



NOTICE TO INDUSTRY

Administrative interpretation for SFHA Fill Restriction LDC25-0003 - Ordinance 25-25, § 2

EFFECTIVE August 1, 2025

This memorandum serves as an administrative interpretation as permitted in Article 3 of the Land Development Code. Superseding Administrative Interpretation LDC19-0003, LDC23-0001 and LDC23-0002.

Section 5.1.13(D) - Fill Limitations for Construction within the Special Flood Hazard Areas

The following fill limitations will apply to the construction of single-family or duplex structures within a designated Special Flood Hazard Area to regulate the area of the lot outside the foundation of the primary structure as follows:

1. Foundation Fill: The maximum allowable depth of base fill beneath the structure's foundation shall not exceed twelve (12) inches, measured from the existing natural grade to the bottom of the foundation.
2. On-Site Fill Outside the Structure Foundation: The maximum depth of fill permitted on the remainder of the site, outside the foundation of the primary structure, shall be limited to thirty (30) inches maximum from existing natural grade, or shall maintain a slope no steeper than 4:1 (horizontal to vertical), whichever standard is more restrictive. This does not authorize exceeding 30 inches from existing natural grade.
3. Exception. Any deviation from these limits shall require prior written approval from the Building Official, based on a determination that such deviation will not adversely affect drainage, floodplain management, or neighboring properties. Where a public sanitary sewer is not available and a private wastewater disposal system is installed, the regulation is hereby interpreted to mean the maximum 30 inches of fill limitation for single-family or duplex construction may be adjusted in the area of where the private wastewater disposal system is to be installed to the extent necessary to achieve percolation and gravity for the septic system, which includes the shoulder and slopes.



Additionally, this regulation is further interpreted to direct development requiring more than 12 inches of fill to utilize foundations, e.g., stem wall, deepened monoslab, in conformance with the Florida Building Code, section R322.2.3 and R403.1.

- Minimal fill may be utilized for Driveways, Walkways and Patios to a maximum of 1 foot outside of the edge of the flat work structure and shall slope in a manner not to exceed a 4 to 1 slope or shall utilize stem wall and or deepened monoslab. If the proposed intent is to elevate the garage to remove the requirement of flood vent openings. Then, the fill can be increased for the driveway to the extent necessary to meet the minimum finish floor elevation of the garage not to require flood vent openings.

R403.1 General. All exterior walls shall be supported on continuous solid or fully grouted masonry or concrete footings, crushed stone footings, wood foundations, or other approved structural systems which shall be of sufficient design to accommodate all loads according to Section R301 and to transmit the resulting loads to the soil within the limitations as determined from the character of the soil. Footings shall be supported on undisturbed natural soils or engineered fill. Concrete footing shall be designed and constructed in accordance with the provisions of Section R403 or in accordance with ACI 332.

The maximum 12 inches of engineered fill shall be determined by taking the average of the highest point of existing undisturbed grade to the lowest point of existing undisturbed grade located within the proposed building footprint. If the lowest point is below the crown of the road. Then the crown of the road shall serve as the lowest point to determine the average height. If engineered fill is used, then a signed and sealed compaction report is required to be uploaded electronically along with the signed and sealed density report prior to the slab/foundation inspection.

The slope requirements away from buildings or structures shall meet the minimum requirements of the Florida Building Code, Residential R401.3, with a maximum slope of 4 to 1.

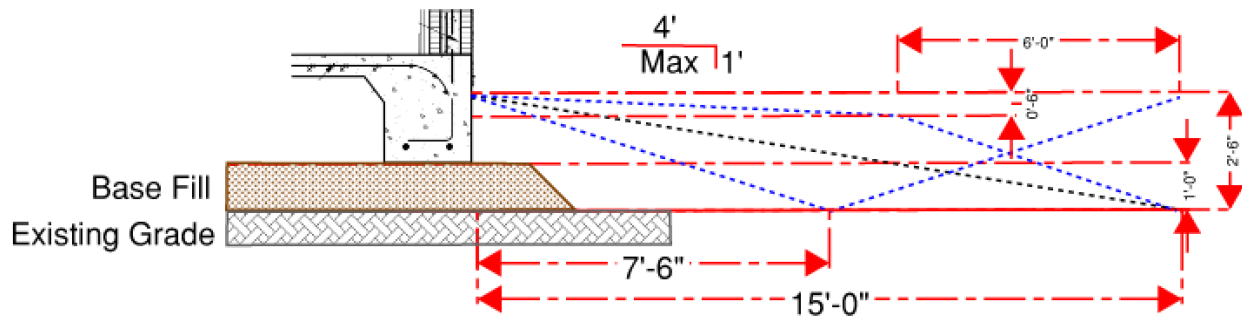
R401.3 Drainage. Surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection that does not create a hazard. Lots shall be graded to drain surface water away from foundation walls. The grade shall fall a minimum of 6 inches (152 mm) within the first 10 feet (3048 mm).

Exception: Where lot lines, walls, slopes or other physical barriers prohibit 6 inches (152 mm) of fall within 10 feet (3048 mm), drains or swales shall



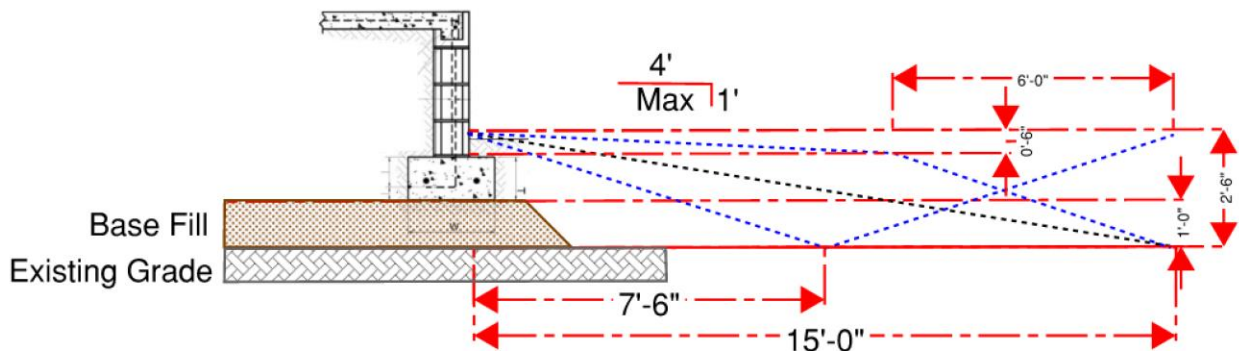
be constructed to ensure drainage away from the structure. Impervious surfaces within 10 feet (3048 mm) of the building foundation shall be sloped a minimum of 2 percent away from the building.

Sketch 1 Example:



The maximum permitted on-site fill outside the footprint of the structure shall be limited to thirty (30) inches, as measured from existing undisturbed grade. This height shall be determined by calculating the average elevation between the highest and lowest points of existing undisturbed grade within the property boundaries. In cases where the lowest point of existing grade is below the elevation of the crown of the adjacent road, the crown of the road shall be used as the minimum reference elevation for the purpose of this calculation.

Sketch 2 Example:



The maximum permitted on-site fill outside the footprint of the structure shall be limited to thirty (30) inches, as measured from existing undisturbed grade. This height shall be



determined by calculating the average elevation between the highest and lowest points of existing undisturbed grade within the property boundaries. In cases where the lowest point of existing grade is below the elevation of the crown of the adjacent road, the crown of the road shall be used as the minimum reference elevation for the purpose of this calculation.