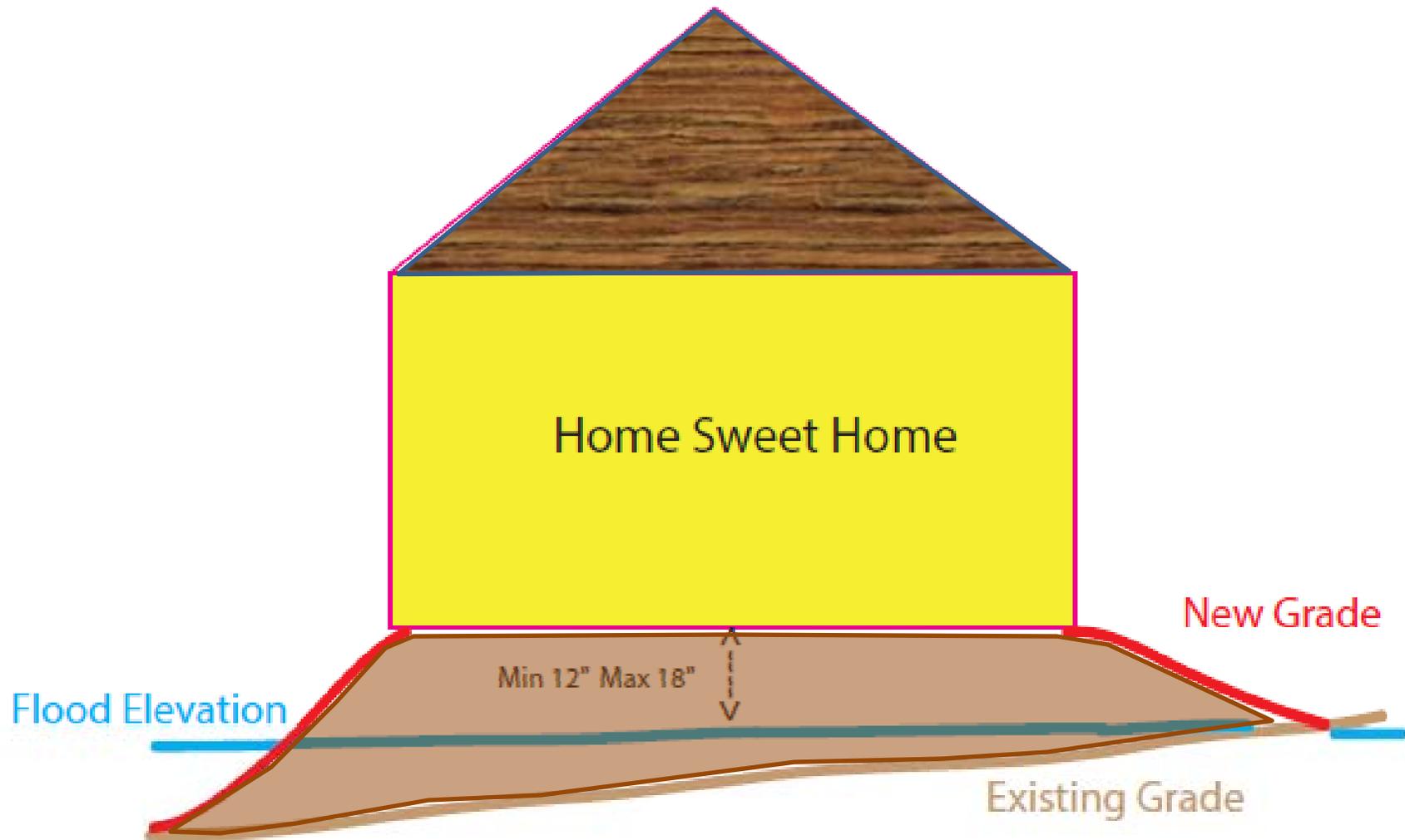
Flood Zone "V"

