

ORDINANCE NO. 17- 12

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, permeable and non-permeable concrete, brick, permeable and non-permeable 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. When a manufactured product such as geotextile and paver block is used for the pervious surface parking and loading areas, it shall be designed and installed in accordance with the manufacturer's standards and specifications

1 while the entire design must be certified by a professional civil engineer
2 licensed in the State of 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 d. The Parking Standards Committee shall consider exceptions to these
28 standards for uses that are limited in frequency and intensity, provided
29 that it will not likely result in nuisances from erosion, dust and/or
30 sedimentation due to high traffic volumes.

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

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

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41 **SECTION 2. Conflicts.** All ordinances or parts of ordinances in conflict with the provisions of this
42 Ordinance are hereby repealed to the extent of such conflict, as of the effective date of this Ordinance,
43 except to the extent of any conflicts with the Tallahassee-Leon County Comprehensive Plan, as amended,

1 which provisions shall prevail over any parts of this Ordinance which are inconsistent, either in whole or
2 in part, with the Comprehensive Plan.
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4 **SECTION 3.** Severability. If any section, subsection, sentence, clause, phrase or portion of this article is
5 for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall
6 be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of
7 the remaining portions of this Ordinance.
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9 **SECTION 4.** Effective date. This ordinance shall be effective according to law.

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11 DULY PASSED AND ADOPTED BY the Board of County Commissioners of Leon County, Florida,
12 this 11th day of July, 2017.
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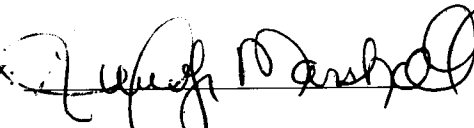
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15 LEON COUNTY, FLORIDA



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18 BY:

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20 _____
21 JOHN E. DAILEY, CHAIRMAN
22 BOARD OF COUNTY COMMISSIONERS

23 ATTEST:
24 GWENDOLYN MARSHALL, CLERK
25 OF THE COURT AND COMPTROLLER
26 LEON COUNTY, FLORIDA
27

28
29 BY: 
30 _____

31 APPROVED AS TO FORM:
32 LEON COUNTY ATTORNEY'S OFFICE
33

34
35 BY: 
36 _____
37 HERBERT W.A. THIELE, ESQ.
38 COUNTY ATTORNEY