

City of Palm Coast
Building Division
386-986-3780
palmcoastgov.com

CONTRACTORS NEWSFLASH

New Lot Grading & Drainage Plans

June 3, 2025

ATTENTION RESIDENTIAL HOME BUILDERS

2ND NOTICE

EFFECTIVE JULY 1, 2025

NEW REQUIREMENTS FOR RESIDENTIAL (ONE- AND TWO-FAMILY DWELLINGS)

STORMWATER MANAGEMENT

IMPORTANT UPDATE: [NEW INFORMATION POSTED TO WEBSITE](#)

- 1. LOT GRADING & DRAINAGE DESIGN CRITERIA TO BE USED FOR PREPARING LOT GRADING & DRAINAGE PLANS**
- 2. FINAL LOT GRADING & DRAINAGE CERTIFICATION FORM - VERSION 1 (07/01/25)**

BEGINNING JULY, 1, 2025 PLEASE NOTE THE FOLLOWING PERMIT SUBMITTAL
CHANGES

NEW DOCUMENT TYPE: LOT GRADING & DRAINAGE PLANS -

PERMITS APPLIED FOR ON AND AFTER JULY 1, 2025

- LOT GRADING AND DRAINAGE PLANS ARE A NEW DOCUMENT TYPE THAT MUST BE SUBMITTED WITH ALL PERMIT APPLICATIONS FOR NEW ONE- AND TWO-FAMILY DWELLINGS
- LOT GRADING AND DRAINAGE PLANS MUST BE PREPARED BY, AND DIGITALLY SIGNED AND SEALED BY, A FLORIDA LICENSED PROFESSIONAL ENGINEER - **GRADING & DRAINAGE PLANS BY LAND SURVEYORS / MAPPERS WILL NOT BE ACCEPTED.**
- LOT GRADING AND DRAINAGE PLANS MUST INCLUDE ALL STORMWATER GRADING AND DRAINAGE DESIGN CRITERIA (SEPARATE PUBLICATION FORTHCOMING).

SITE PLANS

- SITE PLANS SHALL NOT CONTAIN ANY LOT GRADING AND DRAINAGE DETAILS. SITE PLANS SHALL CONTAIN ONLY ZONING AND LAND USE DETAILS. SITE PLANS CONTAINING GRADING AND DRAINAGE INFORMATION WILL BE REJECTED WITH A REQUEST TO REMOVE GRADING AND DRAINAGE DETAILS.

NEW DOCUMENT TYPE: FINAL LOT GRADING AND DRAINAGE CERTIFICATIONS -

PERMITS APPLIED FOR ON AND AFTER JULY 1, 2025

- AT COMPLETION OF THE HOME AND AFTER INSTALLATION OF ALL REQUIRED LANDSCAPING A FINAL LOT GRADING & DRAINAGE CERTIFICATION SHALL BE SUBMITTED.
- THE LOT GRADING & DRAINAGE CERTIFICATION SHALL BE ON A FORM PROVIDED BY THE CITY (FORM WILL BE POSTED ON THE BUILDING DIVISION WEBSITE)

- THE FINAL LOT GRADING & DRAINAGE CERTIFICATION SHALL BE PREPARED BY AND SIGNED AND SEALED BY THE FLORIDA LICENSED PROFESSIONAL ENGINEER WHO PREPARED THE LOT GRADING & DRAINAGE PLAN
- THE FINAL LOT GRADING & GRADING CERTIFICATION IS IN LIEU OF THE STORMWATER FINAL SURVEY. THE FINAL SURVEY IS NO LONGER REQUIRED.

MORE INFORMATION WILL BE PROVIDED IN THE COMING WEEKS PRIOR TO THE
JULY 1ST EFFECTIVE DATE INCLUDING OPPORTUNITIES TO MEET WITH
THE BUILDING DIVISION