"V" Zone Profile



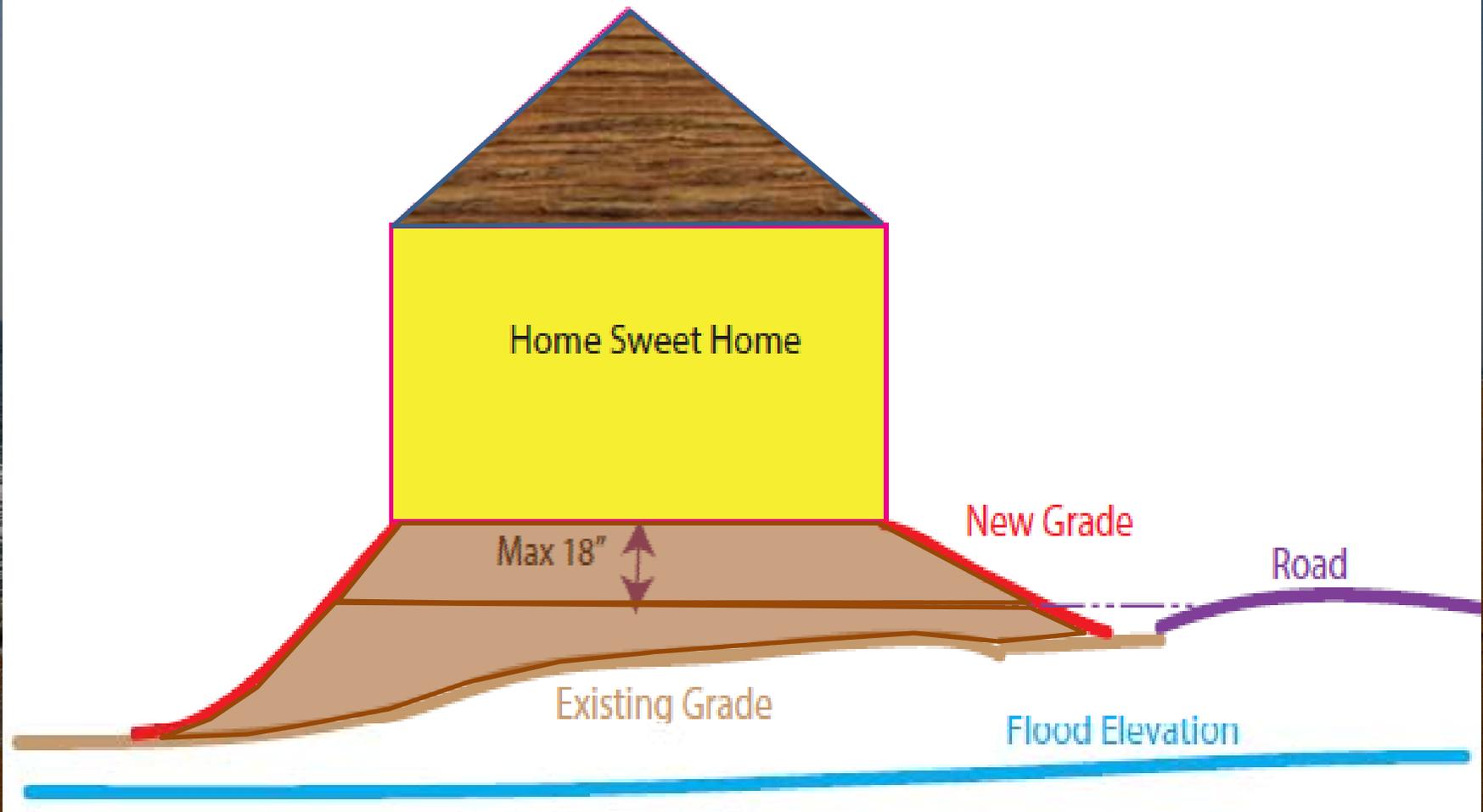
Flood Zone "A"

