

DEVELOPMENT SERVICES DIVISION



March 1, 2019

MAINTENANCE OF DRAINAGE DURING CONSTRUCTION - DRAFT

It has come to the attention of this department that a lack of sufficient stormwater drainage controls during construction activities are creating flooding conditions on adjacent properties. Florida Statutes and City of Jacksonville Ordinance 2018-157-E state that it is unlawful for any property owner, developer, or contractor to alter the pre-existing flow of stormwater or surface water from a development, property, or construction activity to create a nuisance on off-site properties. While, in the past, exceptions have been made for developments whose drainage controls have not yet been constructed, the purpose of this correspondence is to inform the development community that what we intend to increase enforcement practices in this regard. In lieu of this Department dictating specific methods to address this problem, each project shall be specifically handled by those owners, developers and contractors involved in the project as they see fit.

Beginning January 1, 2019, plans submitted for review shall include a proposed "Maintenance of Drainage" plan which identifies the site-specific method to maintain stormwater drainage patterns during the construction phase of a project. A Plan Reviewer will examine all commercial and residential projects for compliance with the Maintenance of Drainage requirements. In addition, staff from the Development Services Division will also routinely inspect construction sites for compliance. Again, the city will not prescribe specific methods to achieve this objective and the individual method to achieve and maintain full compliance will be the responsibility of the owner or person in charge of the project.

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