

**Additional information  
for  
Meeting of Tuesday, July 11, 2017**

**Public Hearing:**

**REVISED ATTACHMENT #1 WITH PLANNING COMMISSION  
RECOMMENDED CHANGES FOR:**

29. First and Only Public Hearing to Adopt an Ordinance Amending Chapter 10 to Clarify the Parking and Loading Surface Standards Inside the USA  
(County Administrator/Development Support & Environmental Management/ Development Services)

**This document distributed July 11, 2017.**

ORDINANCE NO. 17- \_\_\_\_\_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA; AMENDING CHAPTER 10, THE LAND DEVELOPMENT CODE, OF THE CODE OF LAWS OF LEON COUNTY, FLORIDA; AMENDING SECTION 10-7.546, OFF-STREET PARKING SPACE STANDARDS; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEON COUNTY, FLORIDA:

**SECTION 1.** Section 10-7.546 of Article VII of Chapter 10 of the Code of Laws of Leon County, Florida, entitled "Off-street parking space standards" is hereby amended to read as follows:

**Sec. 10-7.546. Off-street parking space standards.**

\* \* \*

(d) *Parking surfaces.* Except for single-family and two-family dwellings and agricultural uses, every off-street parking area shall be surfaced with asphalt, concrete or other materials determined acceptable by the County Engineer in order with a material that provides a durable and dust-free surface, as approved by the county administrator or designee, upon consultation with appropriate representatives of the public works department. However, parking for seasonal uses and portions of off street parking lots not used on a regular basis may be exempted from the paving requirements above. Determination of the granting of exemptions shall be made by the parking standards committee. to minimize nuisances from erosion, dust and sedimentation.

Within the Urban Service Area, parking surfaces shall comply with the following standards:

(1) *Approved surface materials.* Parking surfaces shall be constructed with non-abradible gravel, porouspermeable and nonporouspermeable concrete, brick, porouspermeable and nonporouspermeable asphalt, turf block, paver blocks, recycled concrete or other surfaces of comparable durability approved by the County Engineer and installed in accordance with the manufacturer's standards and specifications.

(2) *Pervious surfaces.* The County Engineer may approve the use of pervious surfaces, such as the pervious pavement techniques identified in Section 10-4.308(d)(3), provided:

i. The pervious surface parking and loading area is designed by a professional civil engineer licensed in the State of Florida and who has submitted sealed construction drawings and other information, such as sub surface soil testing, required by the County Engineer to demonstrate compliance with this subsection and the applicable stormwater management provisions of Chapter 10.

ii. The pervious surface parking and loading areas shall be designed and installed in accordance with the manufacturer's standards and specifications if not

1 otherwise designed by a professional civil engineer licensed in the State of  
2 Florida.

3 iii. The permeable pavement shall be maintained by the property owner pursuant  
4 to a continuing maintenance program as specified by the manufacturer and  
5 accepted by the County Engineer and included within an environmental  
6 management operating permit.

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8 (3) Sodded Parking. Fully sodded or otherwise stabilized parking may be approved by  
9 the County Engineer for overflow parking for public assembly uses, equipment  
10 storage, long term vehicle storage or similar uses, except that any required  
11 accessible parking shall be stabilized in accordance with the Florida Building Code.  
12 Sodded parking shall be required to meet the following requirements and standards:

13 i. In addition to other requirements of this chapter, any application for site and  
14 development plan approval proposing the use of sodded parking shall  
15 include supporting information certified by an engineer licensed by the State  
16 of Florida that demonstrates the use and adequacy of the sodded parking  
17 surface. The information to be provided with the site plan application shall  
18 be prescribed by the County Engineer.

19 ii. The following standards shall be met in any approved sodded parking areas:

20 a. The materials cross-section and load bearing capabilities (32 tons for  
21 Fire Department) in relation to the intended use shall be approved by  
22 the County Engineer.

23 b. Where used in conjunction with paved spaces, sodded spaces shall be  
24 located so as to be used less often than paved spaces.

25 c. Sodded parking areas shall be directly accessed from a paved parking  
26 aisle.

27 e.d. ~~The Parking Standards Committee shall consider Exceptions to this~~  
28 ~~these standards may be considered~~ for uses that are limited in  
29 frequency and intensity, ~~of use~~ provided that it will not likely result in  
30 nuisances from erosion, dust and/or sedimentation due to high traffic  
31 volumes.

32 iii. Wheel stops or similar devices may be required in all or some portion of the  
33 sodded parking area, if in the professional opinion of the County  
34 ~~Engineer Administrator or designee that~~ such a condition is reasonable to  
35 ensure that parking spaces to be made available meet minimum dimensional  
36 requirements.

37  
38 (4) Drainage. Parking and loading surfaces shall be properly graded for drainage and  
39 maintained in good condition free of weeds, dust, trash and debris.

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1 **SECTION 2.** Conflicts. All ordinances or parts of ordinances in conflict with the provisions of this  
2 Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this Ordinance,  
3 except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended,  
4 which provisions shall prevail over any parts of this Ordinance which are inconsistent, either in whole or  
5 in part, with the Comprehensive Plan.  
6

7 **SECTION 3.** Severability. If any section, subsection, sentence, clause, phrase or portion of this article is  
8 for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall  
9 be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of  
10 the remaining portions of this Ordinance.  
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12 **SECTION 4.** Effective date. This ordinance shall be effective according to law.  
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15 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida,  
16 this \_\_\_\_ day of \_\_\_\_\_, 2017.  
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19 LEON COUNTY, FLORIDA  
20

21 BY: \_\_\_\_\_  
22 JOHN E. DAILEY, CHAIRMAN  
23 BOARD OF COUNTY COMMISSIONERS  
24  
25

26 ATTEST:  
27 GWENDOLYN MARSHALL, CLERK OF THE COURT  
28 AND COMPTROLLER  
29 LEON COUNTY, FLORIDA  
30

31  
32 BY: \_\_\_\_\_  
33

34 APPROVED AS TO FORM:  
35 LEON COUNTY ATTORNEY'S OFFICE  
36  
37

38 BY: \_\_\_\_\_  
39 HERBERT W.A. THIELE, ESQ.  
40 COUNTY ATTORNEY  
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