

Sec. 47-20.13 – PAVING AND DRAINAGE.

A. Definition. For the purposes of this section, swale area shall mean the portion of the right-of way immediately adjacent to the paved road surface and extending to the property line. The swale area is stormwater infrastructure, as the term is used in this section, and is primarily intended for the drainage of the paved roadway by percolation of the water through the soil and groundcover. Swale areas shall not be obstructed except as permitted herein. The planting of trees is permitted in swale areas subject to the issuance of required Landscaping and Engineering Permits prior to installation. Owners of property abutting the swale areas shall maintain the swale area, including the preservation of adequate slope for stormwater purposes and containing sod or other living groundcover maintained at the appropriate height.

AB. Paving. Except as provided in subsections B and C, off-street parking facilities and spaces, including aisles and driveways, shall at a minimum be surfaced with a hard, dust free material, at least one (1) inch thick asphaltic cement on at least six (6) inch compacted limerock base course compacted to an average density not less than ninety-eight percent (98%) of the maximum density obtainable under the test provided pursuant to engineering standard (AASHTO T-180) or an equivalent test. The minimum density which will be acceptable at any location within the base shall be ninety-six percent (96%) of such maximum density and, in the determination of average density, the maximum density which shall be used in the calculation shall be one hundred two percent (102%). Other equivalent pavement systems which will support the intended use may be approved by the city engineer. All pavement systems shall be maintained in a smooth, well-graded condition.

1. Residential zoning district design standards. Paved areas used for access to property across public rights-of-way shall comply with the following standards:

a. In single-family Residential zoning districts and single-family sites in other districts, up to twenty-four (24) feet may be paved on a lot with a width of less than seventy (70) feet. For corner lots or lots with a width in excess of seventy (70) feet, the right-of-way frontage shall not be paved more than fifty percent (50%) of the right-of-way frontage. Whenever the total pavement area in the swale area frontage on that public right-of-way is fifty percent (50%) or more of the total frontage on that public right-of-way, an exfiltration trench stormwater system or an alternative drainage system approved by the City Engineer shall be installed in the swale area in accordance with city construction standards and specifications.

b. Parking facilities for single-family uses may have a gravel surface, provided the gravel surface does not extend more than forty (40%) of the length of the property line adjacent and parallel to a right of way.

c. Paving material located within the right-of-way shall match the paving material used to construct the driveway and/or parking area of the private property.

~~B. Parking spaces and facilities for single family uses may have a gravel surface.~~

C. Parking facilities and spaces for public and private schools offering academic courses, houses of worship, and public recreational uses when use of the lots is limited to three (3) days of the week or less may be grass over a compacted subsurface. Grass parking surfaces shall consist of at least a six (6) inch course of natural limerock, surfaced with a species of grass acceptable for high-traffic use. Other equivalent surfaces may be approved by the city engineer. The parking area shall have adequate drainage as provided herein. All requirements for landscaping vehicular use areas shall be met as well as all required interior landscaping requirements for parking areas. Grass parking areas shall not count toward satisfying any landscaping area required by Section 47-21, Landscape and Tree Preservation Requirements.

D. *Drainage.* On-site stormwater retention shall be provided in accordance with the requirements of the regulatory authority with jurisdiction over stormwater retention.

~~E. Whenever the total pavement area in the swale area frontage on public right-of-way is fifty percent (50%) or more of the total frontage on that public right-of-way a french drain stormwater system in the swale area in accordance with city construction standards and specifications will be required. When the adequacy of the existing storm drain facilities can be certified by a licensed engineer this requirement may be waived by the city engineer.~~

E. Grading and sodding swale area. Swale areas shall comply with the following standards:

1. Grading and sodding of the swale area shall be required in conjunction with any swale reconstruction, any construction of right-of-way improvement permit or when a building permit is issued for work on abutting property for which the cost of the work exceeds fifty (50) percent of the value of the property.

2. Swale areas shall be graded in accordance with the City of Fort Lauderdale Minimum Construction Standards and Standard Details issued by the Office of the City Engineer.

3. Sod shall not project above the paved surface of the roadway so as to inhibit drainage into the depressed swale.

4. The addition of sand, gravel, or other material to any sodded swale area shall not be permitted for the purposes of decreasing the minimum swale depth specified, nor shall it inhibit drainage into depressed swales.

F. Paving in the right-of-way swale area may only be permitted for on-street public parking or driveway approaches or aprons for vehicular ingress and egress. Approved materials for paving in swale areas shall be asphalt or removable concrete/grass pavers. Loose gravel, rock or other unbound materials are prohibited with an exemption for single family properties.

G. Permits and inspections for paving in swale areas.

1. A construction or right-of-way improvement permit shall be obtained from the Department of Sustainable Development prior to construction, grading, excavation, or other physical alterations within public rights-of-way, swale areas, or easements, except in the following instances:

a. The proposed construction, grading, excavation or other physical alteration is included in plans submitted and approved for a building permit by the Department of Sustainable Development.

b. An emergency situation requires immediate action by a public utility to safeguard public health, safety and welfare.