"A" Zone Profile

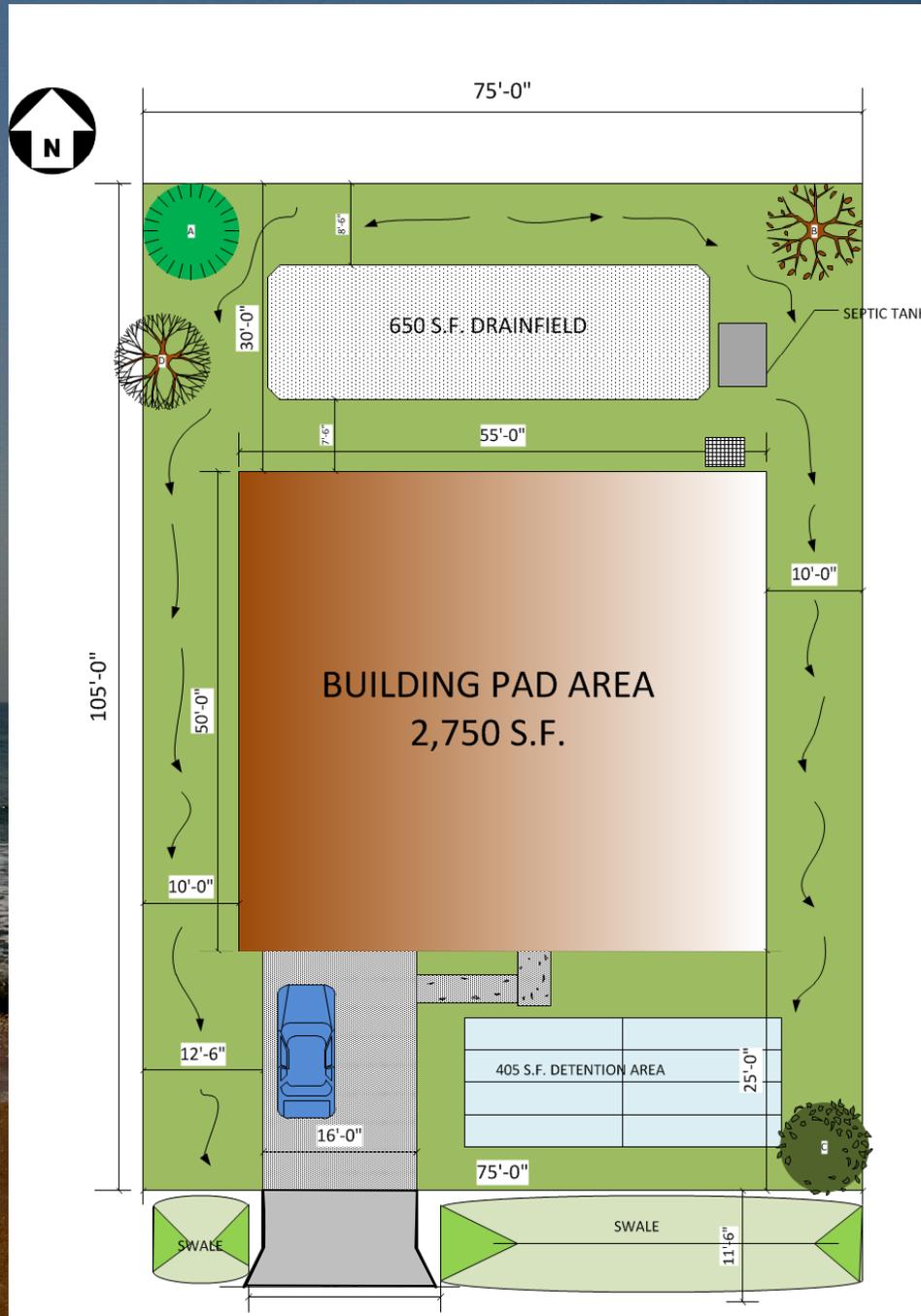


Flood Zone "X"

"X" Zone Profile



Typical Lot



Typical Lot Information

- Dimensions: 75' X 105'
- Max. Impervious: 3,150 s.f.
- Detention in side swales and underground pipes
- 10 side yard setbacks



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