

SECTION 14.0 BORROW AREAS (LAND EXCAVATION) LAND DEVELOPMENT CODE PART 6.04.00 and 2.03.10

Section 14.01 Introduction

A borrow area is where the spoils from an excavation are removed from that Parcel to be placed on another Parcel of land, or are sold. Borrow area excavation includes the leveling, scraping, or reducing of a hill or rise of land, as well as the digging of a pit, hole, depression, or valley.

Prior to processing applications for borrow areas a Special Use Permit is required unless land excavation/borrow areas are allowed within the zoning district or are exempted below. Please see [Section 18](#) of this Manual for information regarding that application process.

Section 14.02 Exemptions

The following activities are exempt from borrow area permitting:

- A. Bona Fide Agricultural operations which involve standard agricultural practices.
- B. Maintenance dredging of canals, lakes and stormwater ponds, provided all other permit requirements are met.
- C. Work included on an approved construction project permitted through other provisions of the LDC.
- D. Residential swimming pools and building sites.

Section 14.03 General Information

- A. Applications for borrow areas are submitted to the Development Review Division for processing.

Address: 4040 Lewis Speedway, St. Augustine, FL 32084
Phone: 904-209-0660
Fax: 904-209-0743

- B. [Fees](#)

Please note that the Inspection fees may be paid after the review process begins but must be paid prior to release of approved plans.

Section 14.04 Application Process

A complete application package must be received in order to begin the Development Review Process. The following is a list of the items required.

- A. Completed Development Review Application
- B. Construction Plan set, signed and sealed by a Florida Registered Professional, containing the following items:
 - 1. One copy of Stormwater calculations or alternatively one copy on CD in PDF format with electronic seal.
 - 2. Ten copies of Construction Plans including site and landscape plan, black or dark blue ink only (**three of which need to be signed and sealed**).
 - 3. The Registered Professional shall submit As-Builts and certify that the project will not adversely affect the adjacent property.
- C. The construction plan should show at a minimum the following:
 - 1. Property boundary
 - 2. State jurisdictional wetland line, associated upland buffer, and 50' dry land excavation setback.
 - 3. Existing and proposed contours
 - 4. A typical cross-section
 - 5. Existing and proposed surface water drainage patterns
 - 6. Erosion and sediment control measures, dewatering method and location.
 - 7. Plans for any dewatering activities which discharge water off-site
 - 8. Access to the project including haul routes to nearest arterial, major or minor collector.
 - 9. Hours of operation
 - 10. Fence detail, if side slopes are less than four feet horizontal to one foot vertical down to two feet below the normal water level.
 - 11. Cross section of roads and roadway connections.
 - 12. One copy of site plan of the Protected Trees with proposed construction overlay.
 - 13. A landscape plan depicting how 80 inches/acre are provided, and mitigation for removed Protected Tree inches per LDC 4.01.05.
- D. The following maps shown with project boundaries overlaid.

1. One copy of Vicinity map (may be on plan set)
 2. One copy of map depicting vegetative cover based on FLUCCS codes (Florida Land Use and Cover Classification System).
- E. One copy of Listed Species Assessment and Significant Natural Community Habitat Assessment.
- F. One copy of the Owner's Authorization for Construction Plan Review.
- G. One copy of the Registered Professional's Certification.
- H. One copy of the Operation and Maintenance Entity form.

Section 14.05 Review Process

- A. The above items are routed to the Development Review Committee who review the plans and supporting information for compliance within the following time frames:
1. Over twenty acres – fifteen working days
 2. Ten to twenty acres – twelve working days
 3. Under ten acres – eight working days
- B. The project is scheduled for the next available Development Review Committee meeting. The applicant will receive comments prior to the meeting, along with notification of the scheduled time. (DRC is not mandatory but is available at the Applicant's request.)
- C. All re-submittals will be routed for a five working day review. The status of the project review is available [on line](#).
- D. Plan review comments will be valid six (6) months from the date comments are forwarded to the Applicant. Upon Expiration, a new submittal will be required including all appropriate fees.

Section 14.06 Approval Process

Applicants will be notified of plan approval and upon the payment of inspection fees, approved plans will be released. Plans that have received final approval must be claimed with sixty (60) days of approval date. Upon expiration, a new review will be required including all appropriate fees.

Section 14.07 Commencement of Construction

Prior to any land clearing activity all protection barriers and limits of clearing must be defined and all appropriate permits including but not limited to the following must be submitted:

- A. St. Johns River Water Management District
- B. Florida Department of Transportation
- C. Florida Department of Environmental Protection
- D. U.S. Army Corps of Engineers
- E. St. Johns County Health Department
- F. Flagler Estates Road and Water Control District